



LOC2025-0033 / CPC2025-0713

Land Use Amendment

September 9, 2025

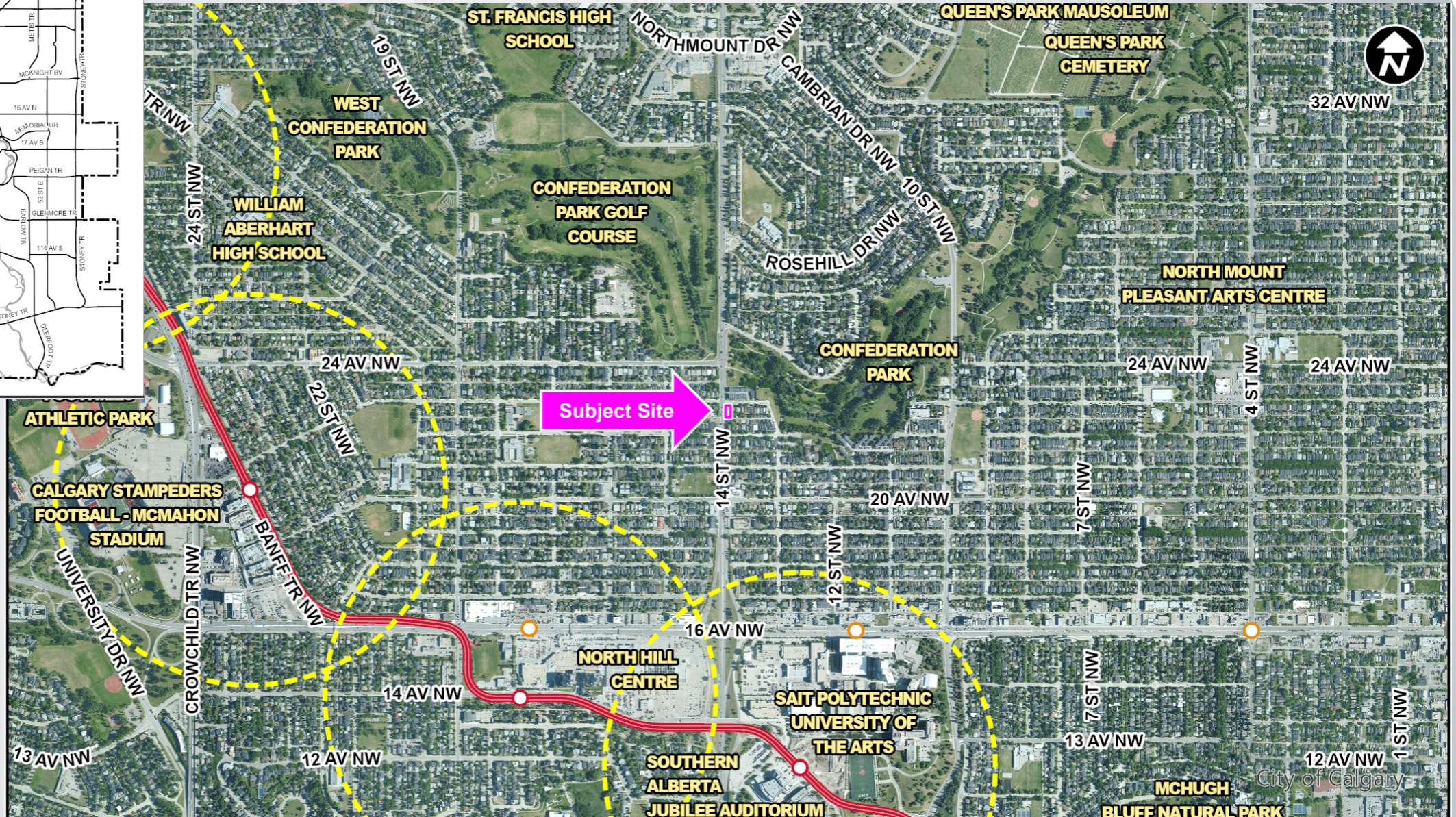
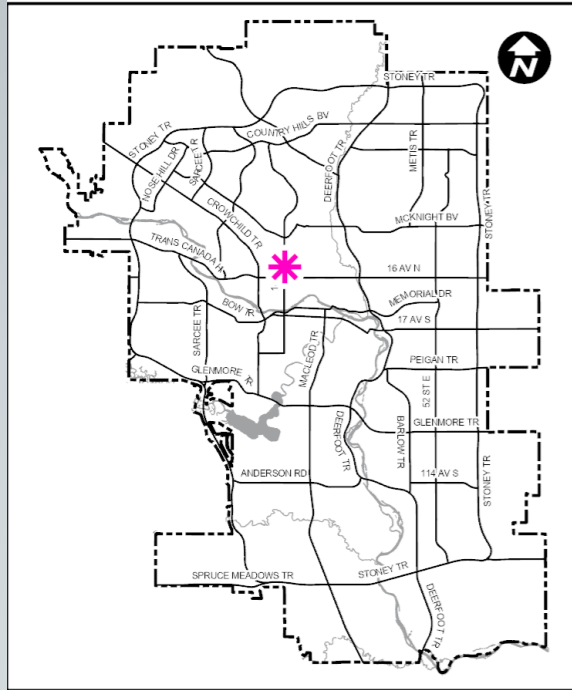
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-13 CPC 2025-0713
Disturb - Presentation
CITY CLERK'S DEPARTMENT

