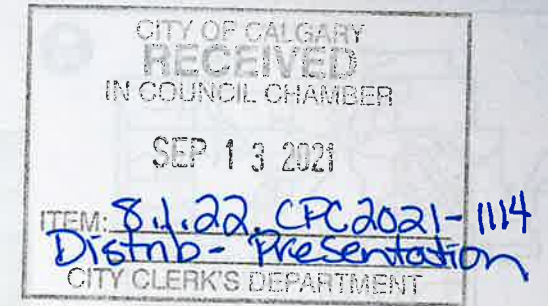


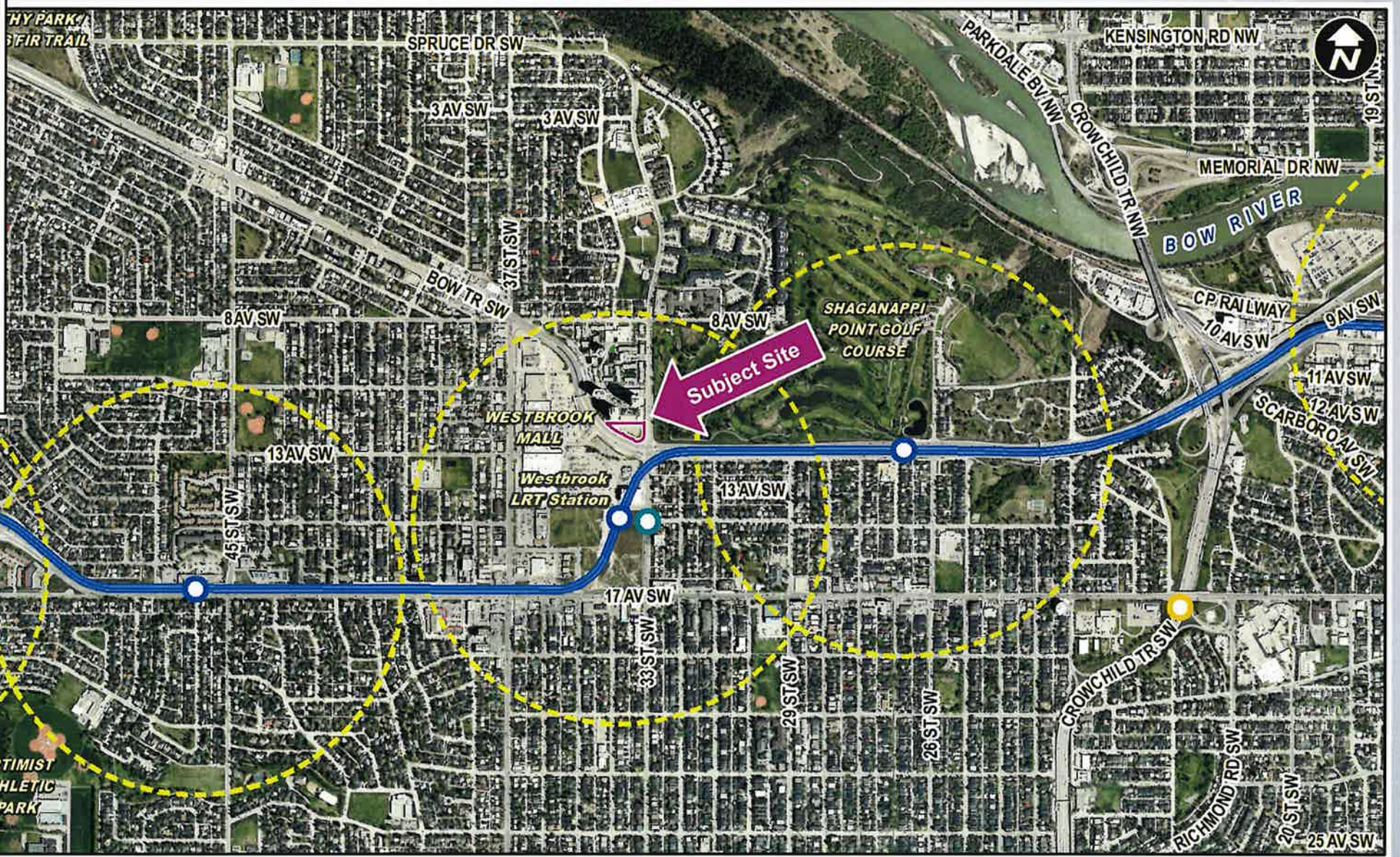
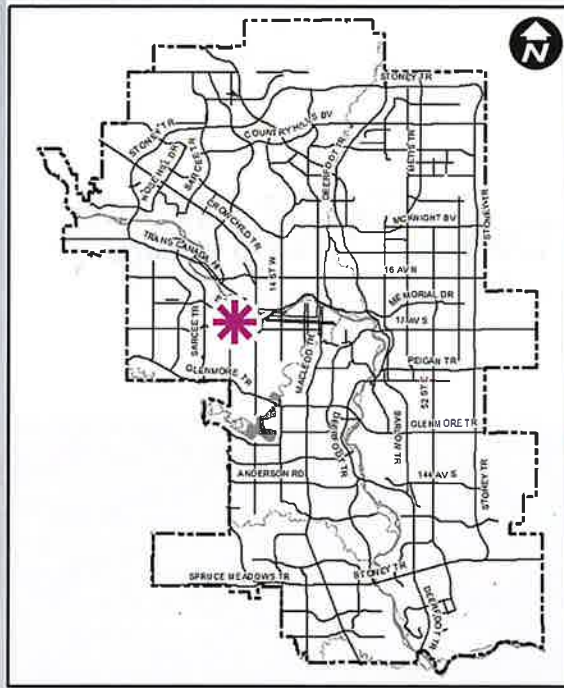


