



Public Hearing of Council

Agenda Item: 7.2.7



LOC2025-0017 / CPC2025-0608

Land Use Amendment

September 9, 2025

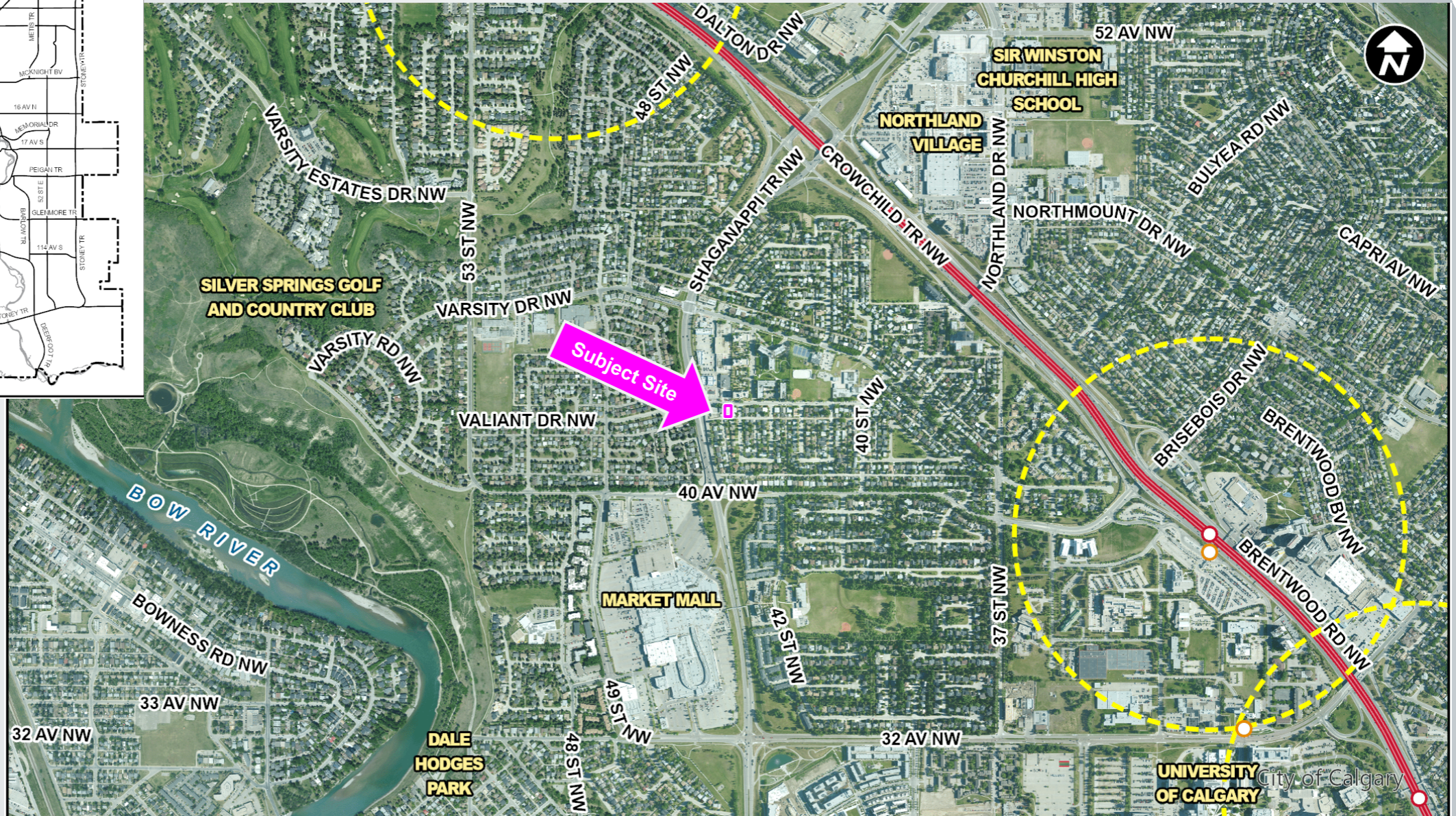
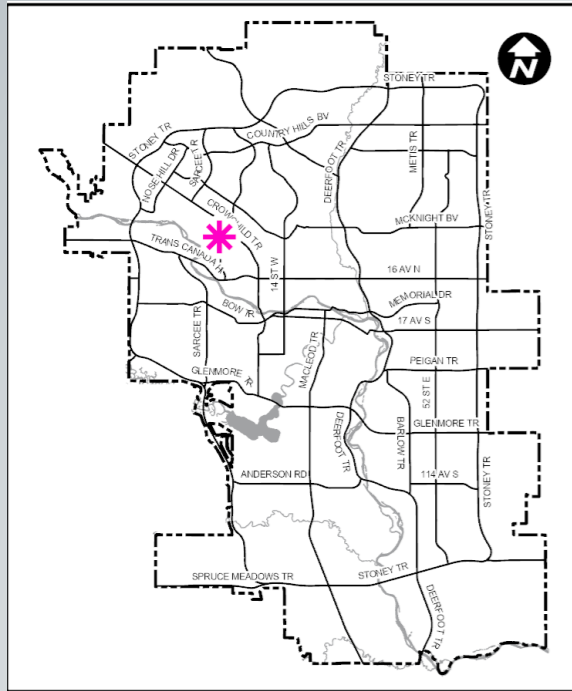
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-7 CPC 2025-0608
515trib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

