



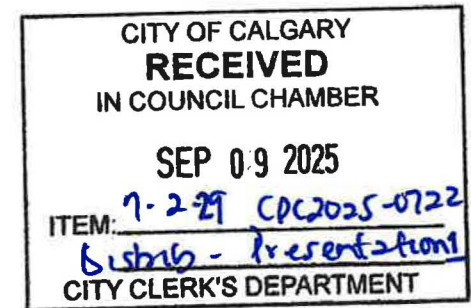
Public Hearing of Council

Agenda Item: 7.2.29



LOC2025-0064 / CPC2025-0722 Land Use Amendment

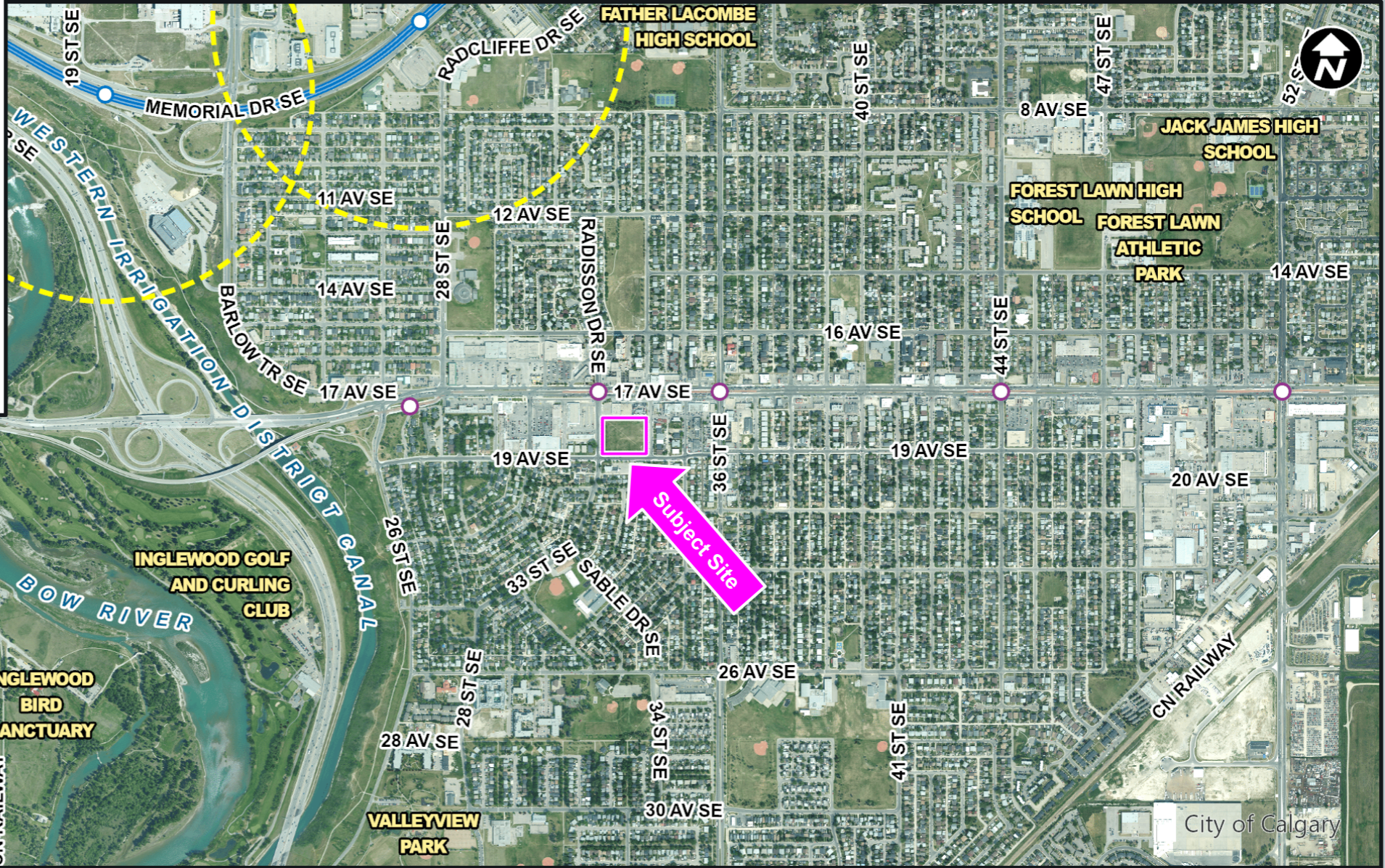
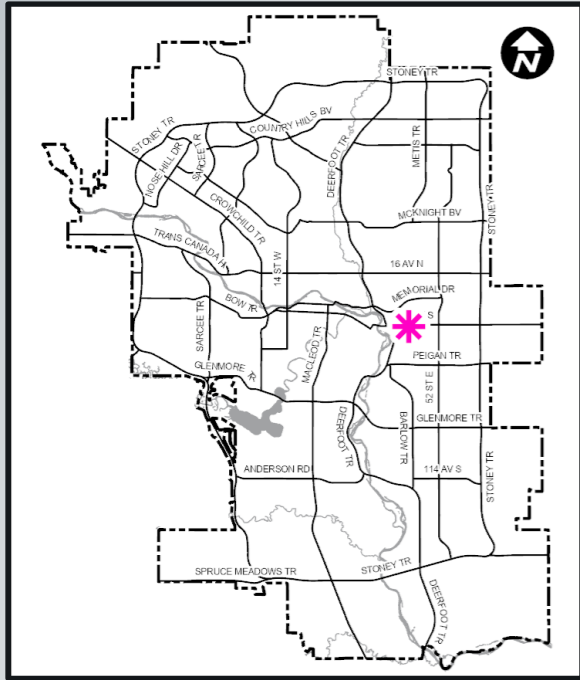
September 9, 2025