Public Hearing of Council

Agenda Item: 8.1.22

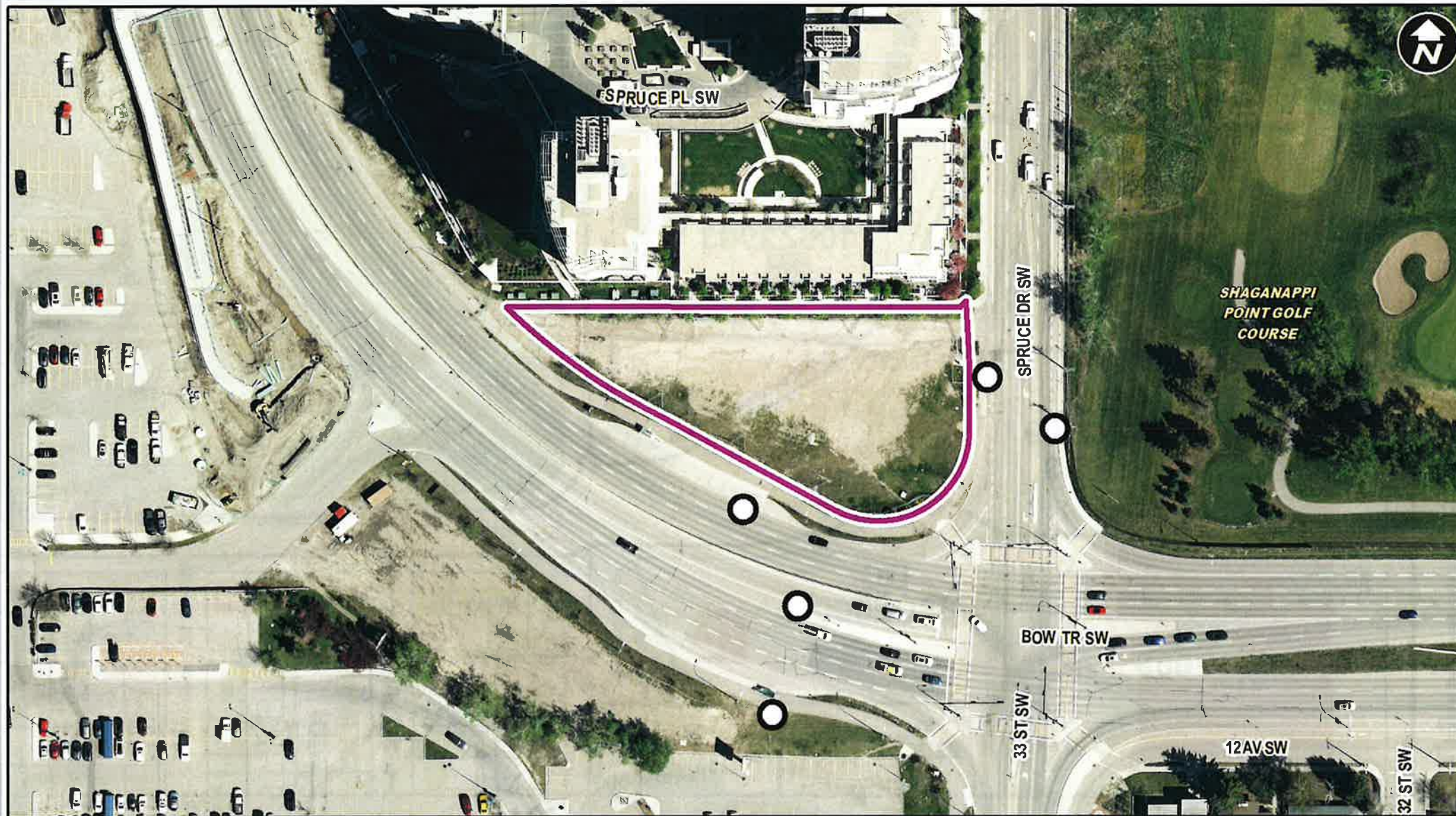


LOC2021-0068
Land Use Amendment
