



# Public Hearing of Council

Agenda Item: 7.2.21



## LOC2025-0065 / CPC2025-0580

### Land Use Amendment

September 9, 2025

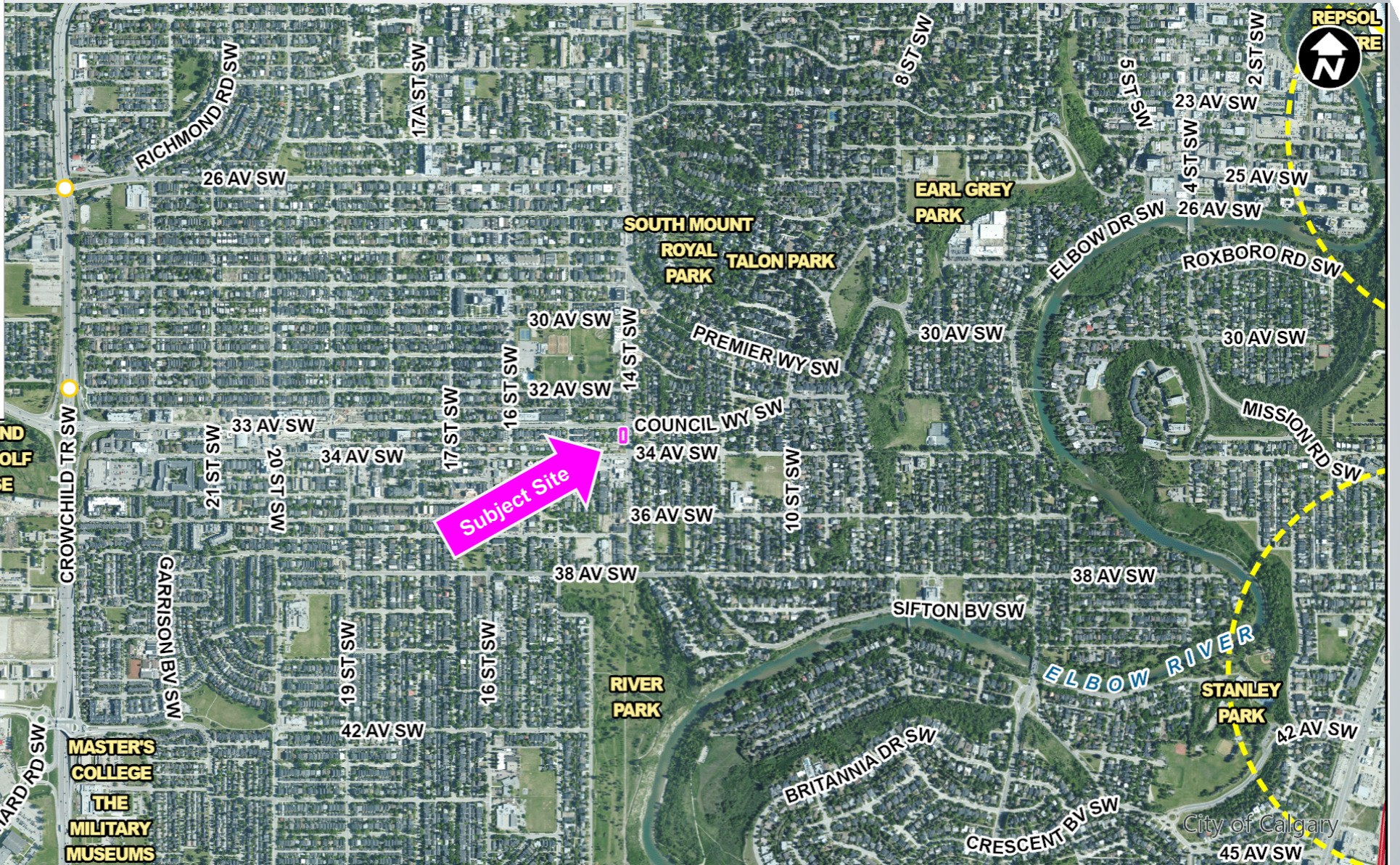
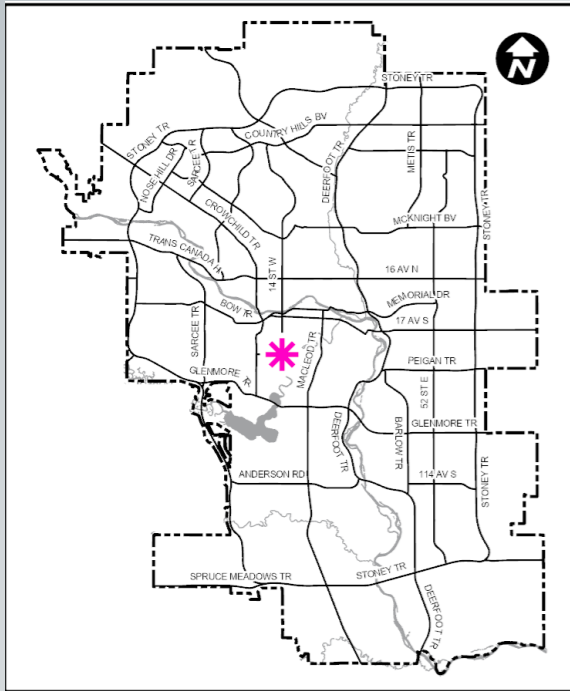
ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 09 2025  
ITEM: 7-2-21 CPC 2025-0580  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

