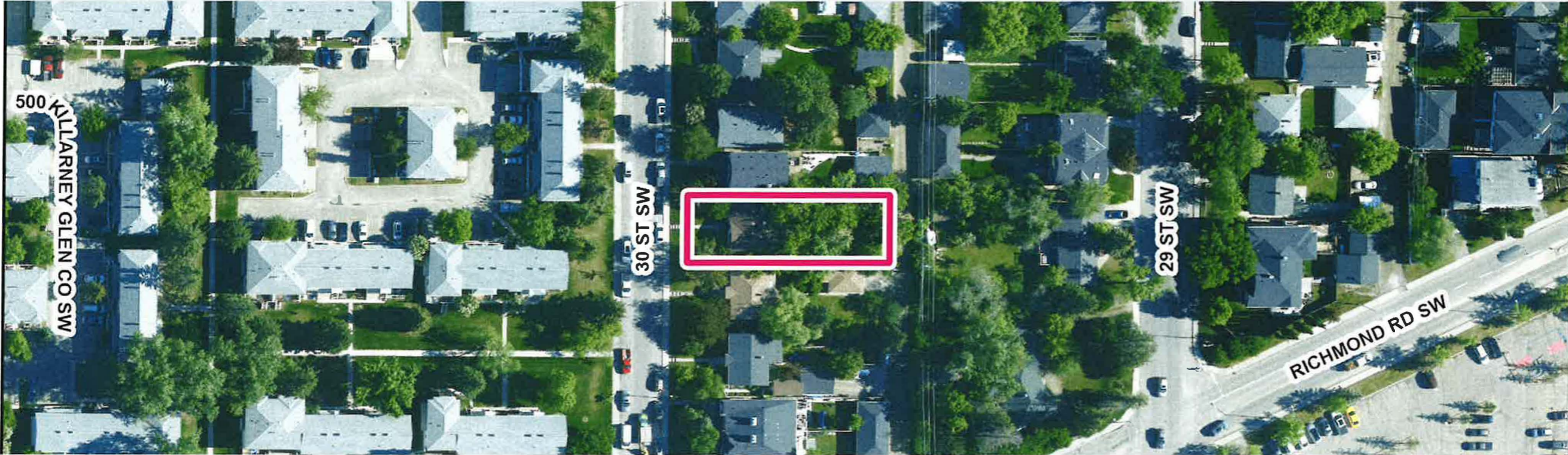




Public Hearing of Council

Agenda Item: 7.2.23



LOC2025-0060 / CPC2025-0629 Policy Amendment

September 9, 2025

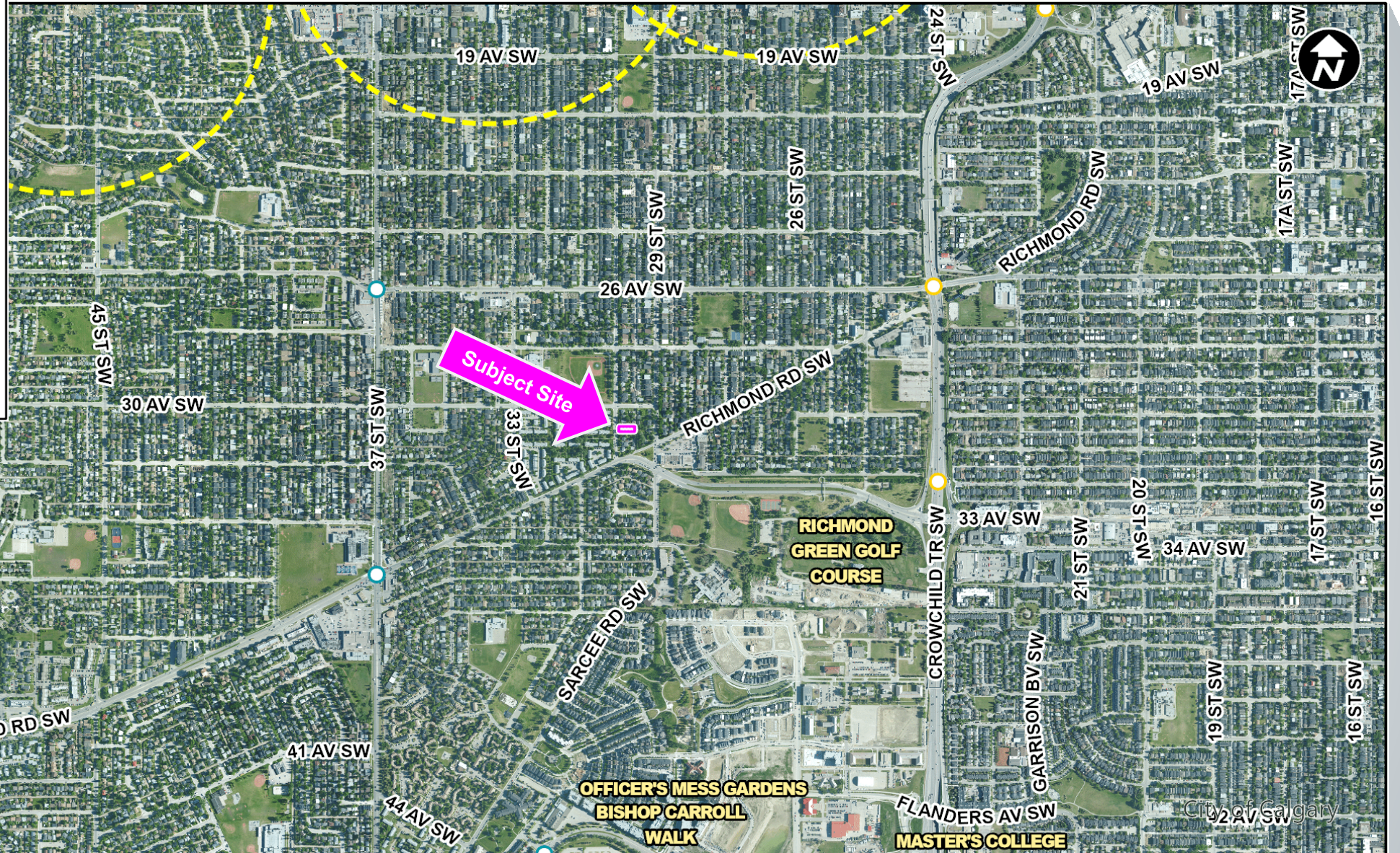
