



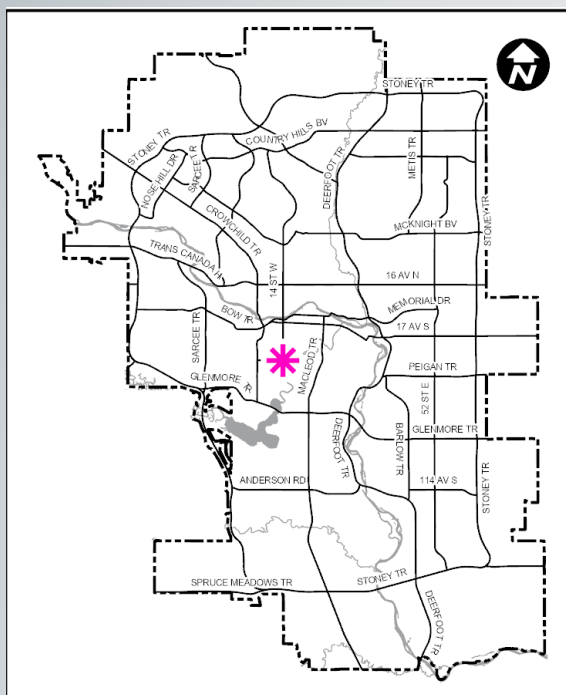
LOC2025-0065 / CPC2025-0580 Land Use Amendment

July 3, 2025

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1501 – 33 Avenue SW (Plan 4479P, Block 64, Lots 39 and 40) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.6h24) District.



LEGEND

600m buffer from LRT station

LRT Stations

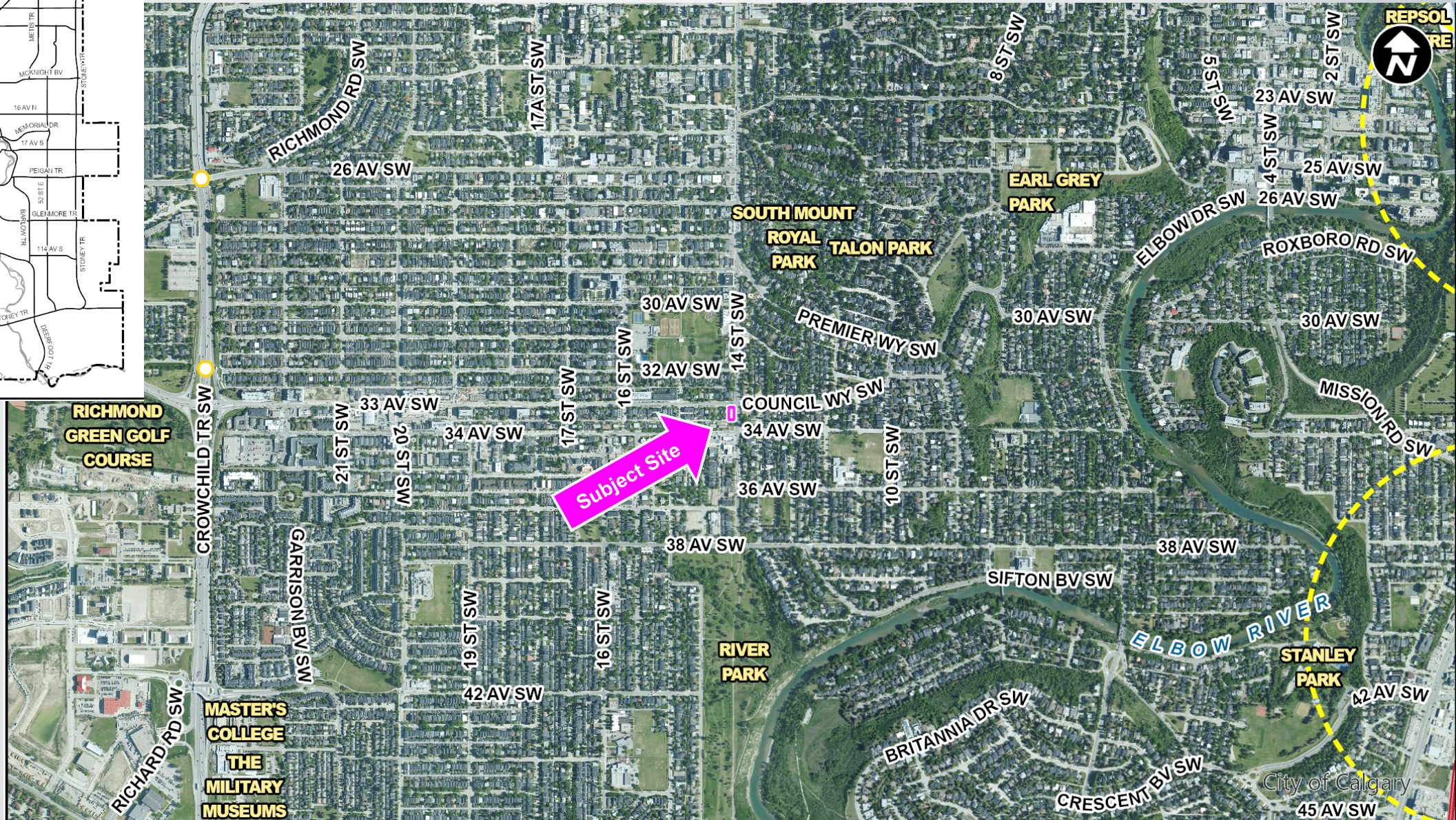
- Blue
- Downtown
- Red
- Green (Future)

