



LOC2024-0163 / CPC2024-1274

Land Use Amendment

January 9, 2025

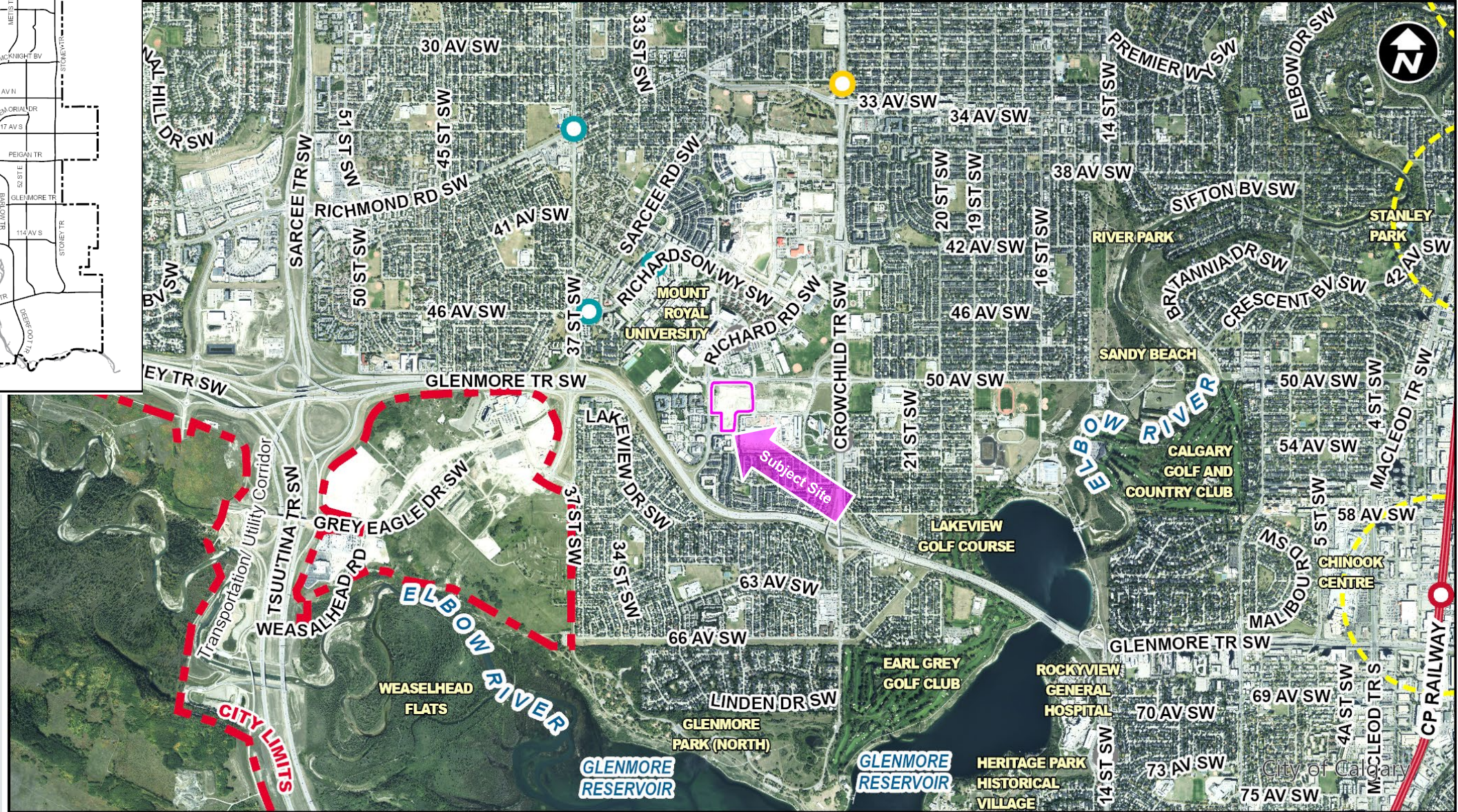
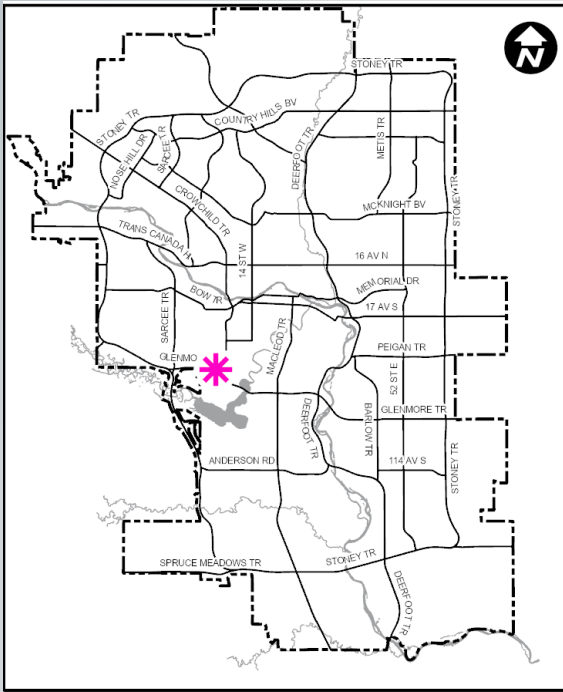
RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 4 Public Hearing of Council; and