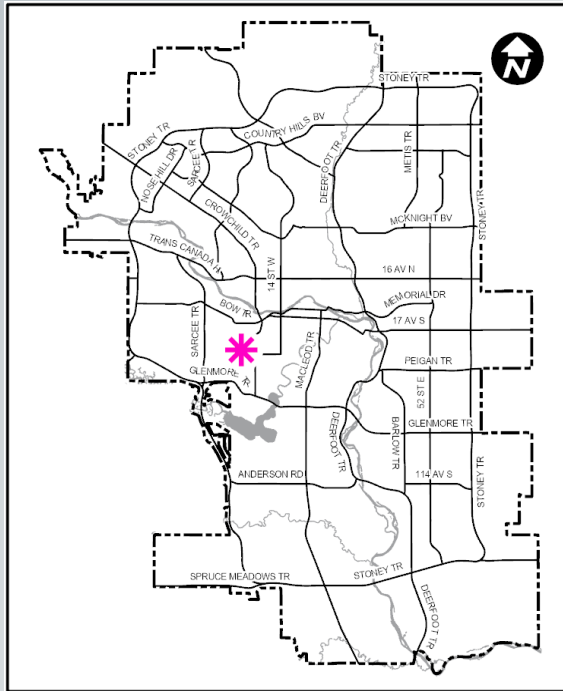
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-23 CPC2025-0629
Distab - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

