



# LOC2023-0412 Land Use Amendment

March 21, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 21 2024**  
ITEM: 7.2.5 - CPC 2024-0338  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



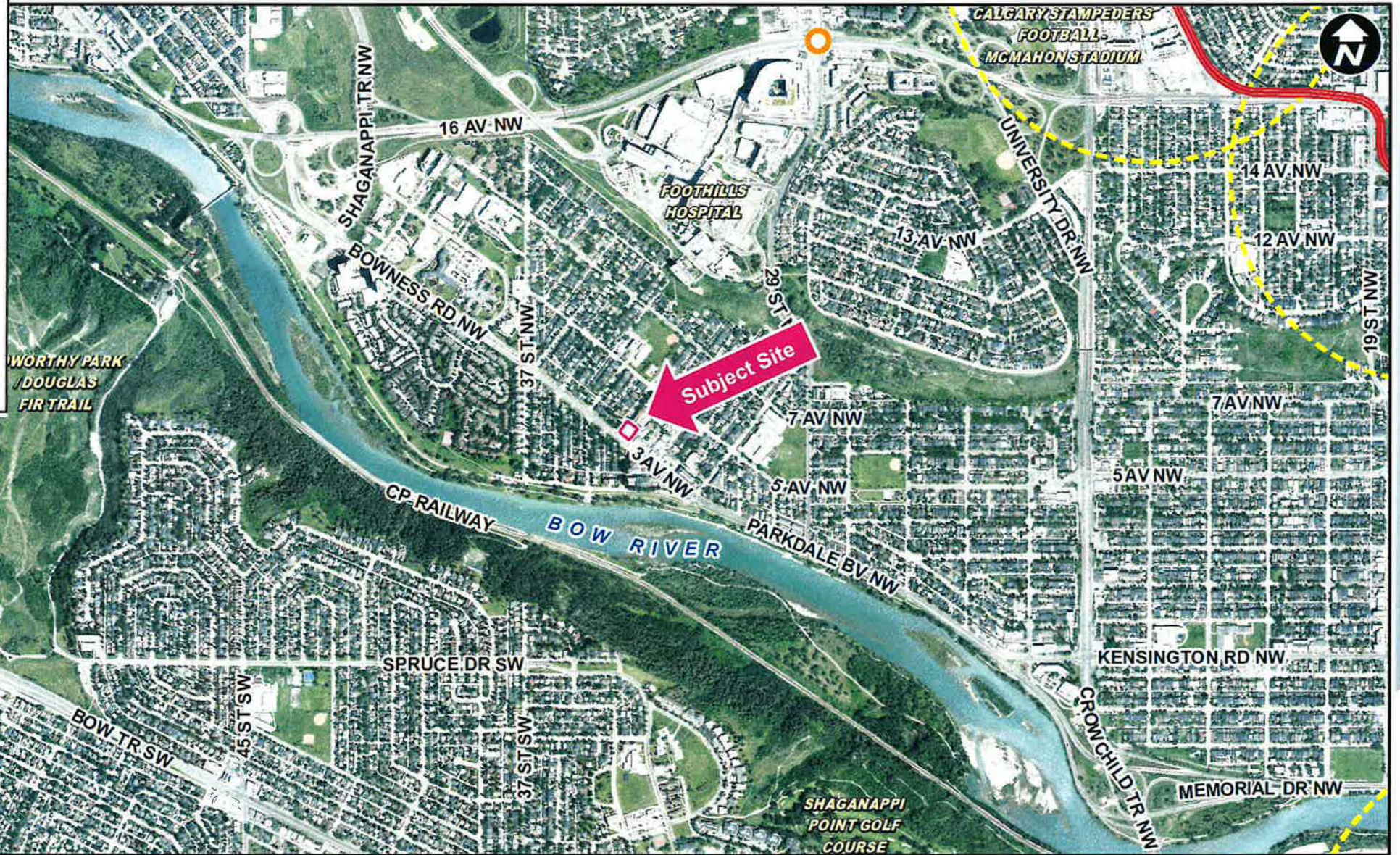
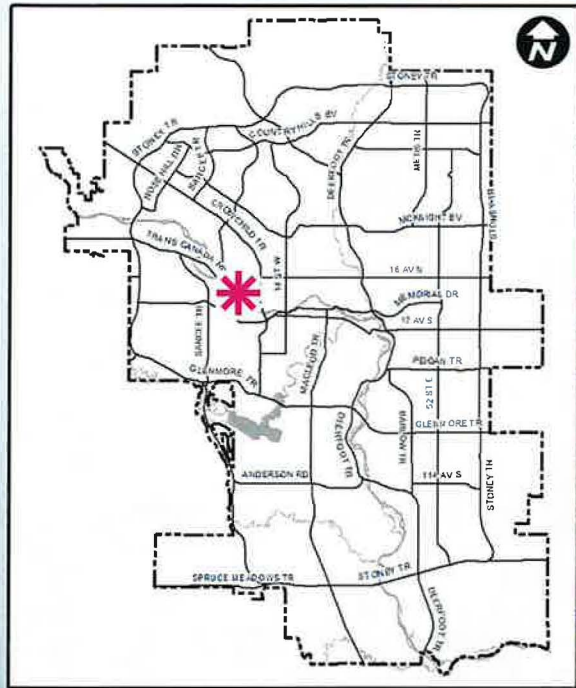
## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 3416 – 3 Avenue NW (Plan 1310796, Block X, Lot 20) from Direct Control (DC) District to Mixed Use – General (MU-1f4.0h28) 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

