



## **LOC2025-0171 / CPC2026-0250**

## **Land Use Amendment**

April 16, 2026

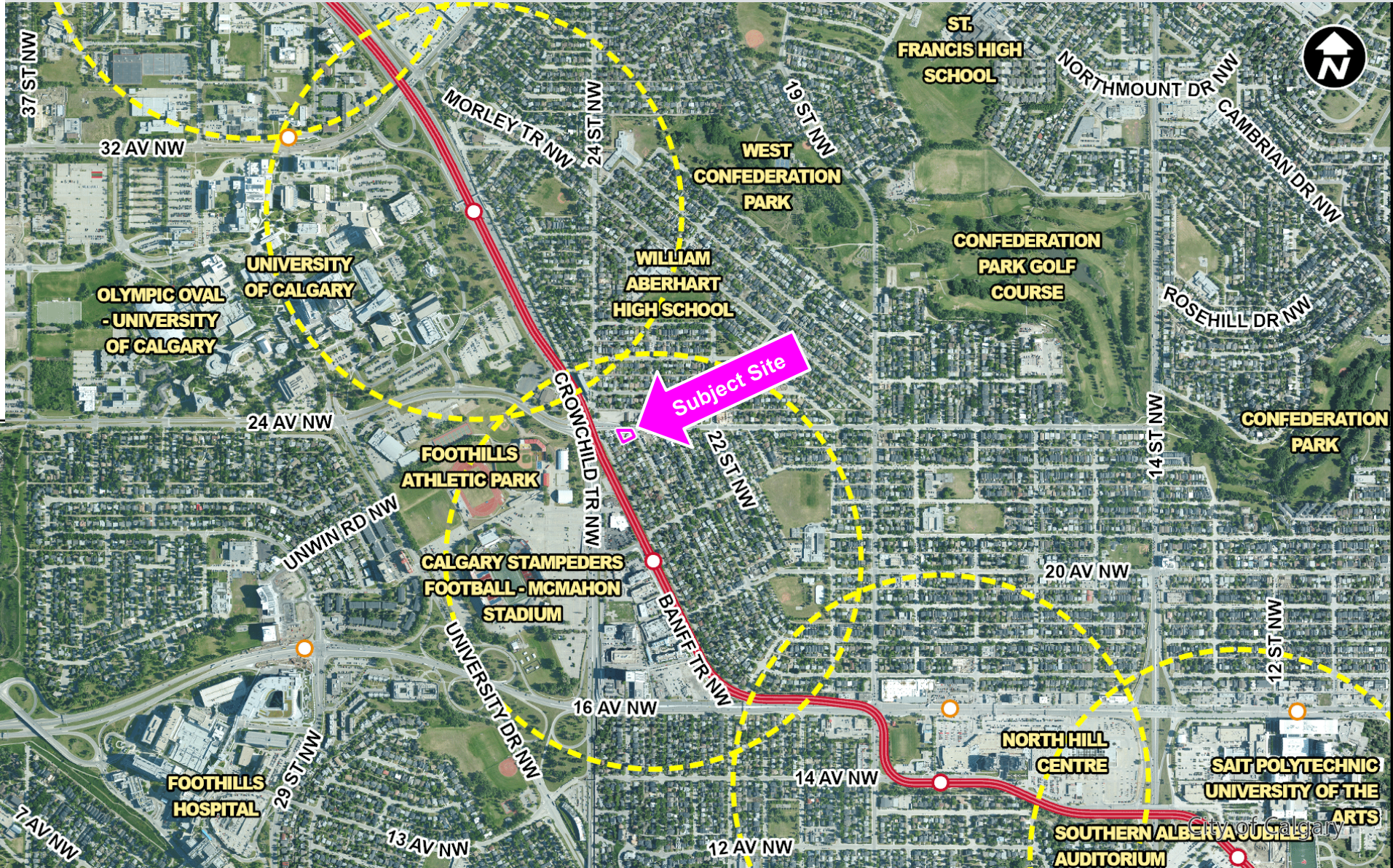
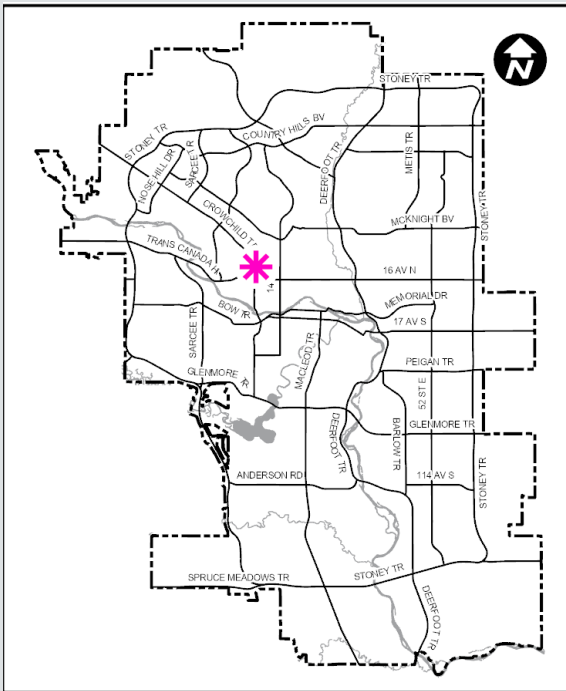
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0250) to the 2026 May 12 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 2471 – 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District **to** Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment).