September 13, 2021



LEGEND

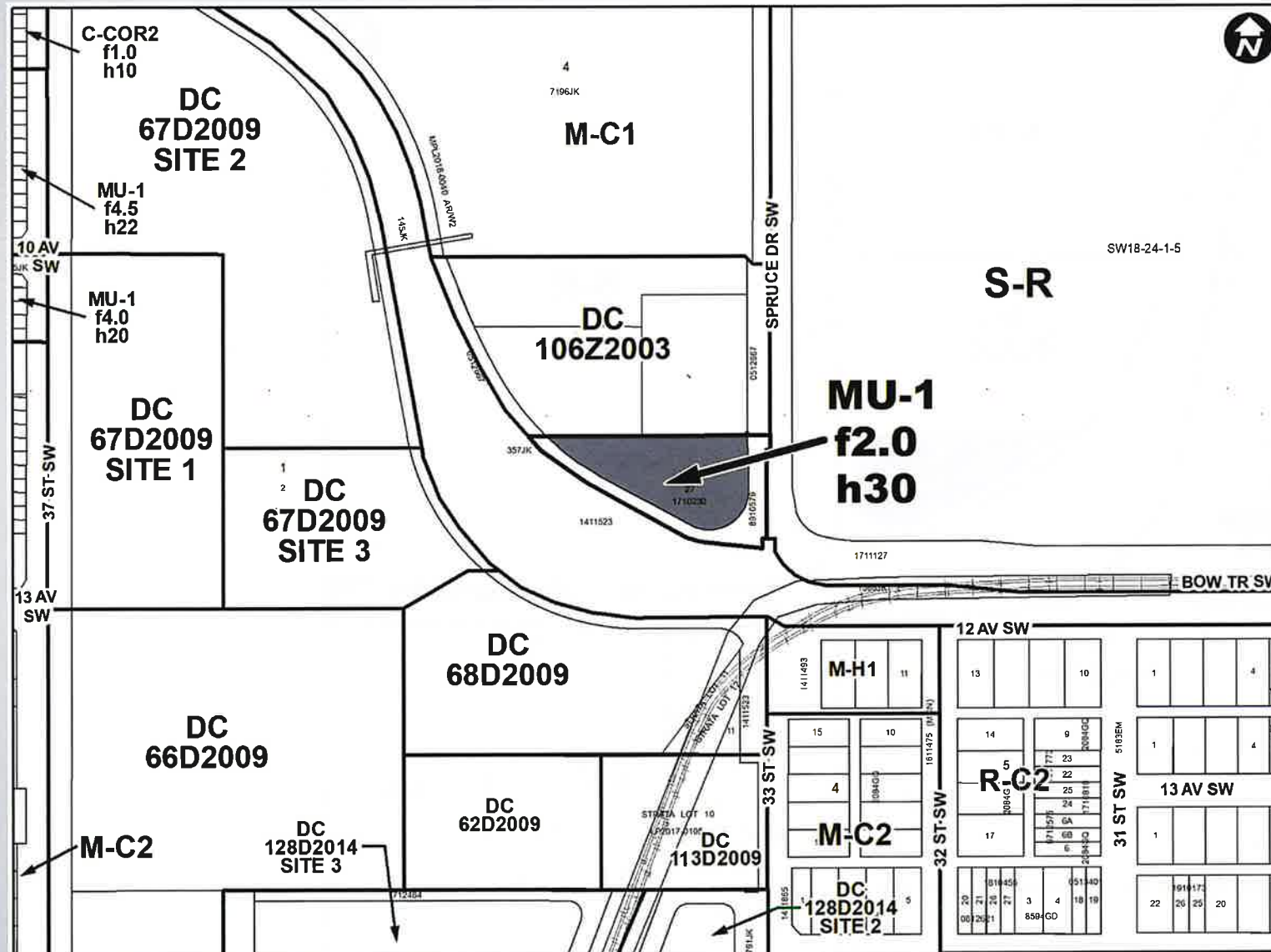
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



