

LOC2024-0130 / CPC2025-0049

Land Use Amendment

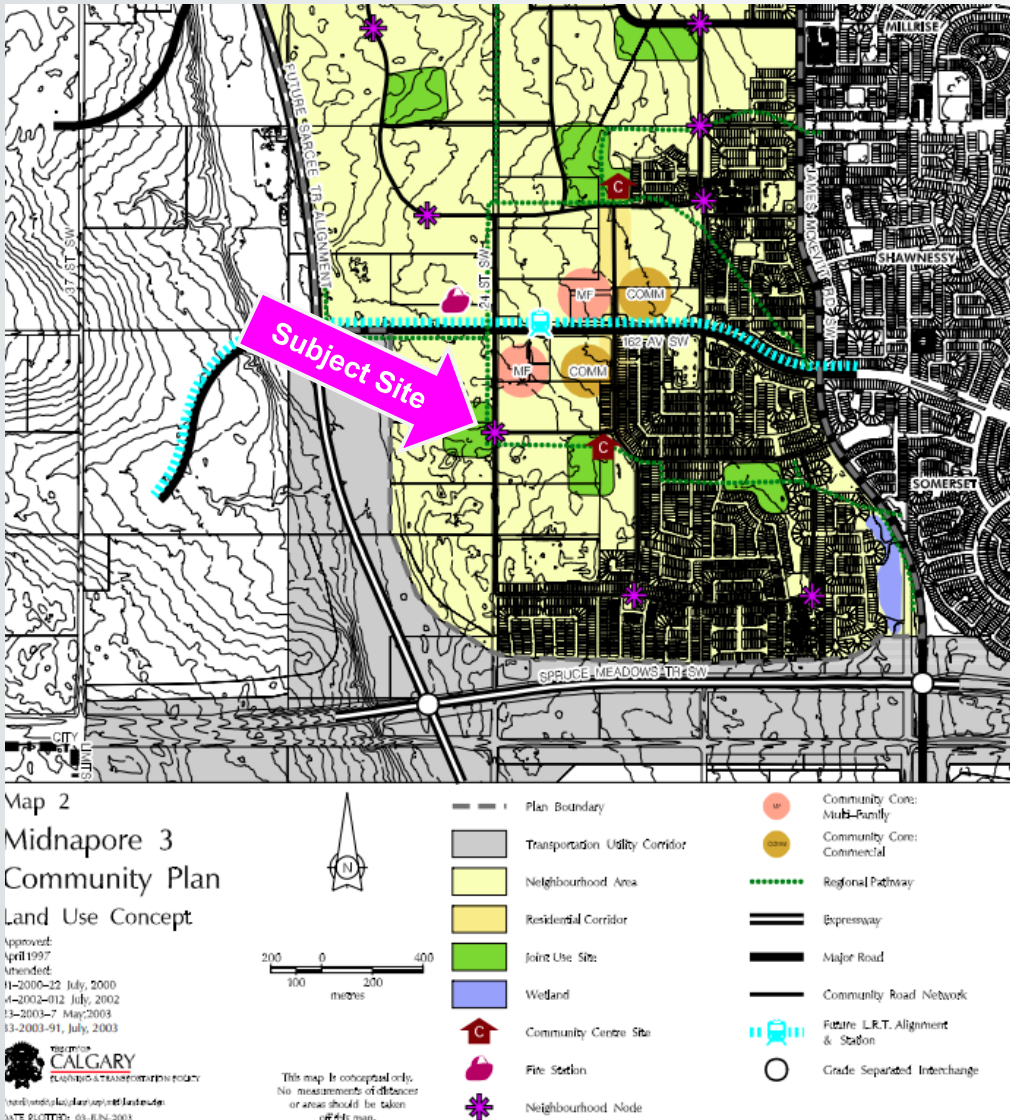
January 9, 2025

RECOMMENDATION:

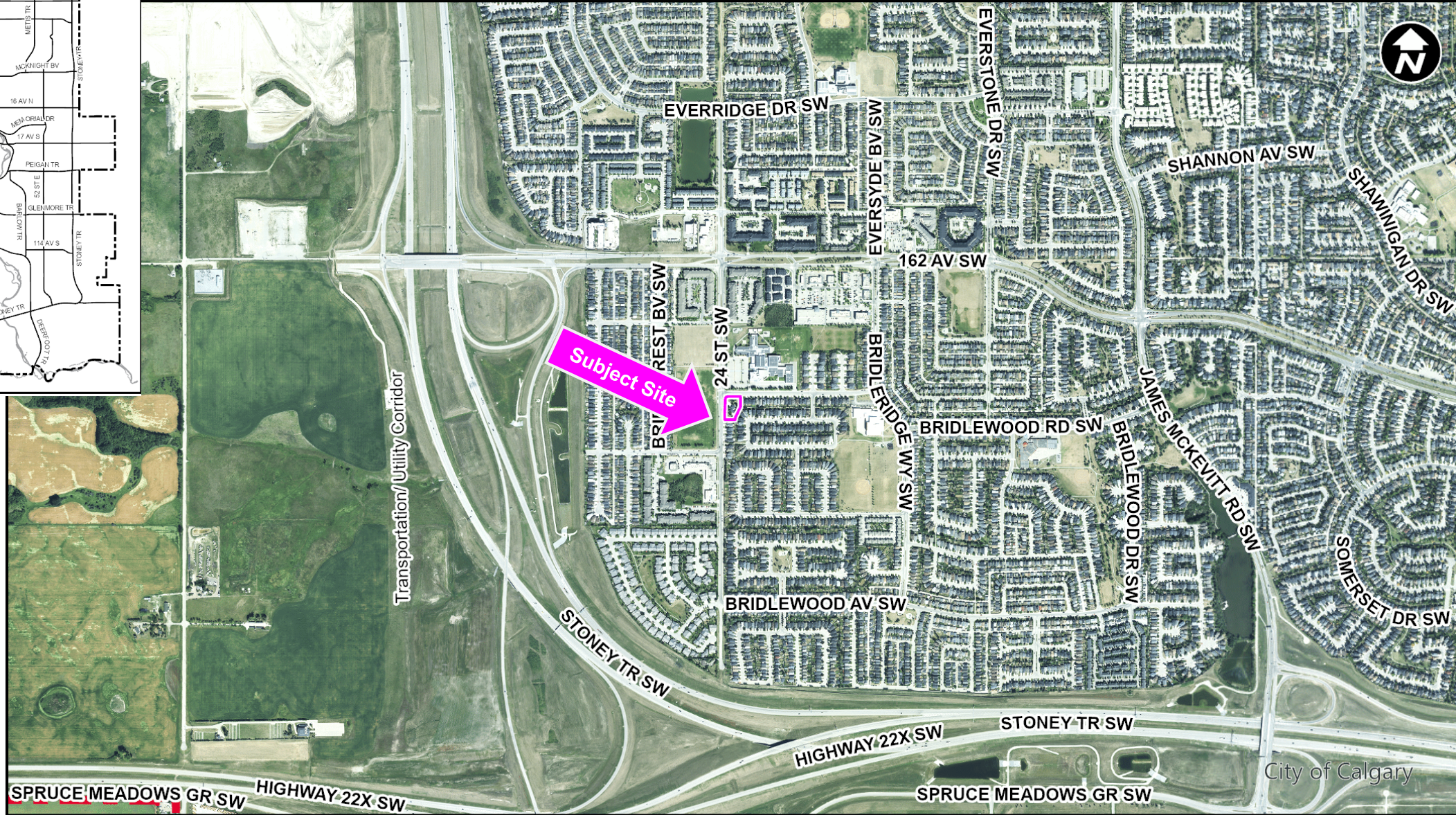
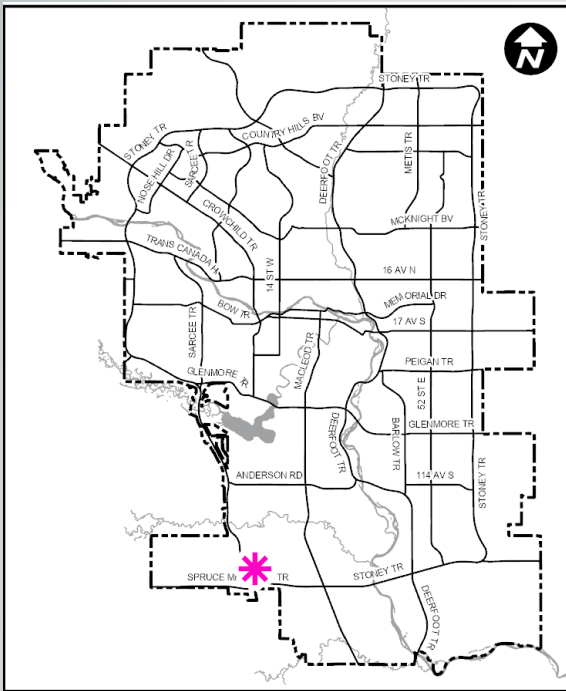
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 16720 – 24 Street SW (Plan 0512405, Block 2, Lot 58) from Residential – Low Density Mixed Housing (R-G) District **to** Multi-Residential – Low Profile (M-1) District.