**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

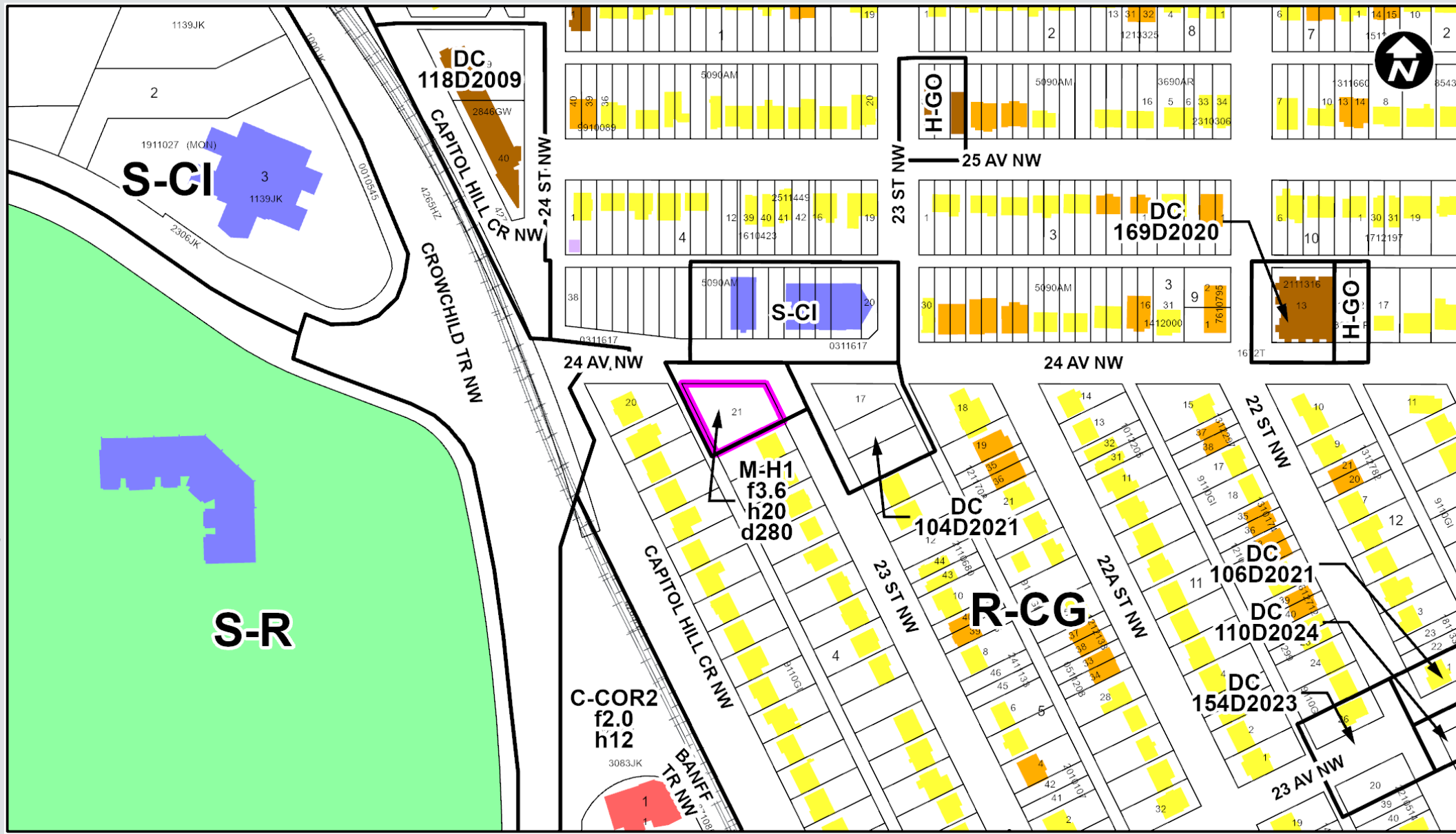


Parcel Size:

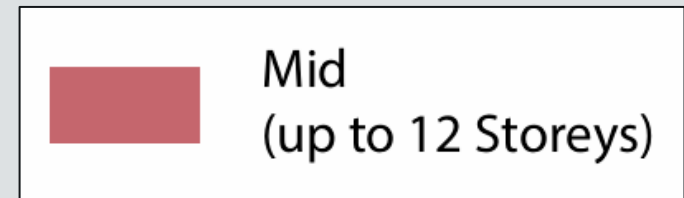
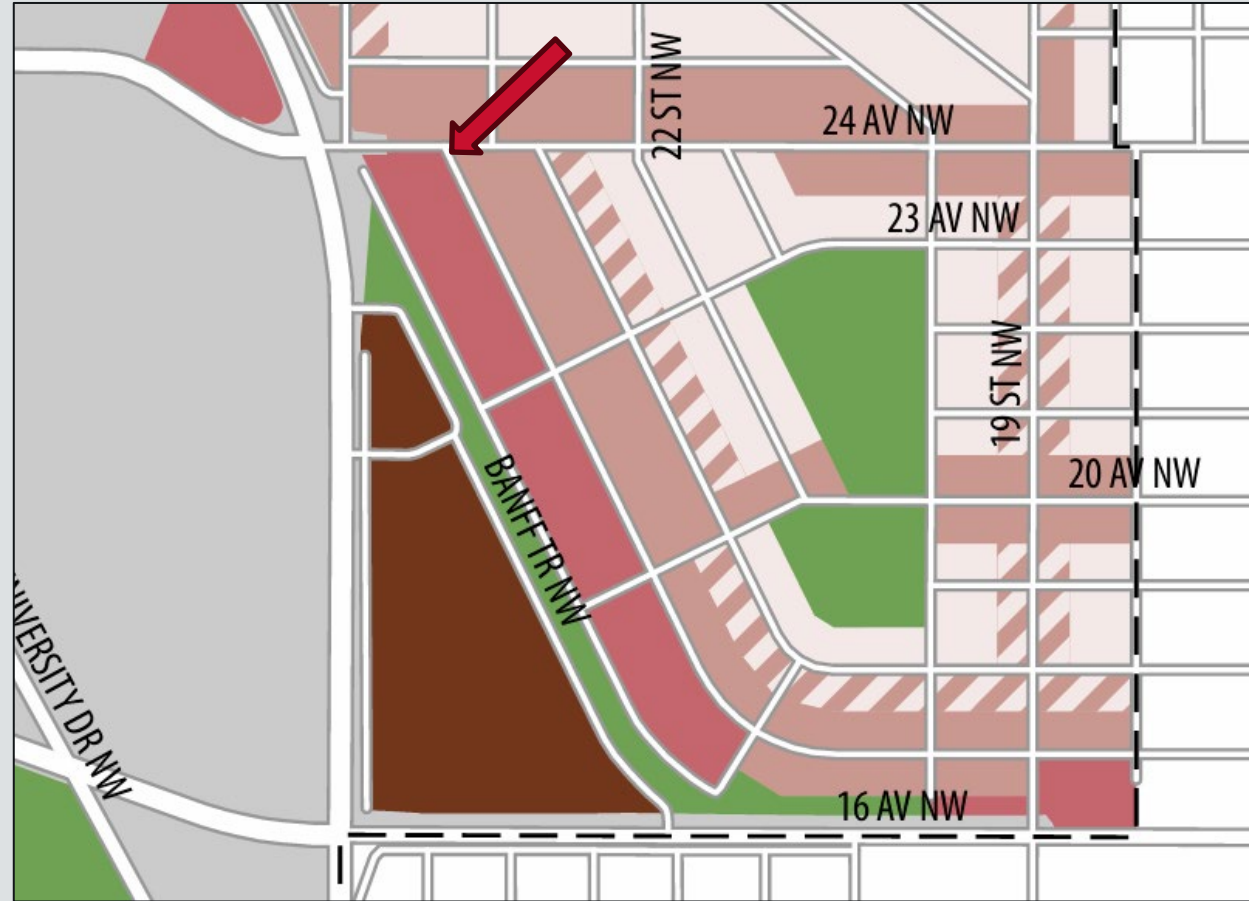