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 143D2025** for the redesignation of 1.33 hectares \pm (3.29 acres \pm) located at 1820 – 33 Street SE (Plan 1079HU, Block 3, Lot 4) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – High Density Low Rise (M-H1f4.0h26) District and Multi-Residential – High Density Medium Rise (M-H2f5.0h45) District



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations
 - LRT Line
 - Max BRT Stops



LEGEND


Max BRT Stops

○ Purple Line









○ Bus Stop

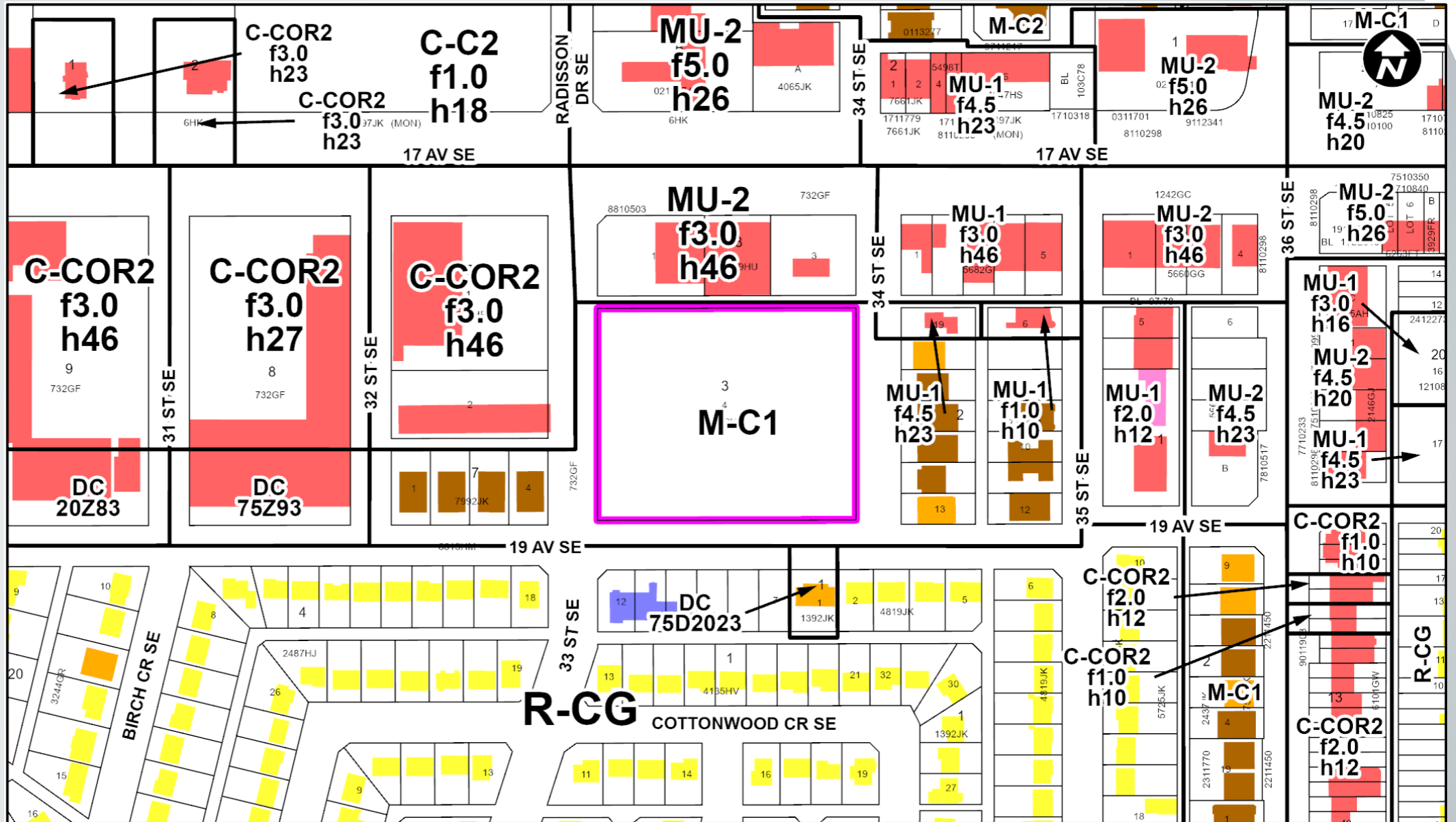
Parcel Size:
1.33 ha
105m x 127m

Surrounding Land Use

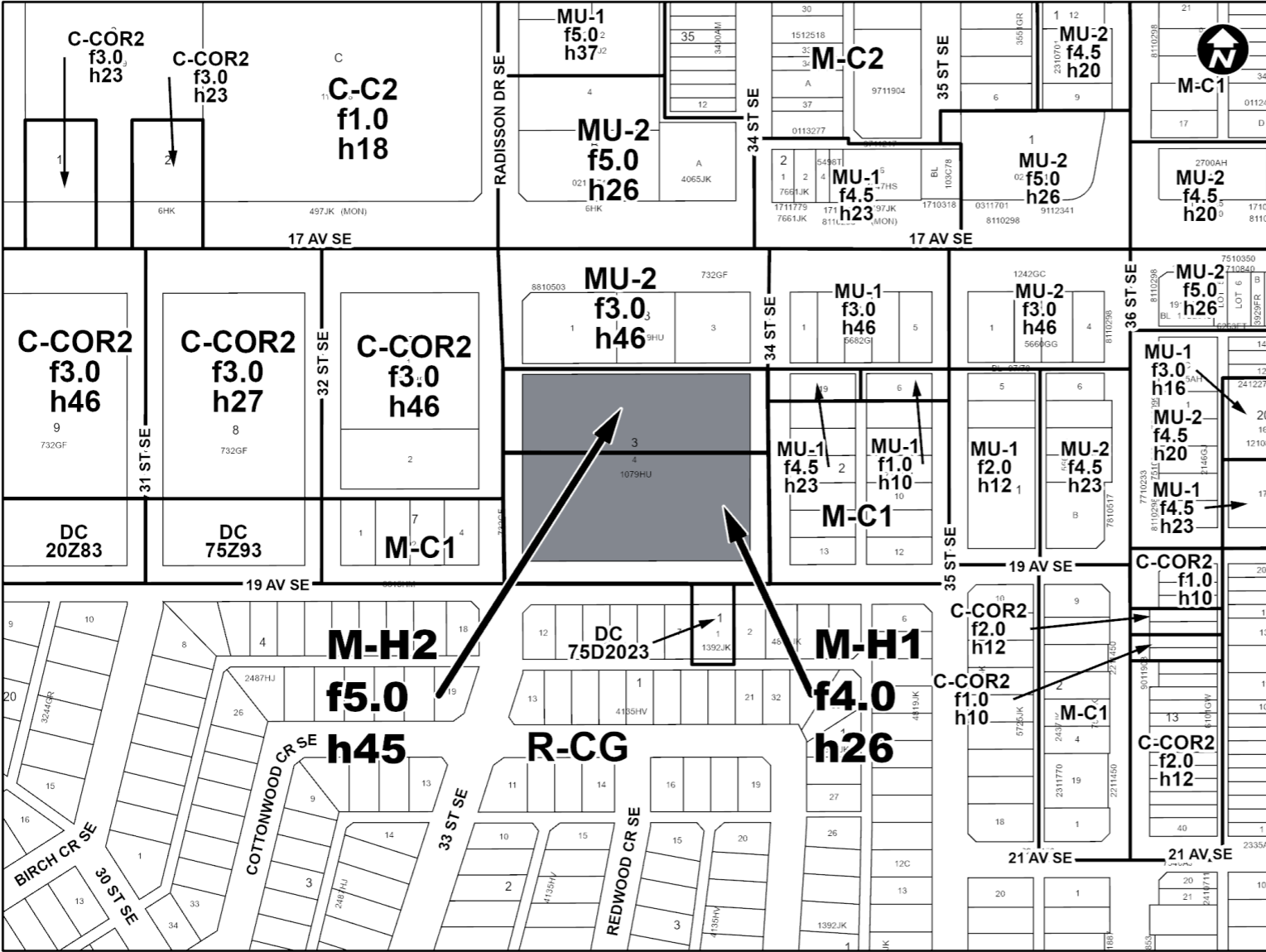
