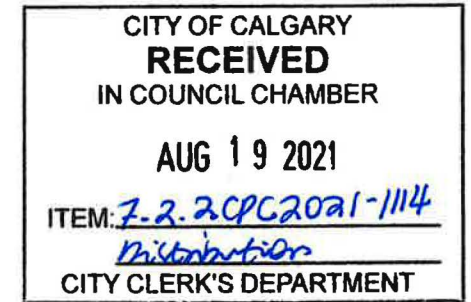




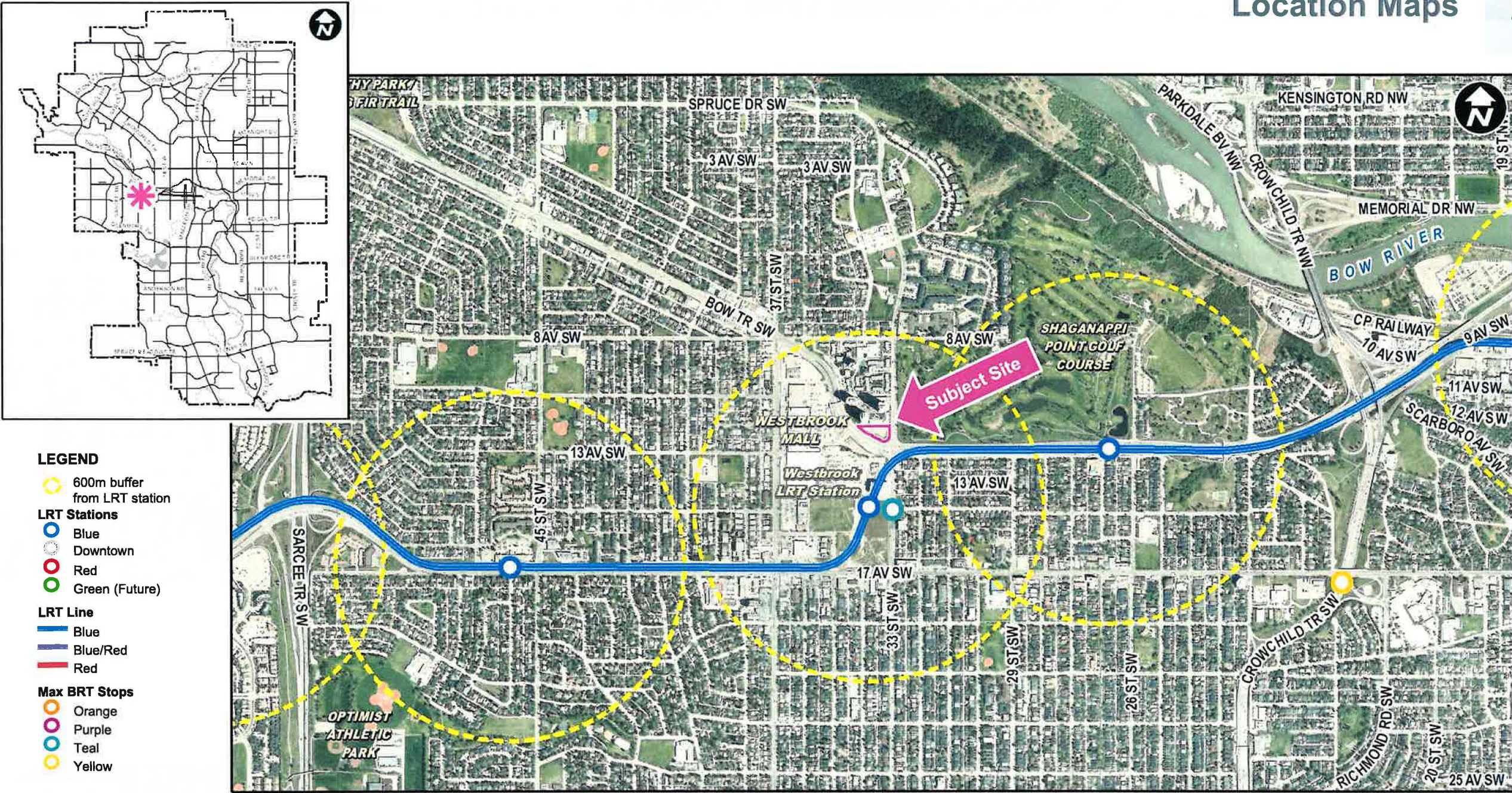