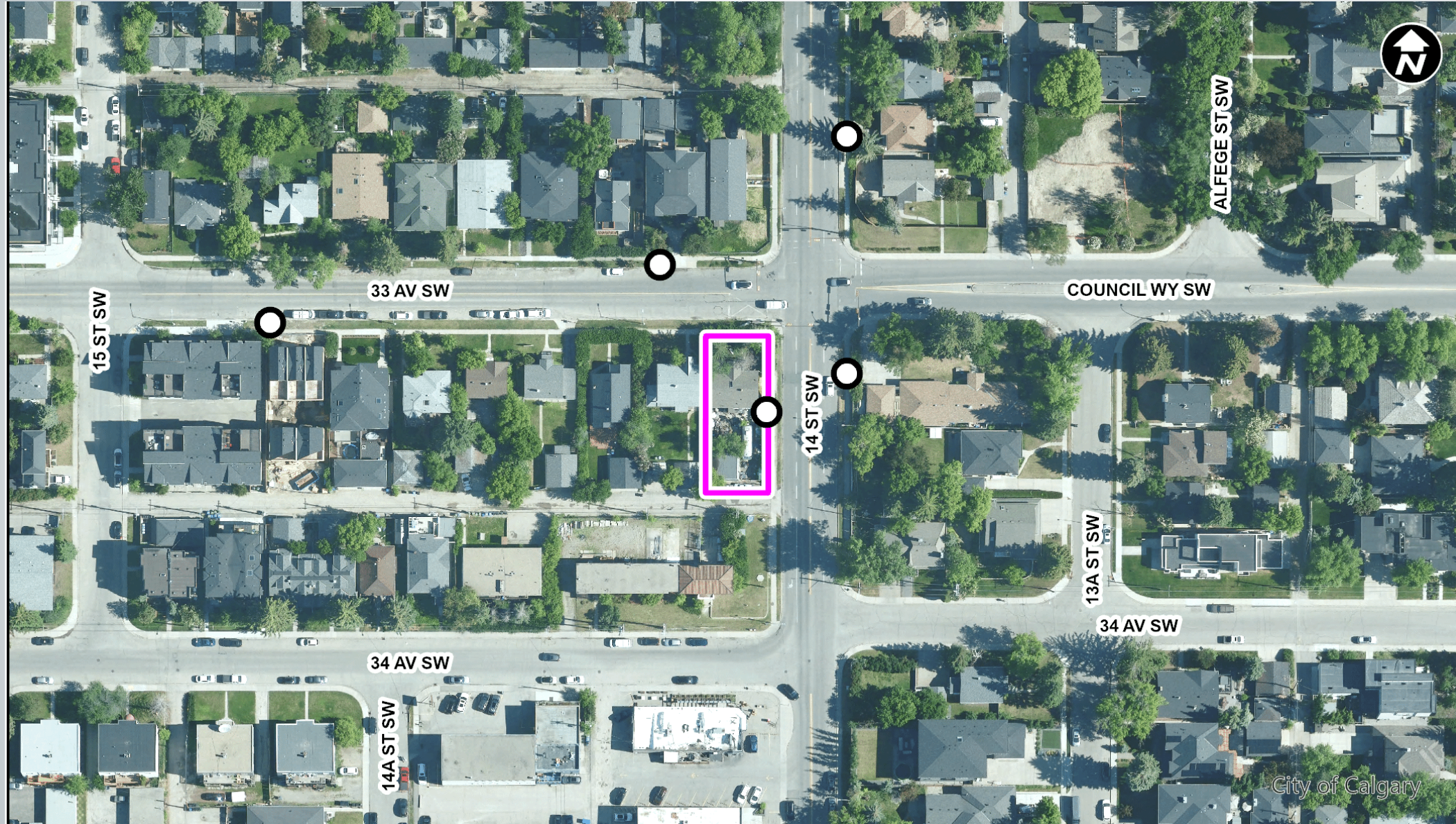
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

