



Public Hearing of Council

Agenda Item: 7.2.1



LOC2025-0055 / CPC2025-0690

Land Use Amendment

September 9, 2025

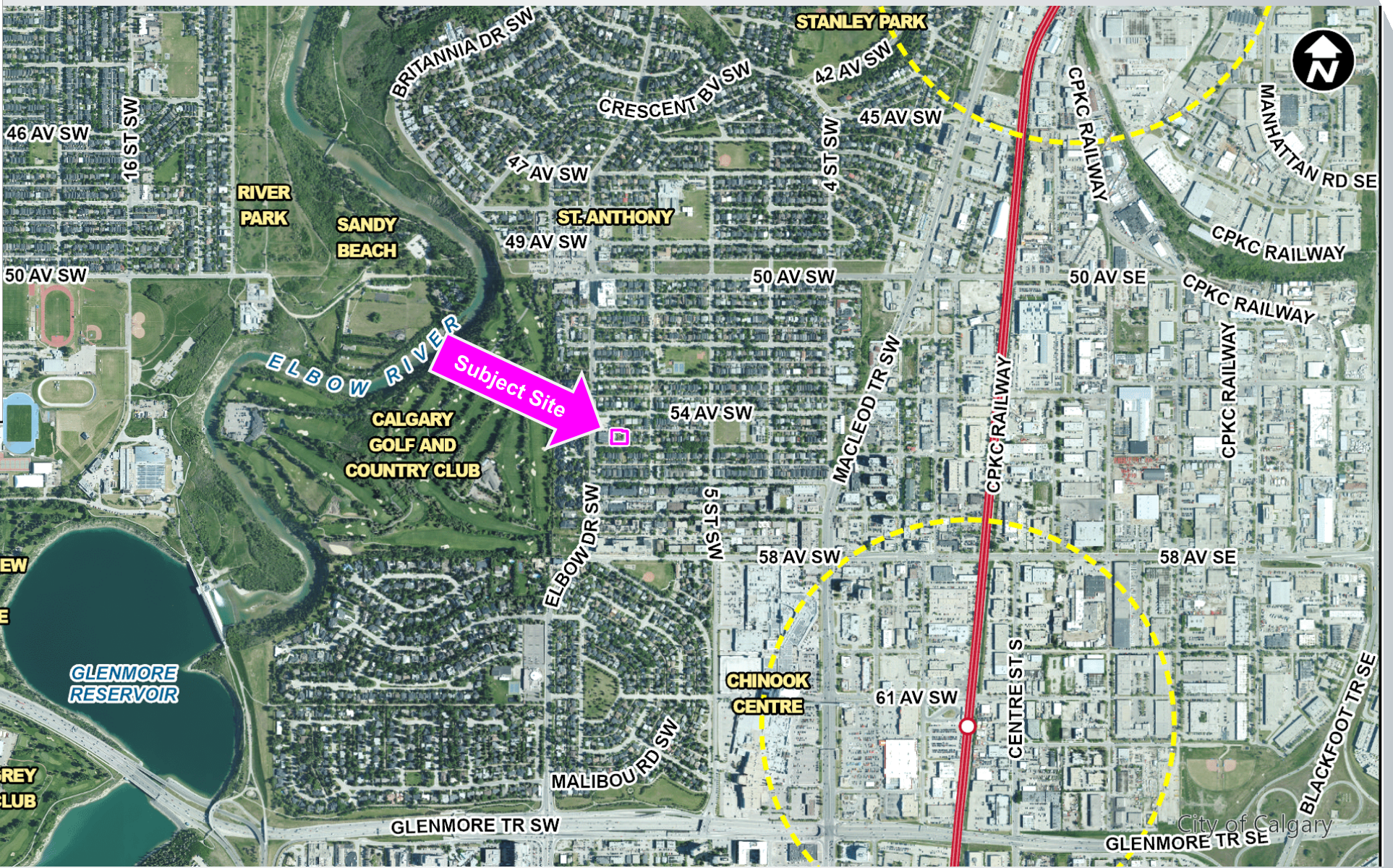
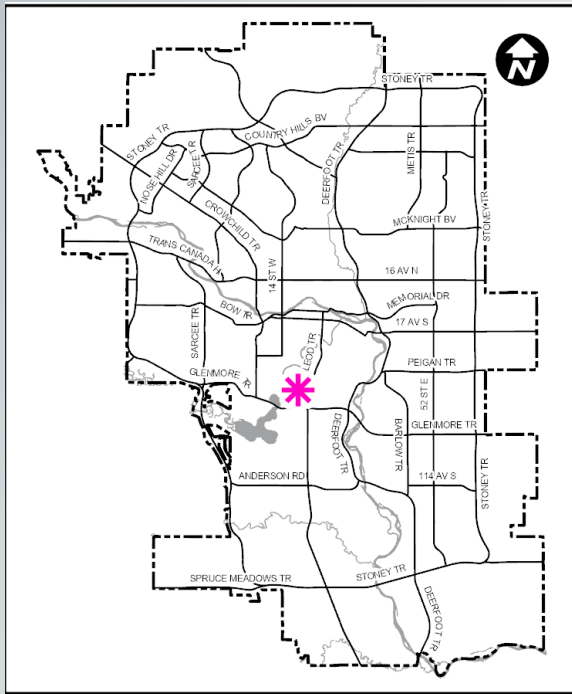
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-1 CDC 2025-0690
Bush - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