Calgary Planning Commission

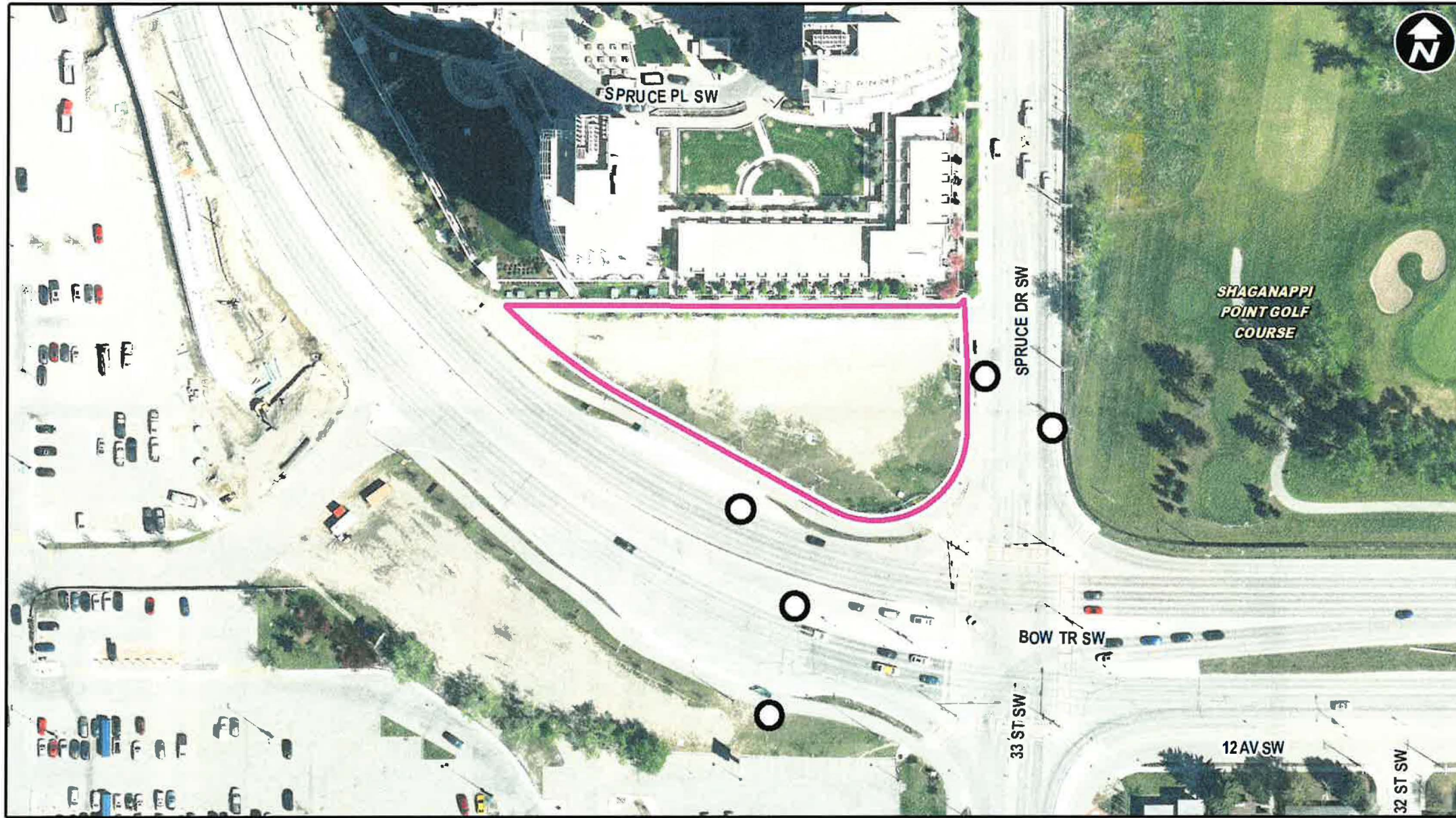
Agenda Item: 7.2.2