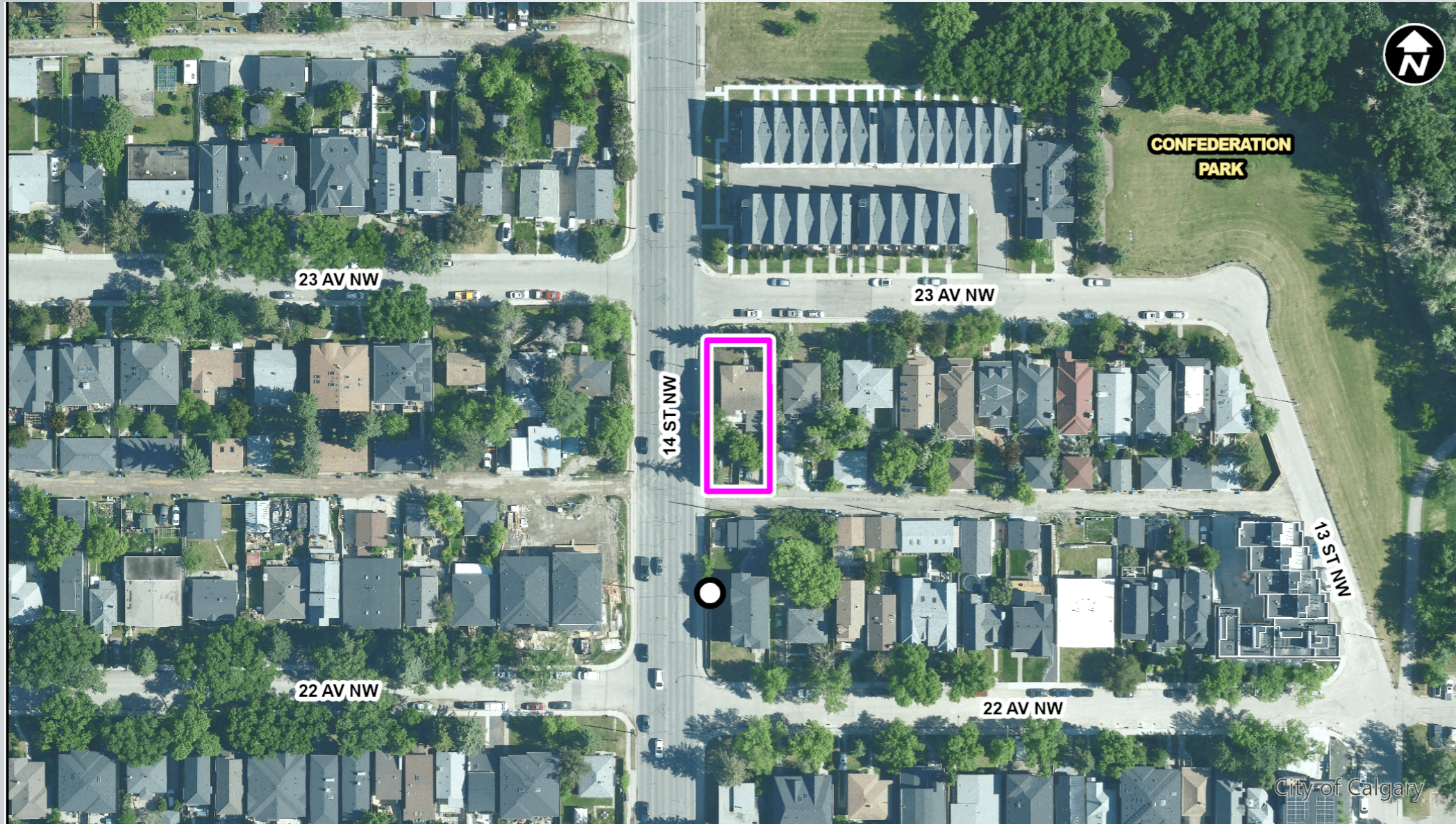
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 145D2025** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1439 – 23 Avenue NW (Plan 3150P, Block 35, Lots 21 and 22) from Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) 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