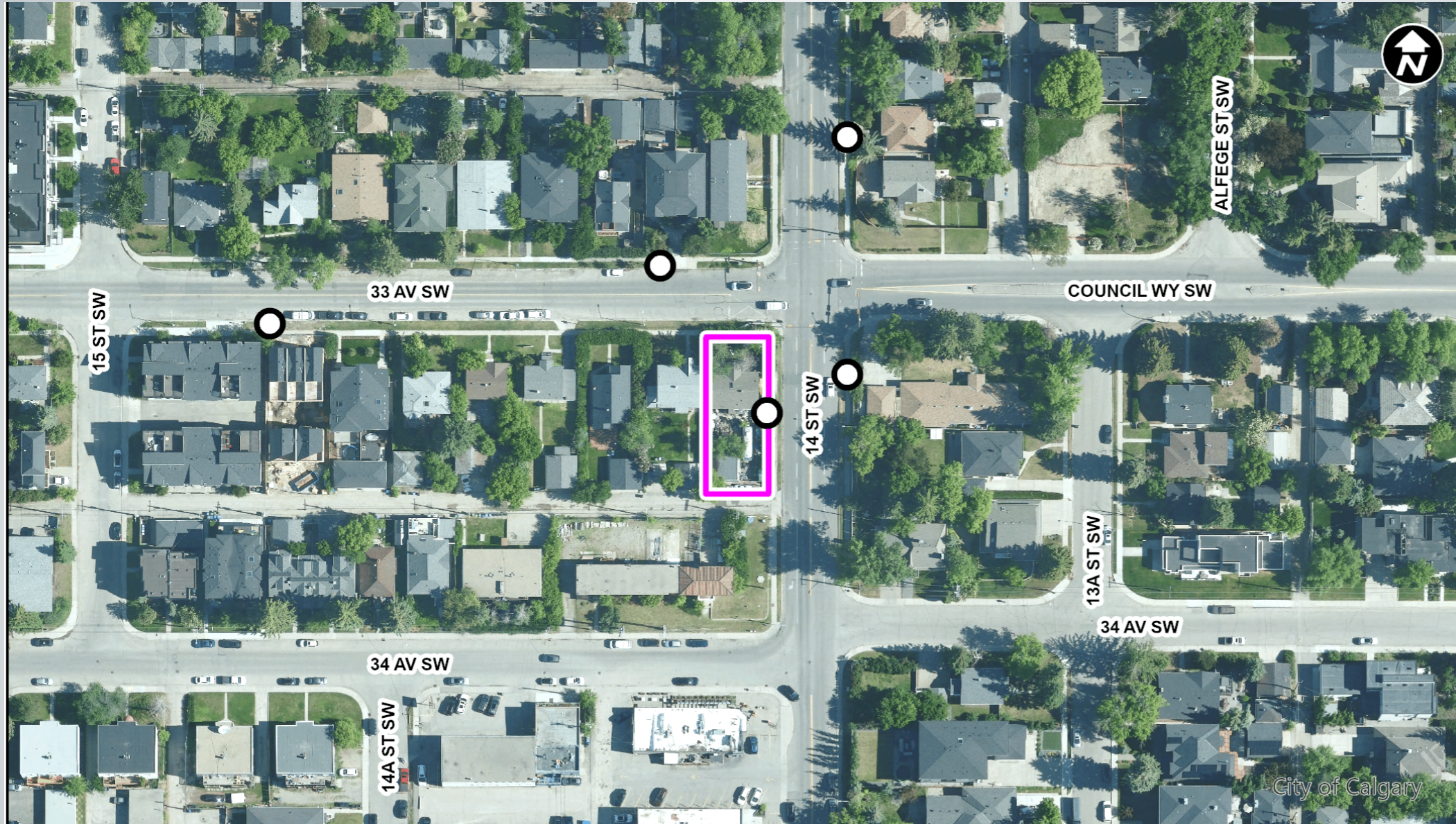
That Council:

Give three readings to **Proposed Bylaw 139D2025** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1501 – 33 Avenue SW (Plan 4479P, Block 64, Lots 39 and 40) from Residential – Grade-Oriented Infill (R-CG) District **to** Mixed Use – General (MU-1f3.6h24) 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



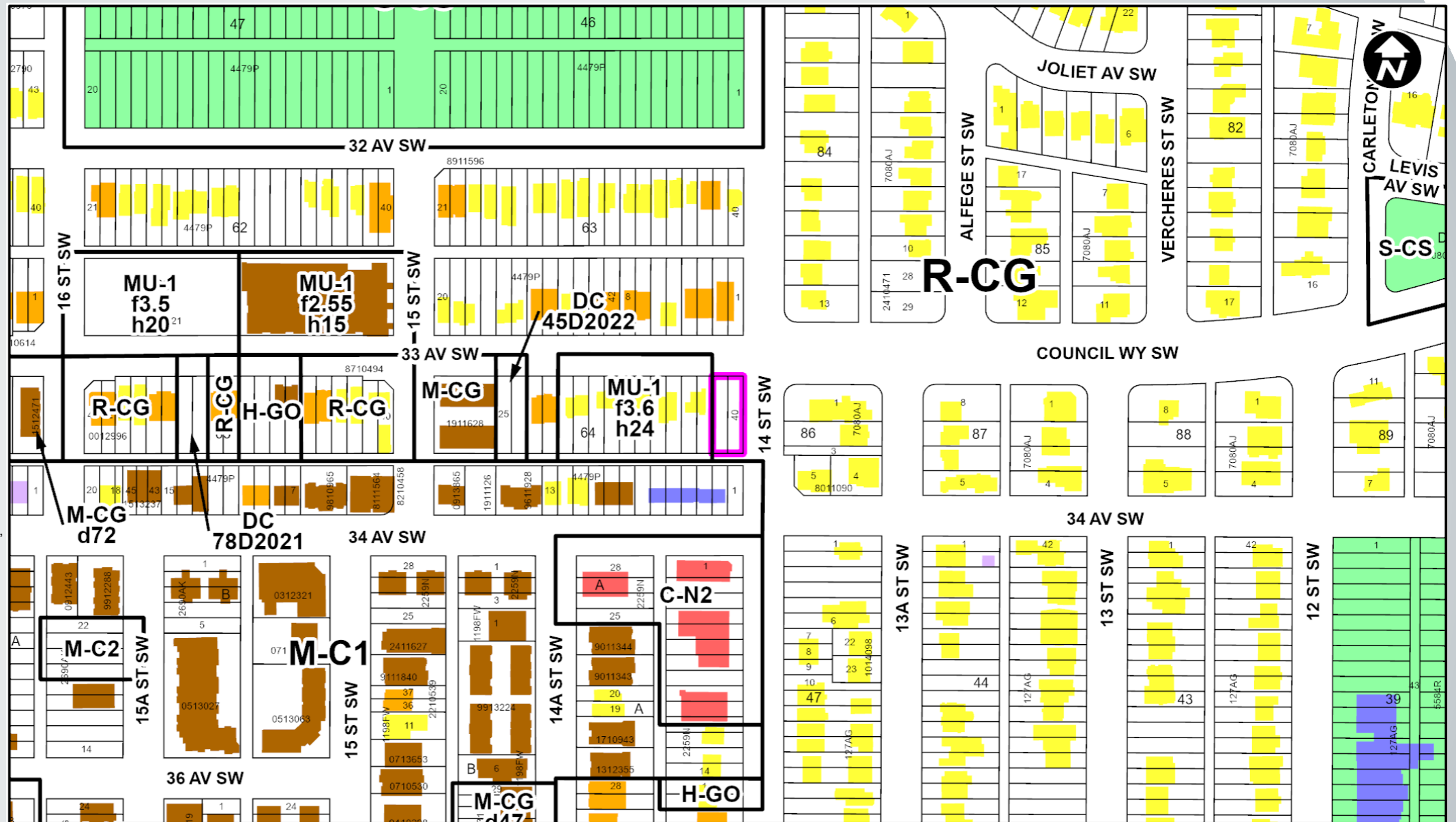
○ Bus Stop

Parcel Size:

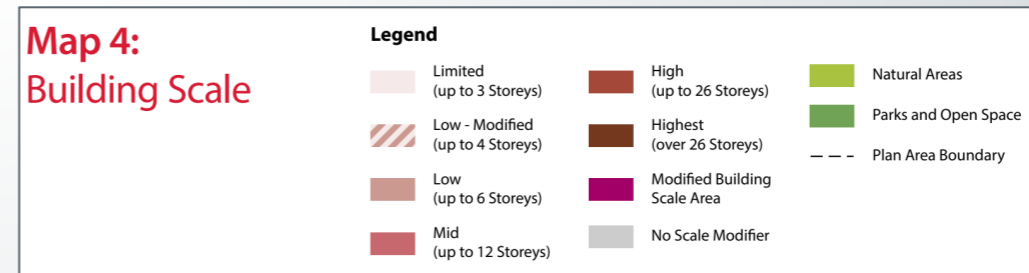
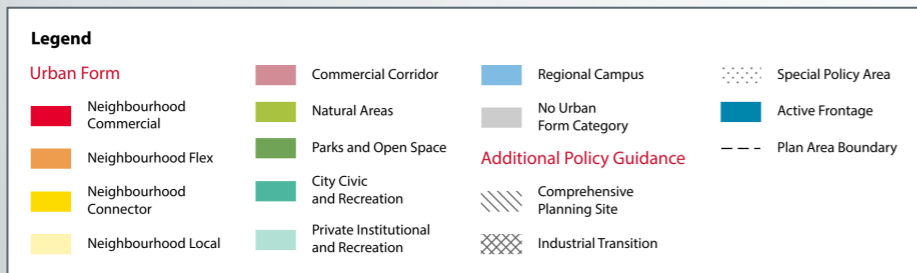
