

Calgary Planning Commission

Agenda Item: 7.2.3



LOC2024-0177 / CPC2025-0319

Land Use Amendment

March 27, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 27 2025

ITEM: 7.2.3 CPC2025-0319
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

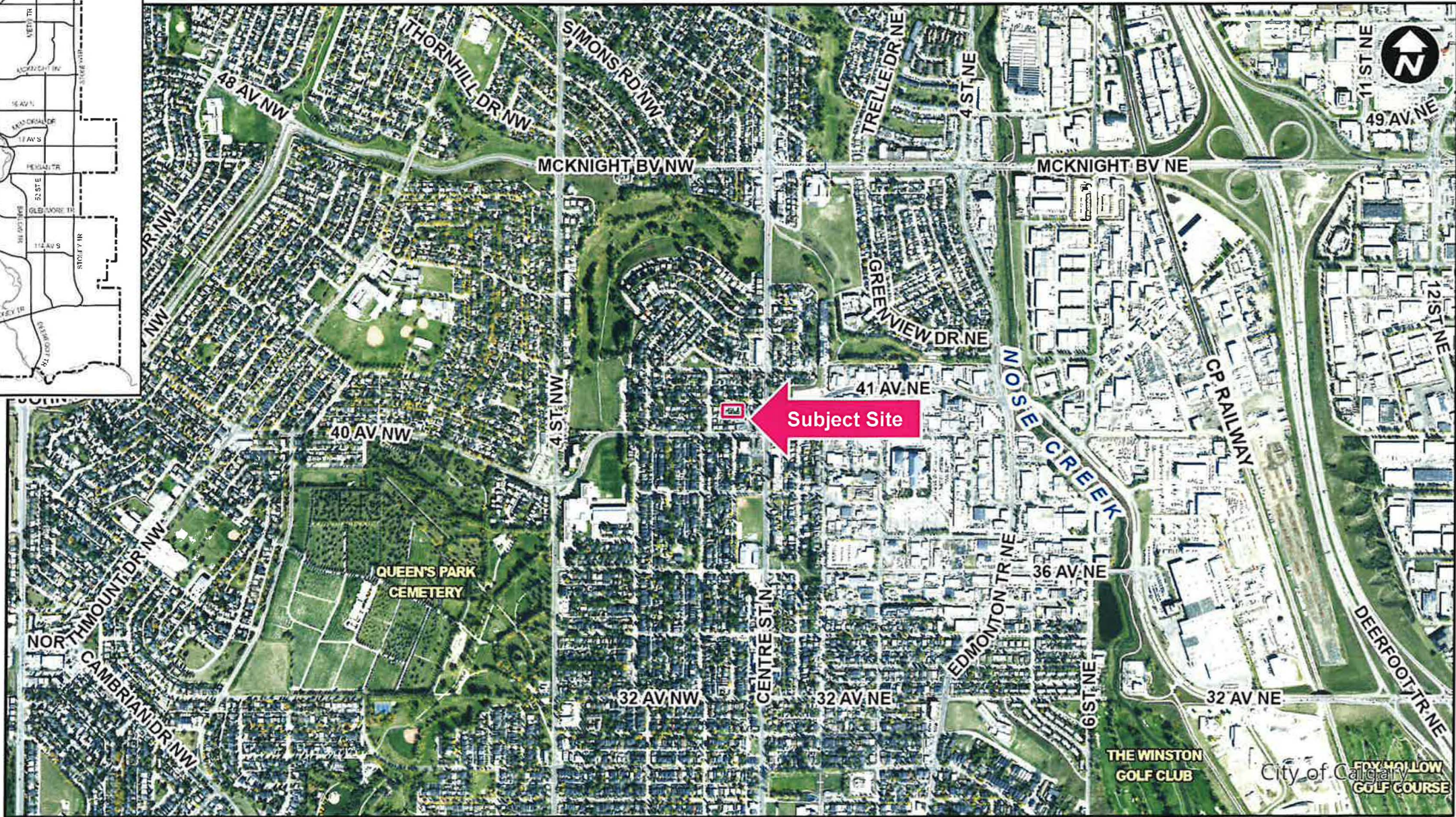
Give three readings to the proposed bylaw for the redesignation of 0.22 hectares $\pm$ (0.55 acres $\pm$) located at 119, 123, 127 and 131 – 41 Avenue NW (Plan 6482GN, Block 2, Lots 18 to 21) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District.