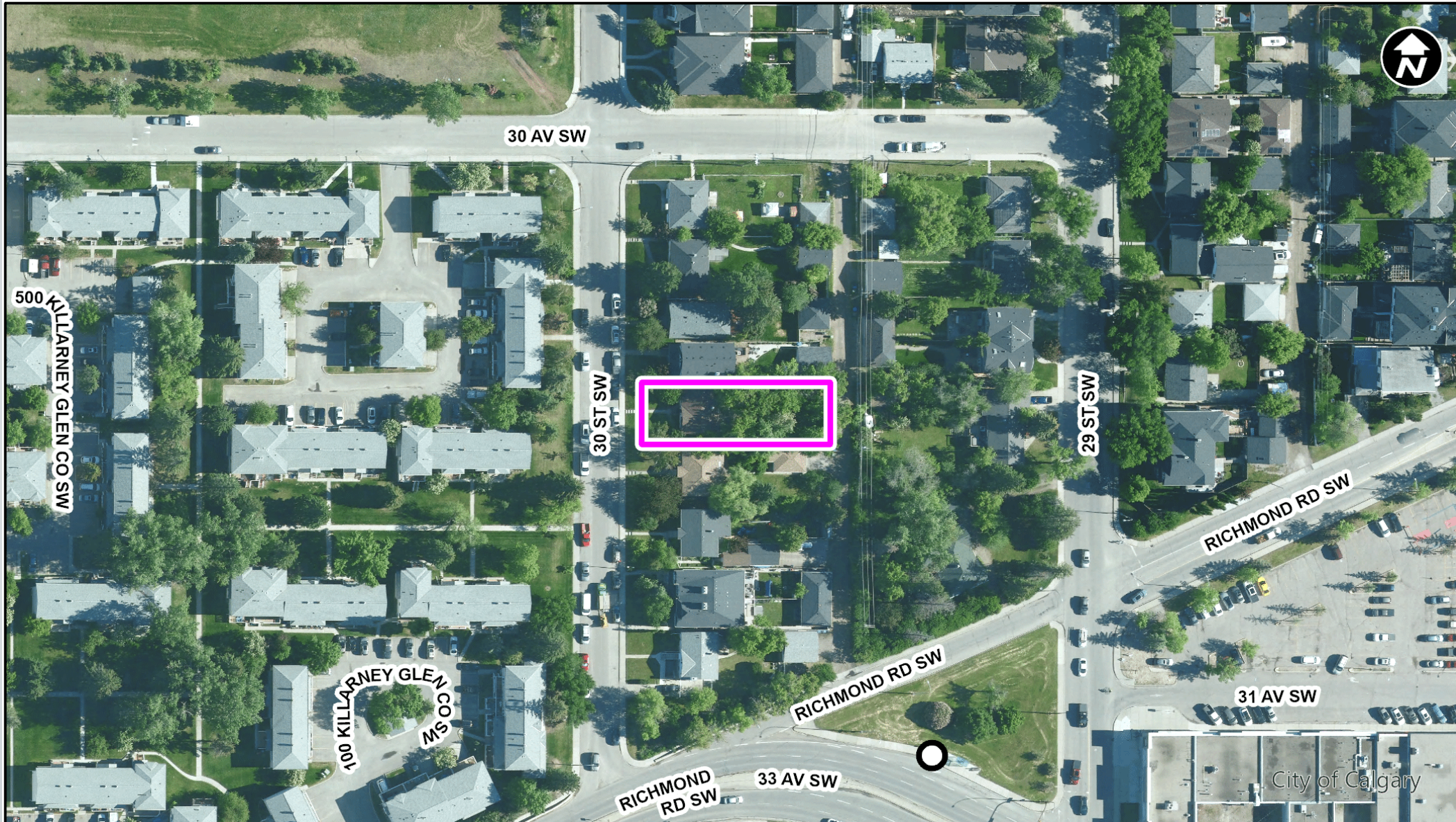
That Council:

Refuse and abandon **Proposed Bylaw 66P2025** for the amendment to the Westbrook Communities Local Area Plan.