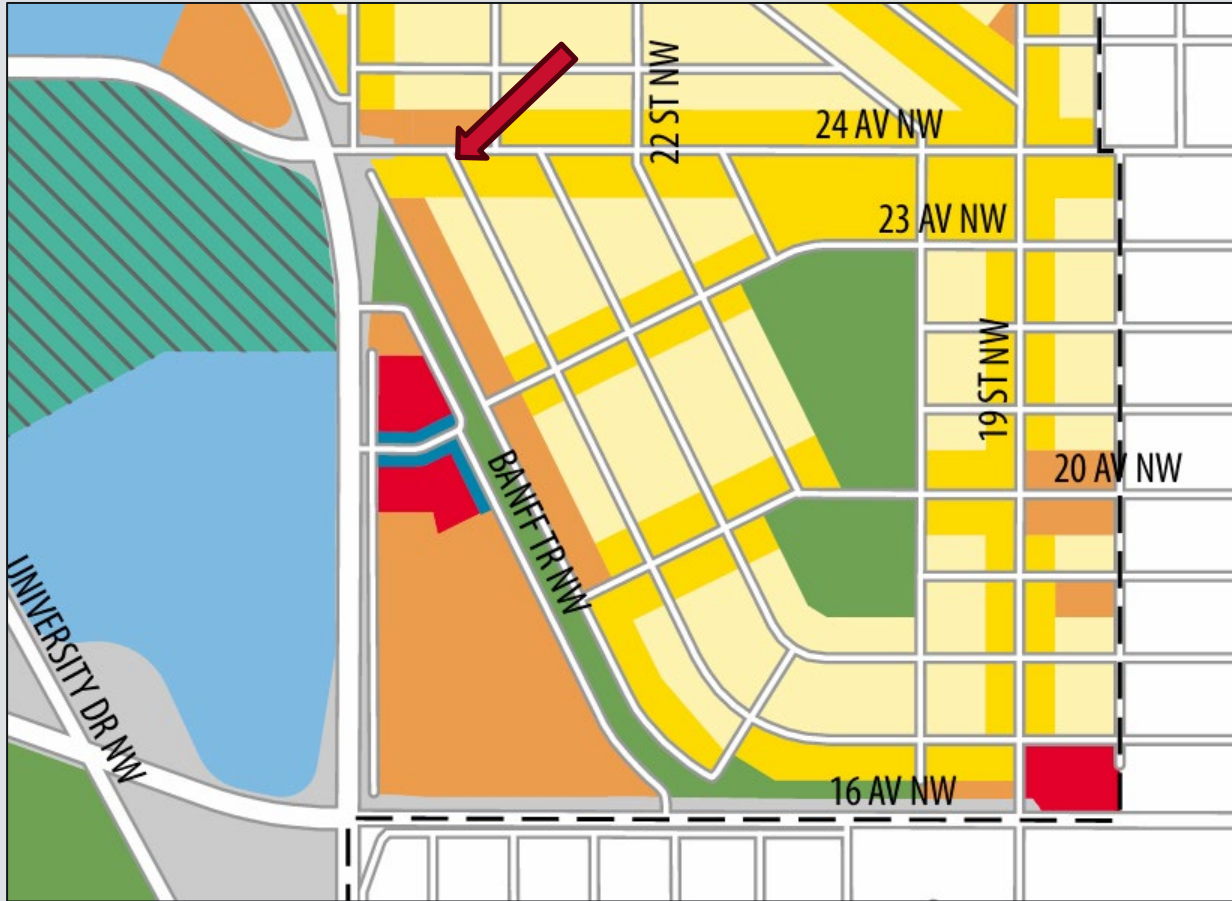
0.11 ha  
38m x 30m