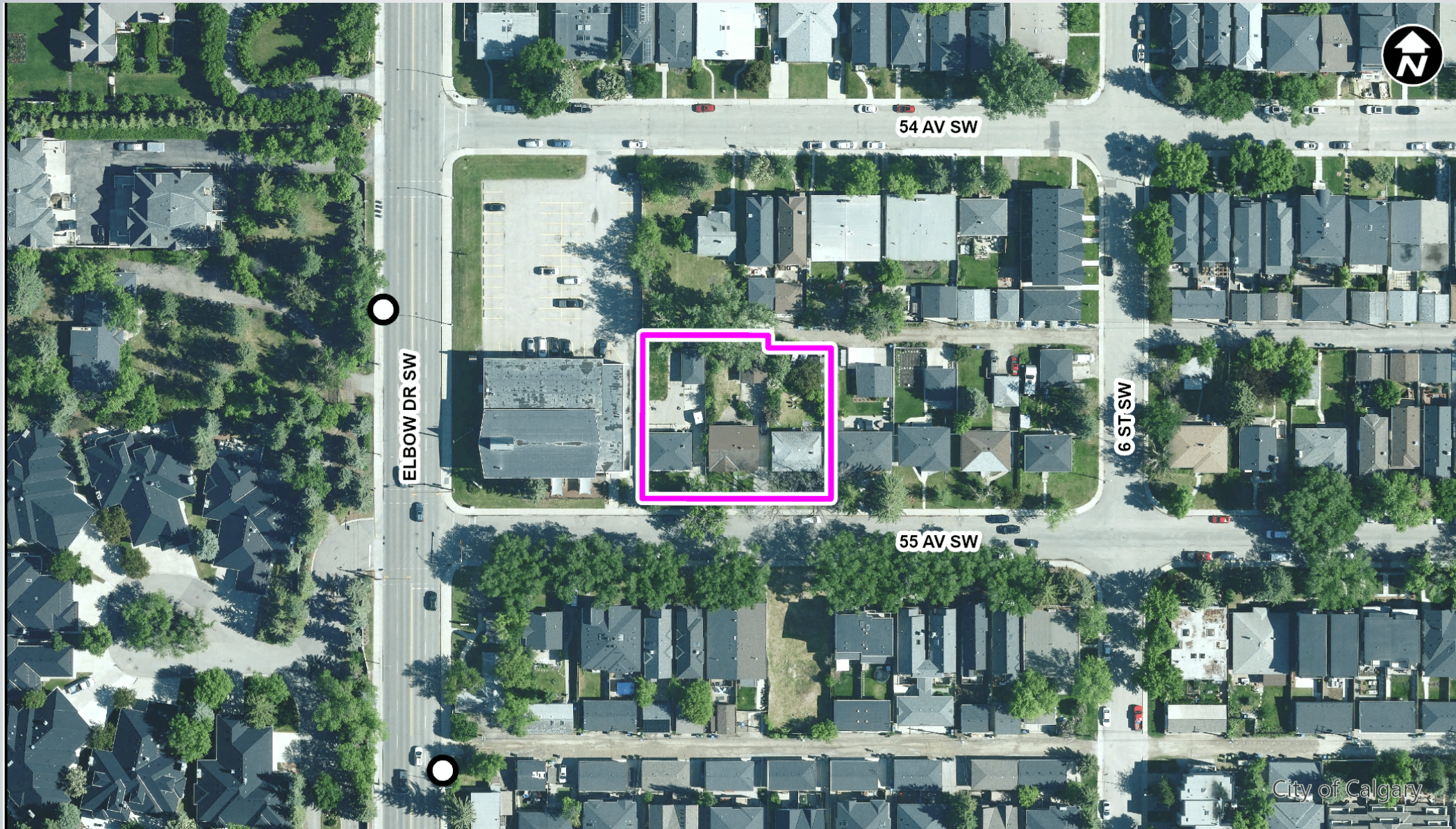
That Council:

Give three readings to **Proposed Bylaw 156D2025** for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.5h20) 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



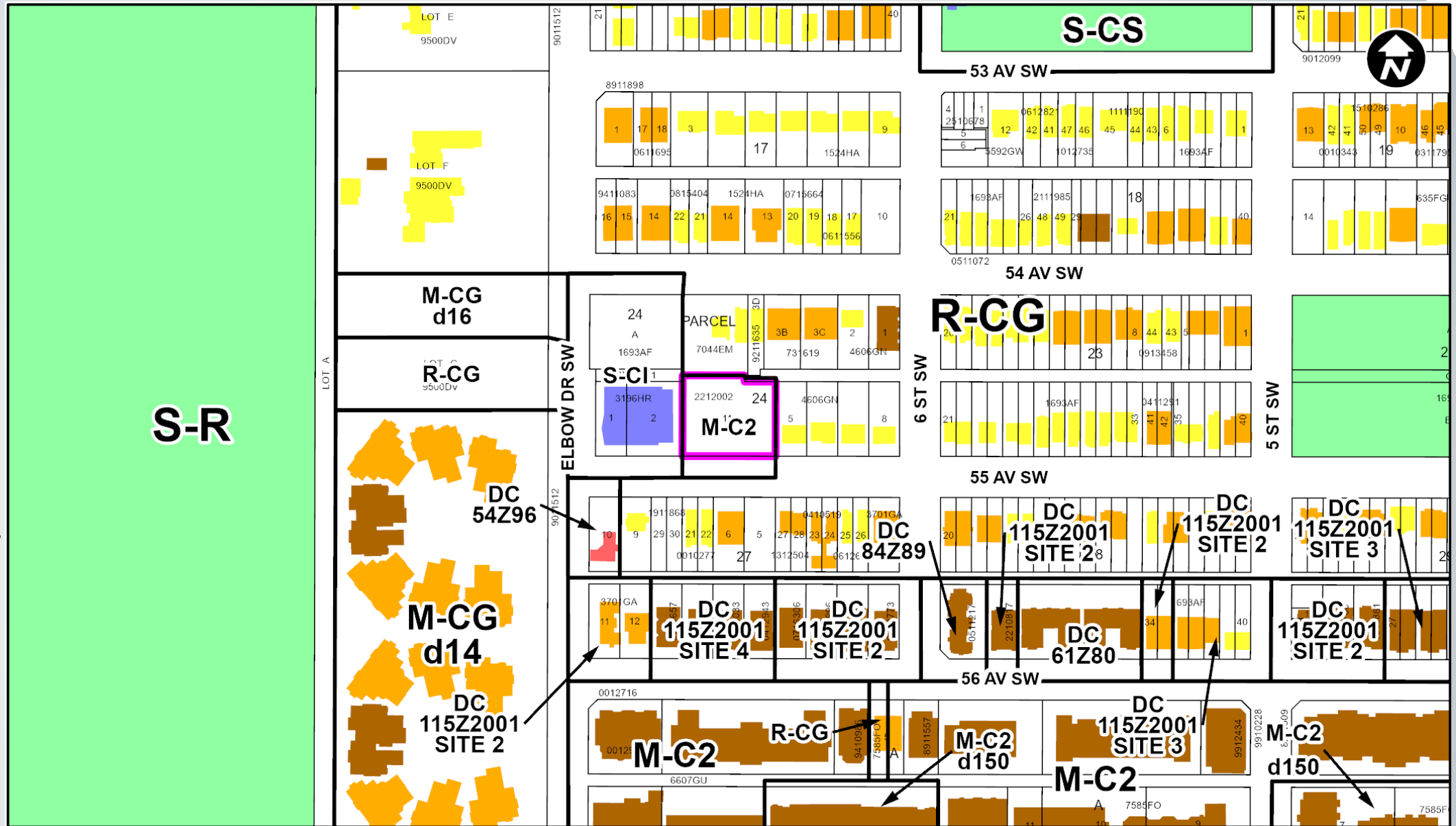
○ Bus Stop

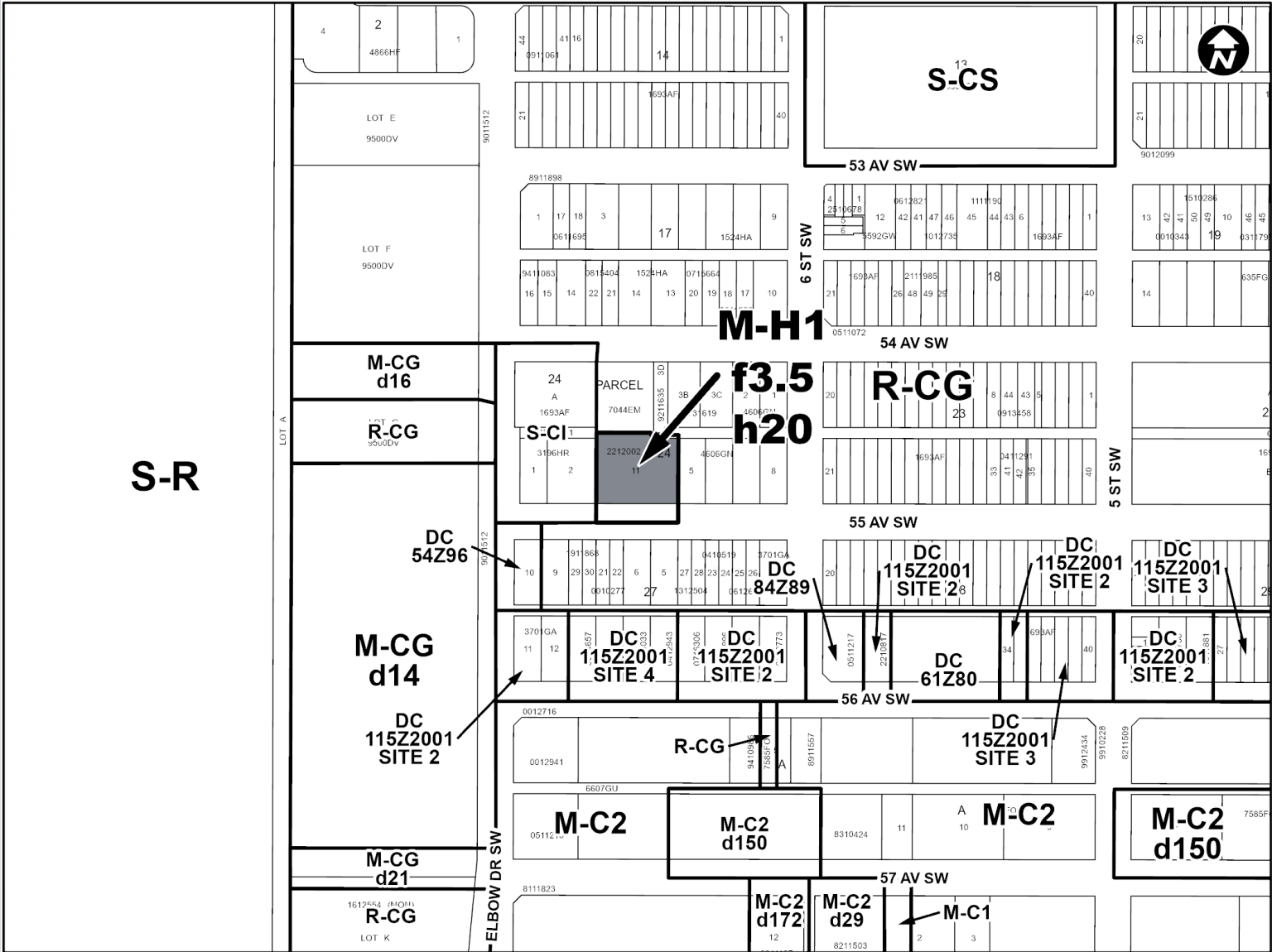
Parcel Size:

0.18ha
46m x 38m

LEGEND

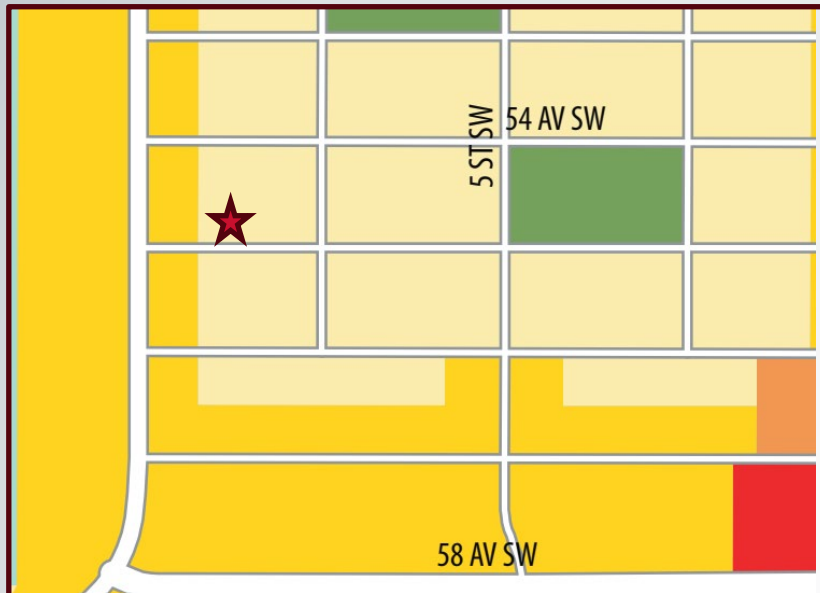
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed Multi-Residential – High Density Low Rise (M-H1f3.5h20) District:

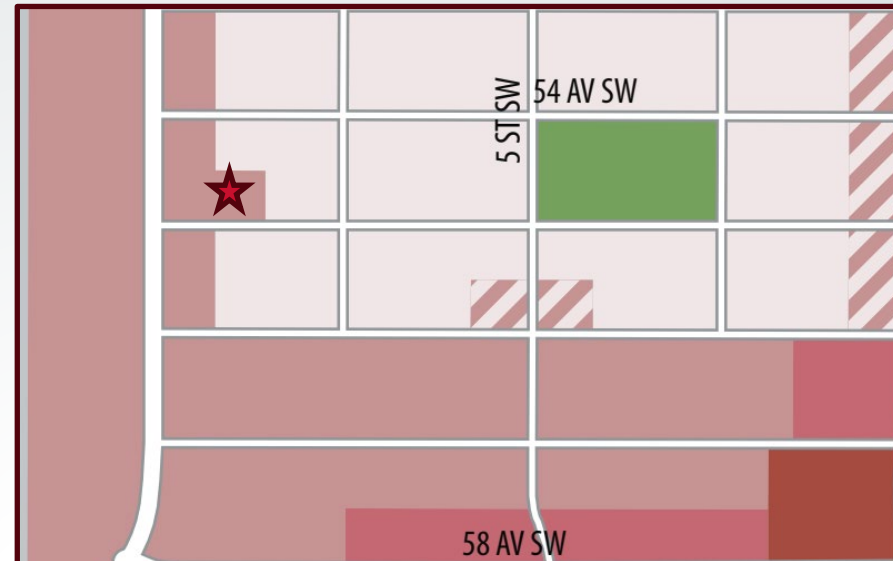
- intended to provide multi-residential development in a variety of forms;
- height modifier of 20.0 metres is proposed to limit the building to six storeys; and
- maximum building FAR of 3.5 is proposed (approximately 6,300 square metres).



Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Legend

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

Subject Site

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 156D2025** for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