 Land Use Site Boundary

LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant



Proposed Land Use Map



Proposed Districts:

Multi-Residential – High Density Low Rise (M-H1)

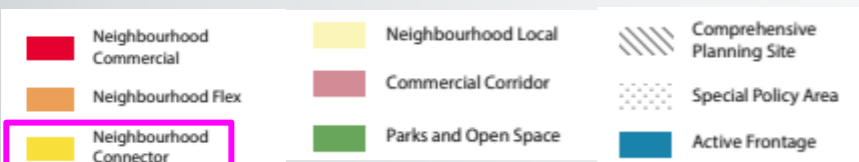
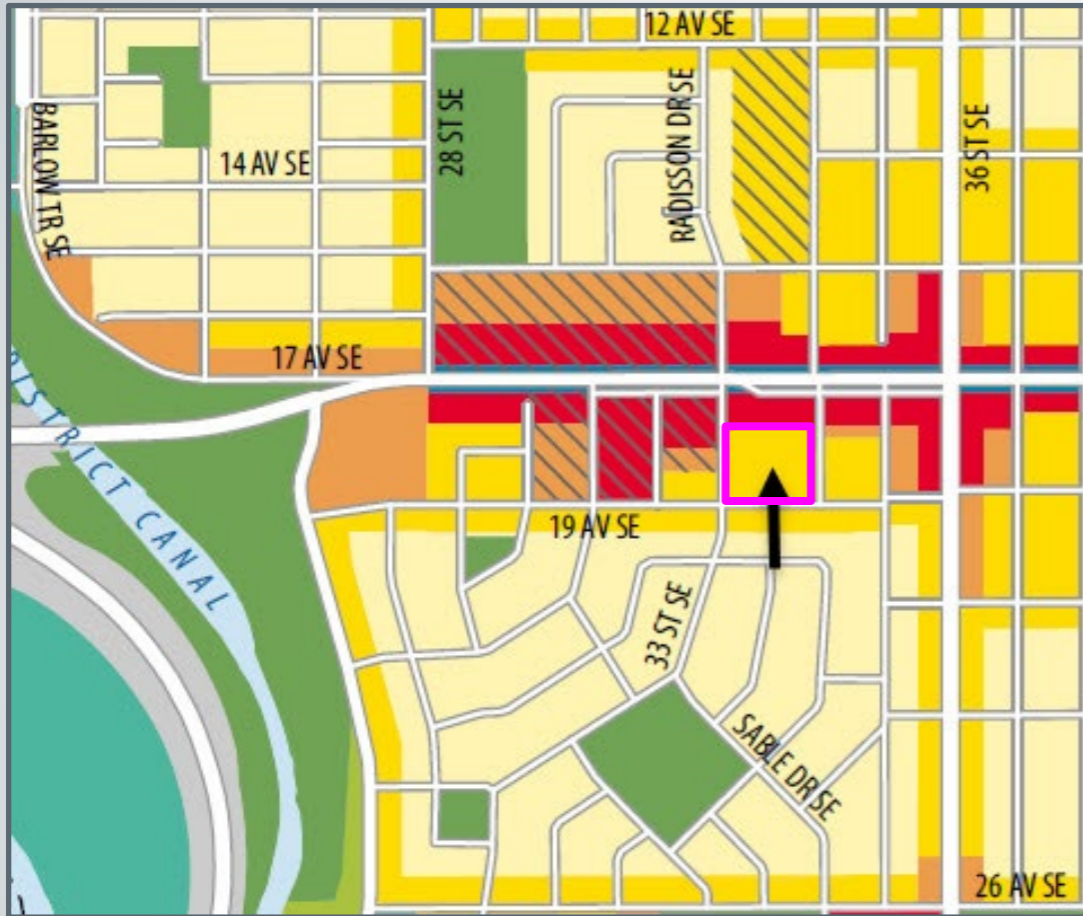
- Maximum floor area ratio of 4.0
- Maximum building height of 26 metres