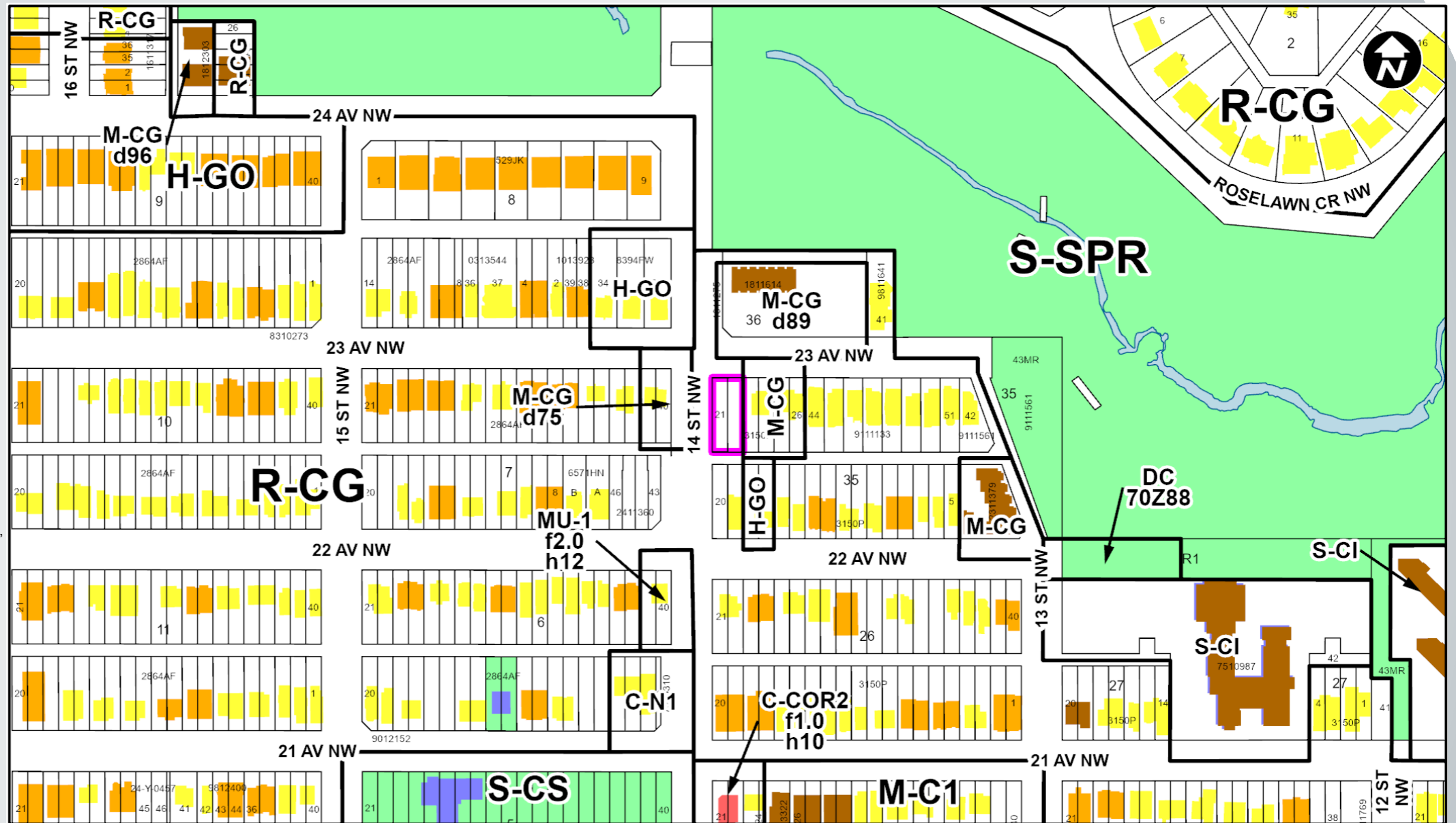
○ Bus Stop

Parcel Size:

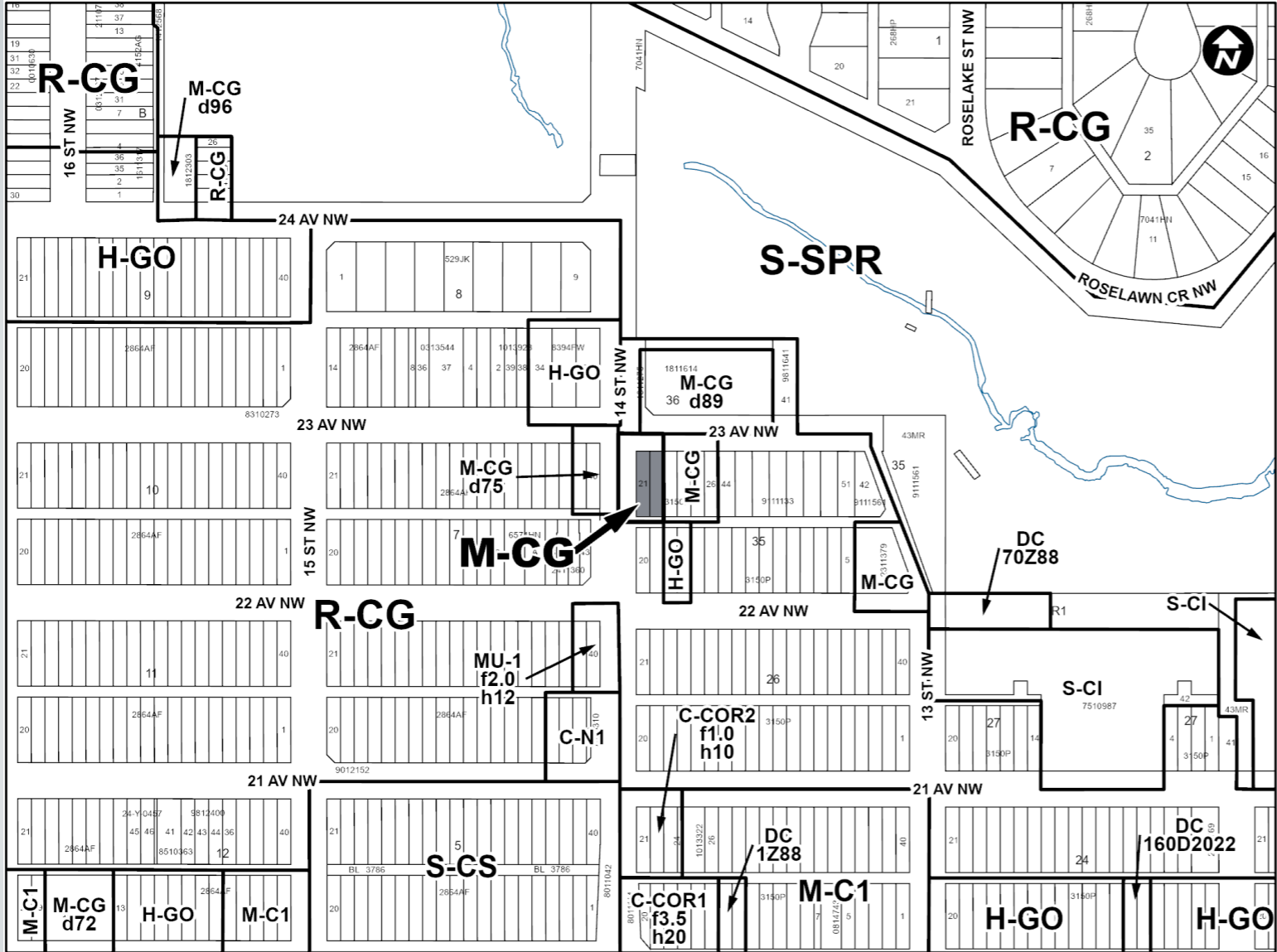
0.06 ha
15m x 36m

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



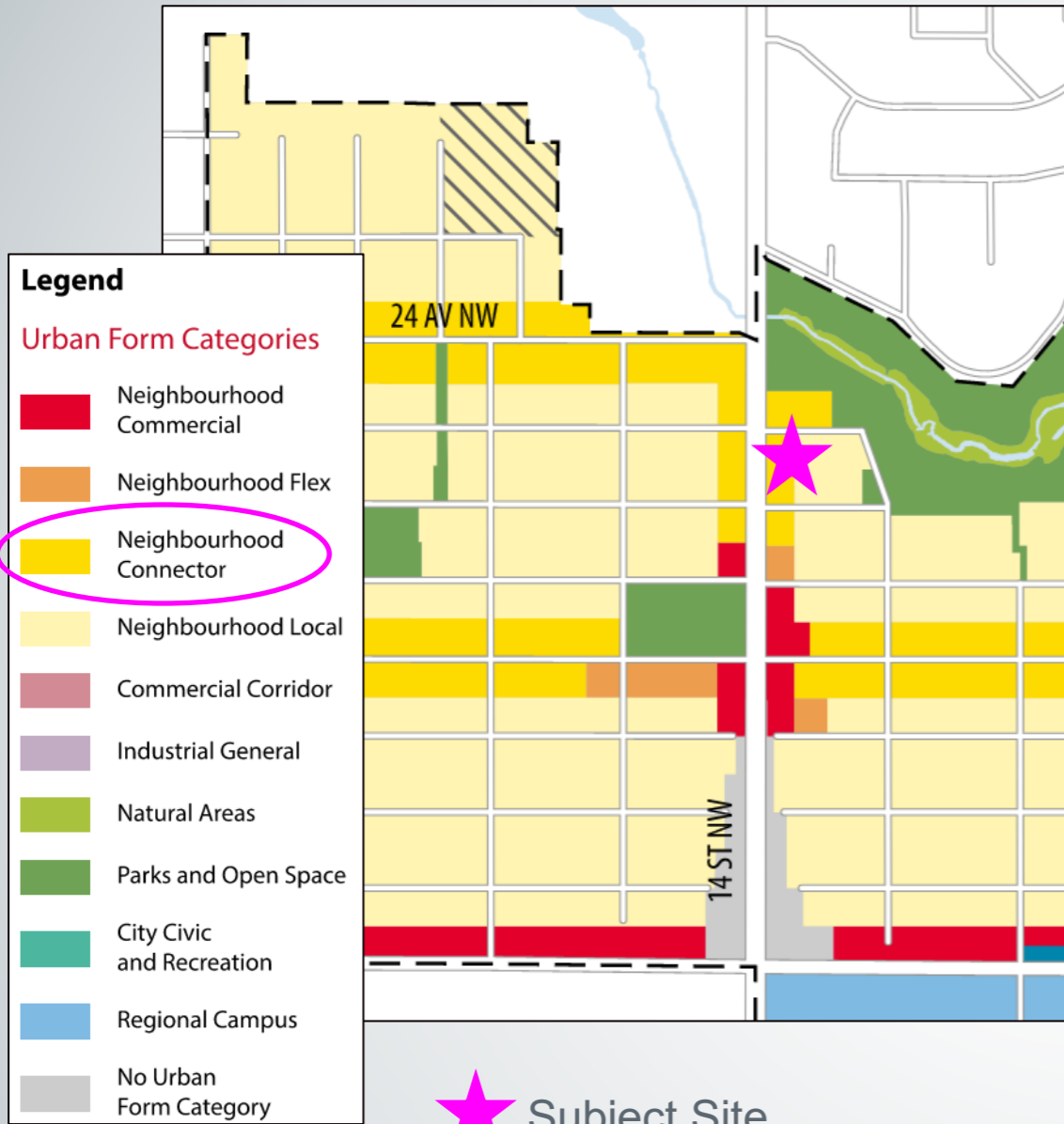
Proposed Land Use Map



Proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District:

- Multi-Residential development typically including rowhouses, townhouses, or fourplexes and may include secondary suites
- Building height: 12 metres
- Maximum density: 111 units per hectare (6 units)

