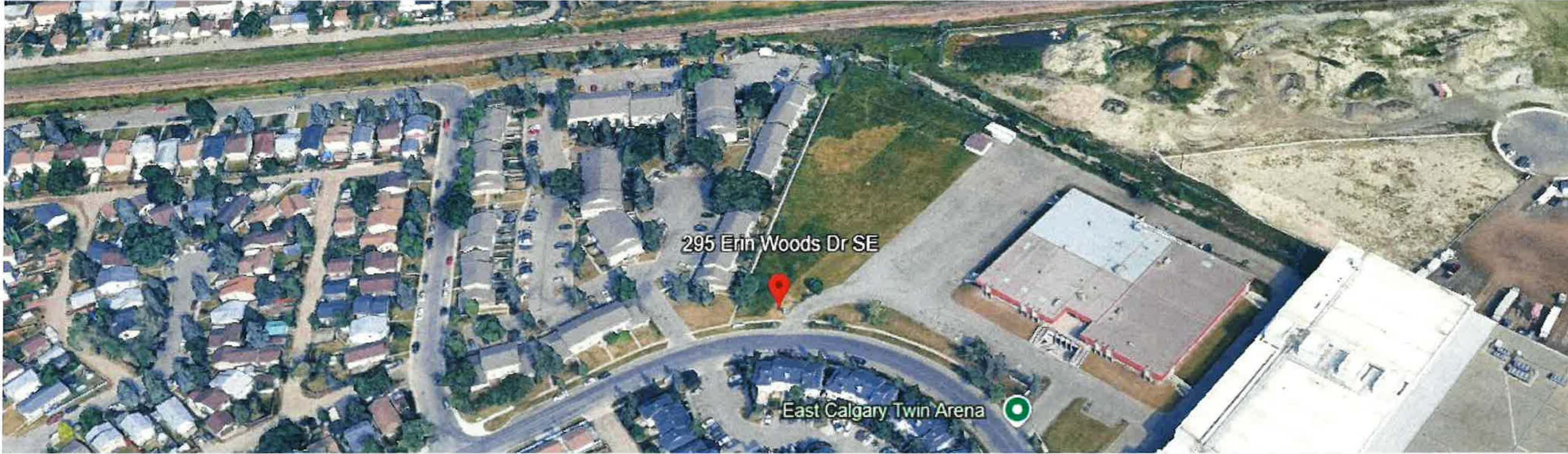




Public Hearing of Council

Agenda Item: 7.2.30



LOC2025-0084 / CPC2025-0638

Land Use Amendment

September 9, 2025

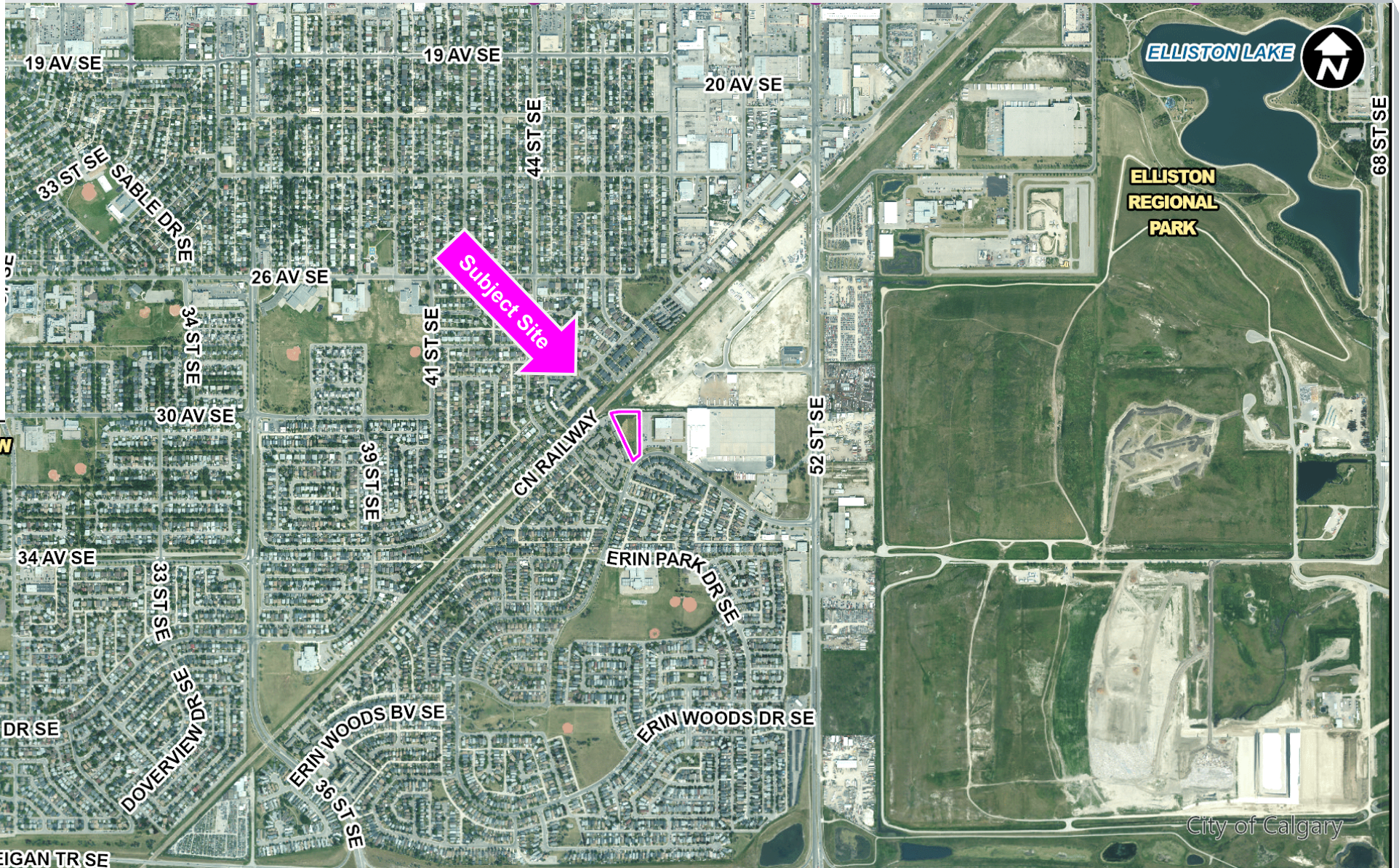