1

LOC2021-0068
Land Use Amendment
August 19, 2021





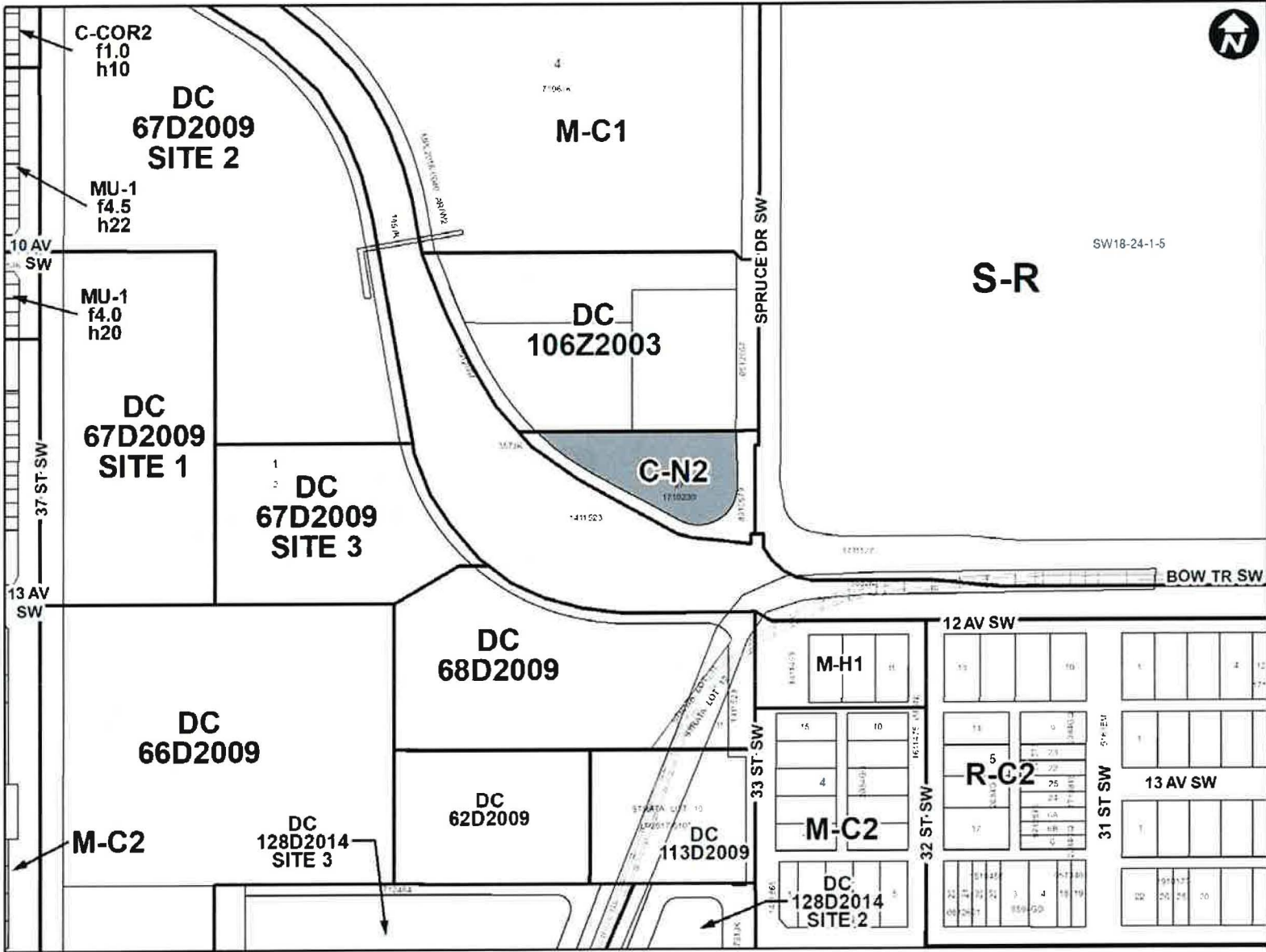