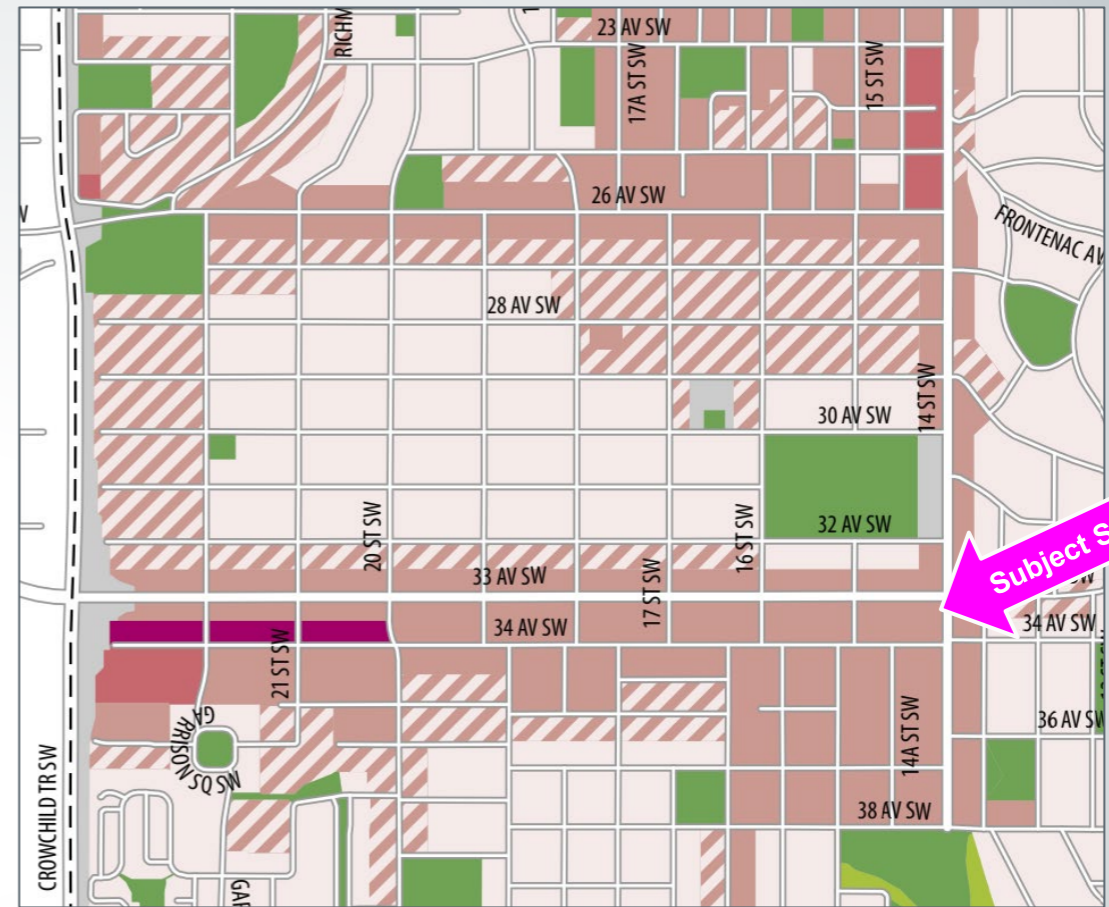
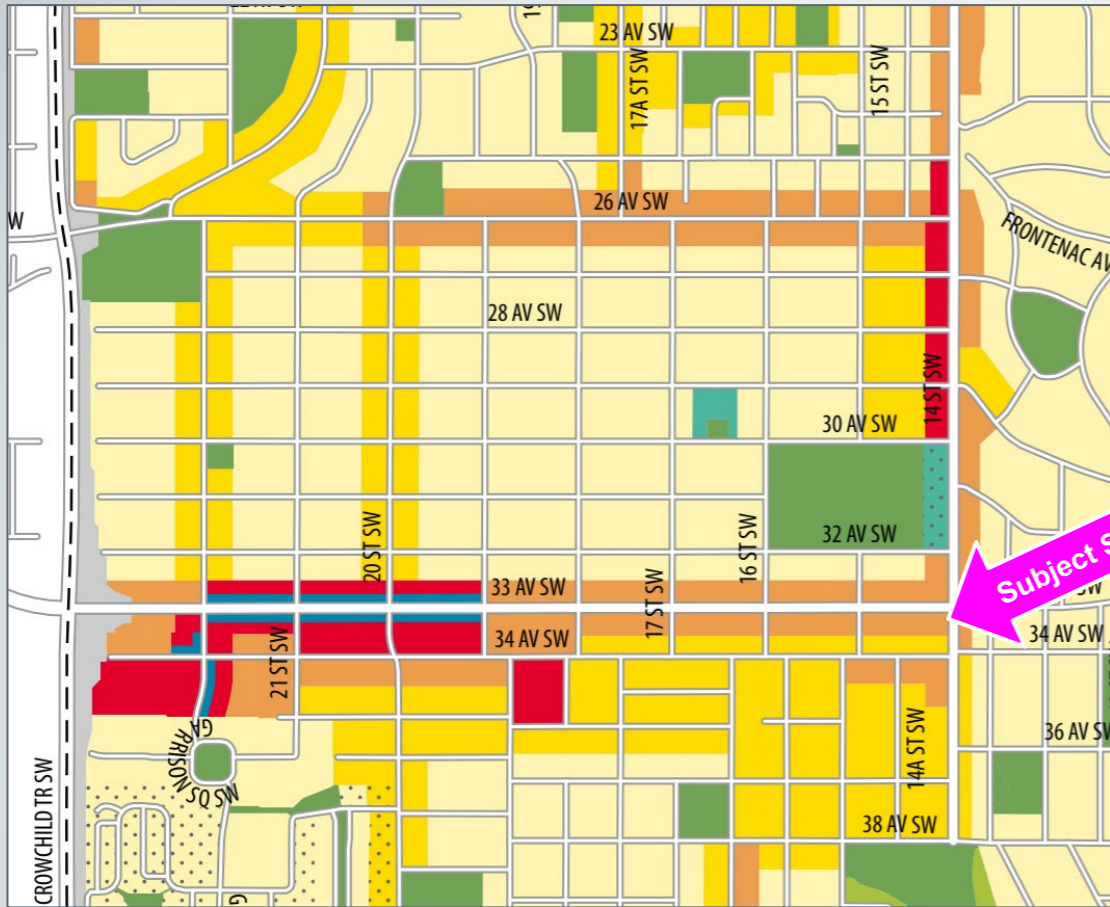
0.06 ha  
15 m x 38 m