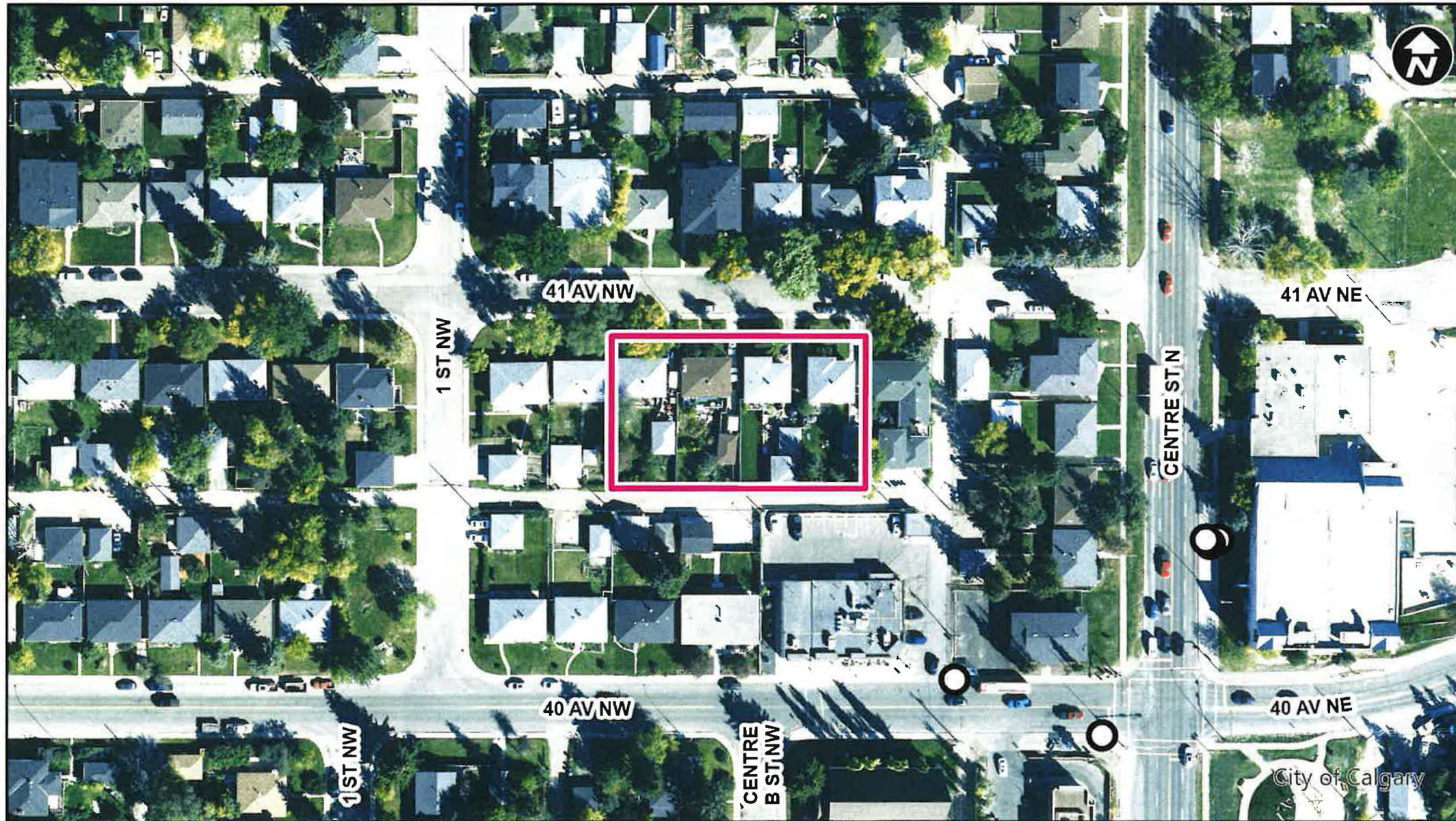




LEGEND

- 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





LEGEND

○ Bus Stop

Parcel Size:

0.22 ha
61m x 37m



South from 41 Avenue NW



West from rear lane

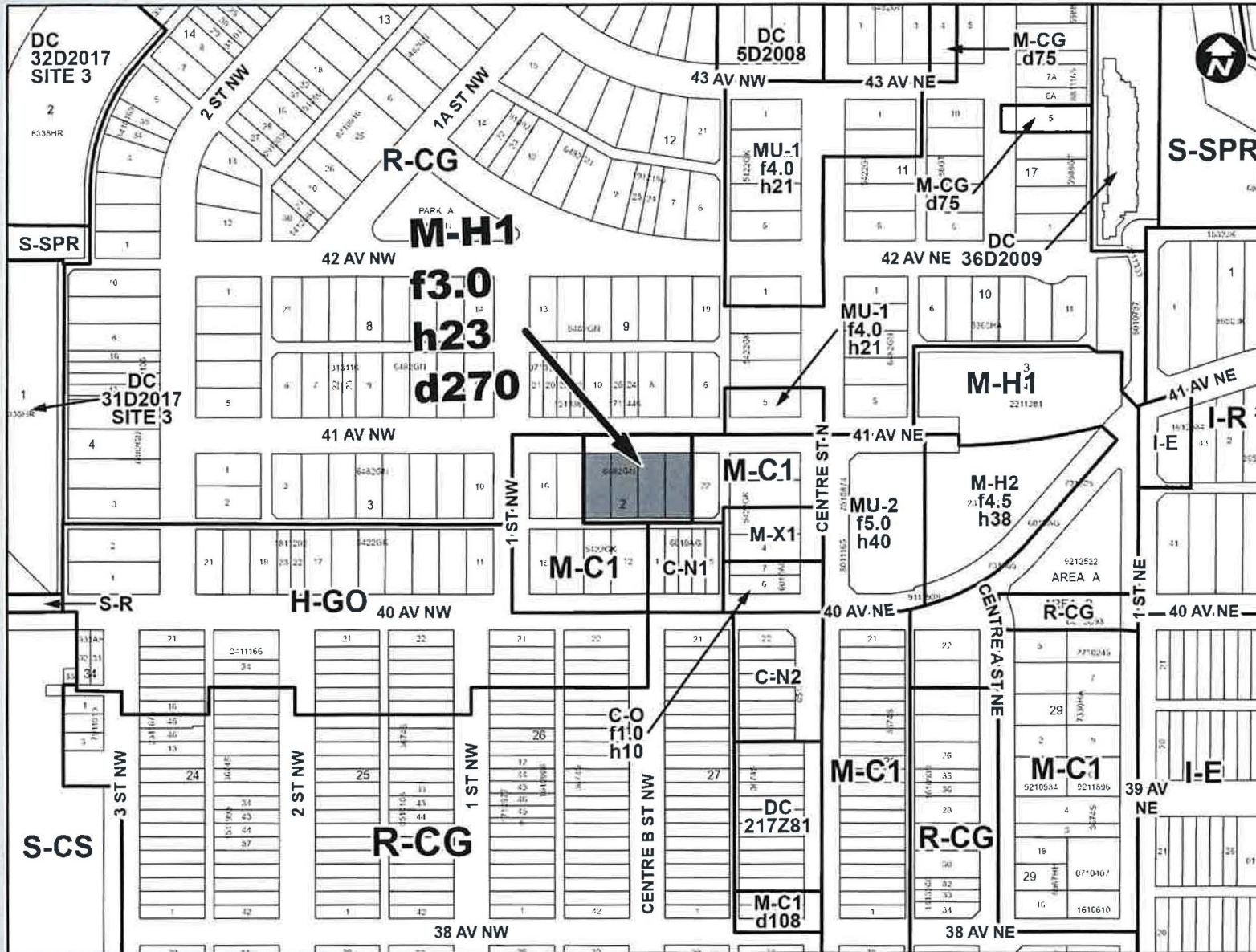


Existing Multi-Residential – Contextual Low Profile (M-C1) District:

- 4 storeys (14 metres max.)
- 148 units per ha. (32 dwelling units max.)