Multi-Residential – High Density Medium Rise (M-H2)

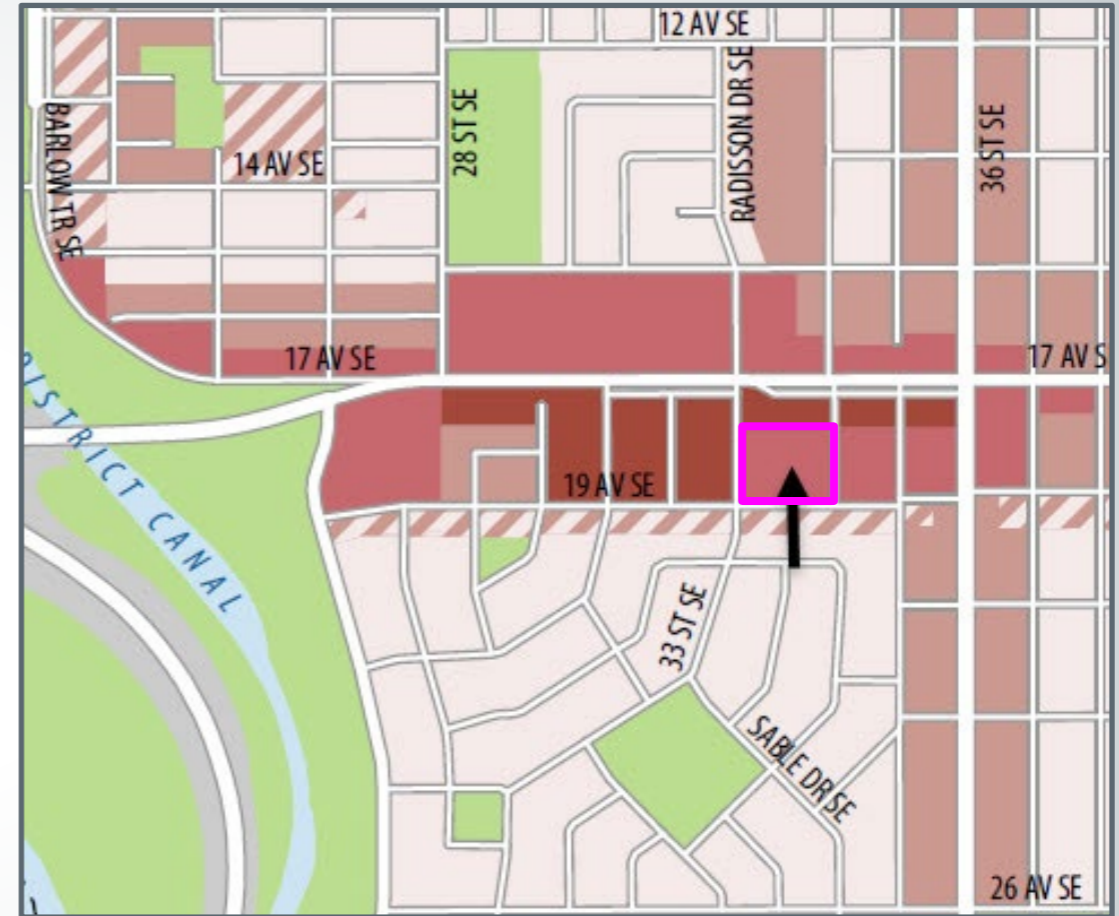
- Maximum floor area ratio of 5.0
- Maximum building height of 45 metres