○ Bus Stop

Parcel Size:

0.37 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

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 157D2021** 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

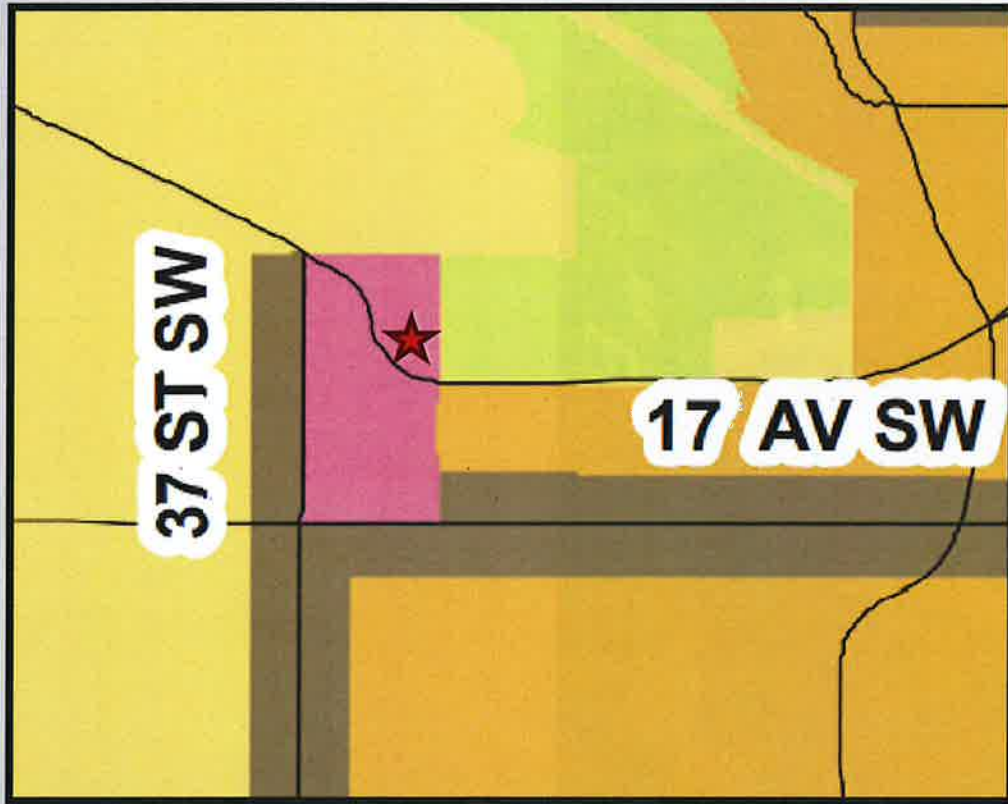


View of Site looking NORTH on Bow TR SW