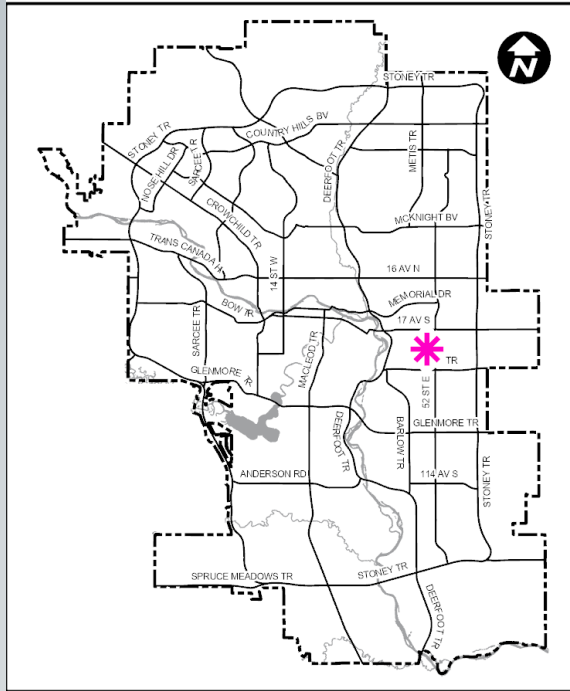
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 09 2025
ITEM: 7-2-30 CPC 2025-0638
Asst. - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

