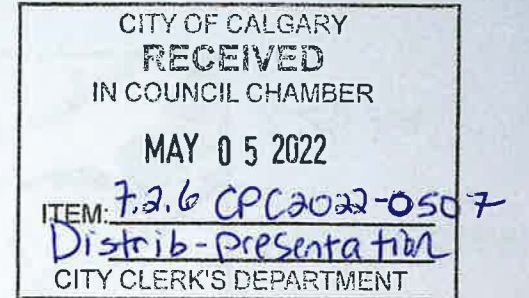




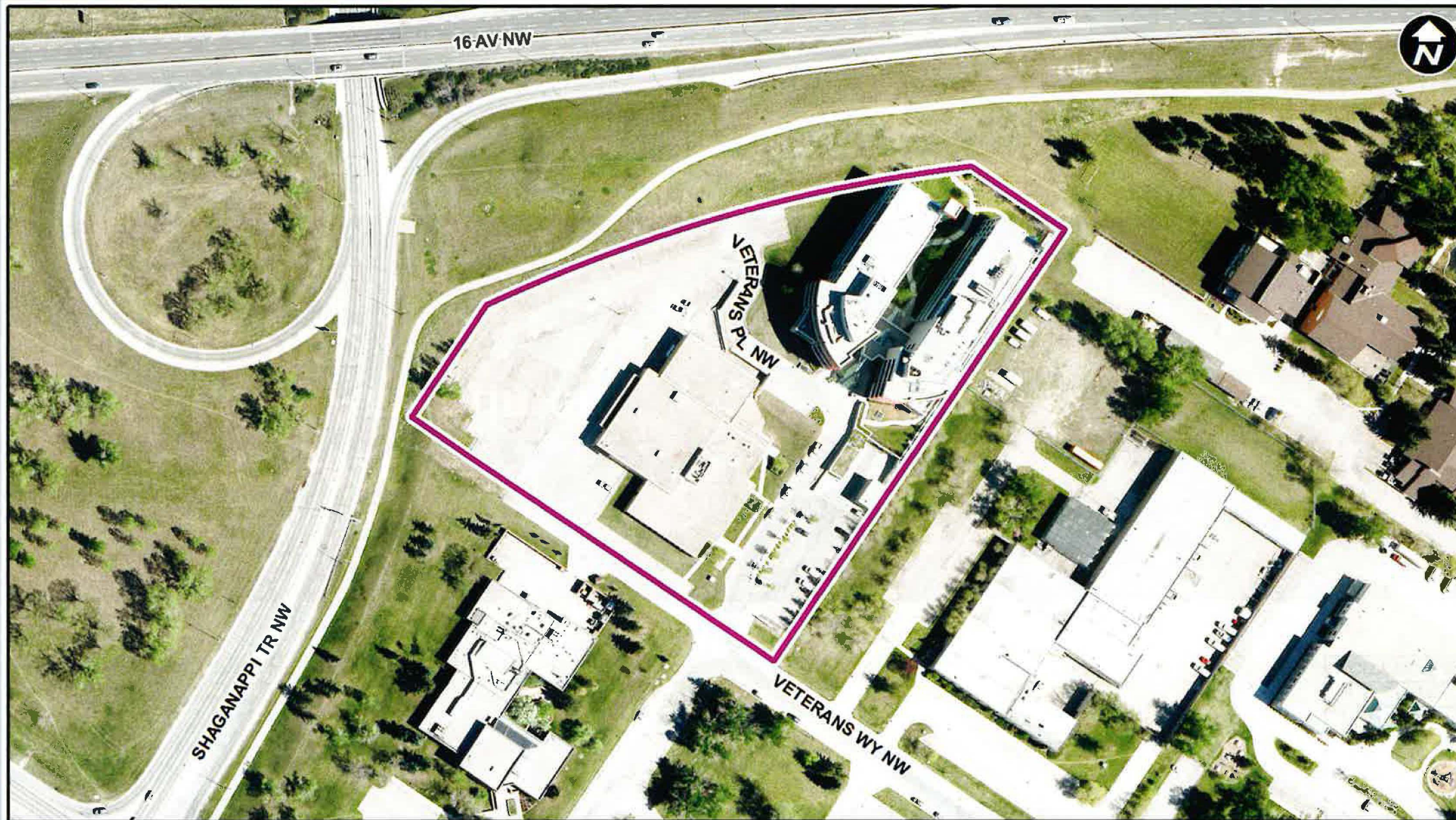
# Calgary Planning Commission

## Agenda Item: 7.2.6