○ Bus Stop

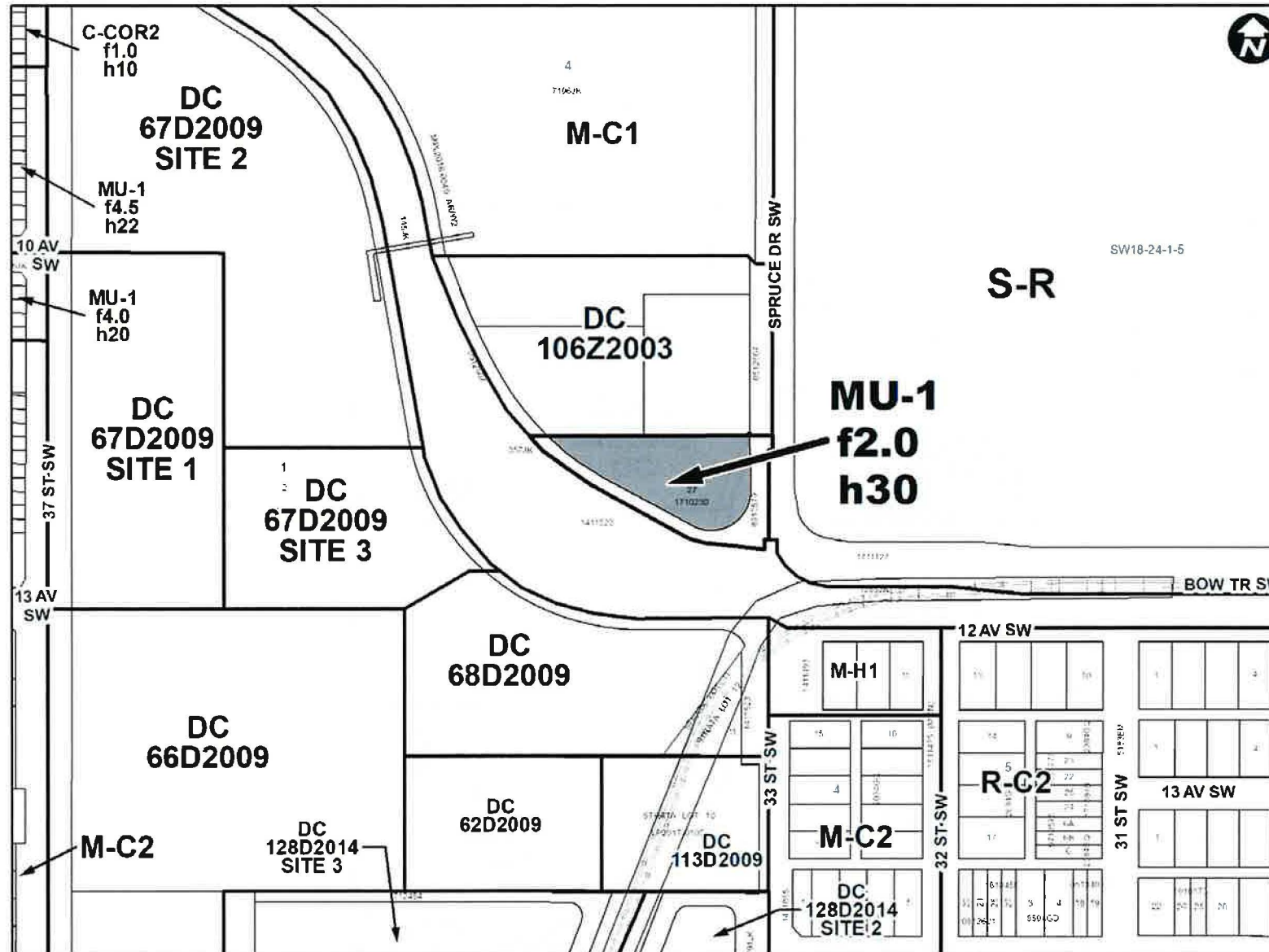
Parcel Size:

0.37 ha



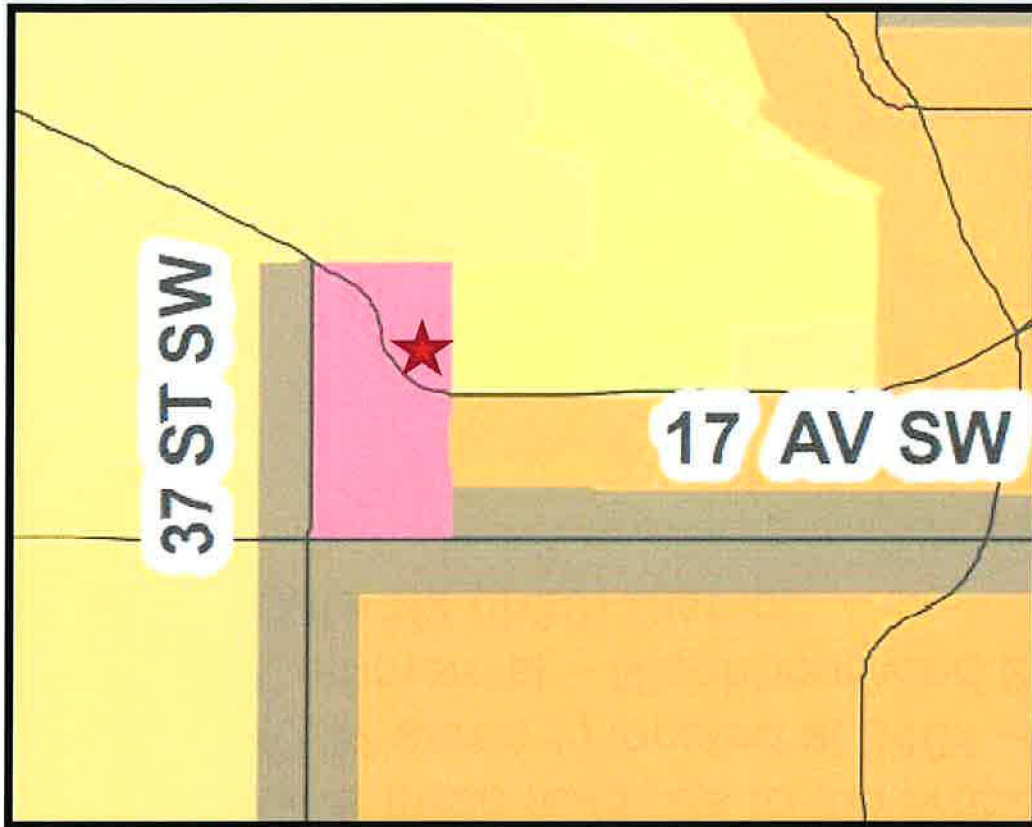






Proposed: Mixed Use – General (MU-1) District:

- characterized by buildings having street-oriented design and accommodating a mix of residential and commercial uses;
- maximum height of 30 metres; and
- a maximum floor area ratio of 2.0



★ Subject Site

‘Community Activity Centers’:

- policies promote intensification that includes a broad range of ground-oriented and medium to high density apartment housing; and
- a mix of housing tenure and affordability levels to accommodate a diverse range of populations.

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.37 hectares $\pm$ (0.92 acres $\pm$) located at 3404 – Bow Trail SW (Plan 1710230, Block 3, Lot 27) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – General (MU-1f2.0h30) District.

