



Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0247 / CPC2025-0089

Land Use Amendment

March 4, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

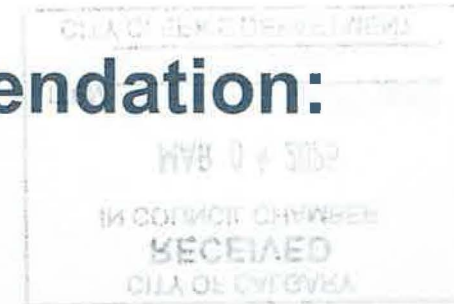
MAR 04 2025

ITEM: 7.2.2 CPC2025-0089
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 41D2025** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 2608 – 31 Street SW (Plan 1855W, Block 2B, Lots 23 and 24) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.





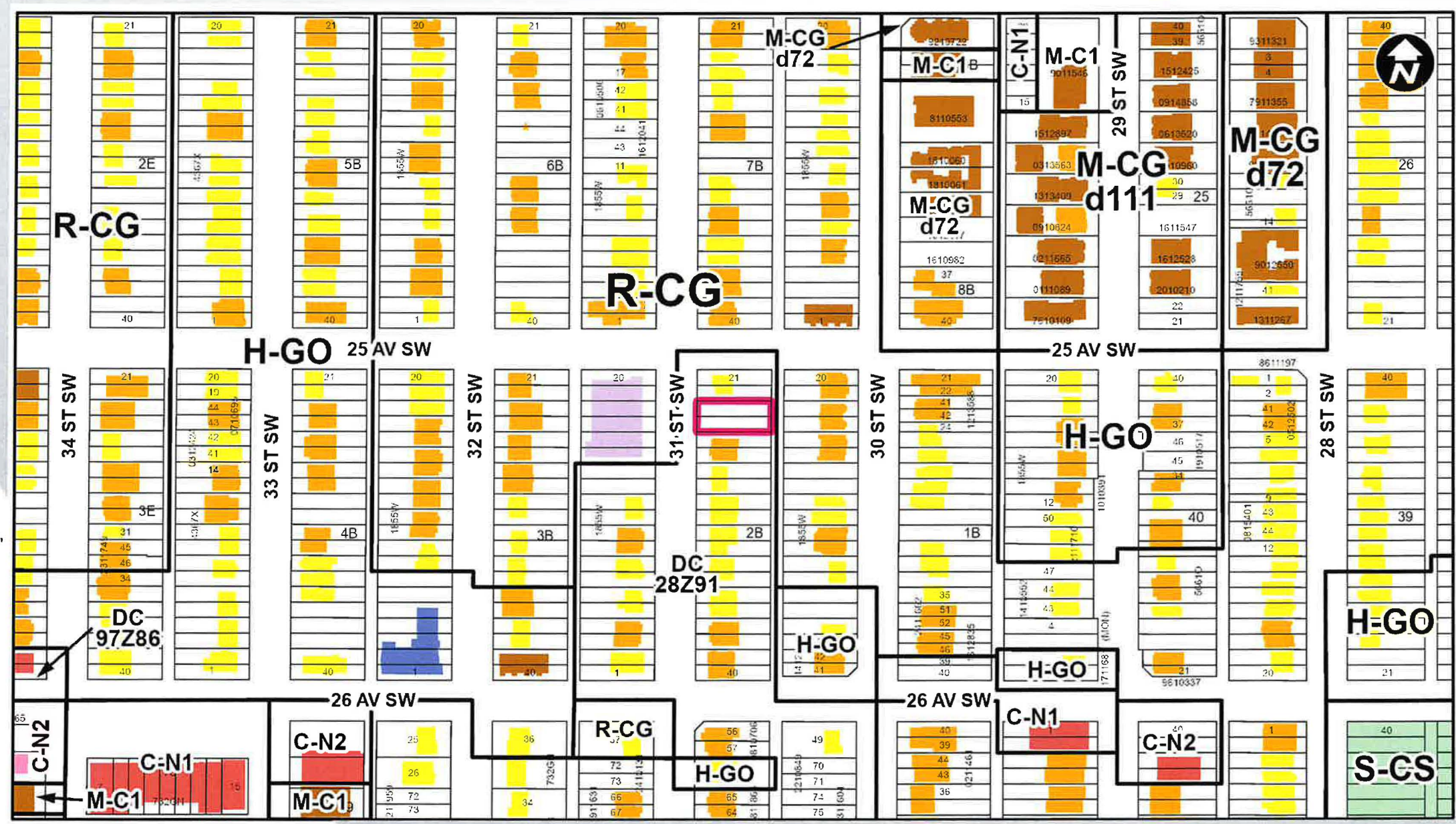
LEGEND

-  600m buffer from LRT station
- LRT Stations**
 -  Blue
 -  Downtown
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  Orange
 -  Purple
 -  Teal
 -  Yellow
 -  Bus Stop