Midnapore Phase 3 Community Plan- Non-Statutory



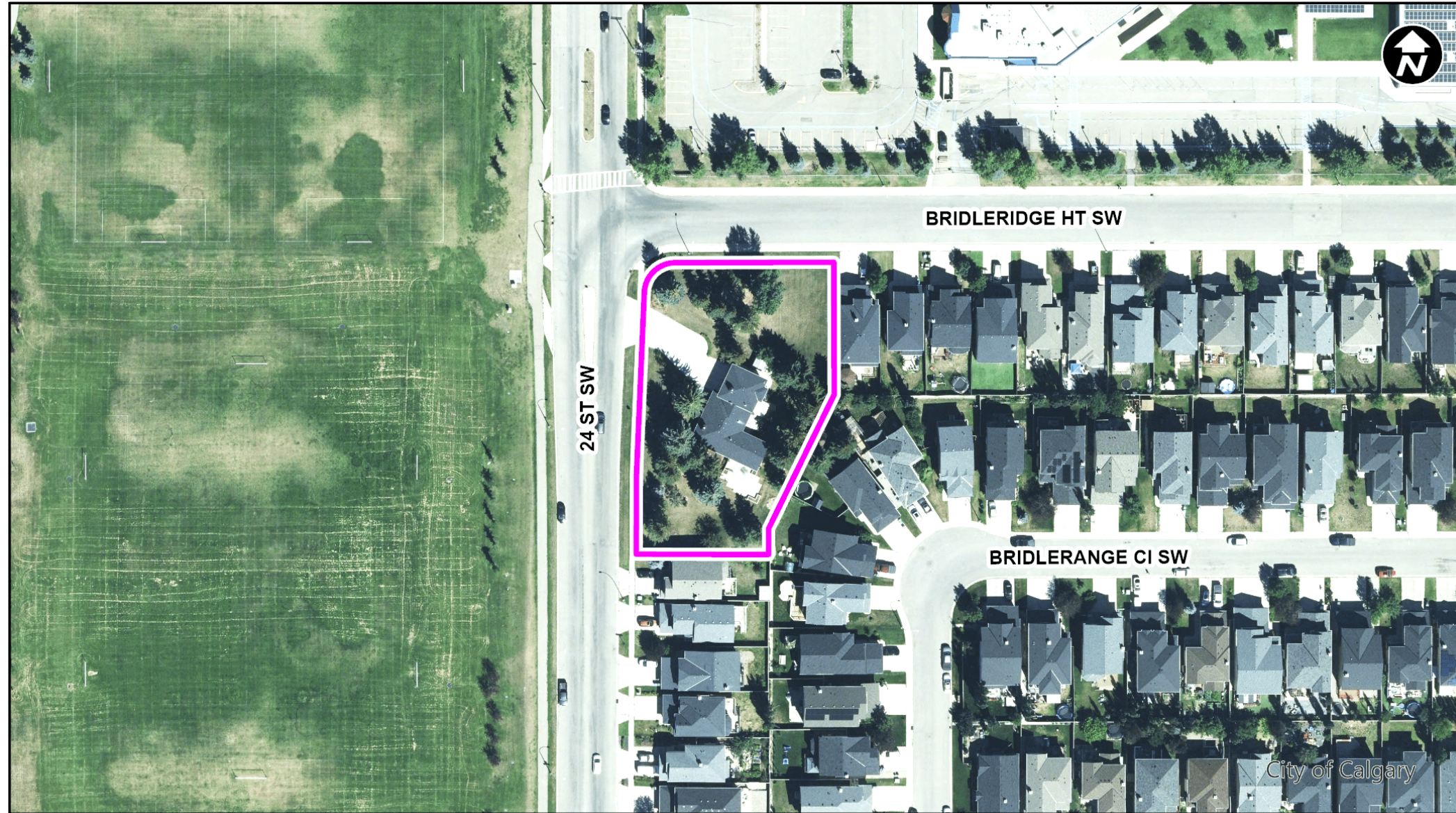
- Based on the community plan, this area was envisioned to be a neighbourhood node with mixed use but because of the developed infrastructure and backed by the feedback received, the site is more suited to be multi-residential.
- No policy amendment needed as this document is non-statutory