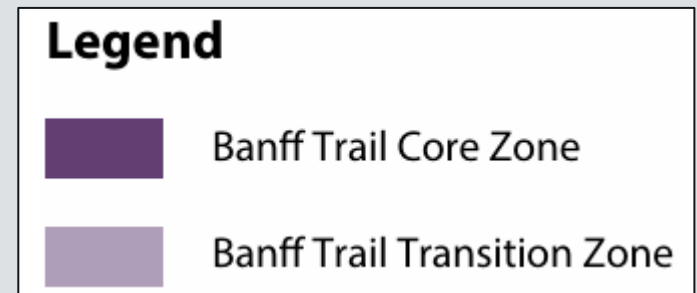


# Surrounding Land Use



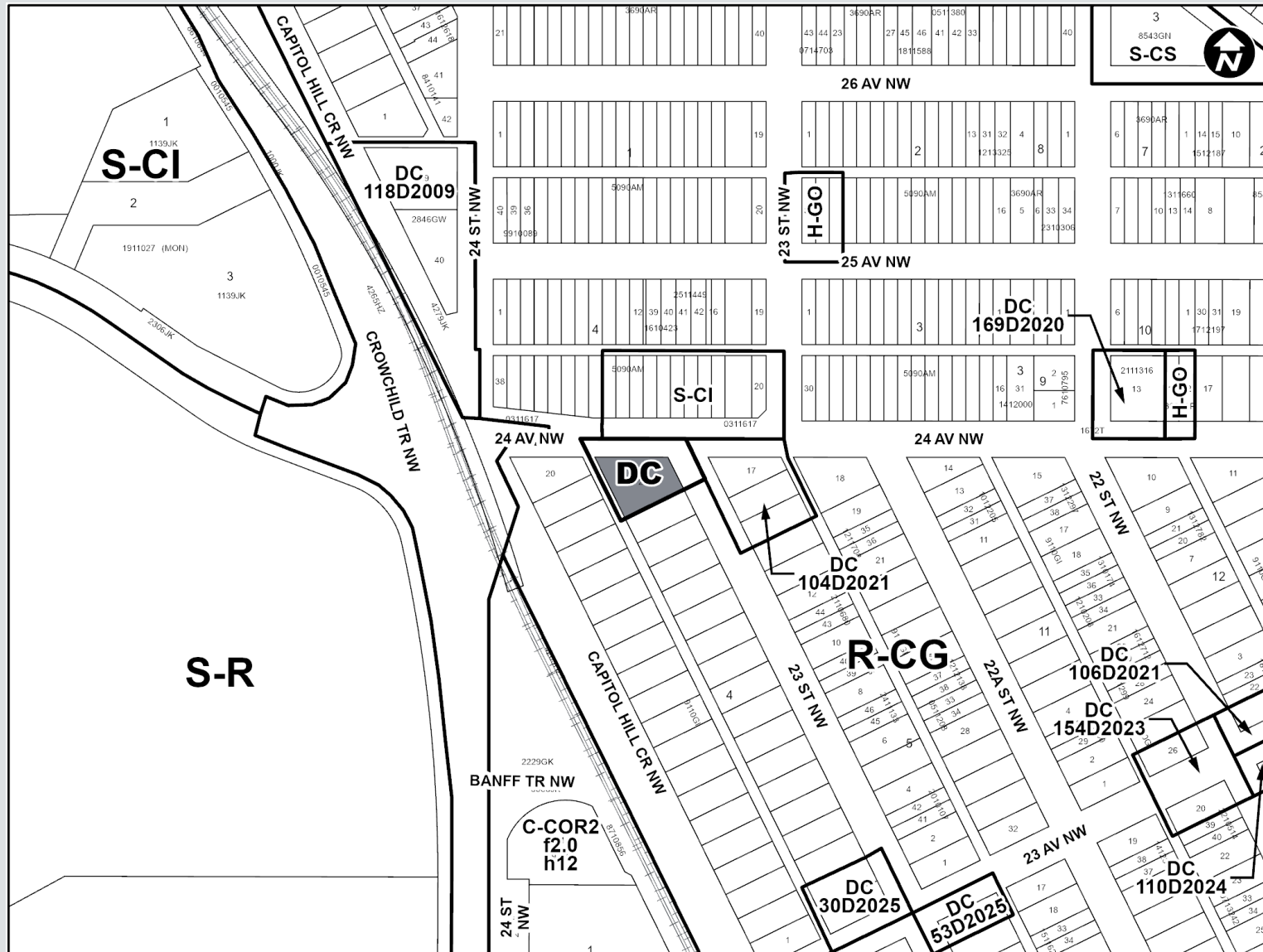
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





## Proposed DC District:

- Based on Multi-Residential – High Density Medium Rise (M-H2)
- Maximum building height of 26.0 metres (an increase from 20.0 metres)
- Establishes specific rules for setbacks
- Exclusion of specific uses including Secondary Suite, Backyard Suite, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling



## RECOMMENDATIONS:

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That Calgary Planning Commission recommend that Council:

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## Supplementary Slides

## Discretionary Uses

648 (1) The following uses are discretionary uses in the Multi-Residential — High Density Medium Rise District:

(2) The following uses are additional discretionary uses in the Multi Residential — High Density Medium Rise District if they are located on a parcel in the developed area that is used or was previously used as Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:

- (a) Backyard Suite;
- (a.1) Duplex Dwelling;
- (b) *deleted*
- (c) *deleted*
- (d) *deleted*
- (e) Semi-detached Dwelling; and
- (f) Single Detached Dwelling.