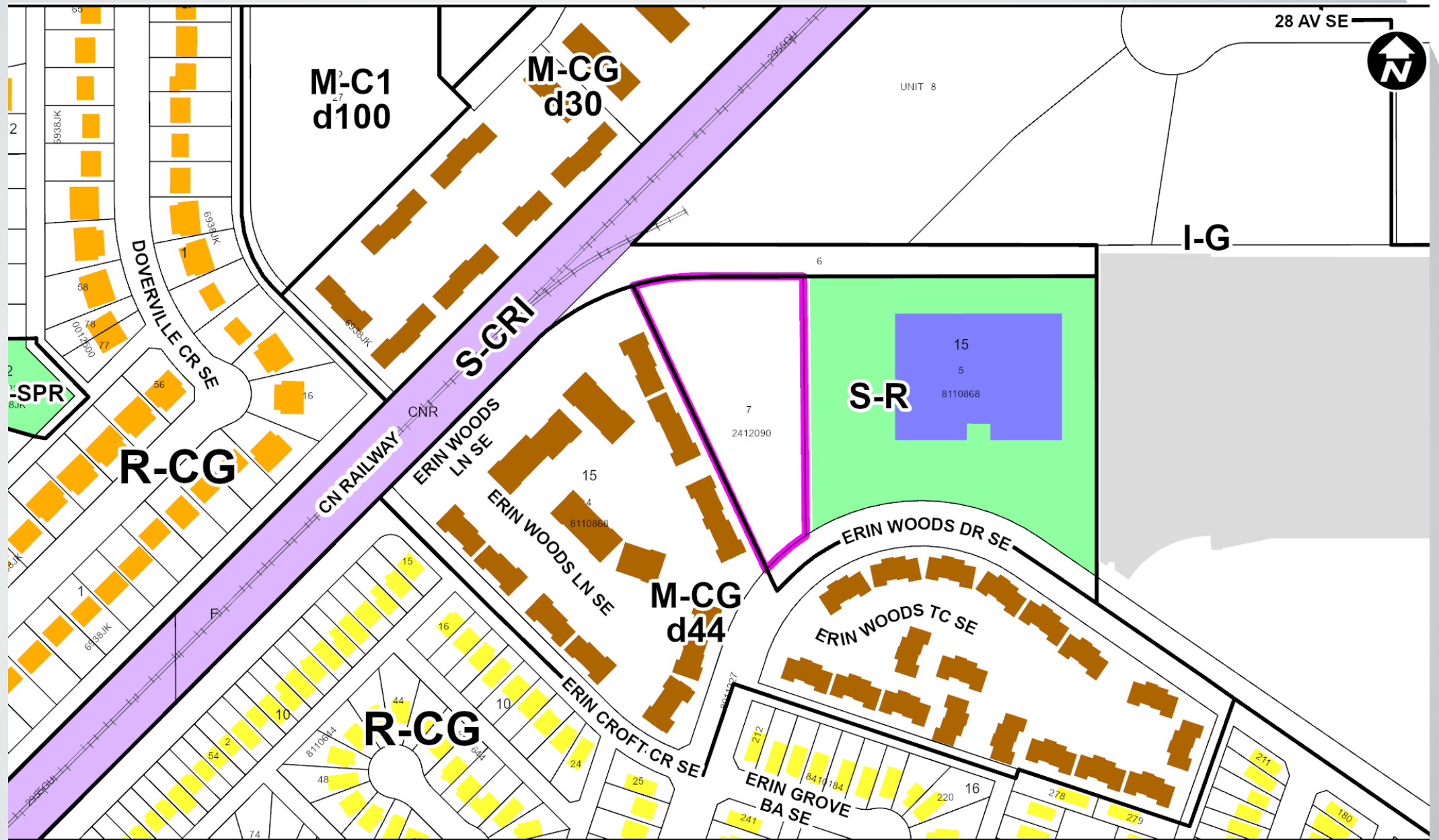
That Council:

Give three readings to **Proposed Bylaw 138D2025** for the redesignation of 0.71 hectares \pm (1.76 acres \pm) located at 295 Erin Woods Drive SE (Plan 2412090, Block 15, Lot 7) from Special Purpose - Recreation (S-R) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.