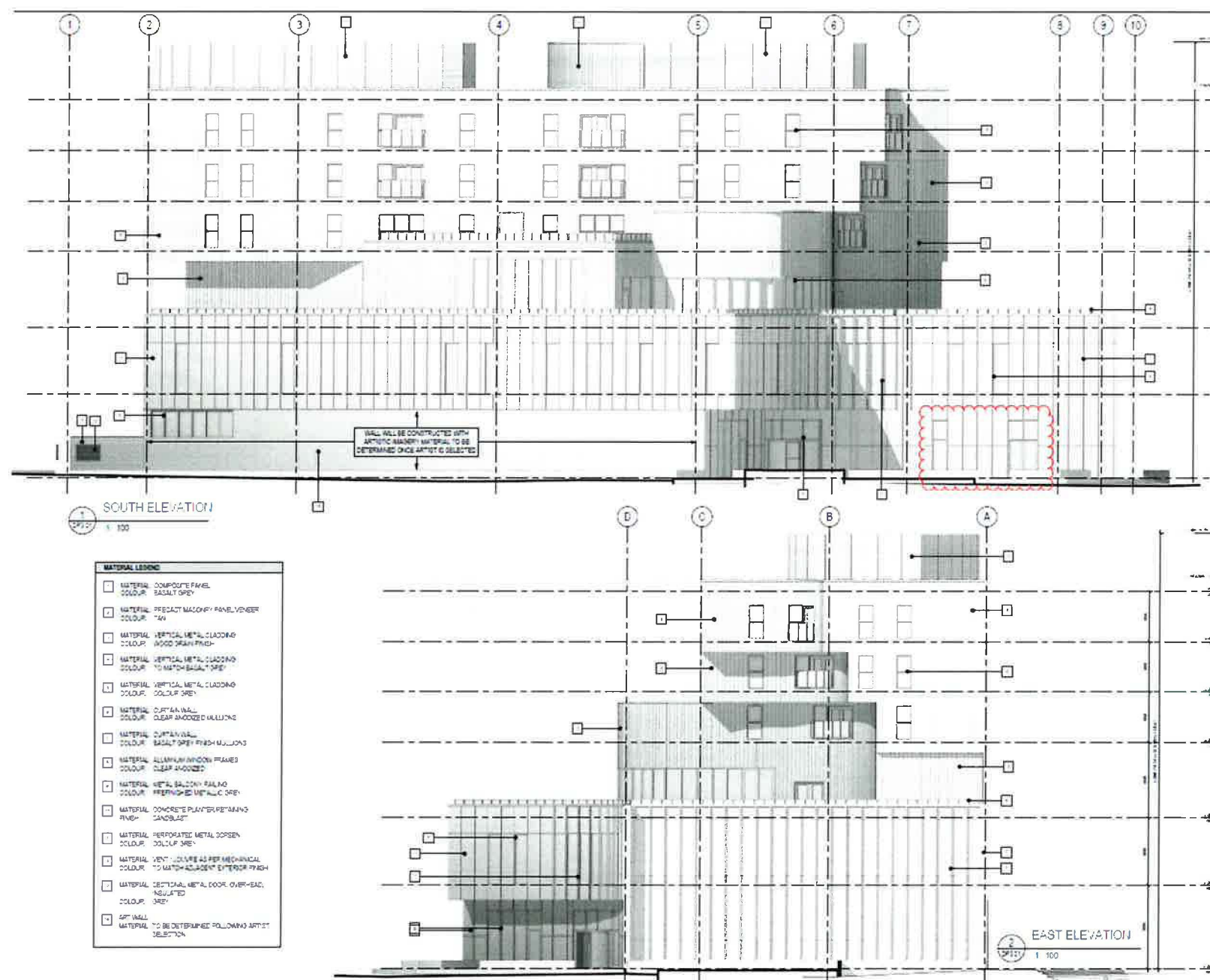
Supplementary Slides