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

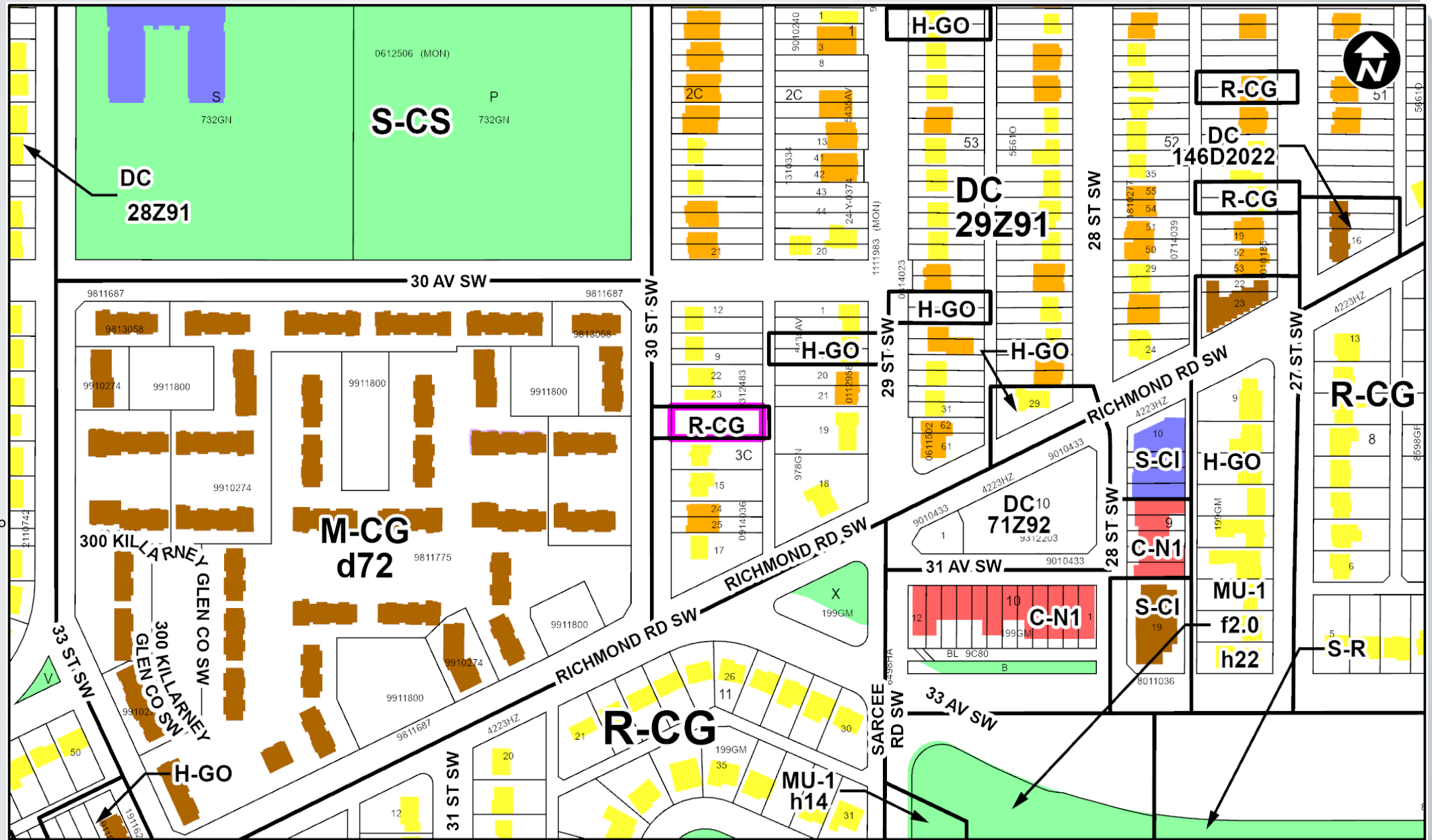


○ Bus Stop

Parcel Size:
0.07 ha
15 m x 45 m

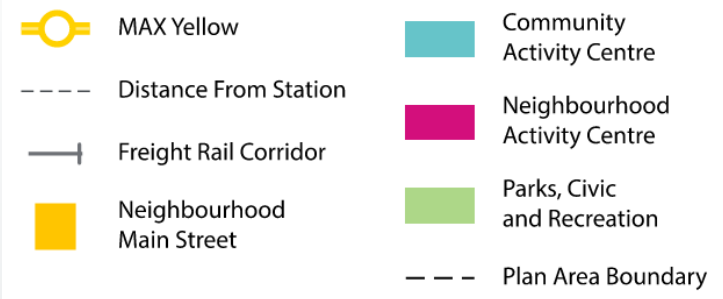
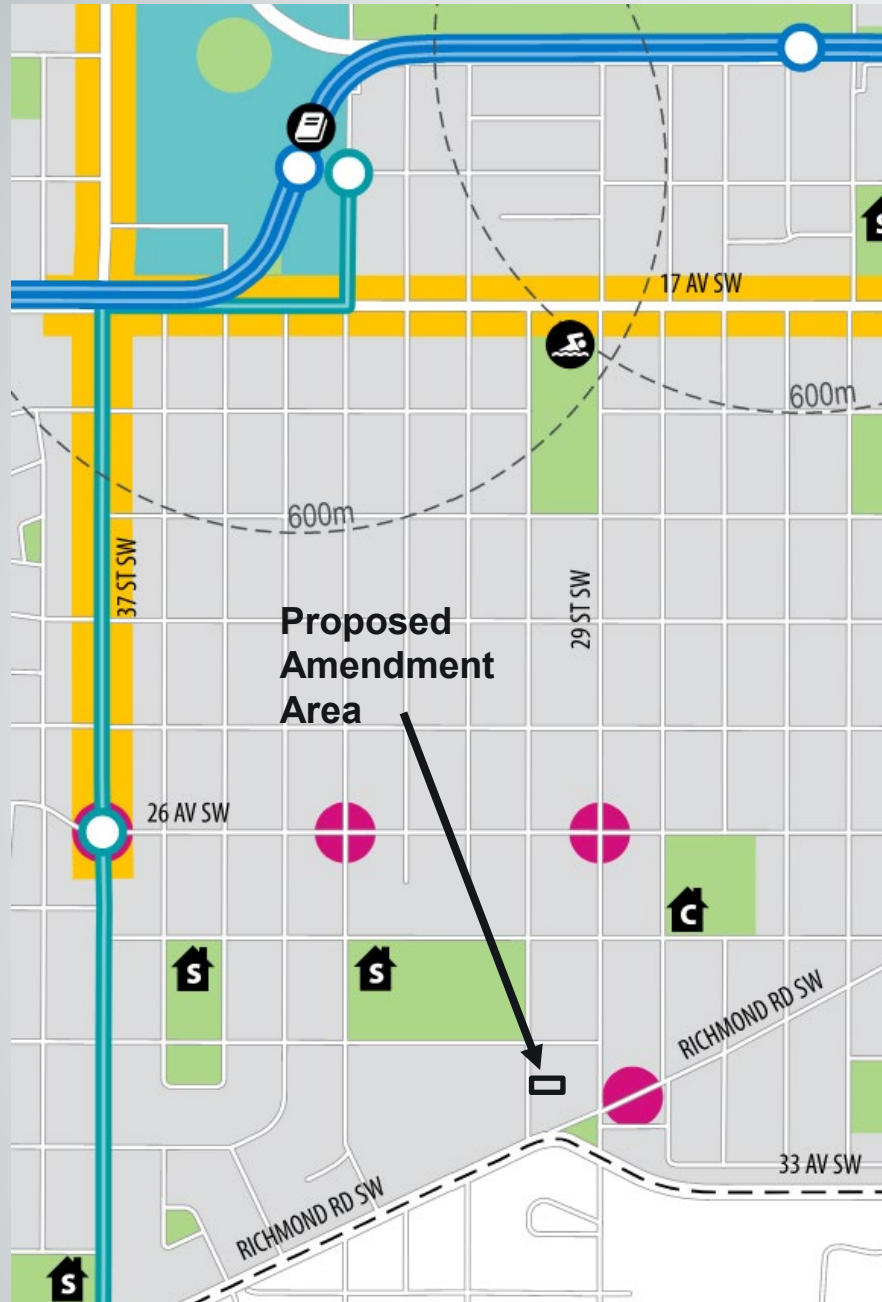
Surrounding Land Use

- 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



Neighbourhood Local – Section 2.2.1.6:

- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
 - i. within transit station area Core Zones and Transition Zones;
 - ii. along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
 - iii. on corner parcels; or,
 - iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.



Proposed Text Amendment:

1. In Section 2.2.1.6 Neighbourhood Local, after Policy c, add a new Policy d as follows:

“Building forms that contain three or more units are supported at the following sites: 3216 – 30 Street SW.”