Parcel Size:

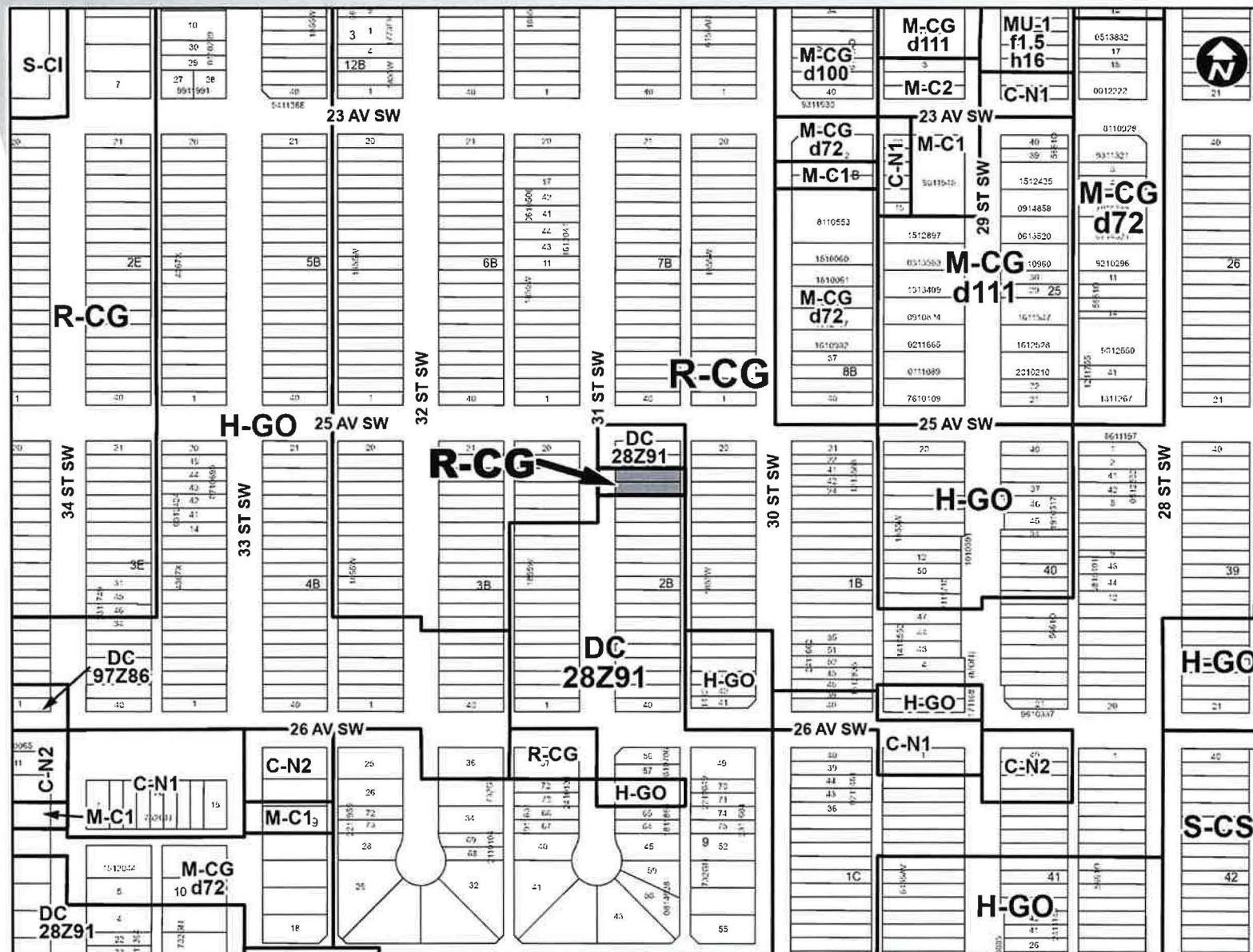
0.06 ha
15m x 35m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map

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Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Maximum 75 units per hectare (4 dwelling units)
- Maximum building height of 11 metres
- Secondary suites are a permitted use

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Supplementary Slides

Existing Land Use Map

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