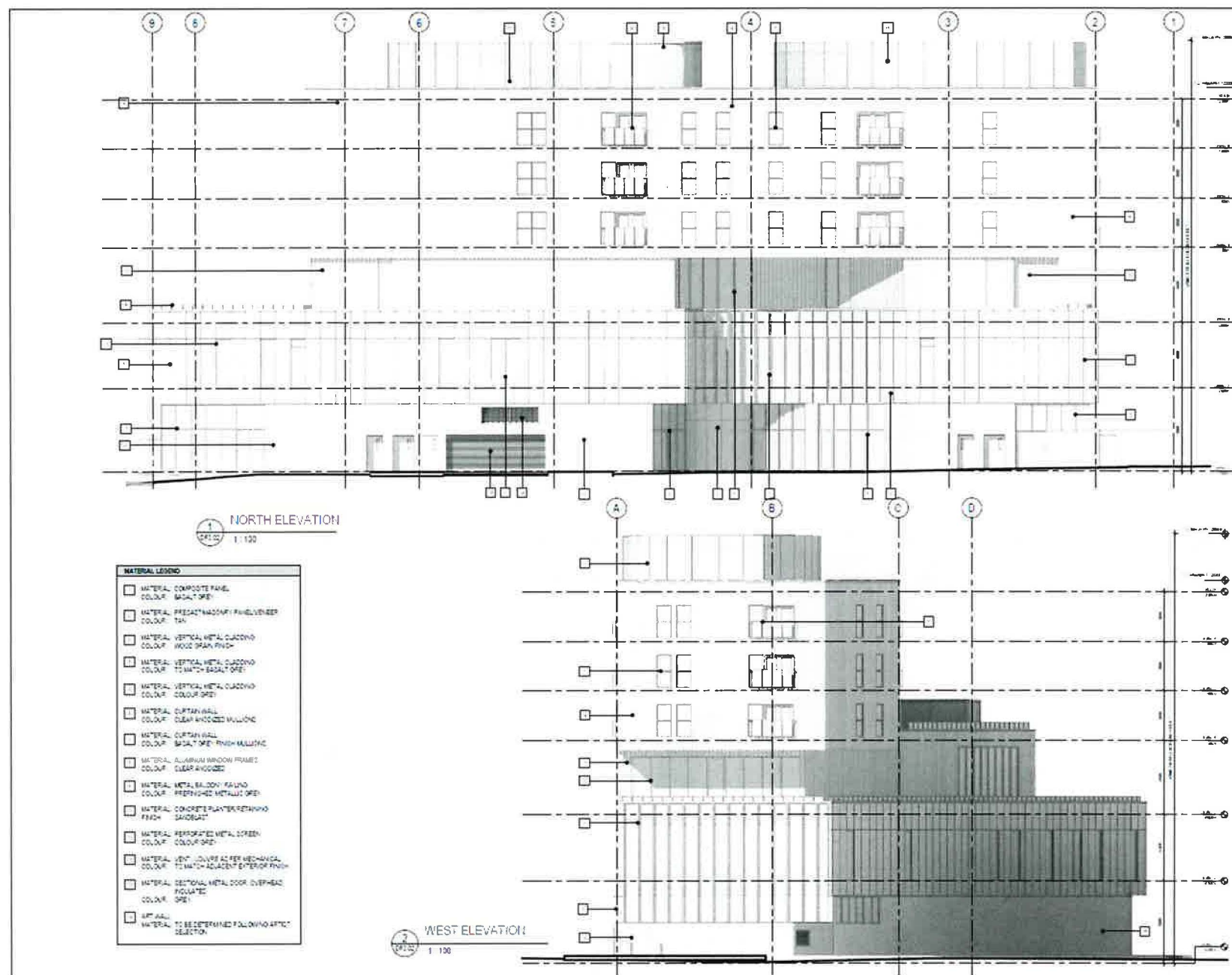


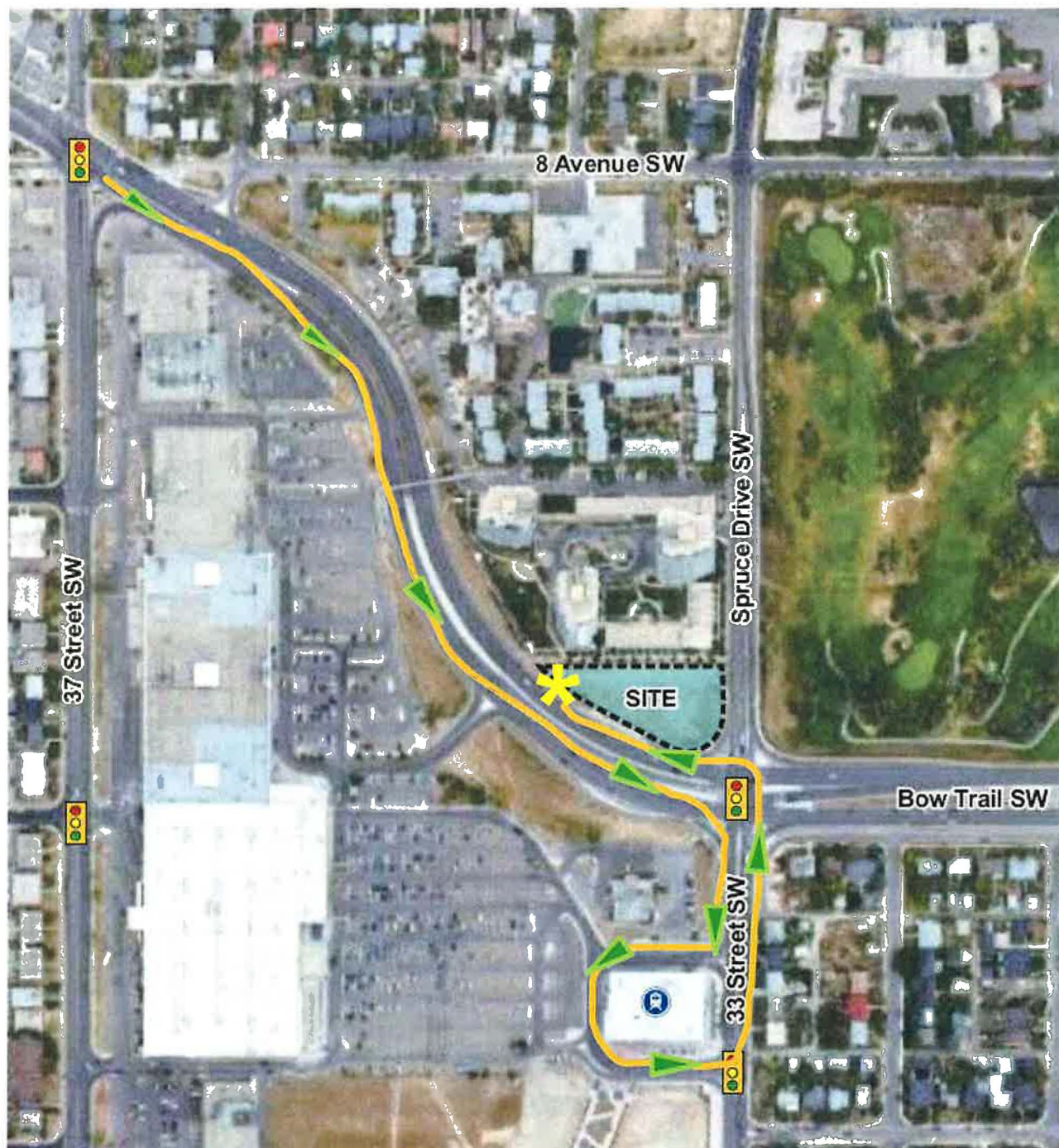
Conceptual rendering



[illegible]







Access Route from Bow Trail (Eastbound Lanes)