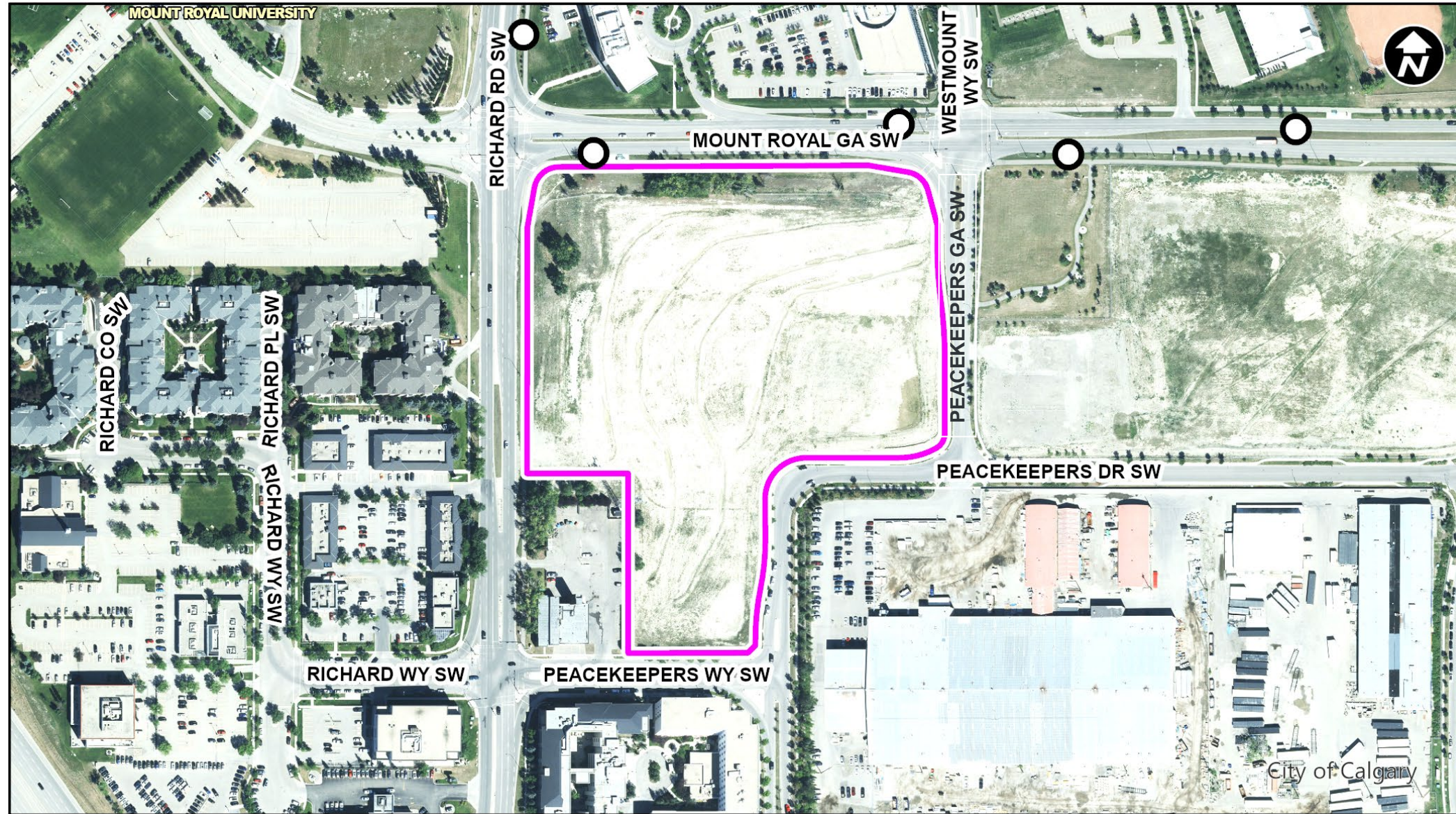
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District **to** Mixed Use – General (MU-1f3.0h32) District.



