

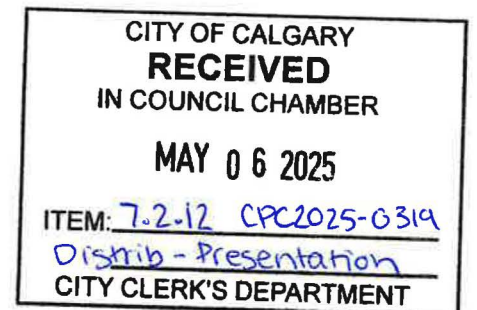
Public Hearing of Council

Agenda Item: 7.2.12



LOC2024-0177 / CPC2025-0319 Land Use Amendment

May 6, 2025

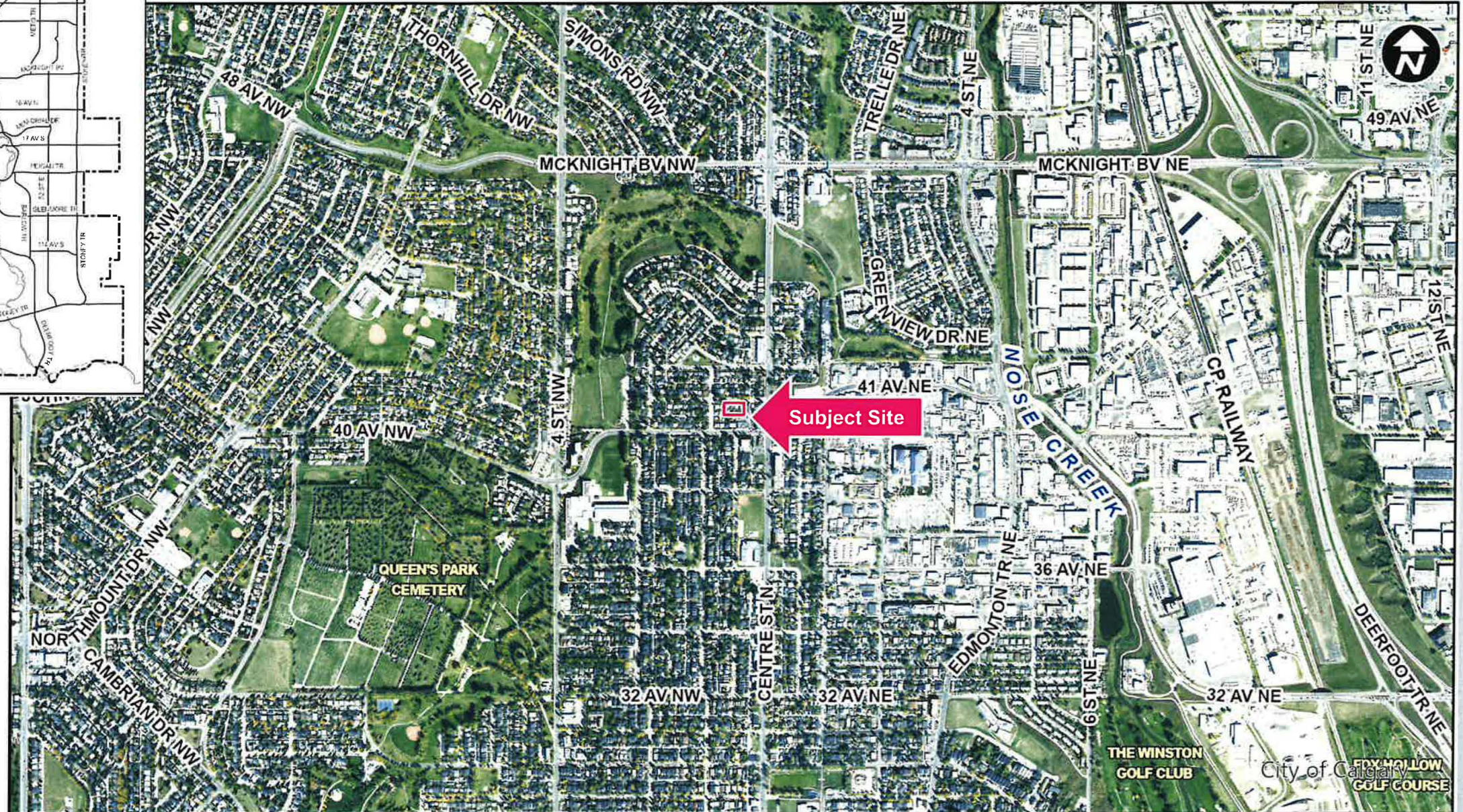
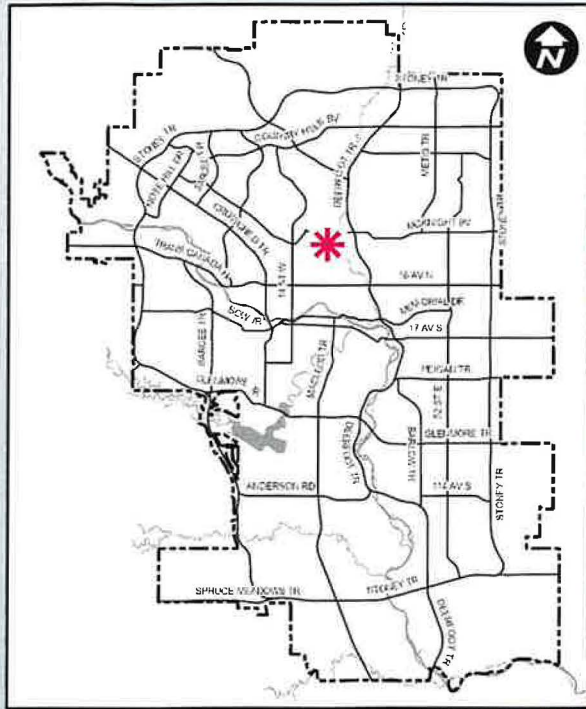