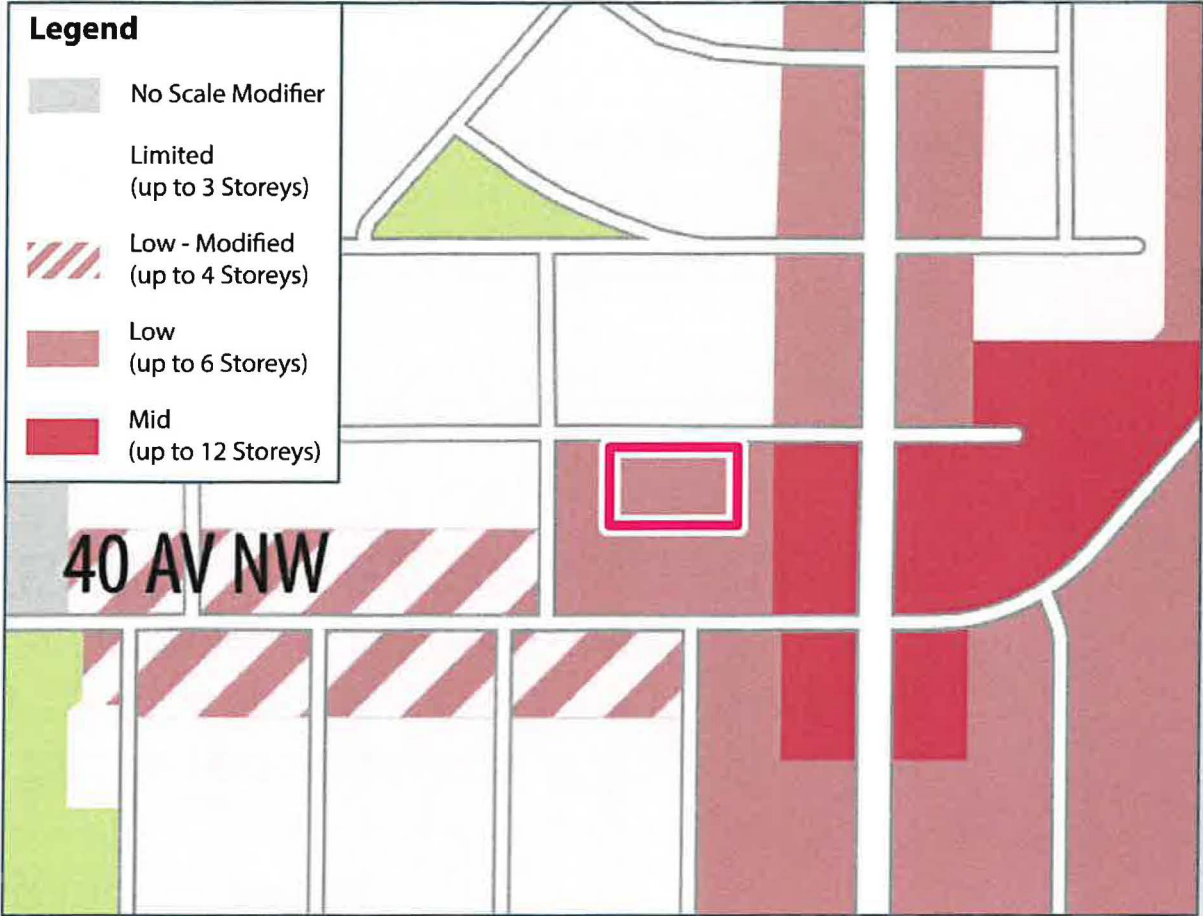
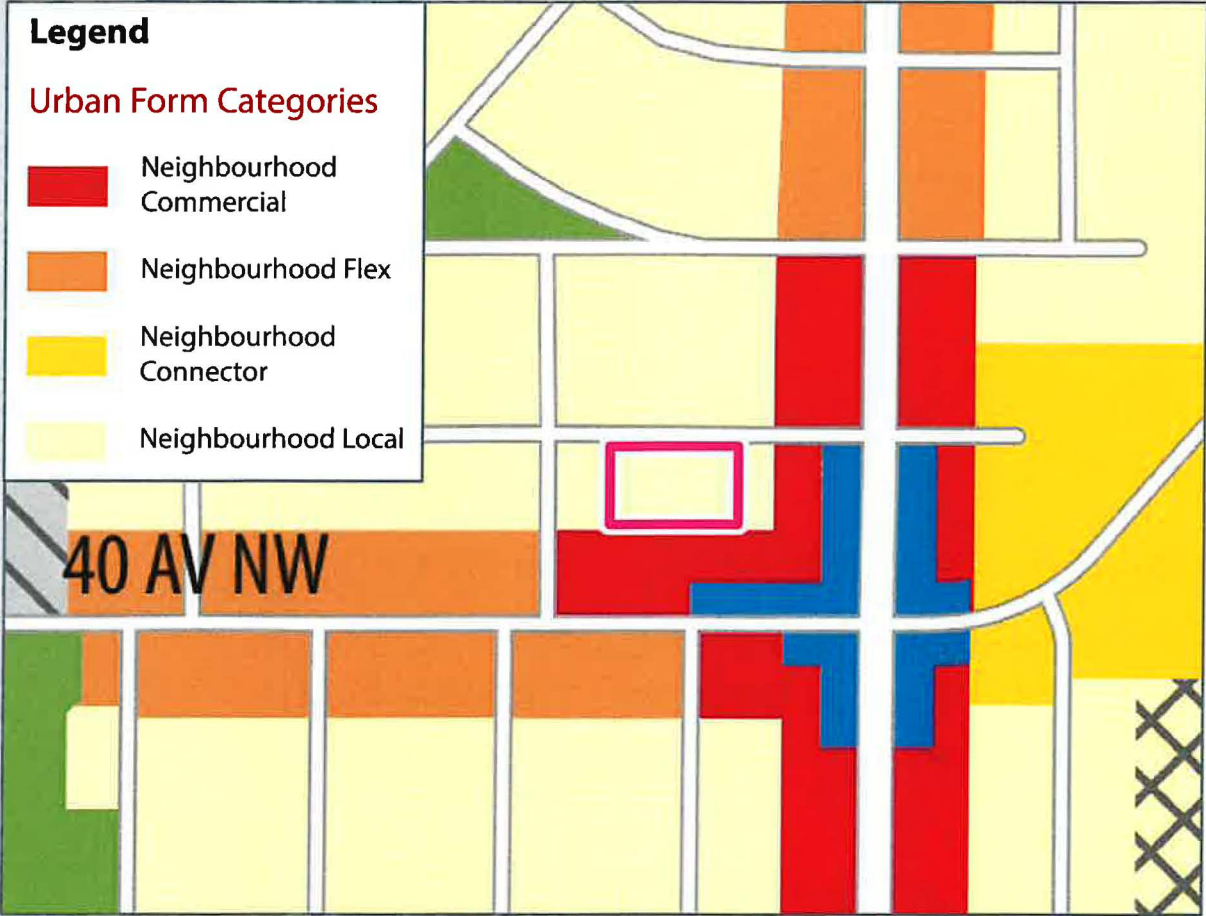
Proposed Land Use Map

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Proposed Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District:

- 6 storeys (23 metres max.)
- Max. floor area ratio of 3.0
- 270 units per ha. (60 dwelling units max.)



 Subject Site

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Supplementary Slides

- 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