LEGEND

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



LEGEND
○ Bus Stop

Parcel Size:

**5.39 ha
(13.33 ac)**

Site Photos (Along Adjacent Street to the West)



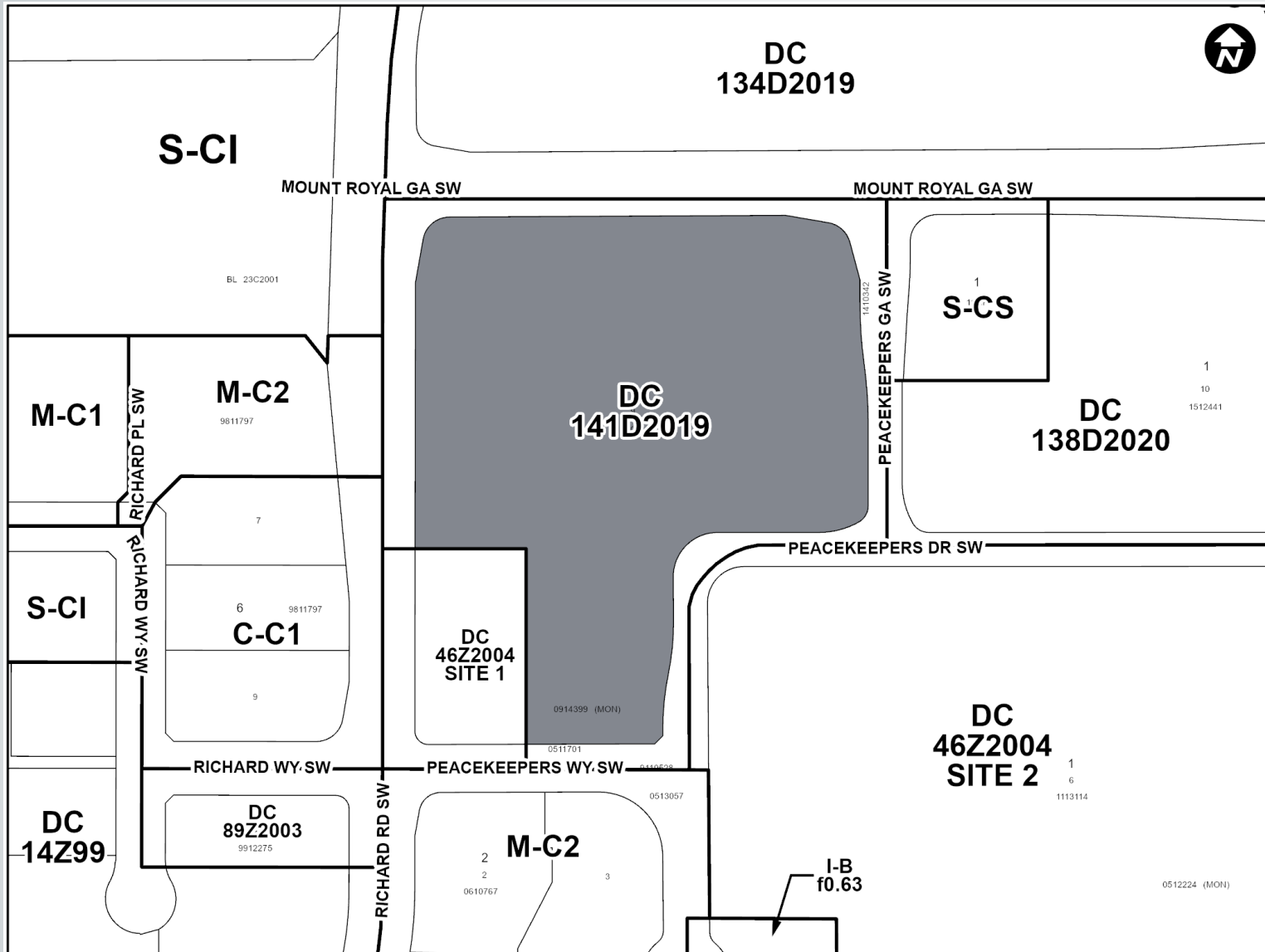
Site Photos (Along Adjacent Street on the Southeast)