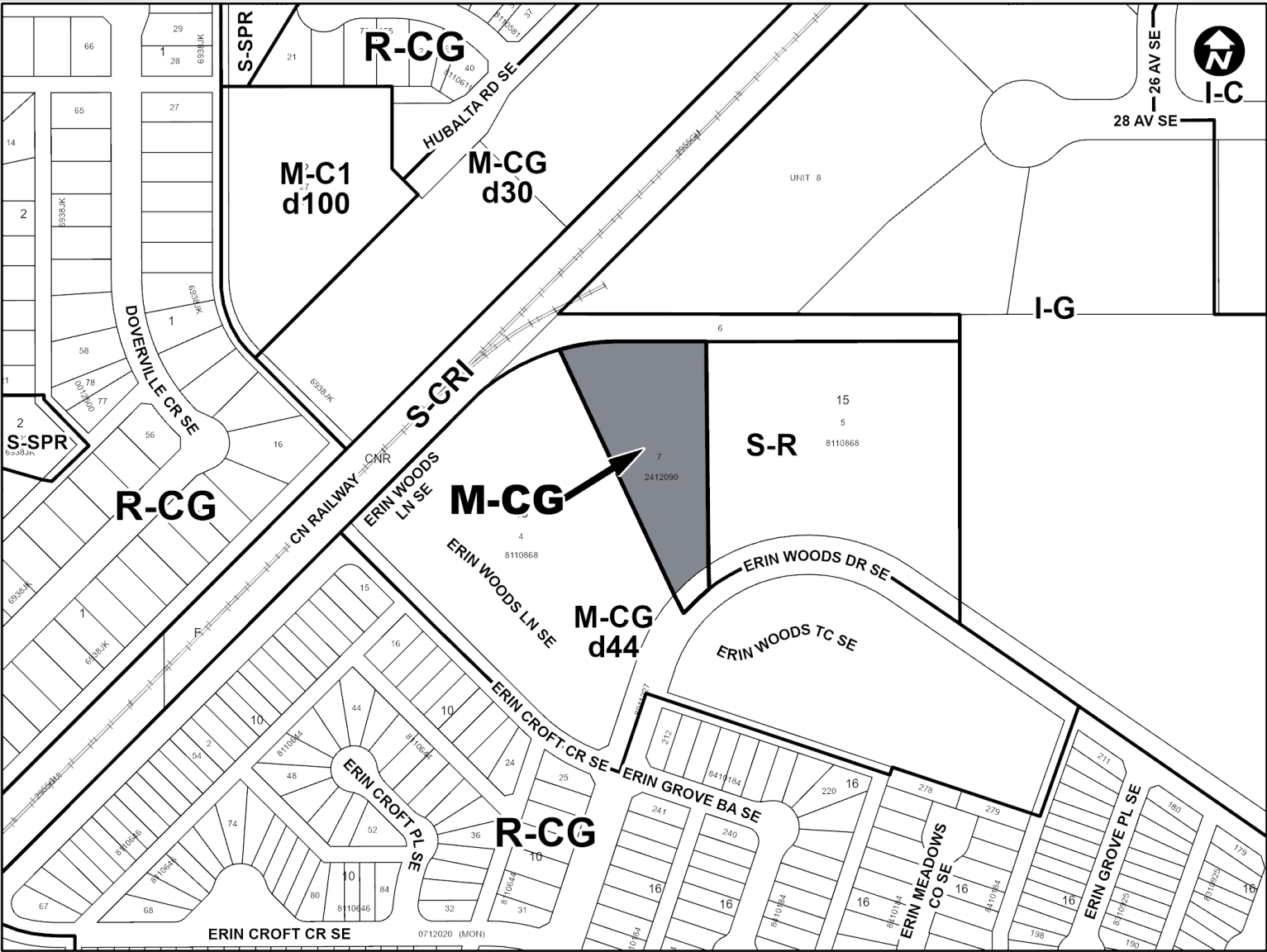
LEGEND

- 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



LEGEND

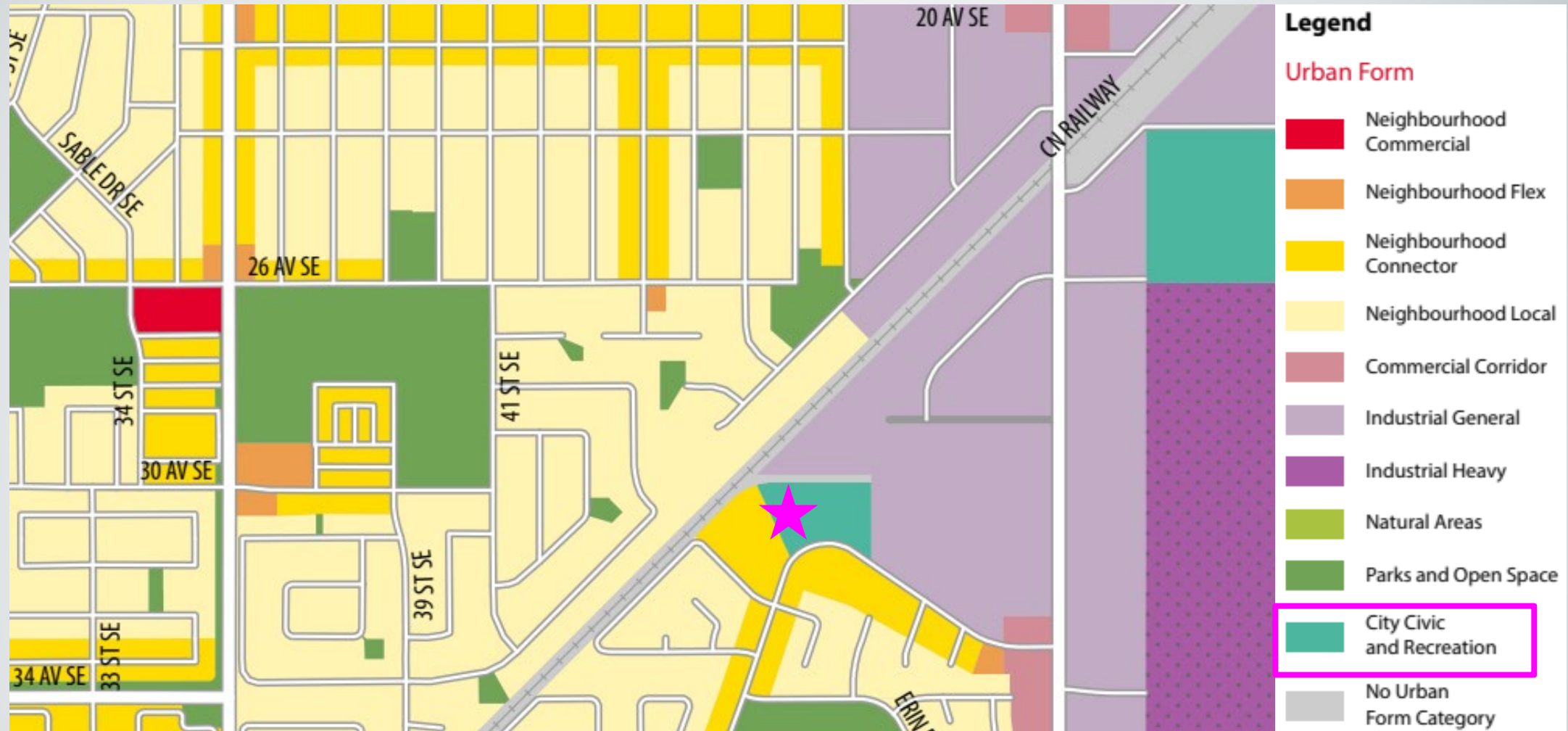
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Light Industrial
- Parks and Openspace
- Public Service
- Vacant
- Transportation, Communication, and Utility
- Land Use Site Boundary



Proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District:

- provides for grade-oriented multi-residential development
- maximum density: 111 units per hectare
- maximum building height: 12 metres (approximately 3 storeys)

East Calgary International Avenue Communities Local Area Plan (LAP)