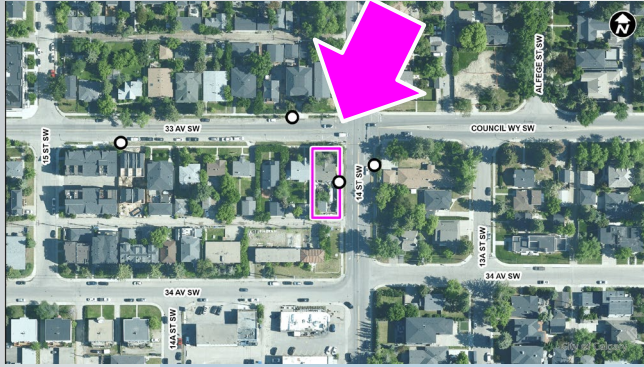




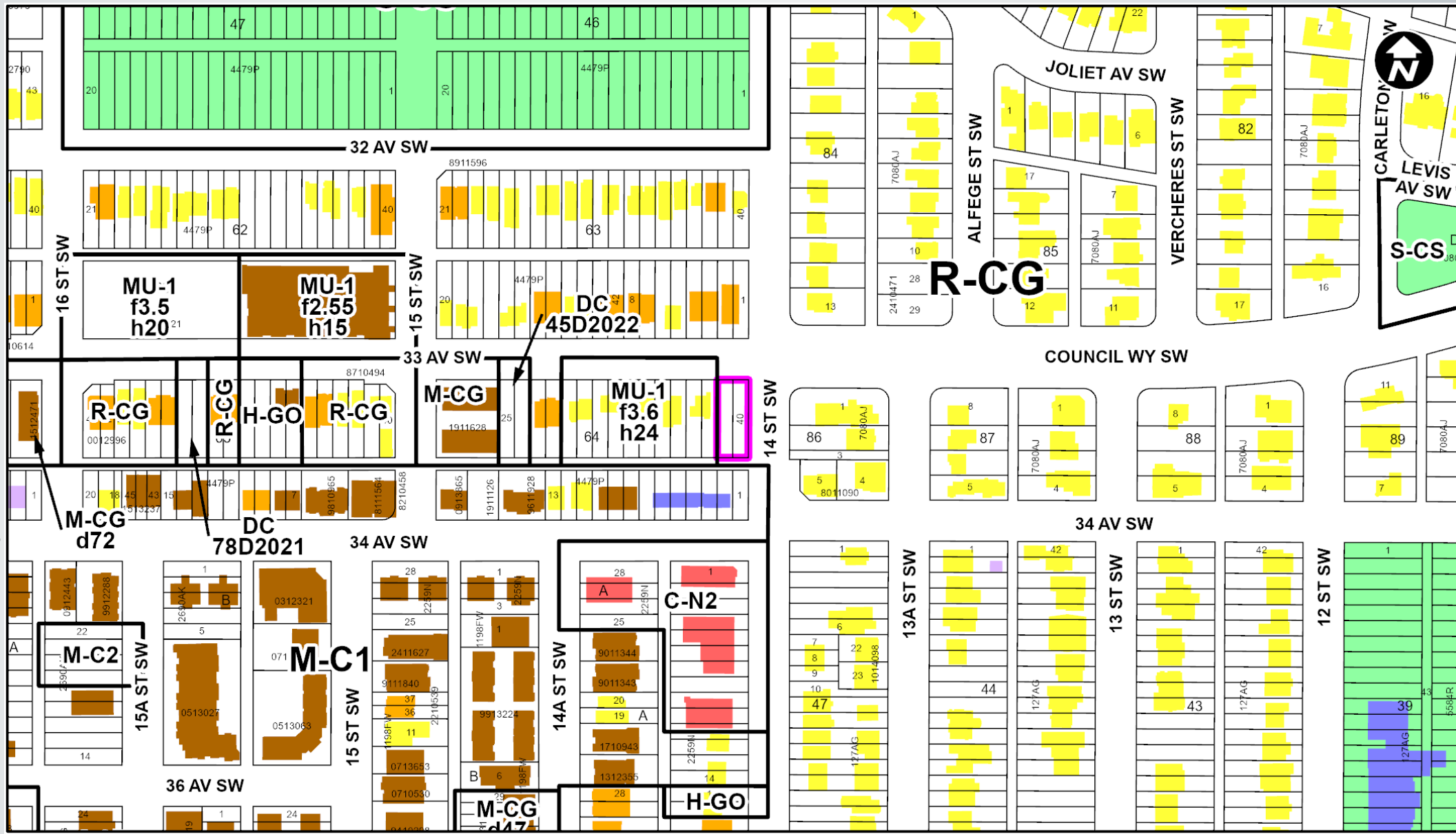
○ Bus Stop

Parcel Size:

0.06 ha
15m x 38m



- 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





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

- maximum building height of 11 metres (approximately 3 storeys)
- maximum density of 75 dwelling units per hectare (uph)
- 0.5 parking stalls per dwelling unit and per secondary suite



Proposed Mixed Use – General (MU-1f3.6h24) District:

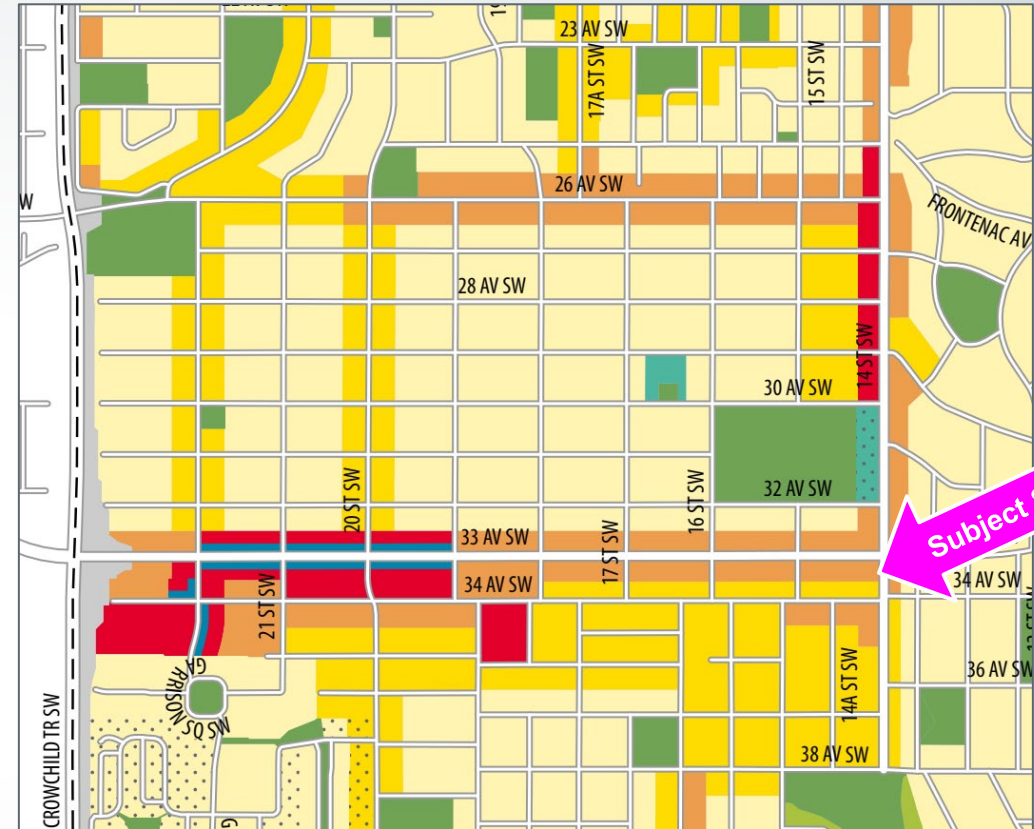
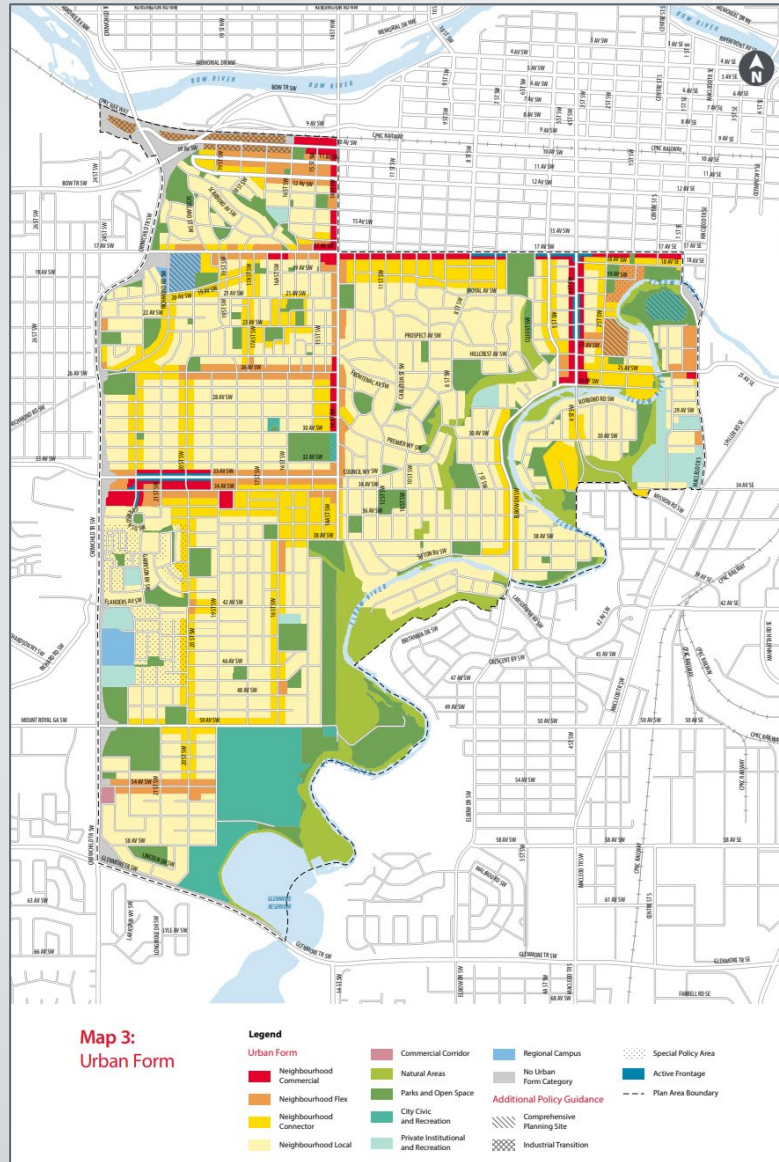
- Accommodate mixed-use development with commercial or residential uses on the ground floor
- Maximum floor area ratio (FAR) of 3.6
- Maximum building height of 24 metres (up to six storeys)