Existing Land Use Map

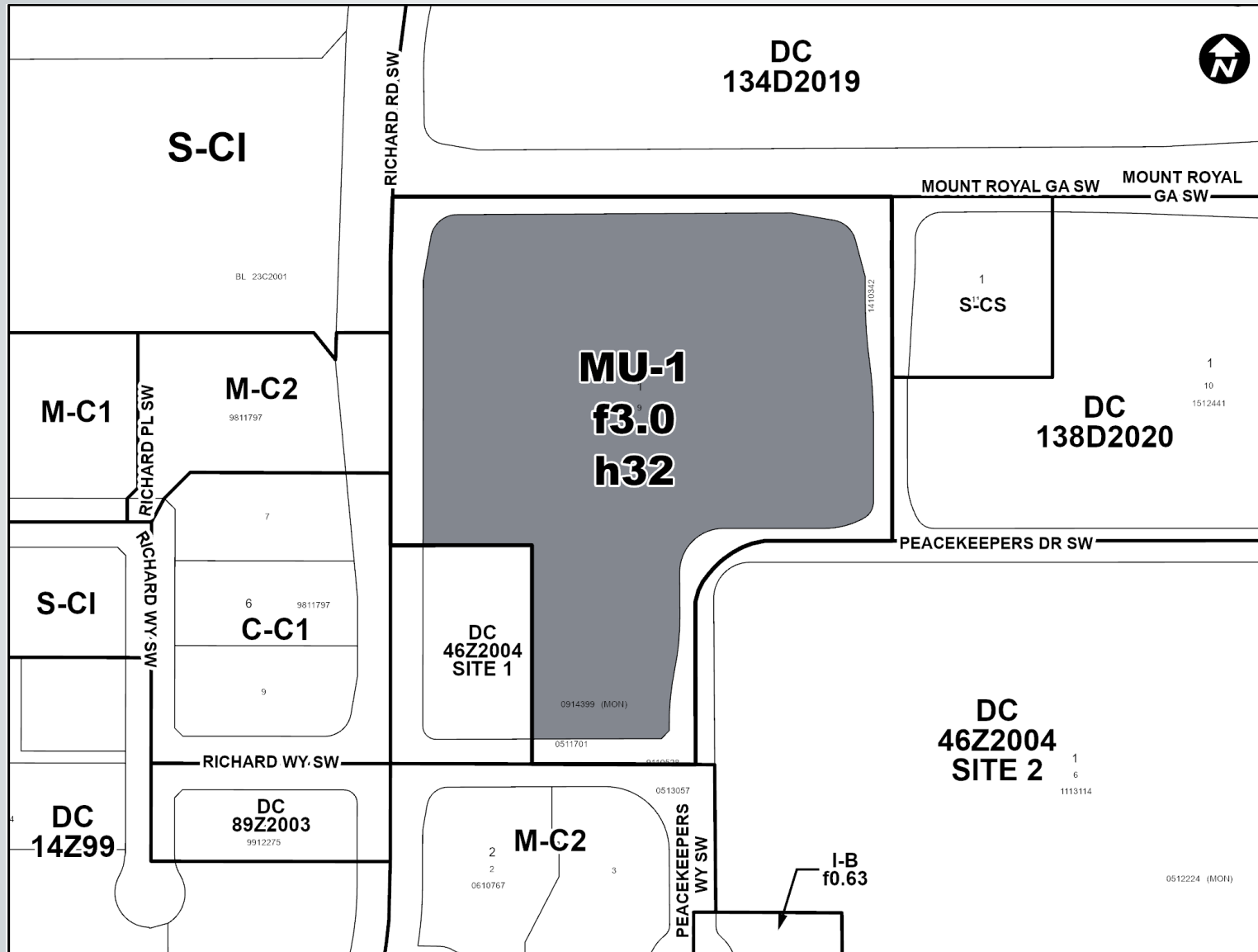
Existing Direct Control (DC) District:

- Based on the Mixed Use – General (MU-1) District = a mix of residential and commercial development
- Maximum density of 165 units per hectare = 889 dwelling units
- Maximum height transitions = 20 metres, 25 metres & 32 metres
- 1.6 FAR = Maximum building floor area of 86,224 square metres



Proposed Mixed Use – General (MU-1f3.0h32) District:

- Flexibility in the mix of residential and commercial development
- No maximum density requirement
- Maximum height across the site = 32 metres
- 3.0 FAR = Maximum building floor area of 161,670 square metres



RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 4 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District **to** Mixed Use – General (MU-1f3.0h32) District.

Supplementary Slides