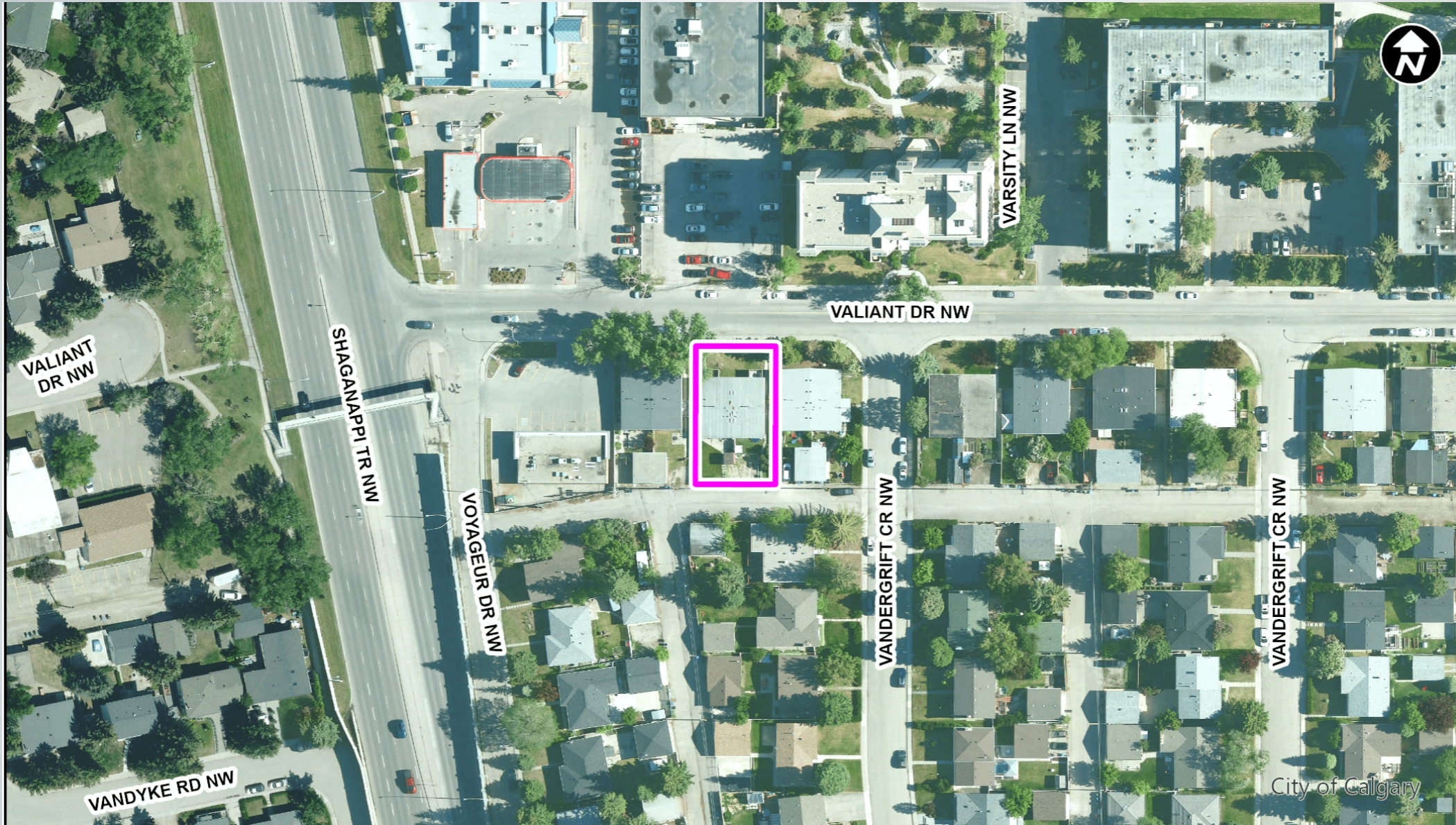
That Council:

Give three readings to **Proposed Bylaw 134D2025** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.



LEGEND

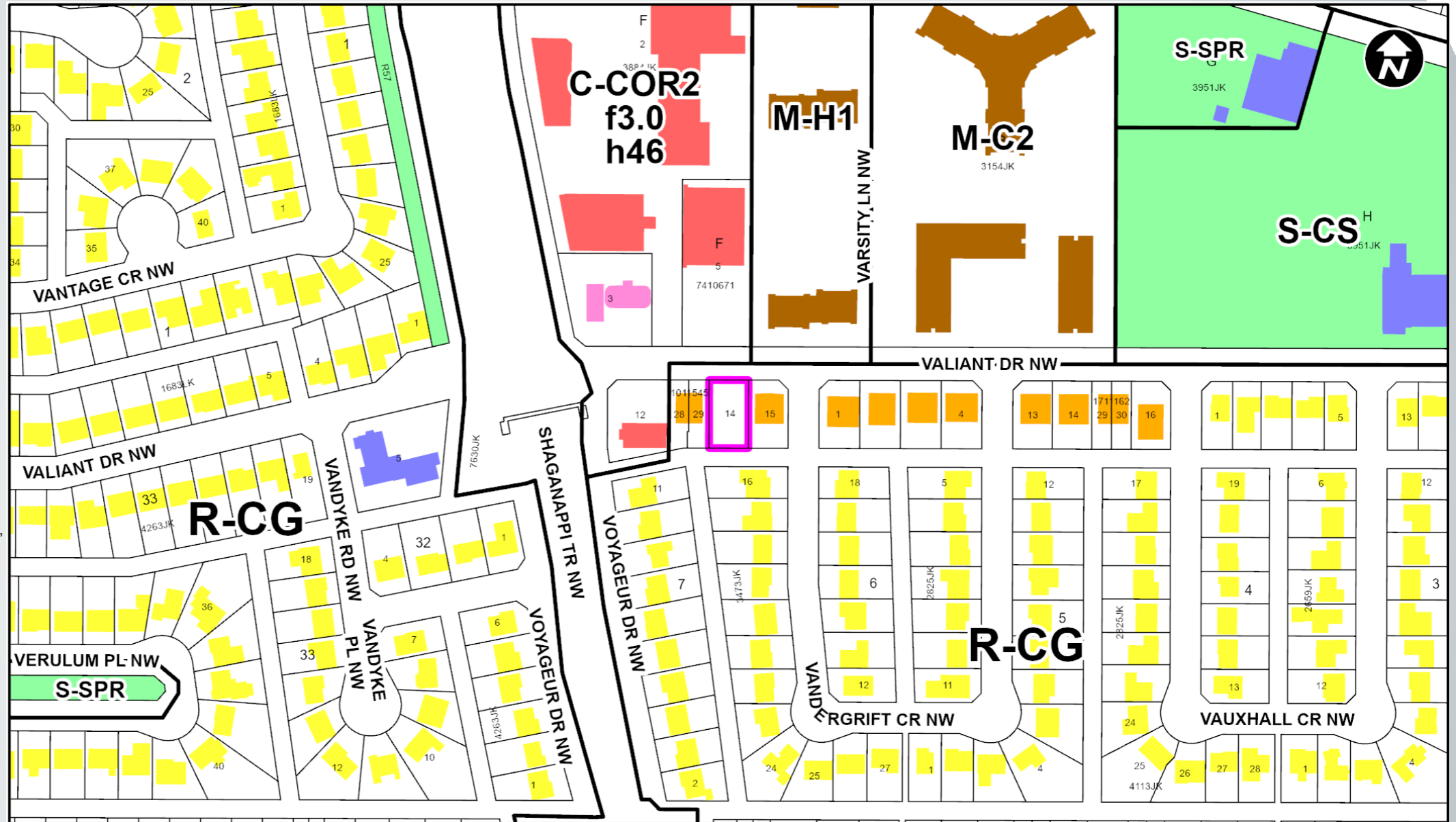
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