RECOMMENDATION:

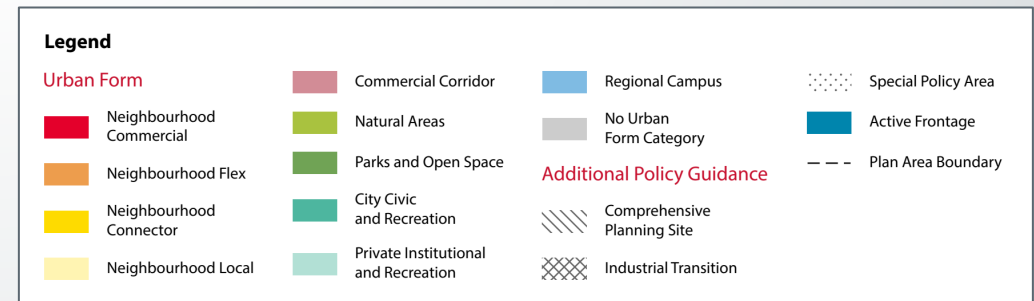
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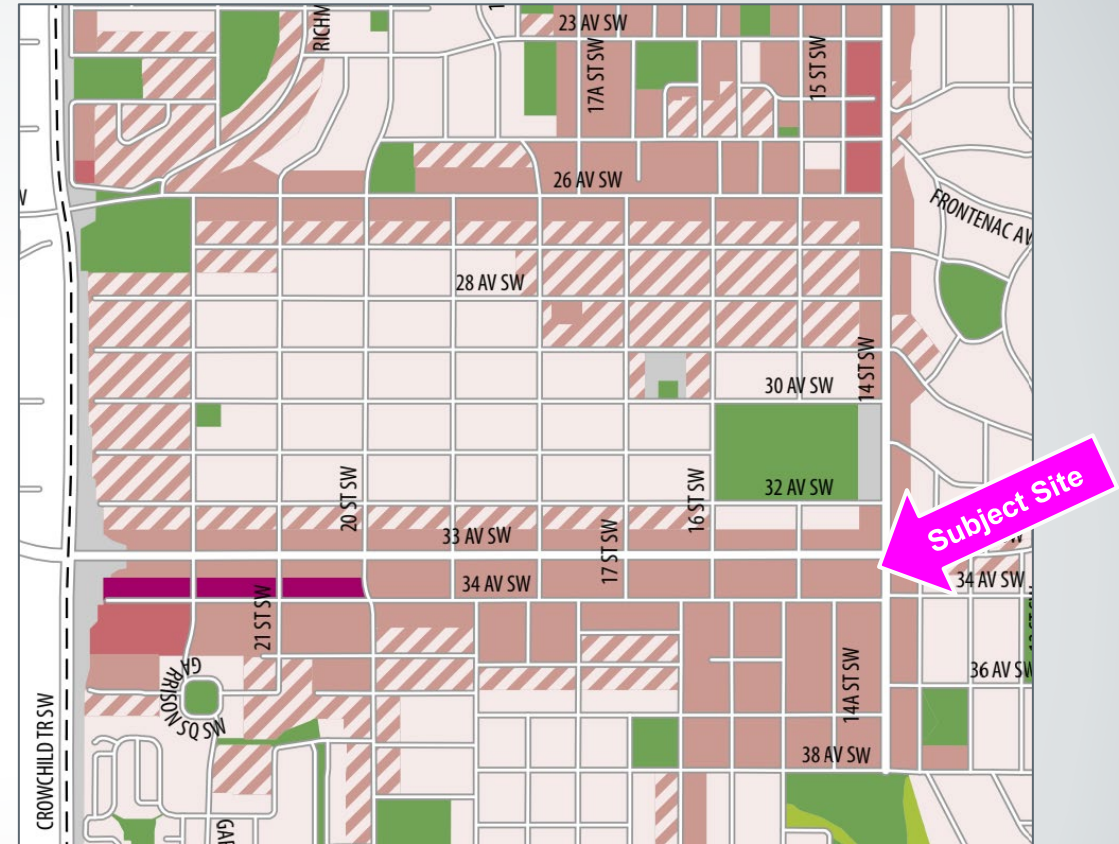
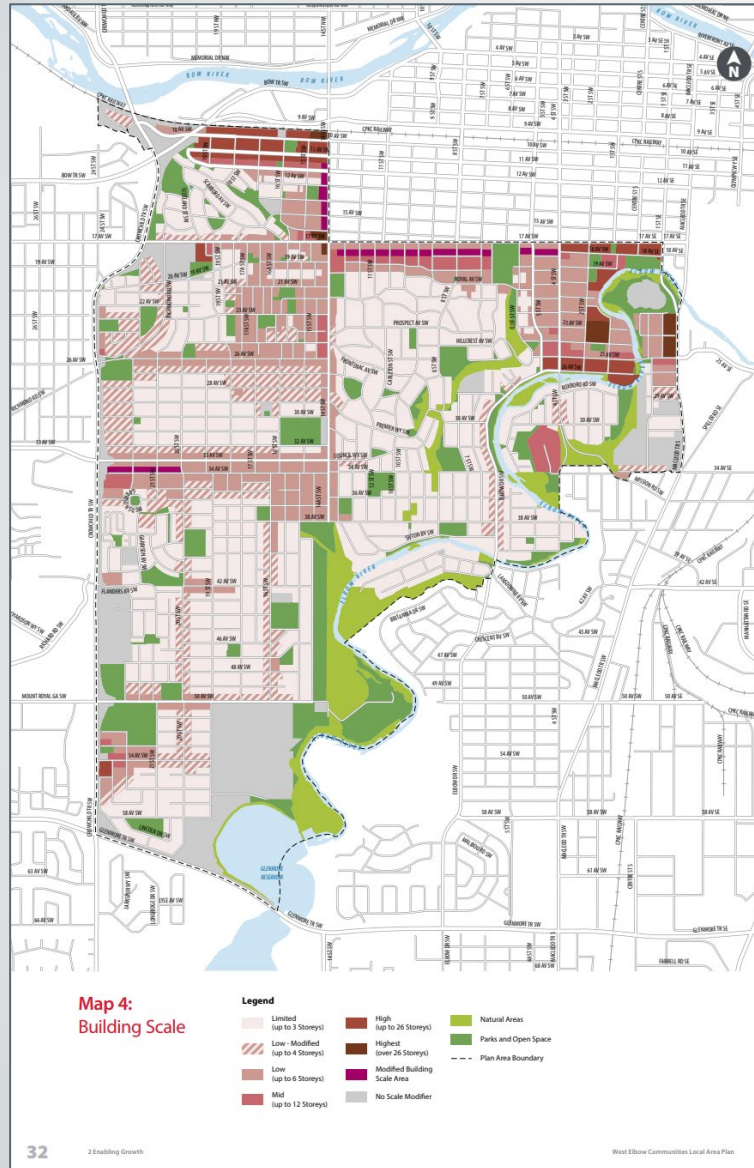
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Supplementary Slides



Subject Site





**Map 4:
Building Scale**

Legend

Limited (up to 3 Storeys)	High (up to 26 Storeys)	Natural Areas
Low - Modified (up to 4 Storeys)	Highest (over 26 Storeys)	Parks and Open Space
Low (up to 6 Storeys)	Modified Building Scale Area	Plan Area Boundary
Mid (up to 12 Storeys)	No Scale Modifier	

Main Street – 33rd and 34th Avenue