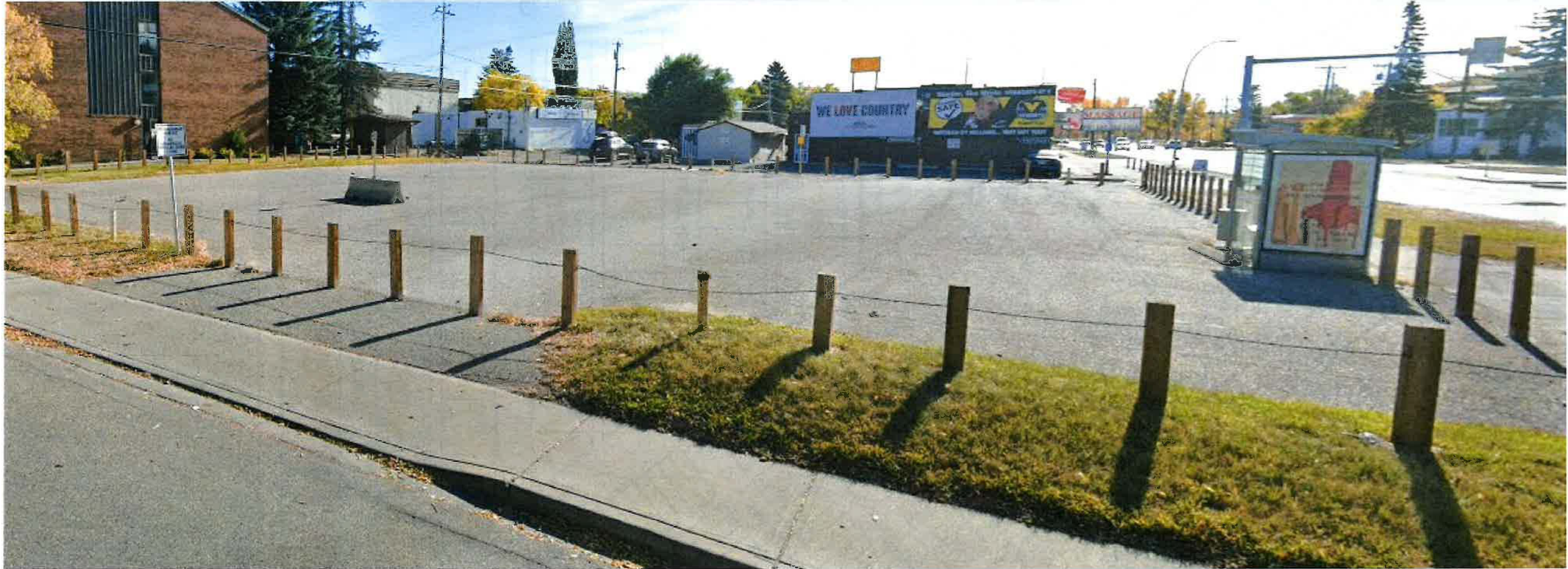




Parcel Size:

0.14 ha  
36.6m x 39.6m

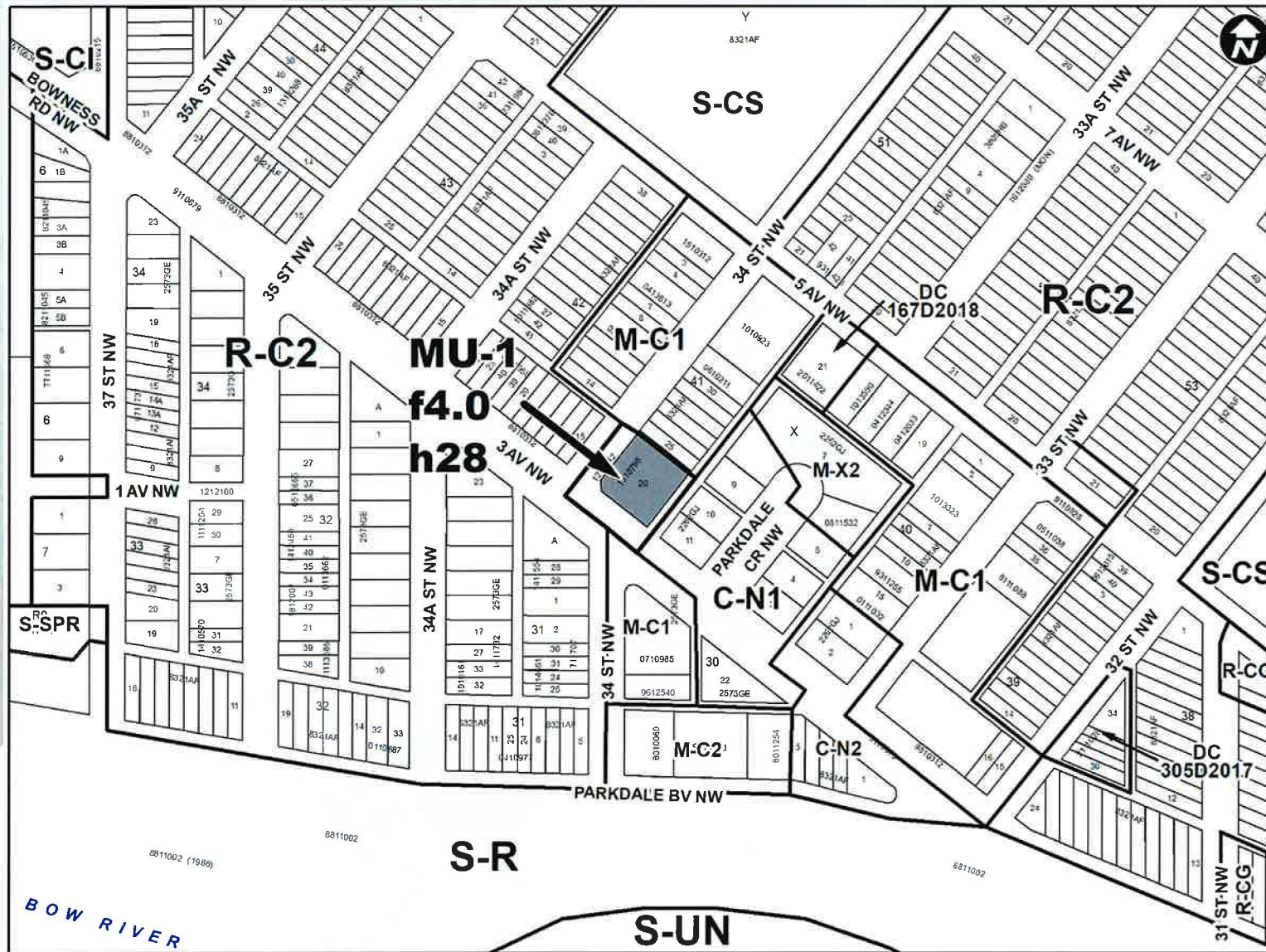












## Proposed MU-1 District:

- FAR modifier of 4.0
- Height Modifier of 28 metres to accommodate a 6 storey building with rooftop amenity.







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## Supplementary Slides