# 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





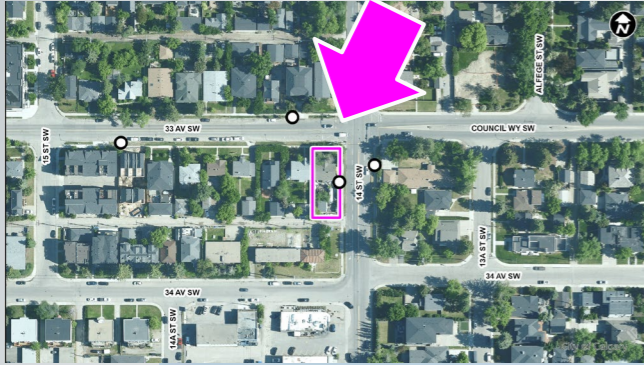


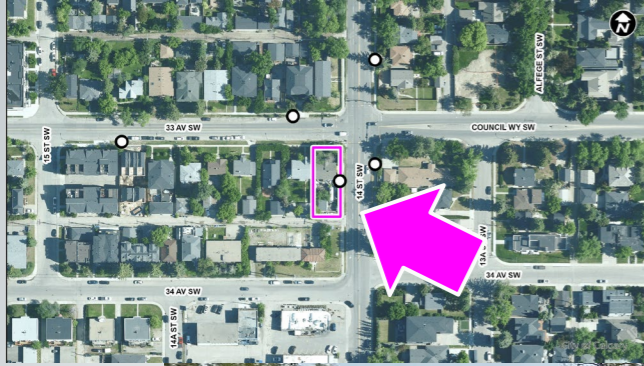
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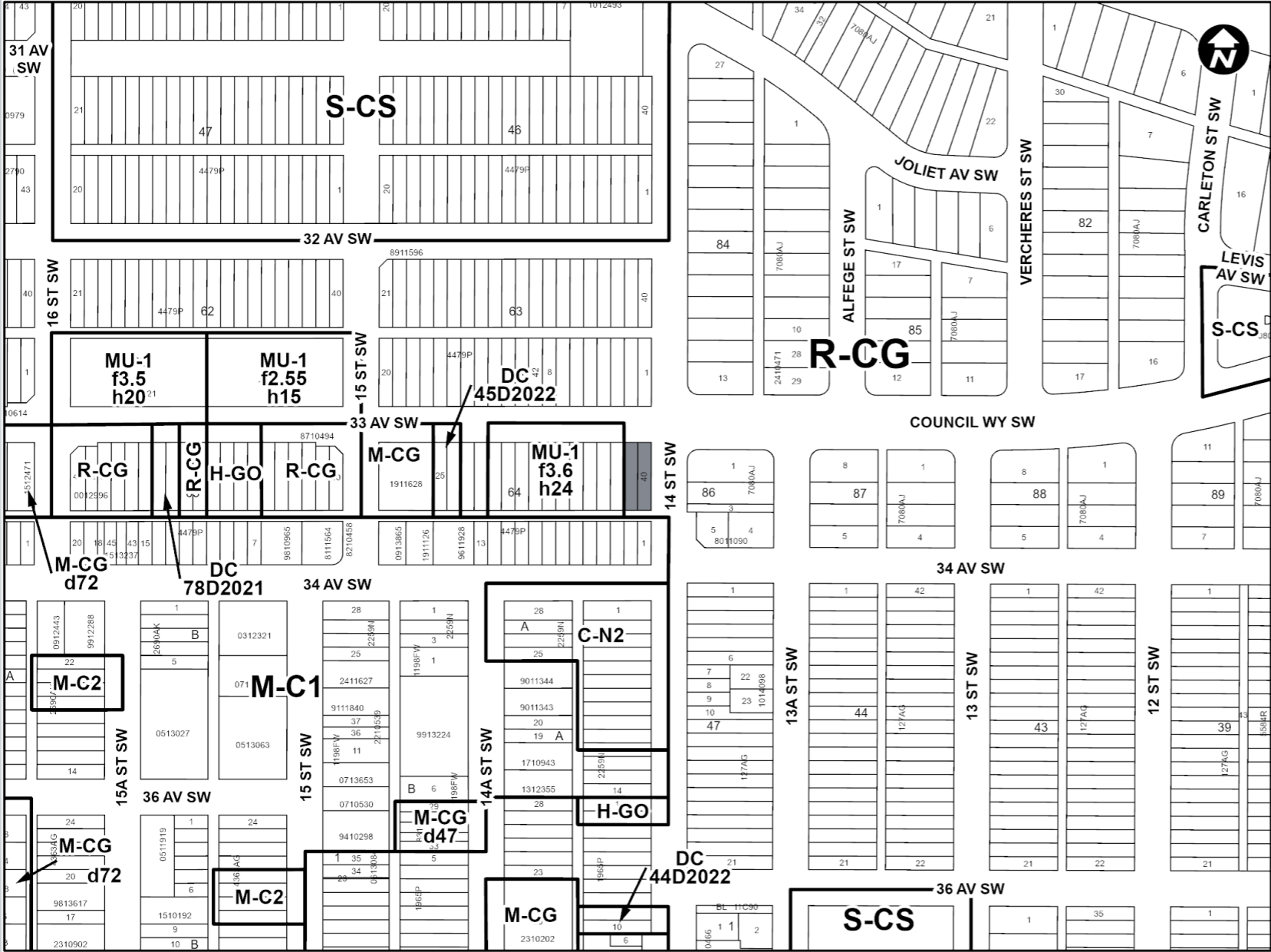
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# Supplementary Slides







## Residential – Grade-Oriented Infill (R-CG) District:

- maximum building height of 11 metres (approximately 3 storeys)
- maximum density of 75 dwelling units per hectare (uph)
- 0.5 parking stalls per dwelling unit and per secondary suite