



# LOC2024-0128 / CPC2024-1167 Land Use Amendment

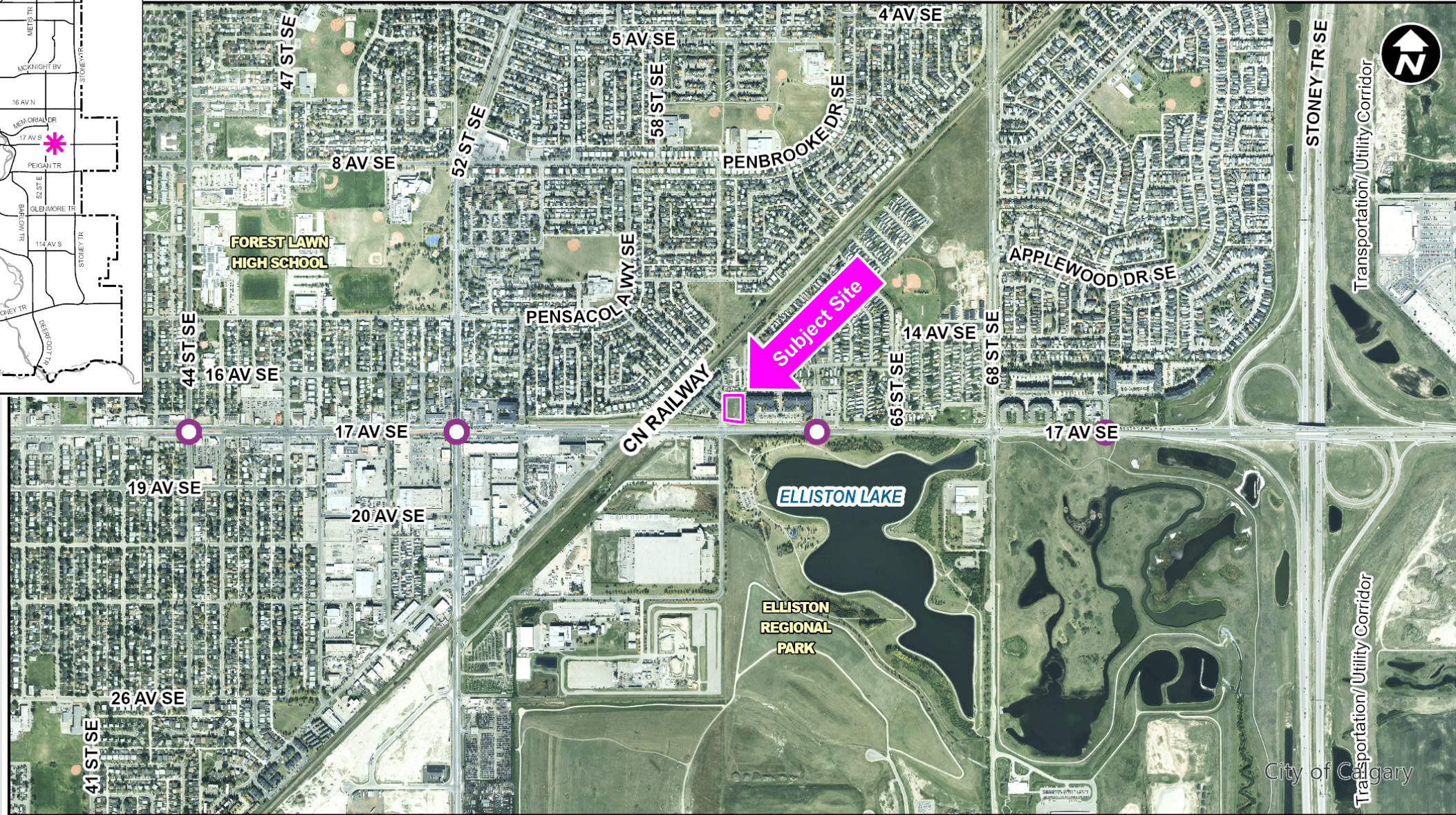
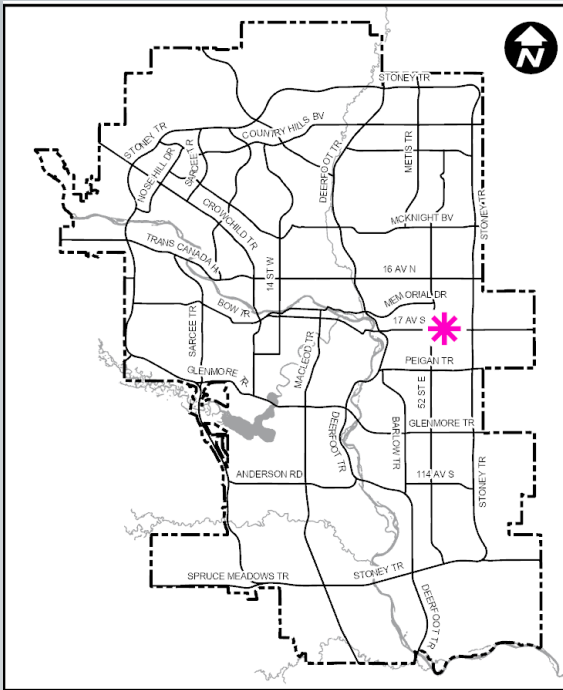
January 9, 2025