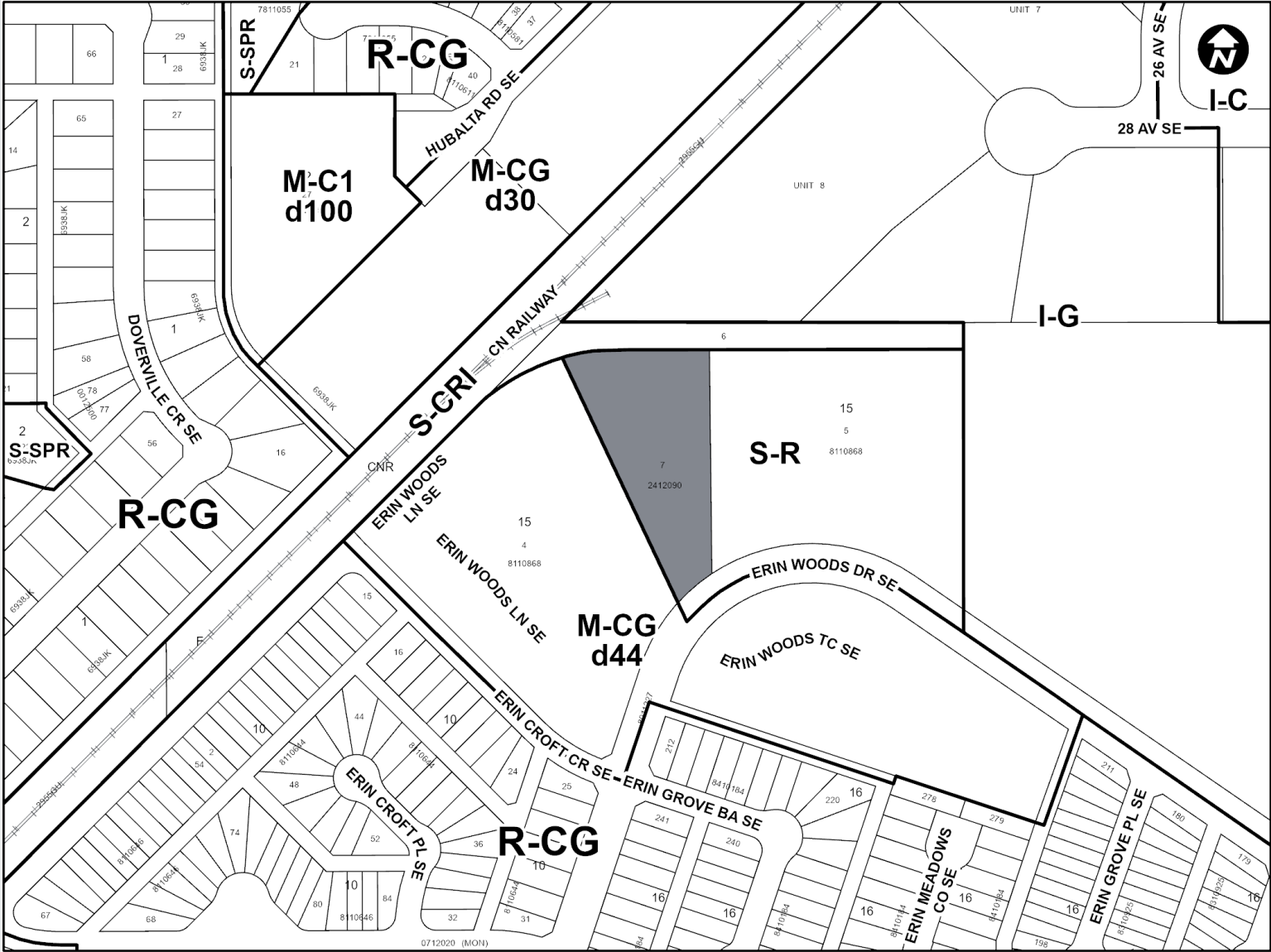


Calgary Planning Commission's Recommendation:

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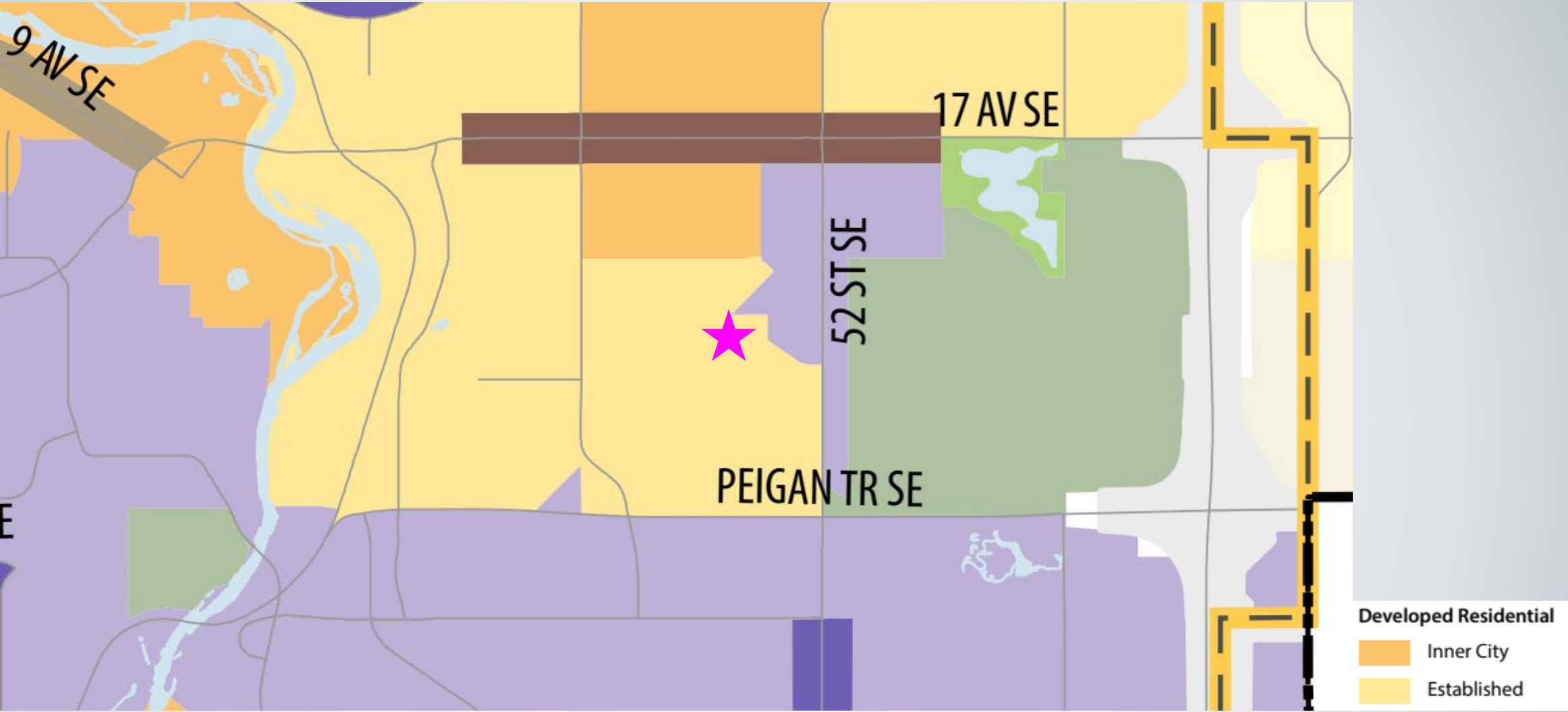
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Supplementary Slides









East Calgary International Avenue Communities Local Area Plan (LAP)