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 75D2025** 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



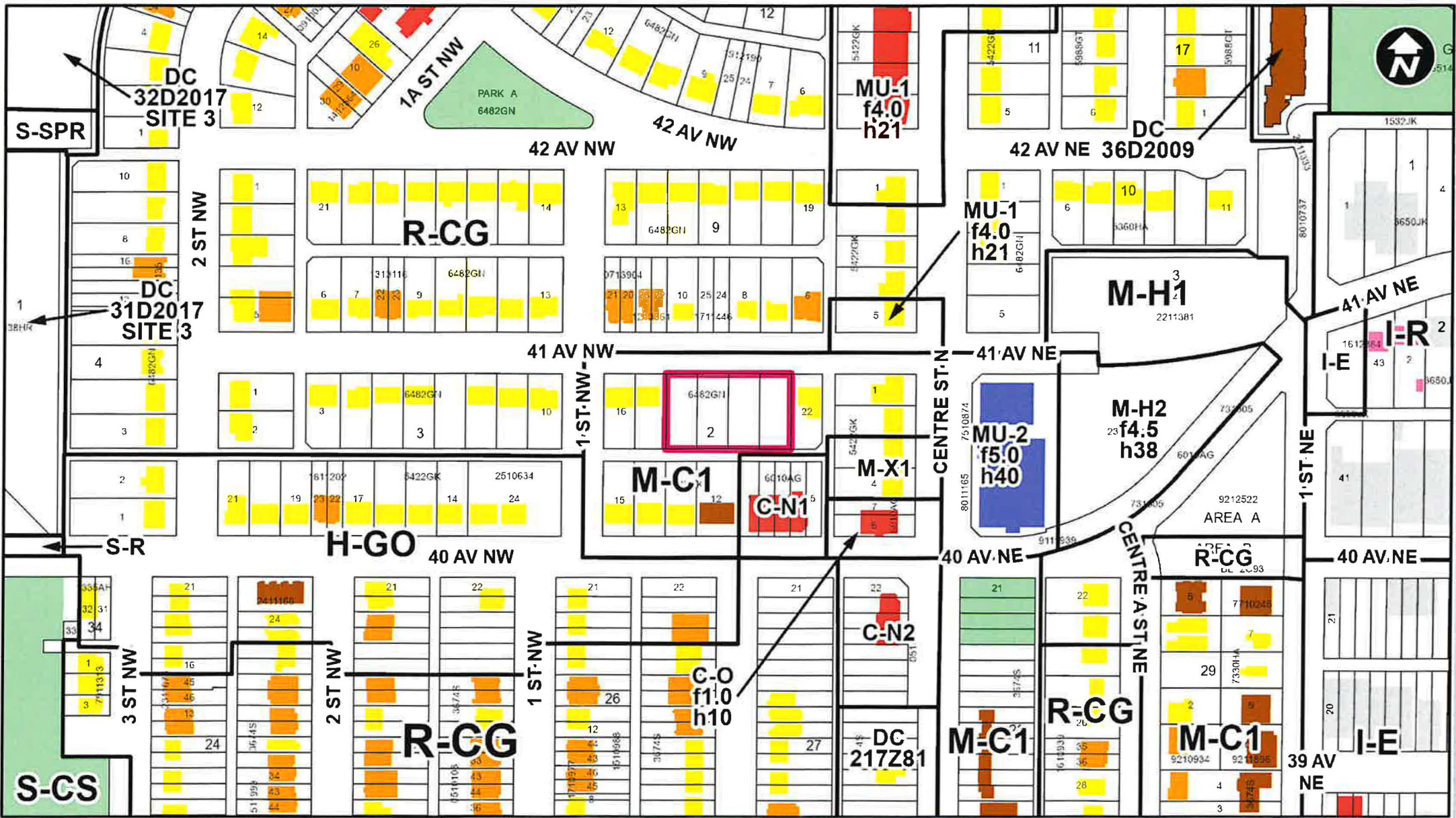
LEGEND

○ Bus Stop

Parcel Size:

0.22 ha
61m x 37m

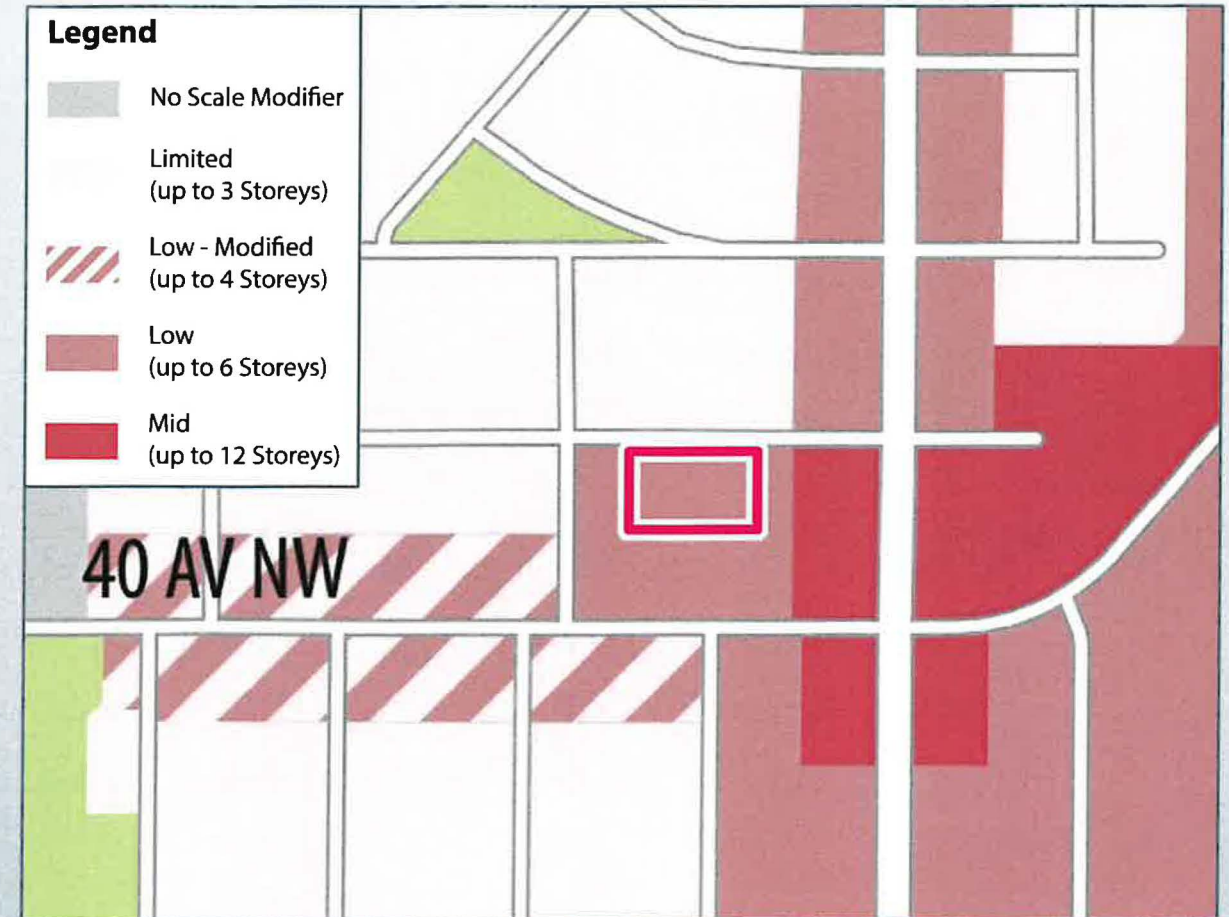
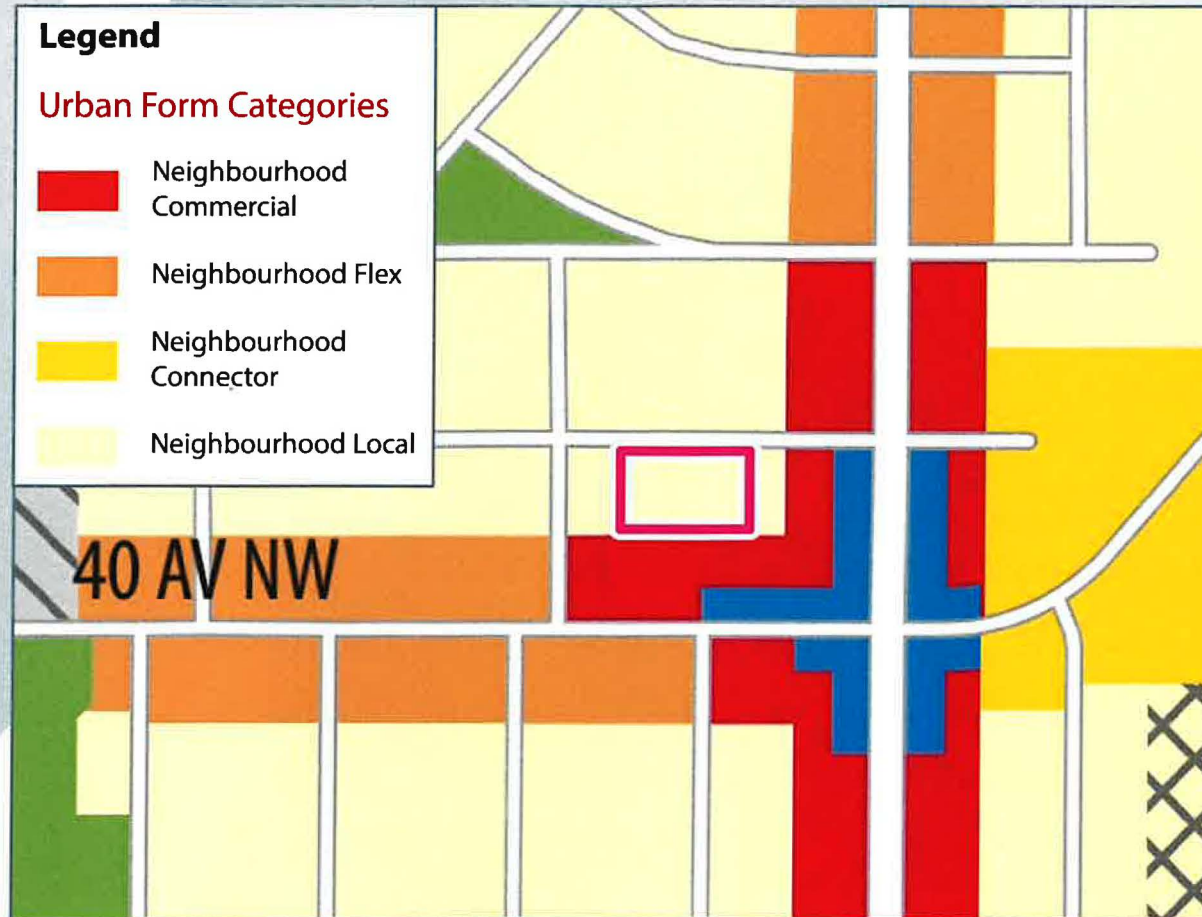
- LEGEND
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 -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





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

- Maximum 23 metres (6 storeys)
- Maximum floor area ratio (FAR) of 3.0
- Maximum 270 units per hectare (60 dwelling units)



 Subject Site

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Supplementary Slides

Existing Land Use Map 10



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

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



South from 41 Avenue NW



West from rear lane