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.45 hectares  $\pm$  (1.10 acres  $\pm$ ) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H12.0) 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

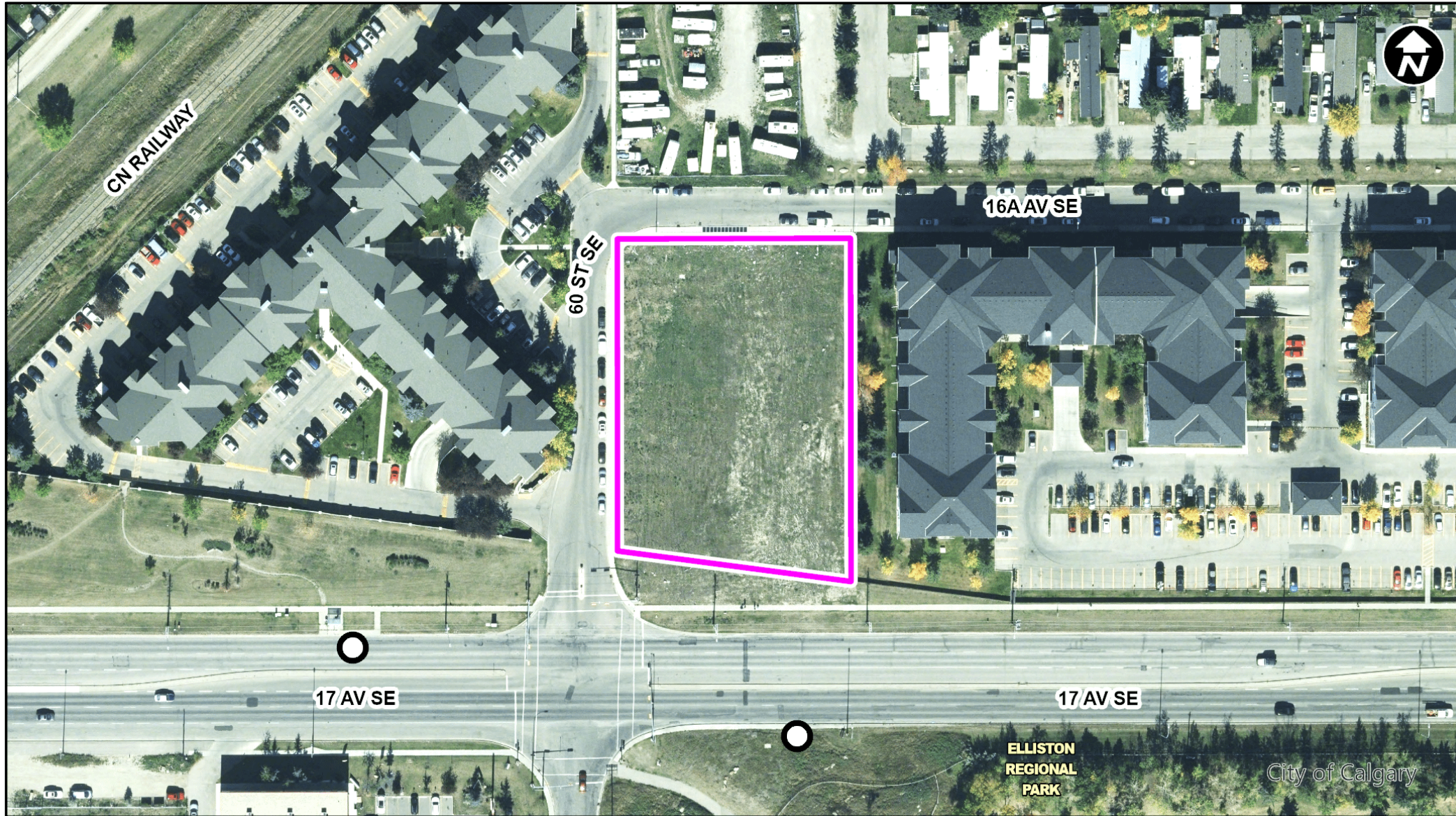
City of Calgary



Transportation/Utility Corridor

Transportation/Utility Corridor





Legend

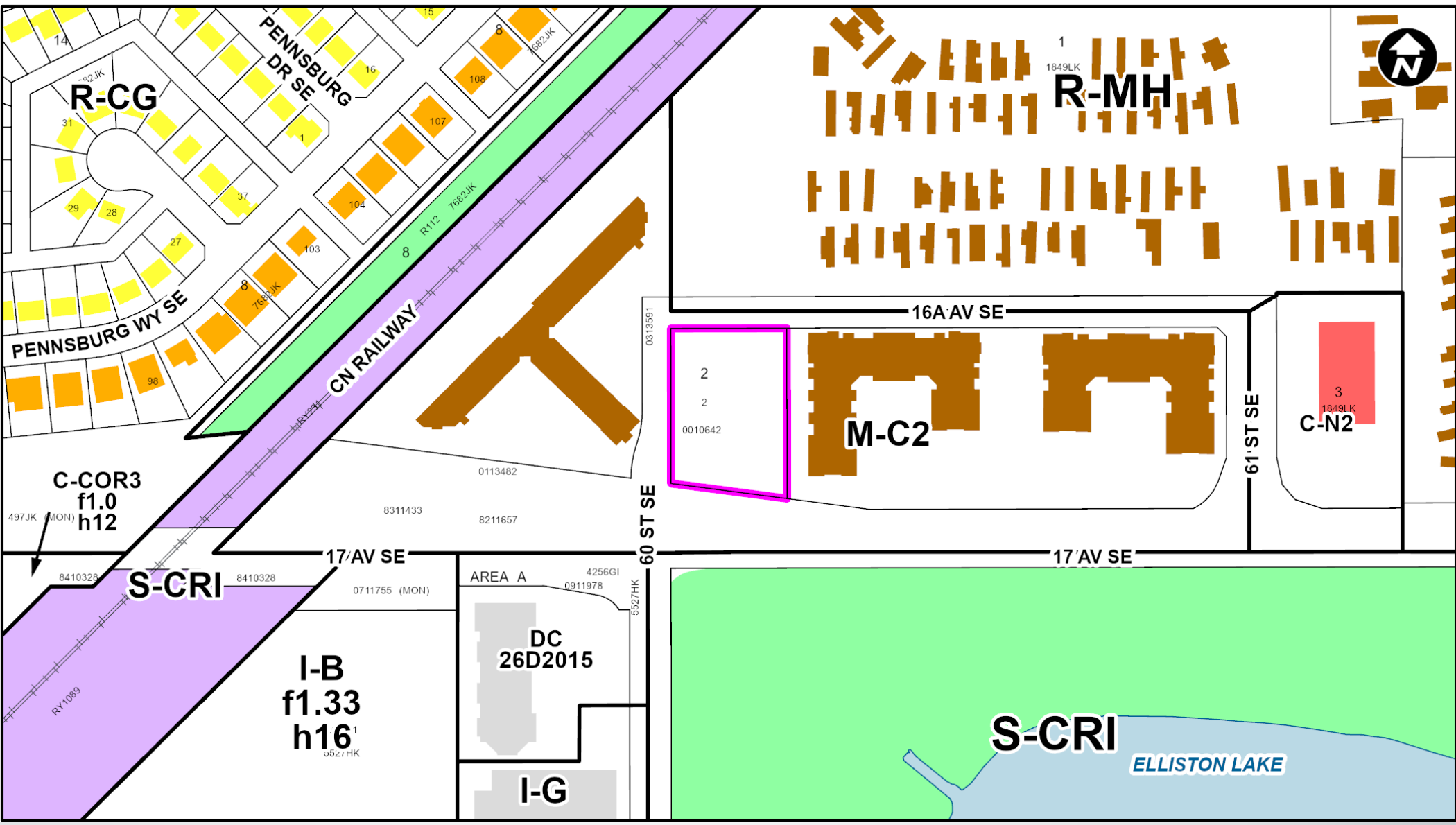
○ Bus Stop

Parcel Size:

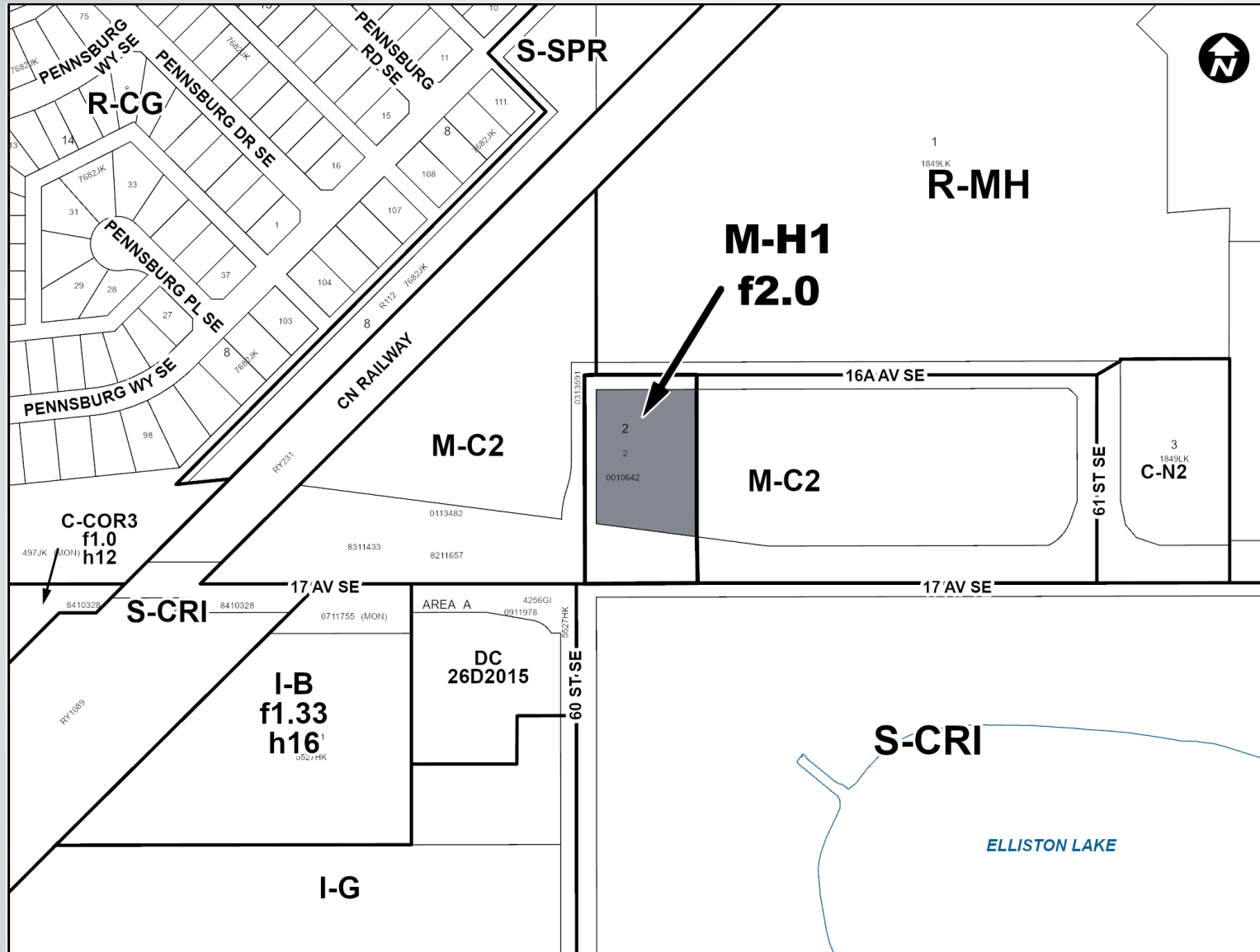
0.45 ha  
56m x 82m







- 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 (M-H1f2.0) District:

- 2.0 FAR; decrease from 2.5
- maximum building height of 26.0 metres; increase from 16.0 metres
- 0.625 vehicle parking stalls per unit or suite

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# Supplementary Slides

