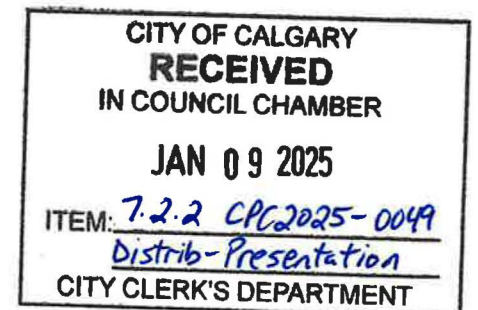




LOC2024-0130 / CPC2025-0049 Land Use Amendment

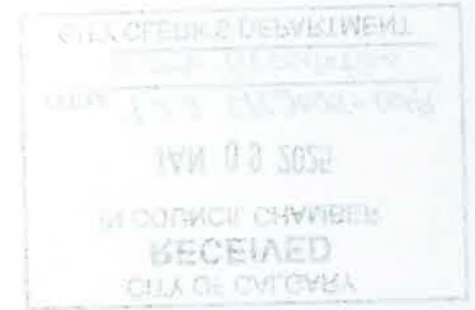
January 9, 2025



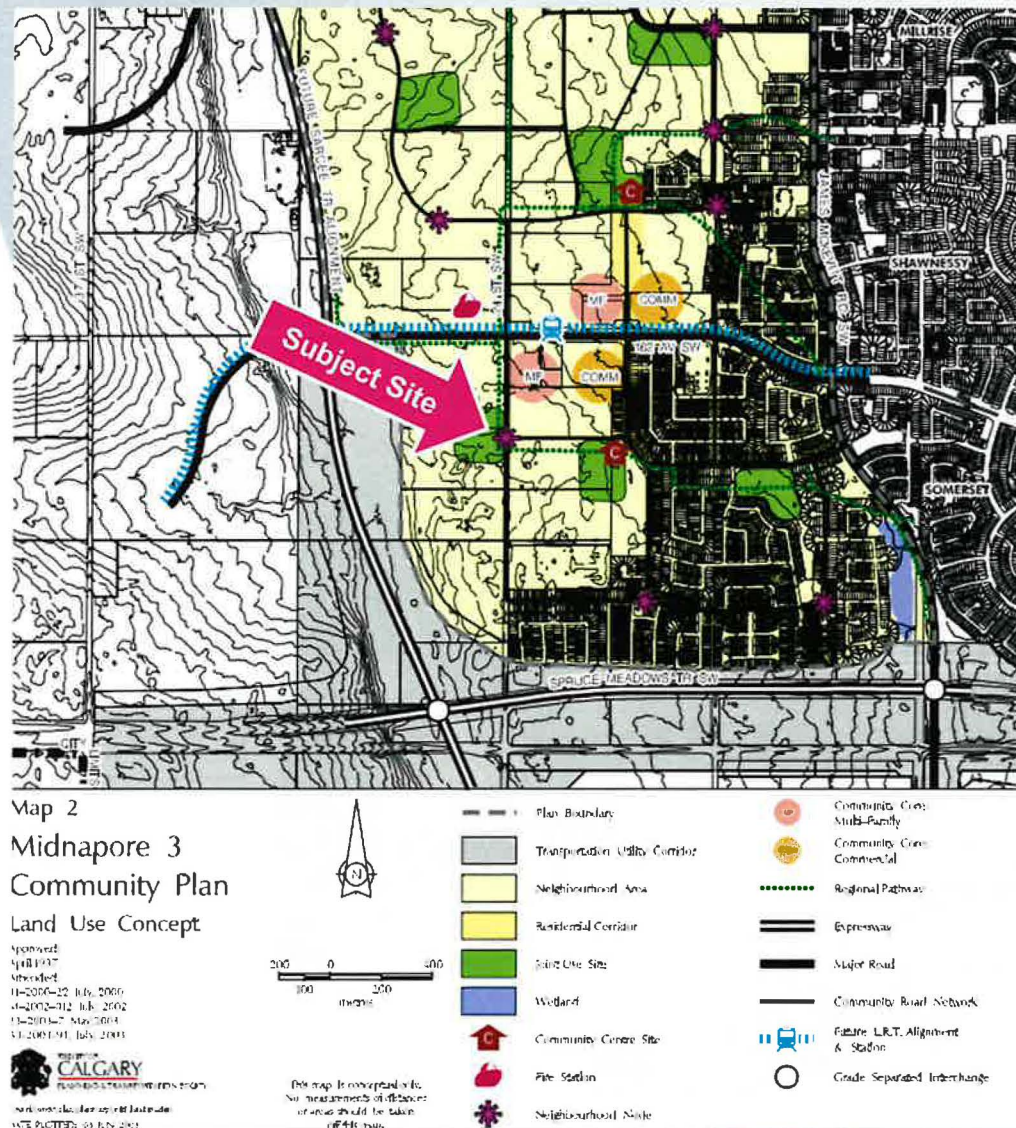
RECOMMENDATION:

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

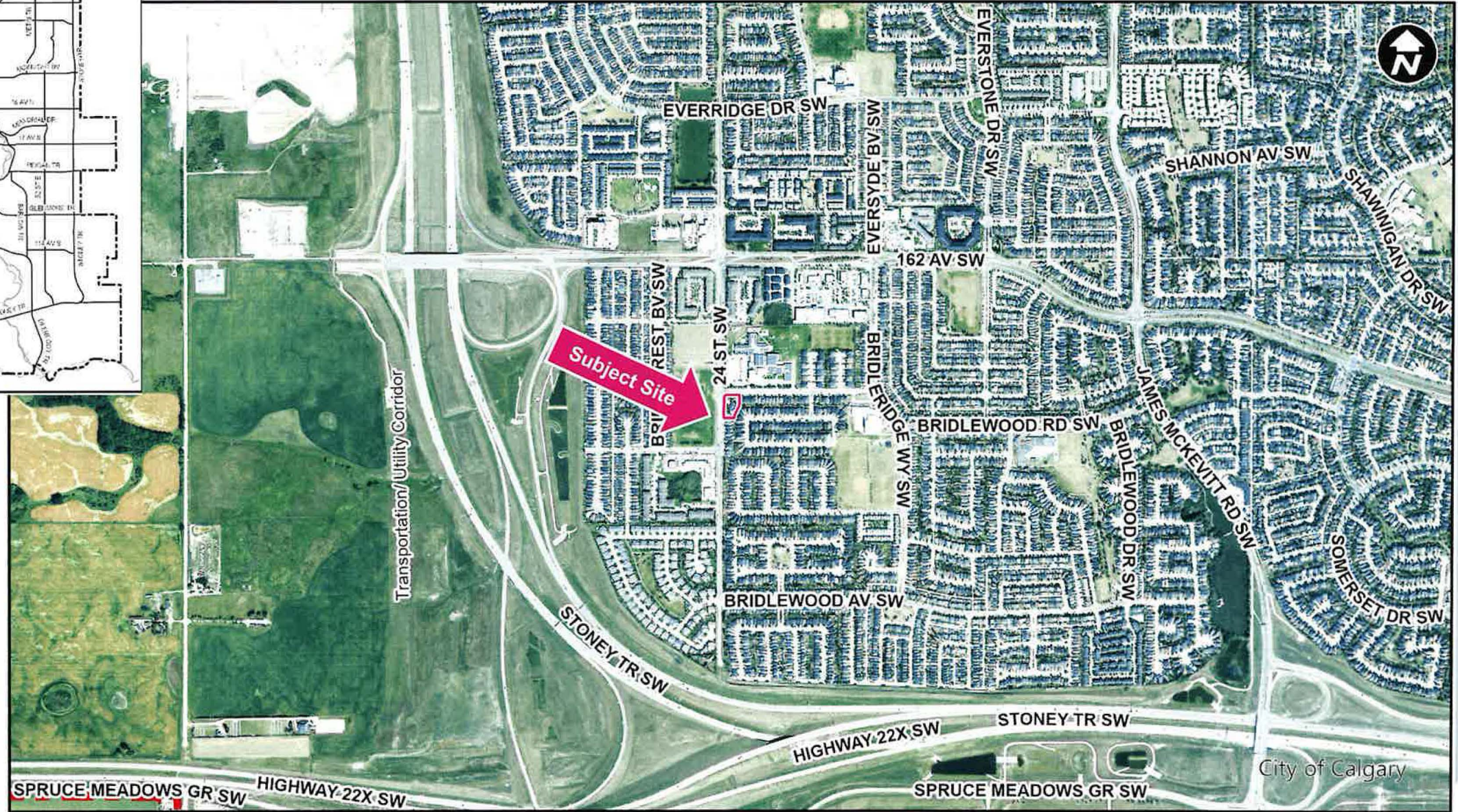


- Based on the community plan, this area was envisioned to be a neighbourhood node with mixed use but because of the developed infrastructure and backed by the feedback received, the site is more suited to be multi-residential.
- No policy amendment needed as this document is non-statutory