East Calgary International Avenue Communities Local Area Plan

Urban Form: Neighbourhood Connector



Building Scale: Mid (up to 12 storeys)



Calgary Planning Commission's Recommendation:

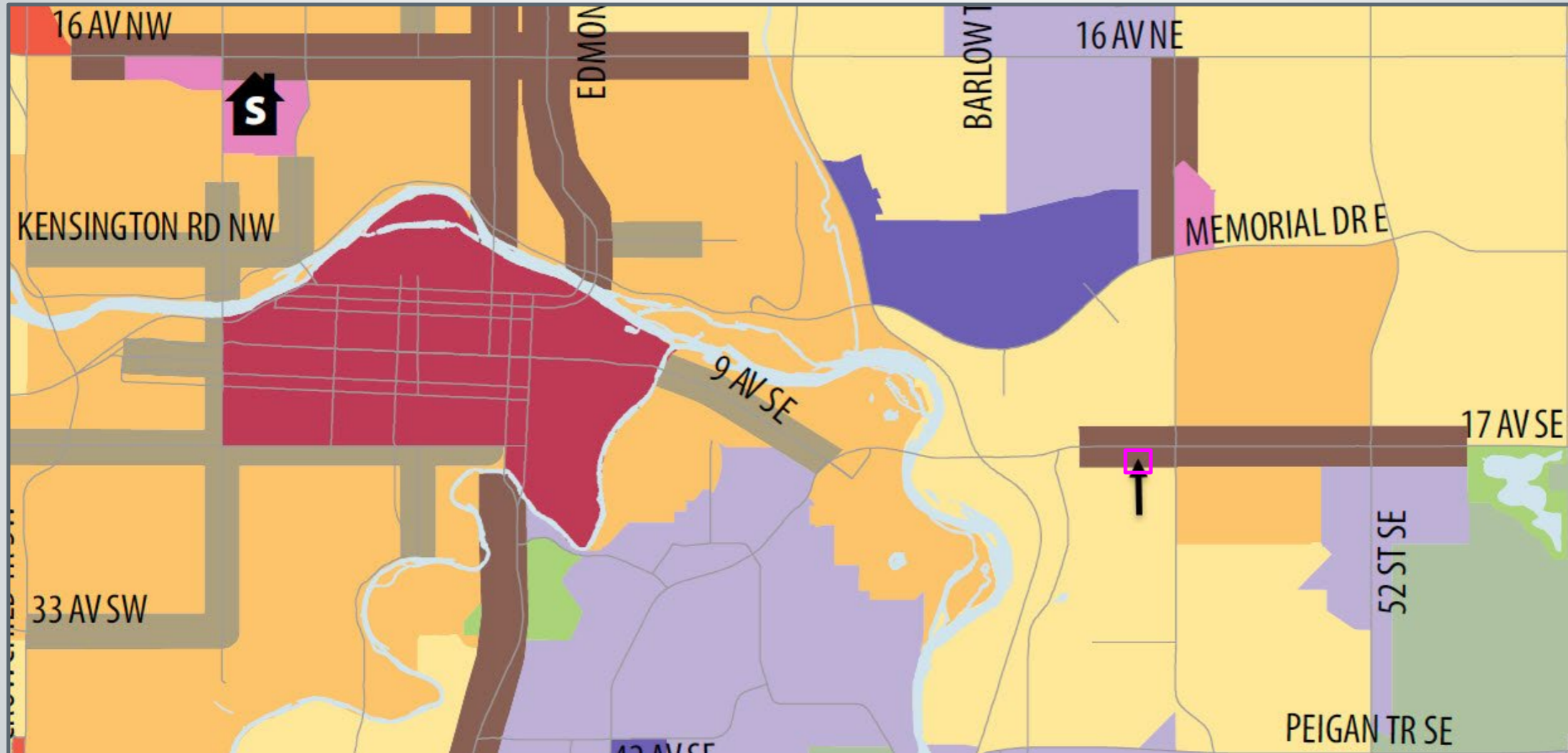
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Supplementary Slides

Municipal Development Plan

Typology: Urban Main Street





Looking west from southeast corner of subject site