View of Site looking WEST on Spruce DR SW





★ Subject Site

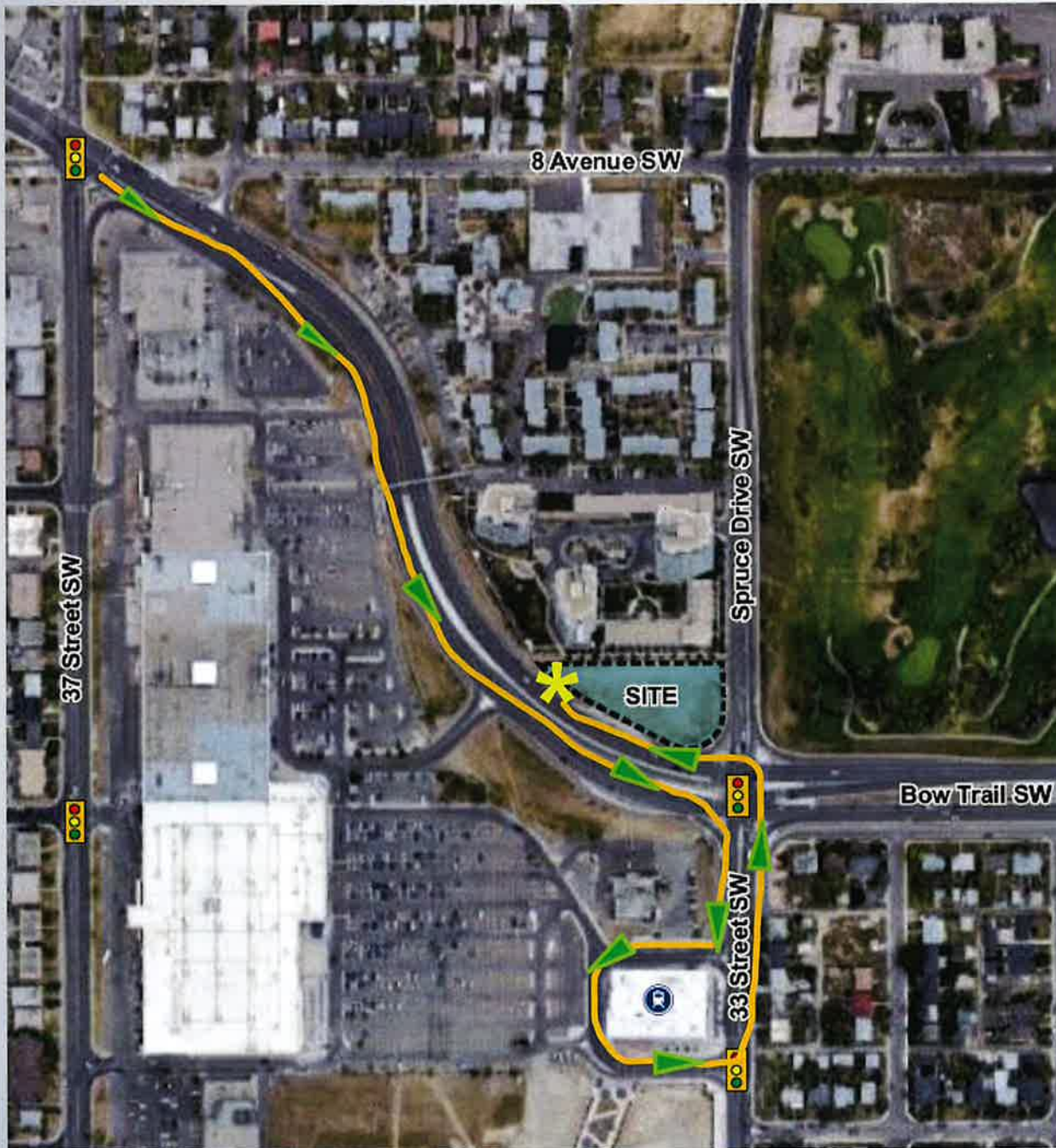
‘Community Activity Centers’:

- 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.



Conceptual rendering





**Access Route from Bow
Trail (Eastbound Lanes)**