Supplementary Slides

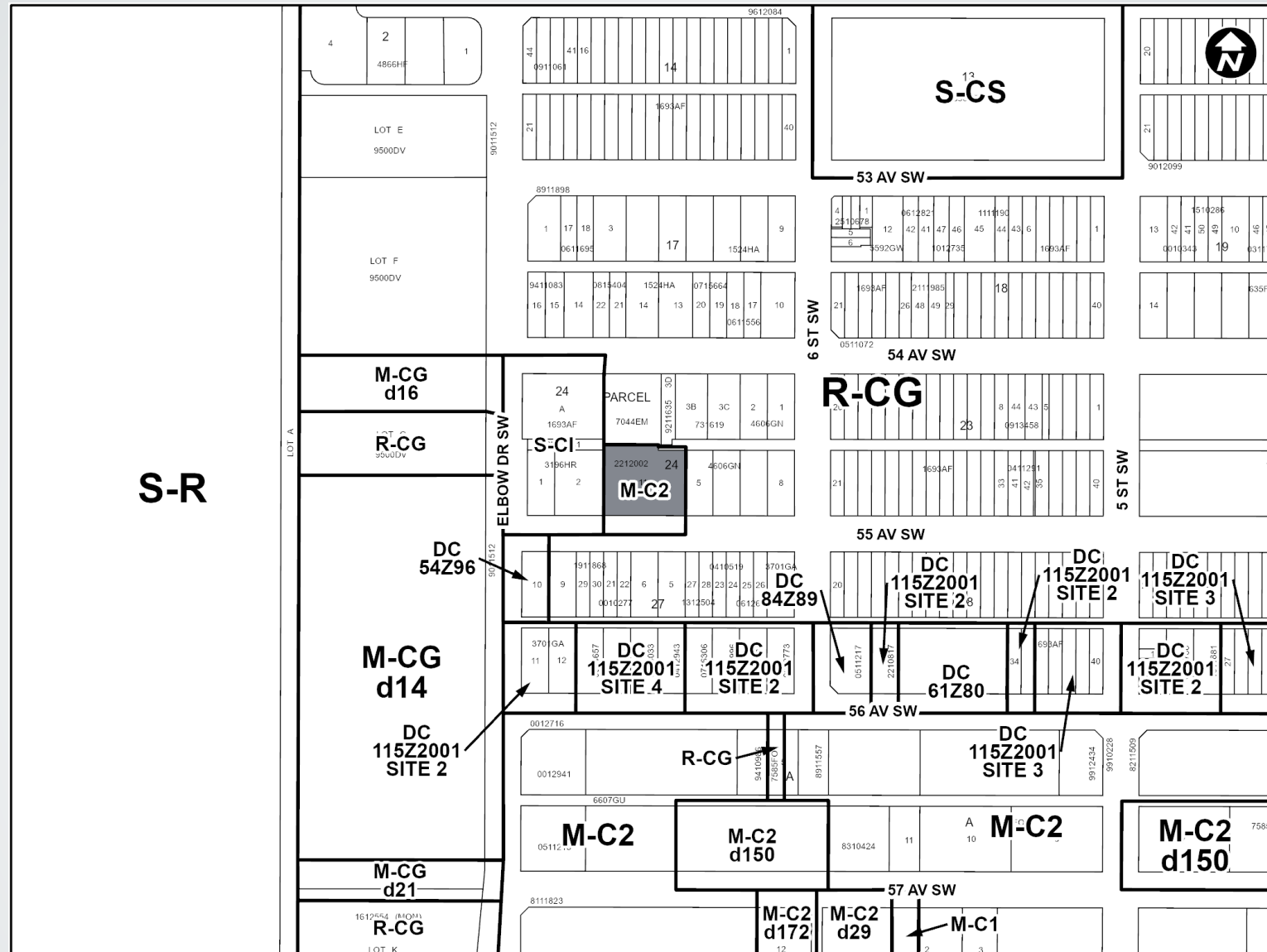


DP2022-07624
5 storeys, 15.9 metres
46,412 square feet
46 units
52 parking stalls



DP2025-02797
6 storeys, 18.8 metres
65,616 square feet
62 units
73 parking stalls

	<u>M-C2</u>	<u>MH-1f3.5h20</u>
Purpose	primarily for multi-residential development of medium height and medium density that is near or adjacent to low density residential development	Intended for multi-residential in the developed area in a variety of forms.
Maximum Height	allows for a maximum building height of 16.0 metres ; however, this is lowered to 11.0 metres with a property line shared with a low density residential district.	maximum building height modifier of 20.0 metres is proposed; however, this lowered to 10.0 metres with a property line shared with a low density residential district.
Maximum Density (FAR)	maximum building Floor Area Ratio is 2.5 (approximately 4,500 square metres).	A maximum building Floor Area Ratio of 3.5 is proposed (approximately 6,300 square metres)





View from site looking SOUTH on 55 Avenue SW



View from site looking EAST on 55 Avenue SW



View from site looking WEST on 55 Avenue SW