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

City of Calgary

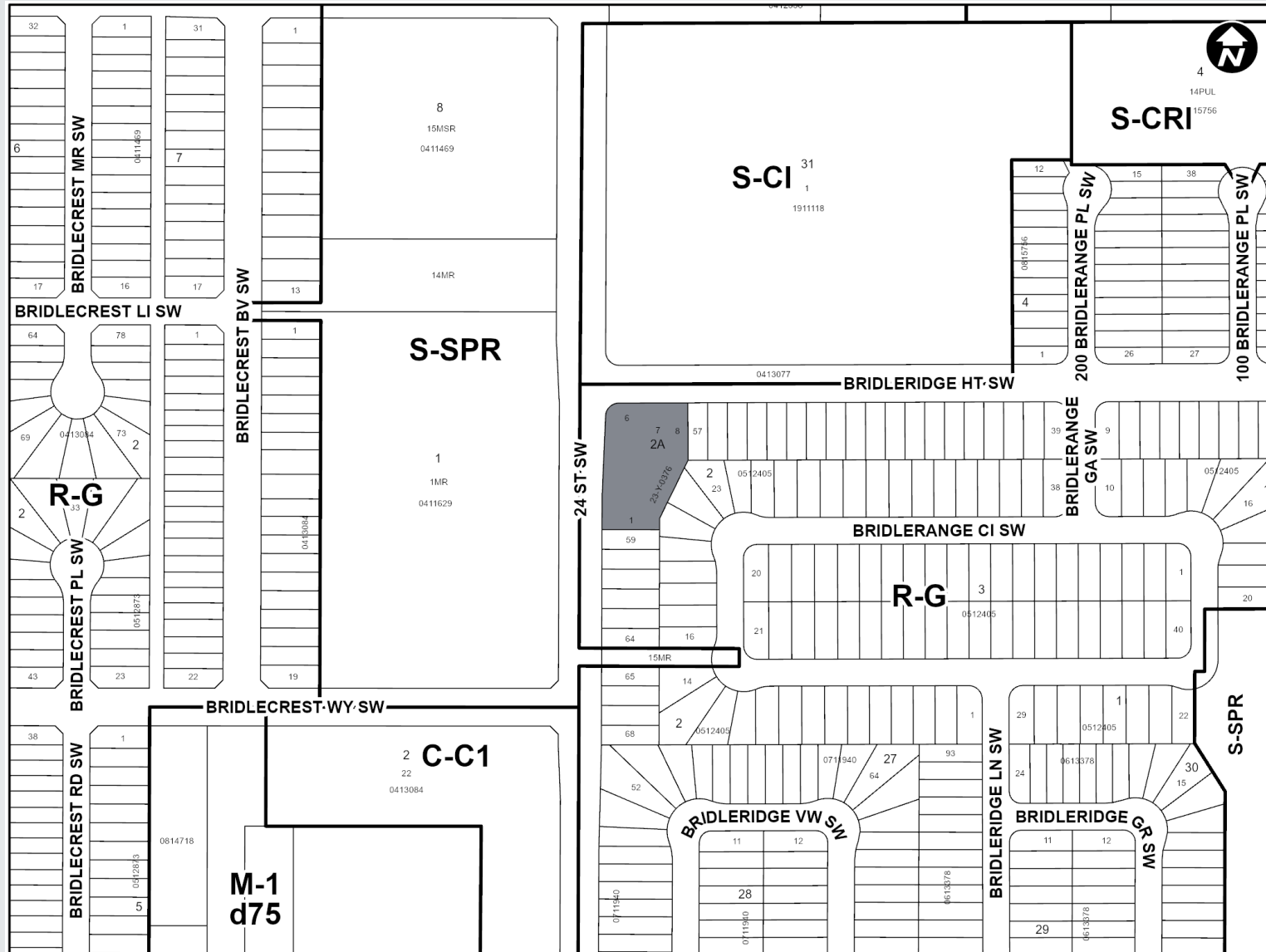


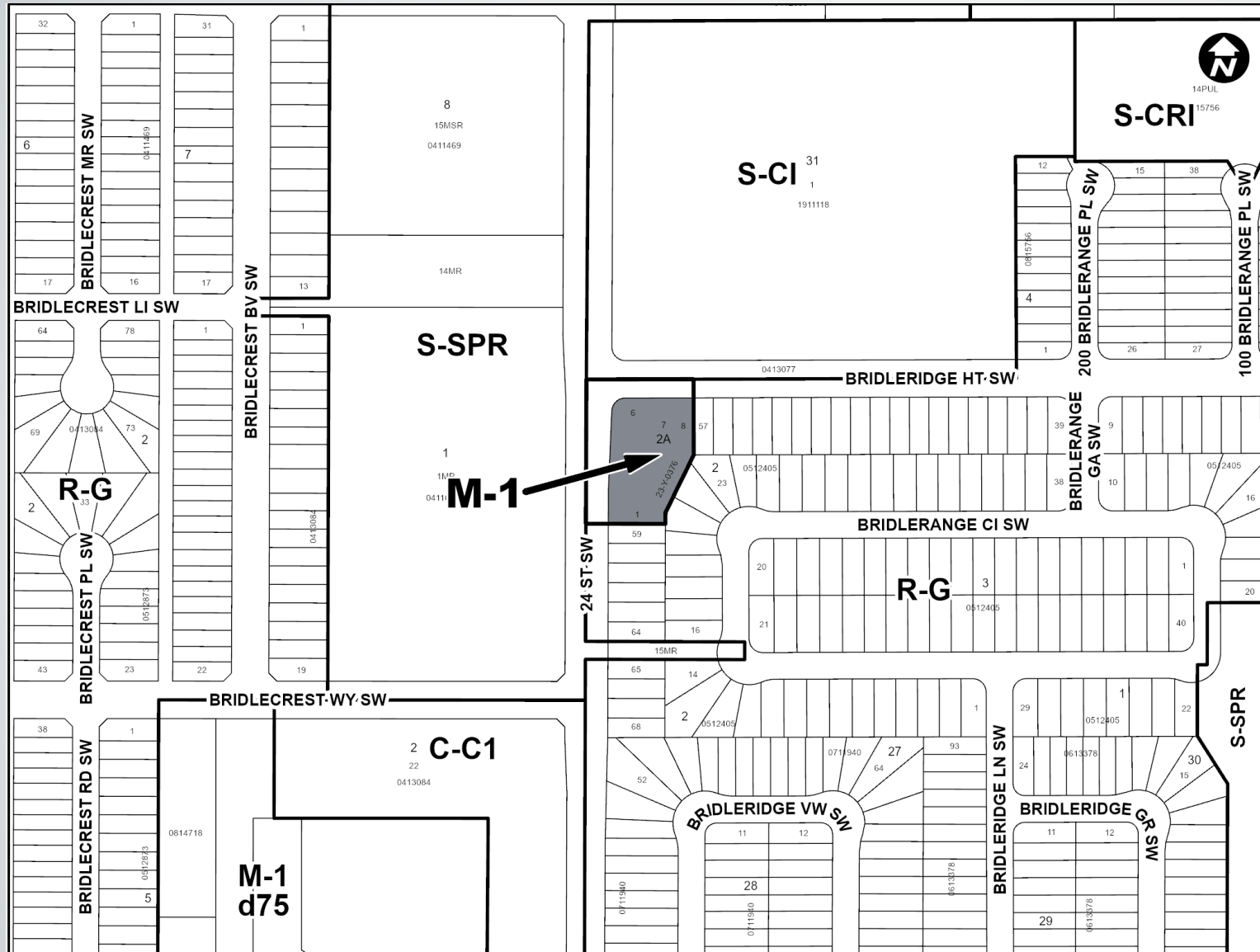
Parcel Size:

0.29 ha

70m x 45m

City of Calgary





Proposed **M-1** District:

- the maximum density is 22 dwelling units (not including suites) permissible in the current R-G District with a 75 UPH.
- the M-1 district it would cap the maximum units to 42

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