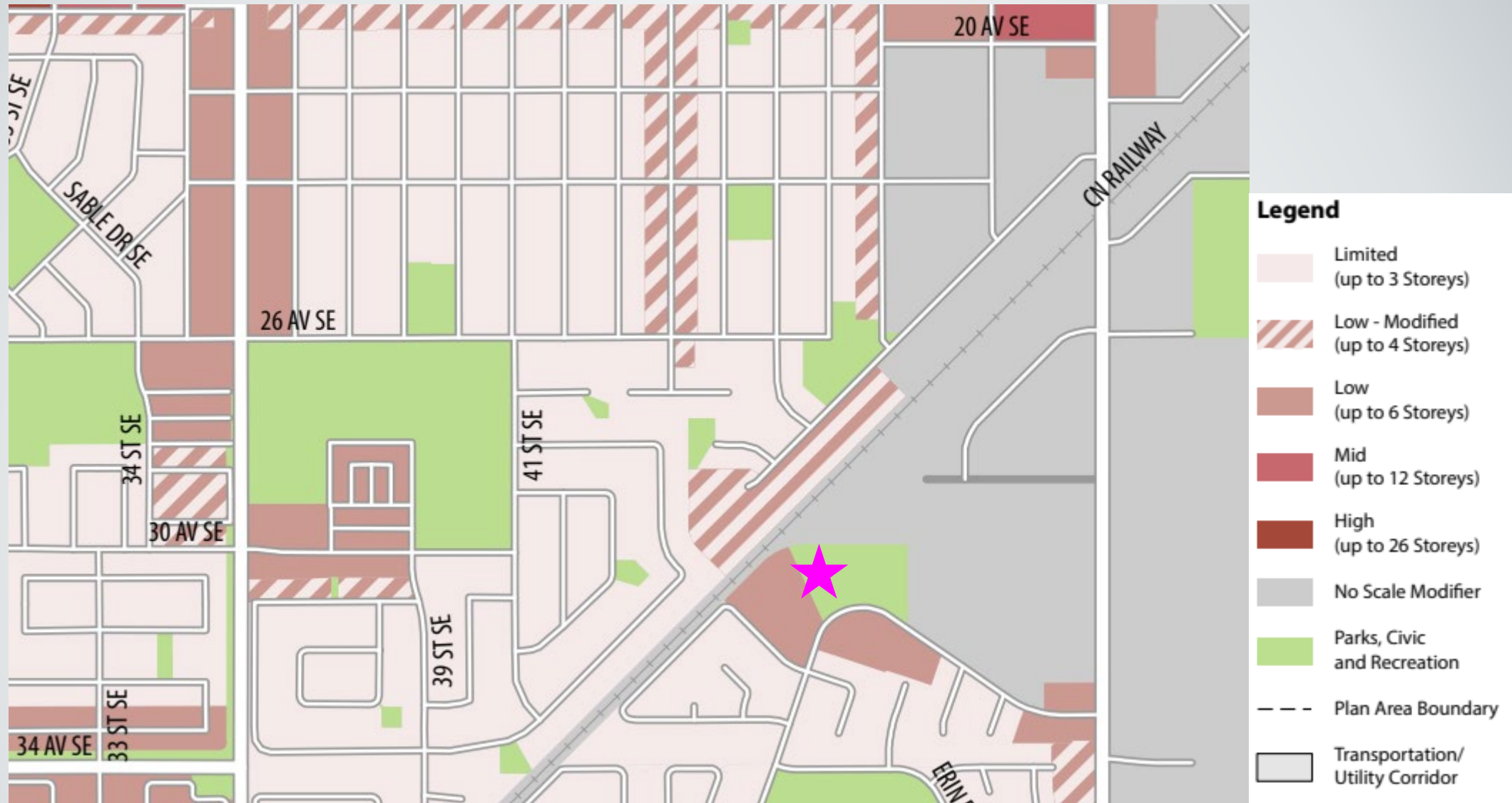


Table 1: High Density Residential and Commercial Uses, Sensitive Uses and Noise Susceptible Uses

High Density Residential and Commercial Uses	Sensitive Uses	Noise Susceptible Uses
<ul style="list-style-type: none"> - Hotel - Live Work Unit - Multi-Residential Development - Multi-Residential Development – Minor - Dwelling Unit - Townhouse - Office - Instruction Facility - Post-secondary Learning Institution - Health Services Laboratory – With Clients - Medical Clinic - Cannabis Counselling - Dinner Theatre - Drinking Establishment – Large - Drinking Establishment – Medium - Drinking Establishment – Small - Night Club - Restaurant: Food Services Only – Large - Restaurant: Food Services Only – Medium - Restaurant: Food Services Only – Small - Restaurant: Licensed – Large - Restaurant: Licensed – Medium - Restaurant: Licensed – Small - Restaurant: Neighbourhood - Artist’s Studio 	<ul style="list-style-type: none"> - Addiction Treatment - Assisted Living - Child Care Service - Custodial Care - Emergency Shelter - Home Based Child Care – Class 2 - Hospital - Jail - Residential Care - School Authority – School - School – Private - Temporary Shelter 	<ul style="list-style-type: none"> - Addiction Treatment - Assisted Living - Backyard Suite - Child Care Service - Contextual Semi-detached Dwelling - Contextual Single Detached Dwelling - Cottage Housing Cluster - Custodial Care - Duplex Dwelling - Dwelling Unit - Emergency Shelter - Home Based Child Care – Class 2 - Hospital - Hotel - Jail - Live Work Unit - Manufactured Home Park - Multi-Residential Development - Multi-Residential Development – Minor - Residential Care - Rowhouse Building - School Authority – School - School – Private - Semi-detached Dwelling - Single Detached Dwelling - Townhouses