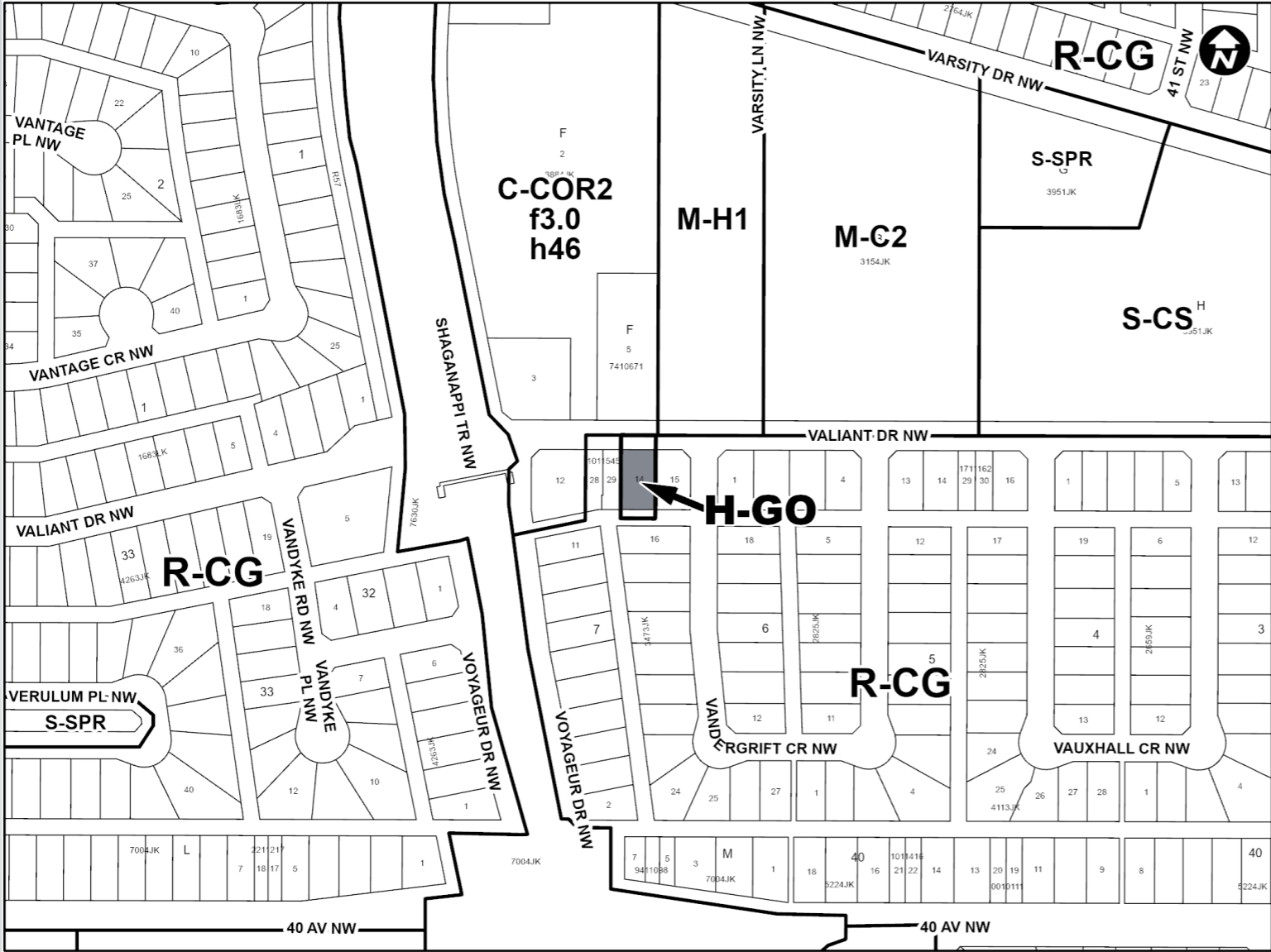


Parcel Size:
0.07 ha
19 m x 34m

Surrounding Land Use

- 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

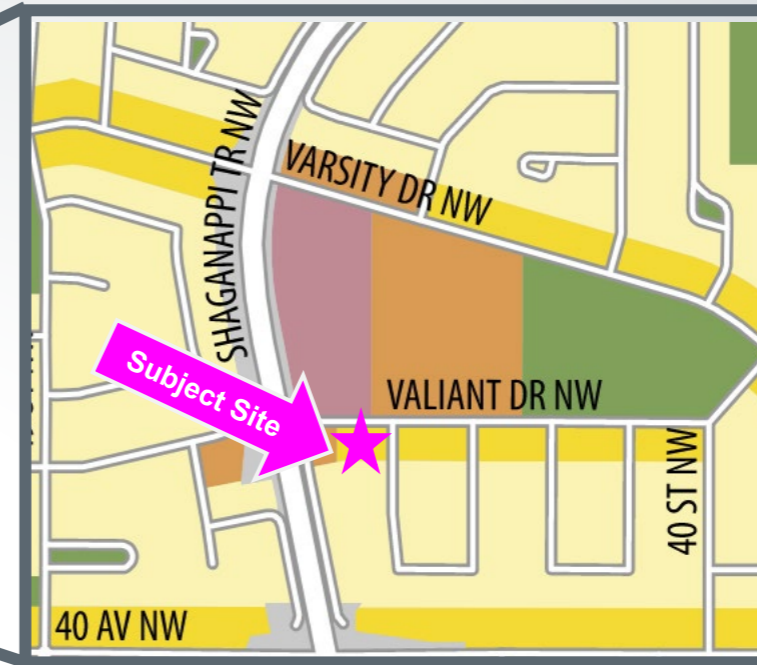




Proposed Housing – Grade Oriented (H-GO) District:

- Maximum floor area ratio (FAR) of 1.5; and
- Maximum building height of 12 metres.

South Shaganappi Communities Local Area Plan



Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector

- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Natural Areas
- Parks and Open Space

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Supplementary Slides

Applicant-led Outreach:

- The applicant contacted the immediate neighbours within three block radius. The applicant also contacted Varsity Community Association and Ward 1 office and did not receive any response. The Applicant Outreach Summary.

City-led Outreach:

- Notifications mailed to nearby landowners on 2025 April 17.
- Posted a notice (sign) on the property on 2025 April 28 for 21 days.
- Administration received one letter of objection highlighting the concerns about increased density, height and parking issues

The Varsity Community Association provided a letter in opposition on 2025 May 26 identifying concerns related to increased building height, massing and its negative impact on the streetscape.