North Hill Communities Local Area Plan – Urban Form and Building Scale

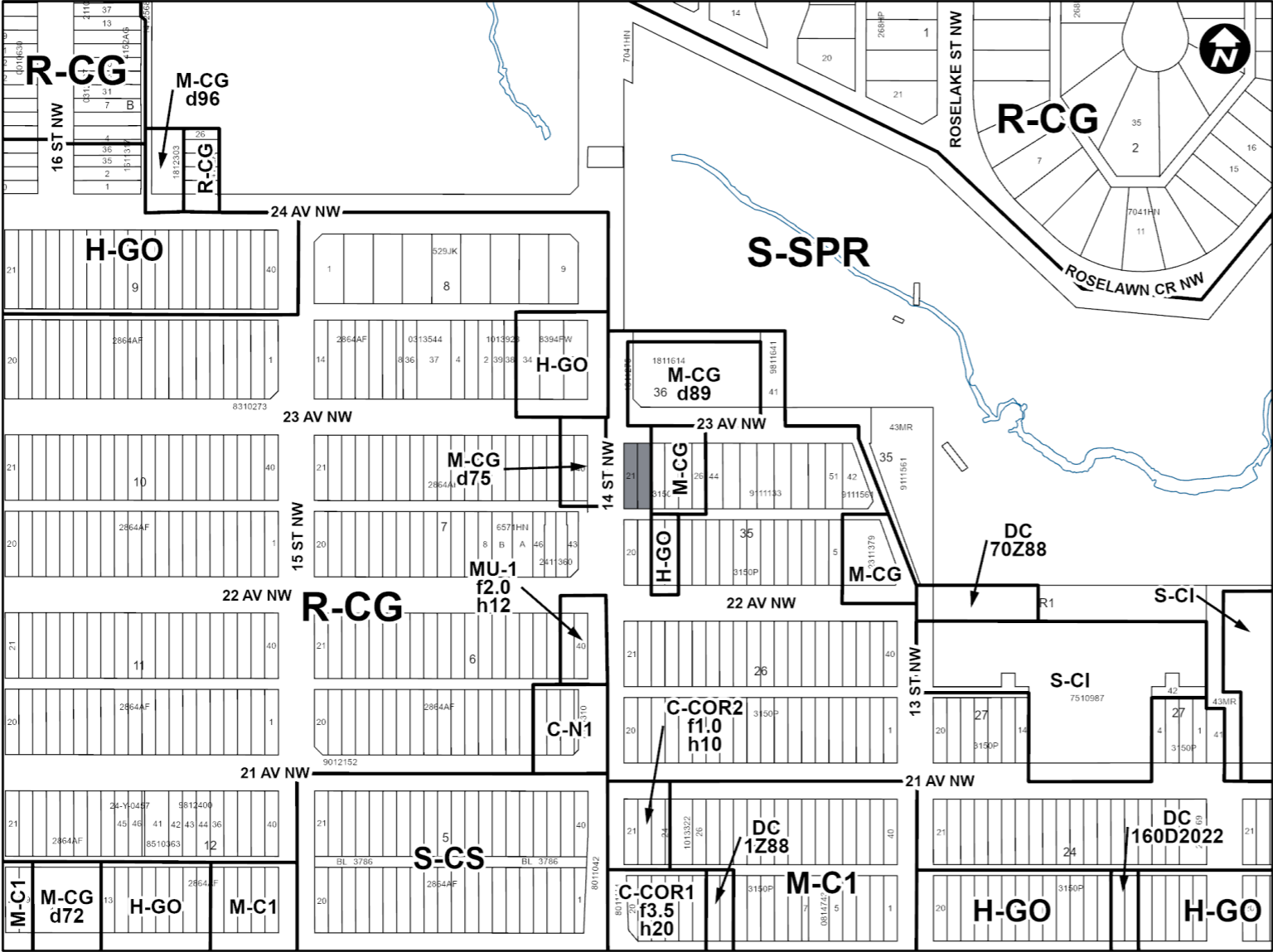


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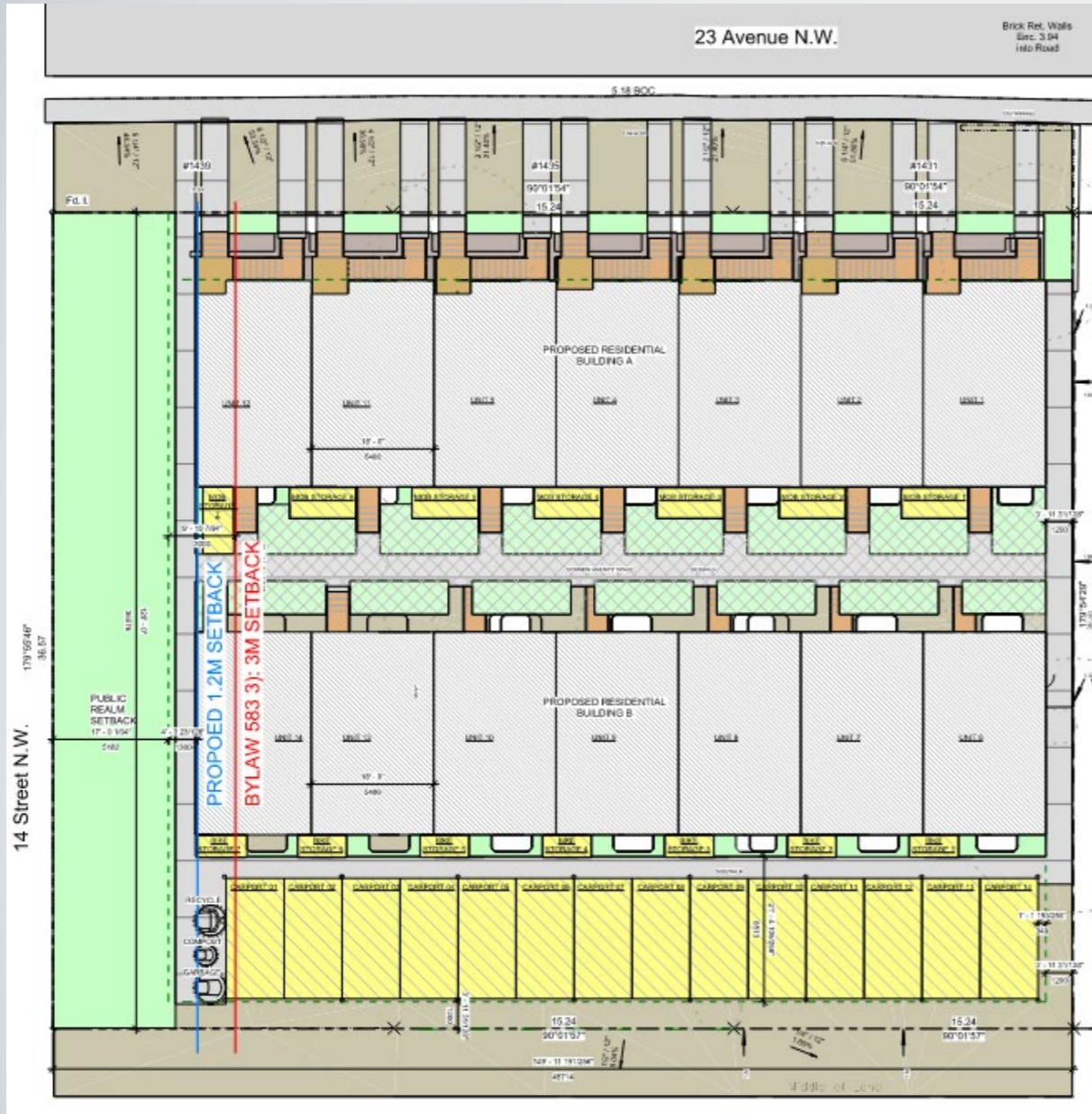
Supplementary Slides



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

- Maximum height: 11 metres
- Maximum density: 75 units per hectare (4 dwelling units)
- Min 0.5 stalls per unit/suite

Concept Site Plan –Development on Consolidated Parcels



Multi-residential Development

- 14 Dwelling units
- 14 Secondary suites

Location Criteria for Multi-Residential Infill

	Location Criteria	
1	On a Corner Parcel	
2	Within 400 Metres of a Transit Stop	
3	Within 600 Metres of an Existing or Planned Primary Transit Stop	
4	On a Collector or Higher Standard Roadway on at Least One Frontage	
5	Adjacent to Existing or Planned Non-Residential Development or Multi-Unit Development	
6	Adjacent to or Across from an Existing or Planned Open Space, Park or Community Amenity	X
7	Along or in Close Proximity to an Existing or Planned Corridor or Activity Centre	X
8	Direct Lane Access	

Site Photo Looking South from 23 Avenue NW 13



Site Photo Looking North from the Lane 14