LEGEND

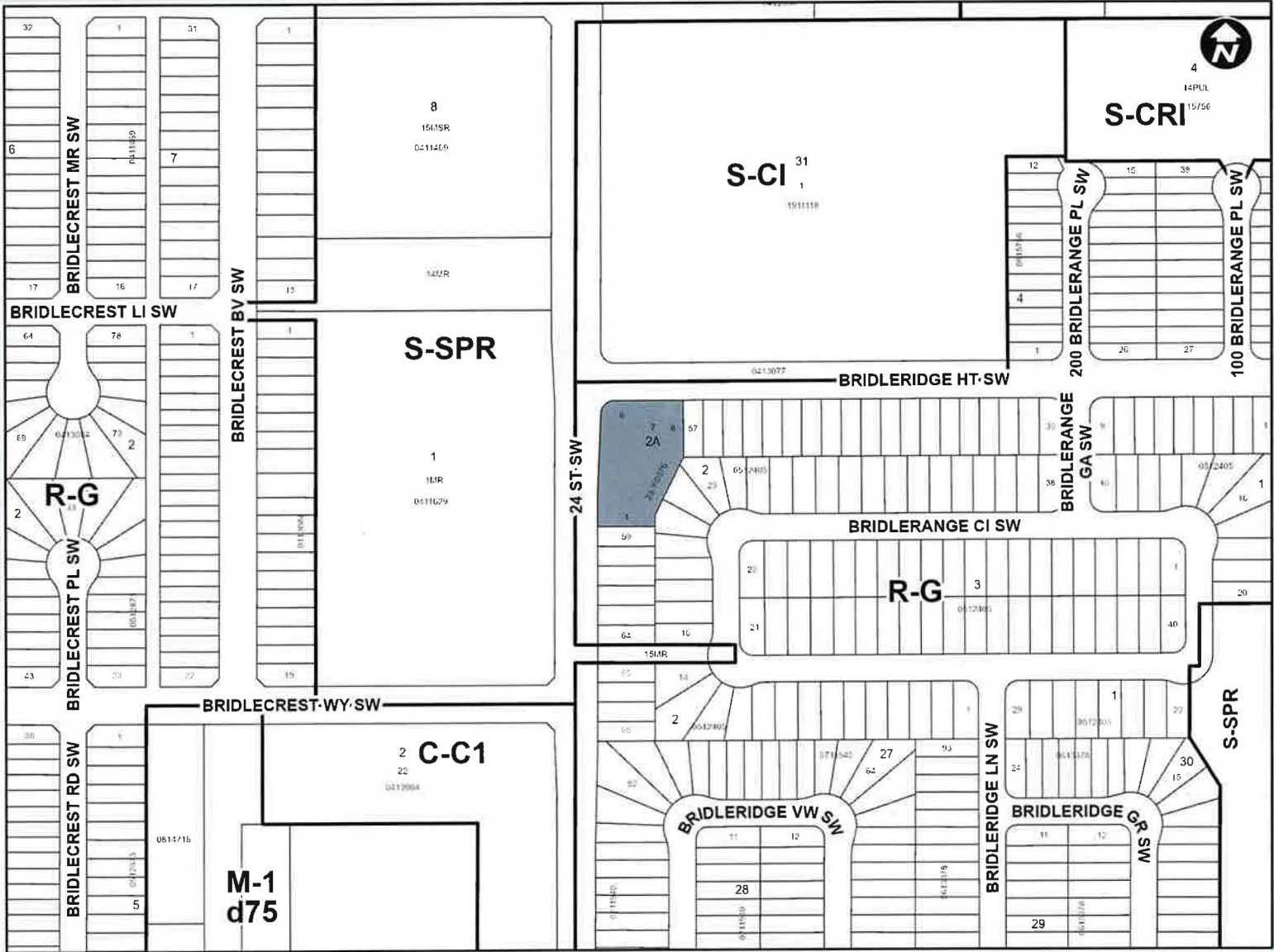
- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow

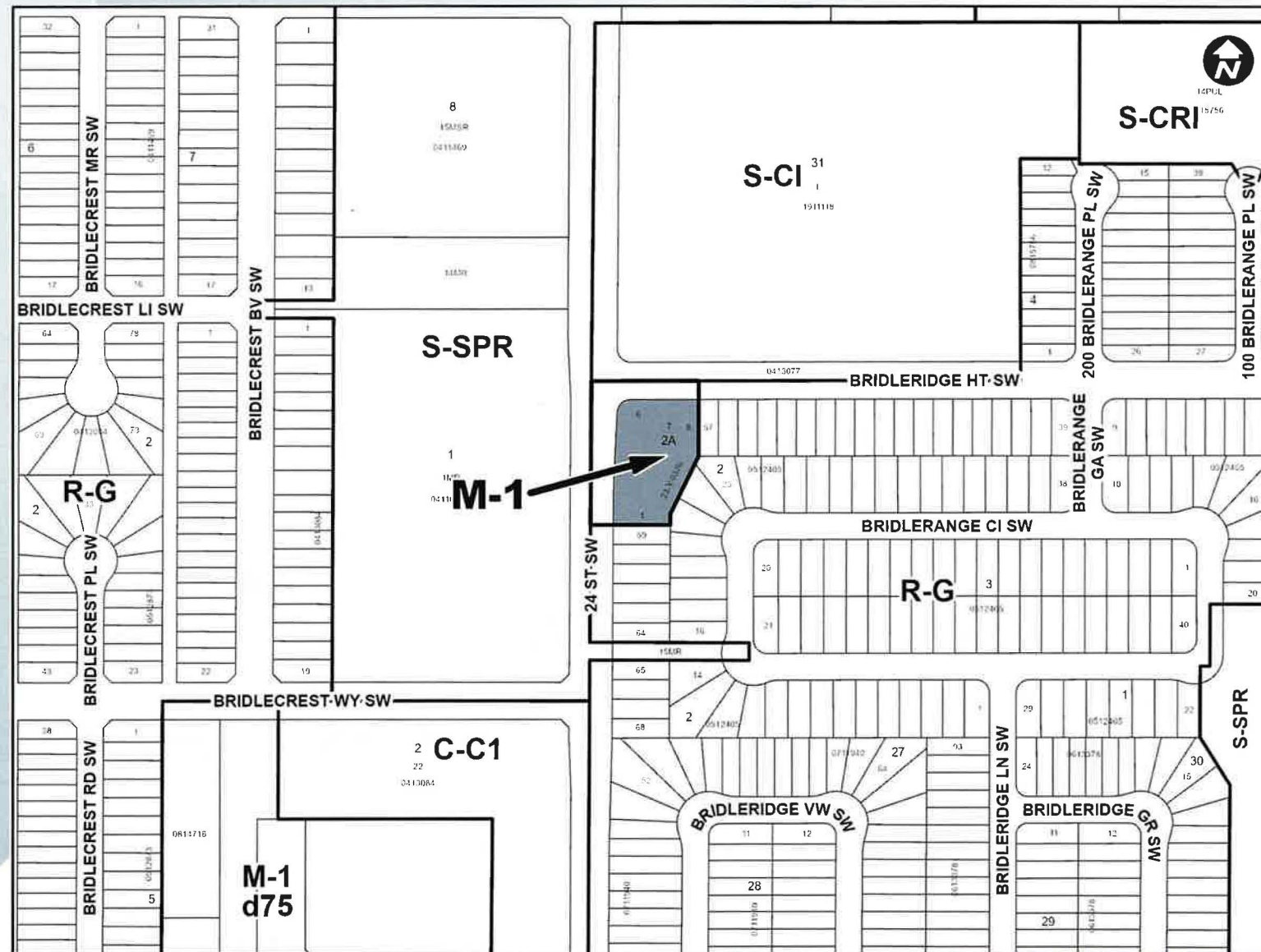




Parcel Size:

0.29 ha
70m x 45m





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

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.