Calgary Planning Commission's Recommendation:

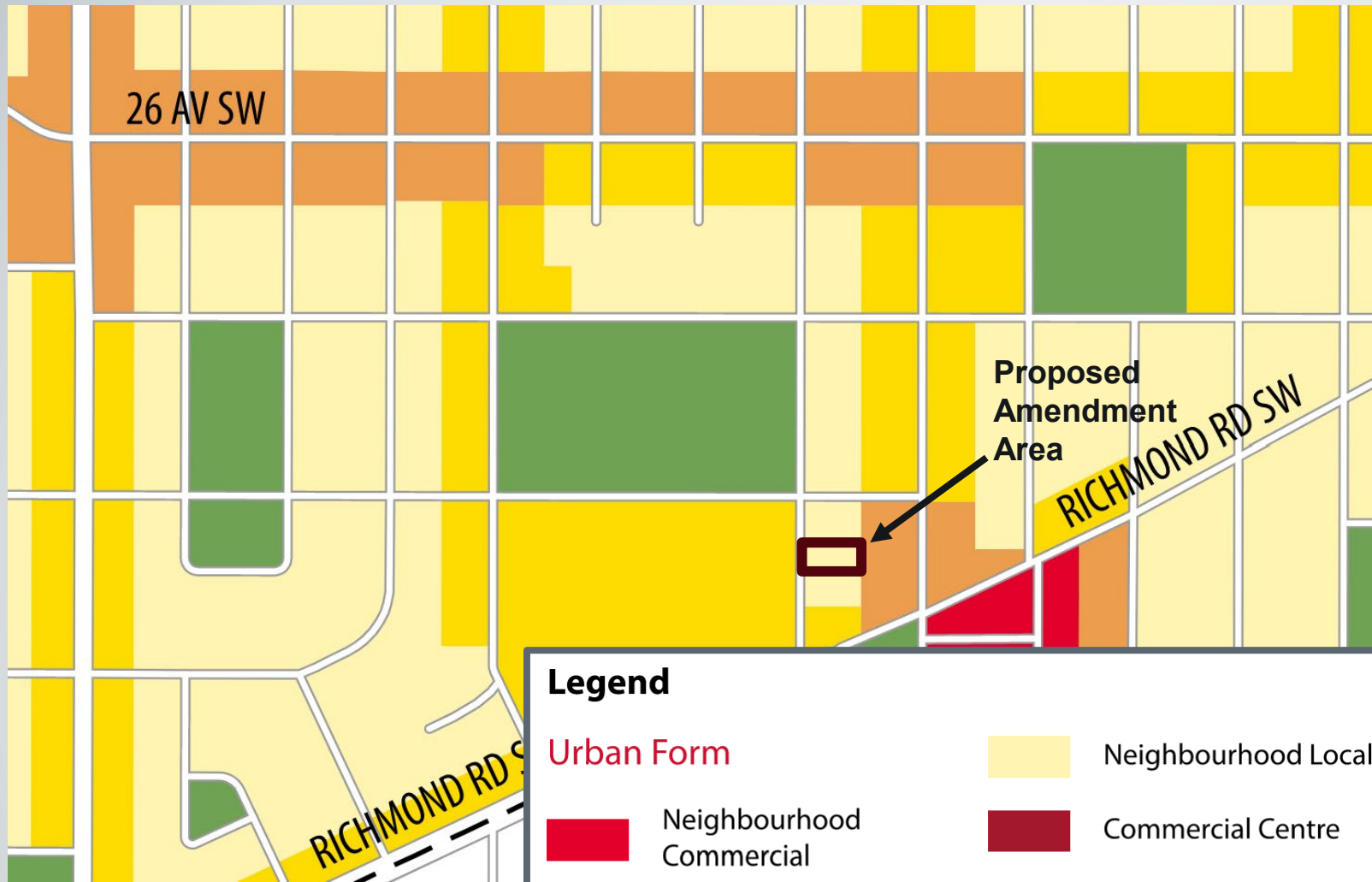
That Council:

Refuse and abandon **Proposed Bylaw 66P2025** for the amendment to the Westbrook Communities Local Area Plan.

Supplementary Slides







Urban Form Category & Building Scale Modifier:

- 'Neighbourhood Local' with 'Limited' building scale modifier (up to 3 storeys)