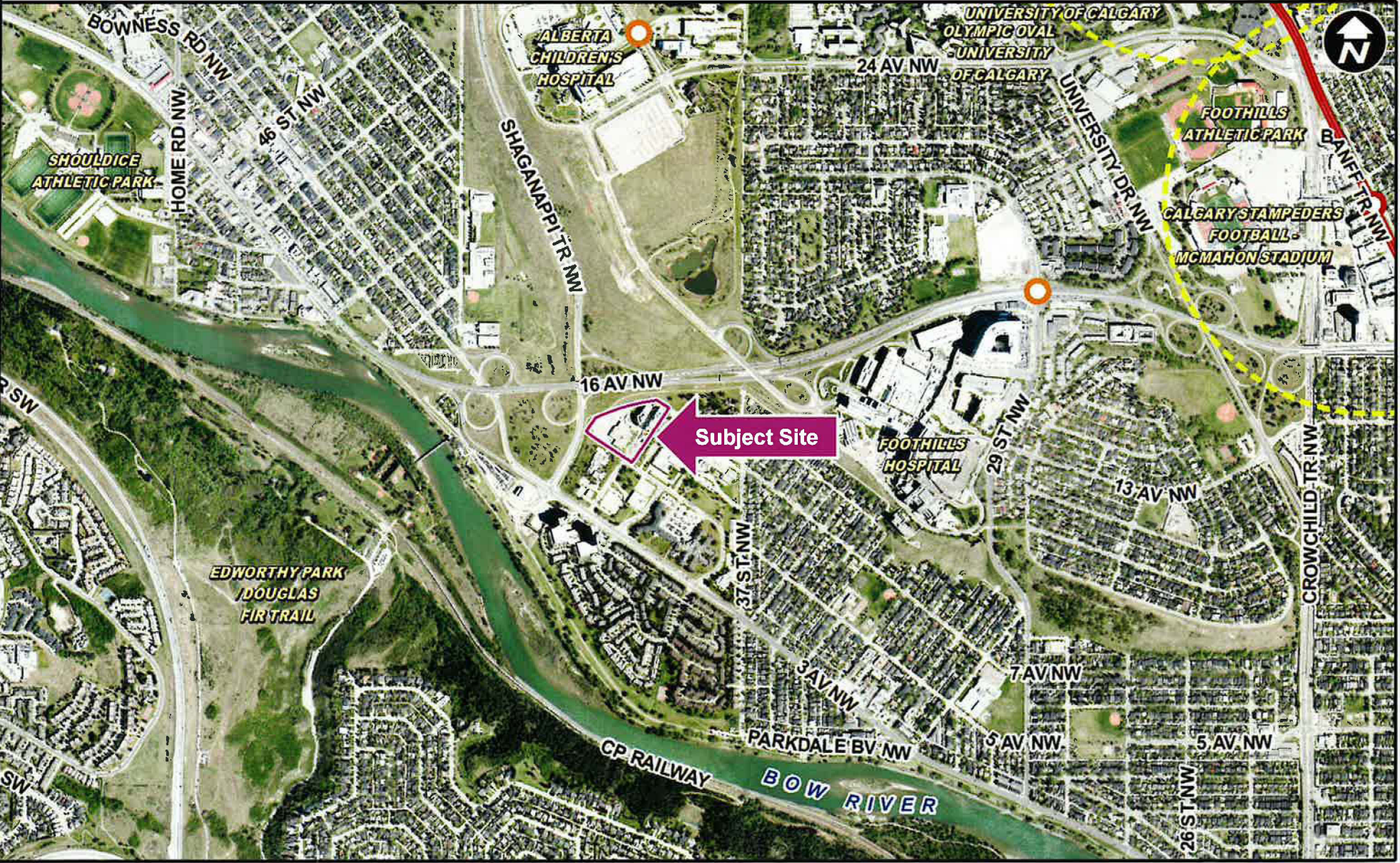
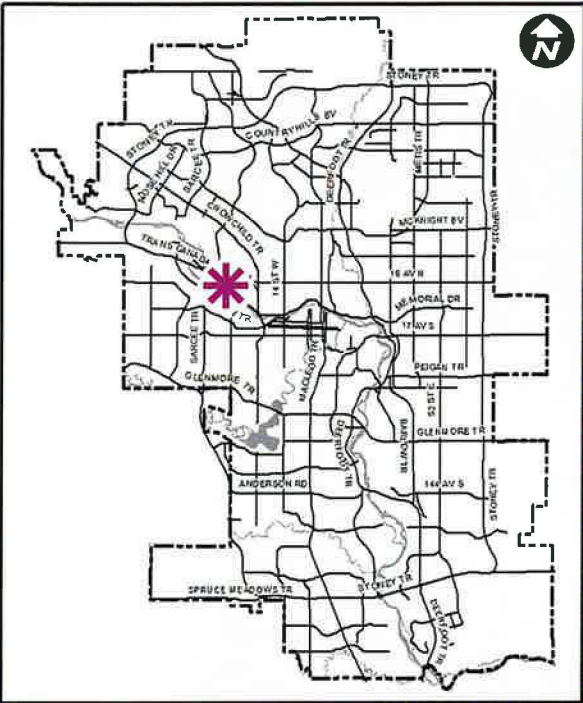
**LOC2021-0207**  
**Land Use Amendment**  
**May 5, 2022**





Parcel Size:  
2.26 ha





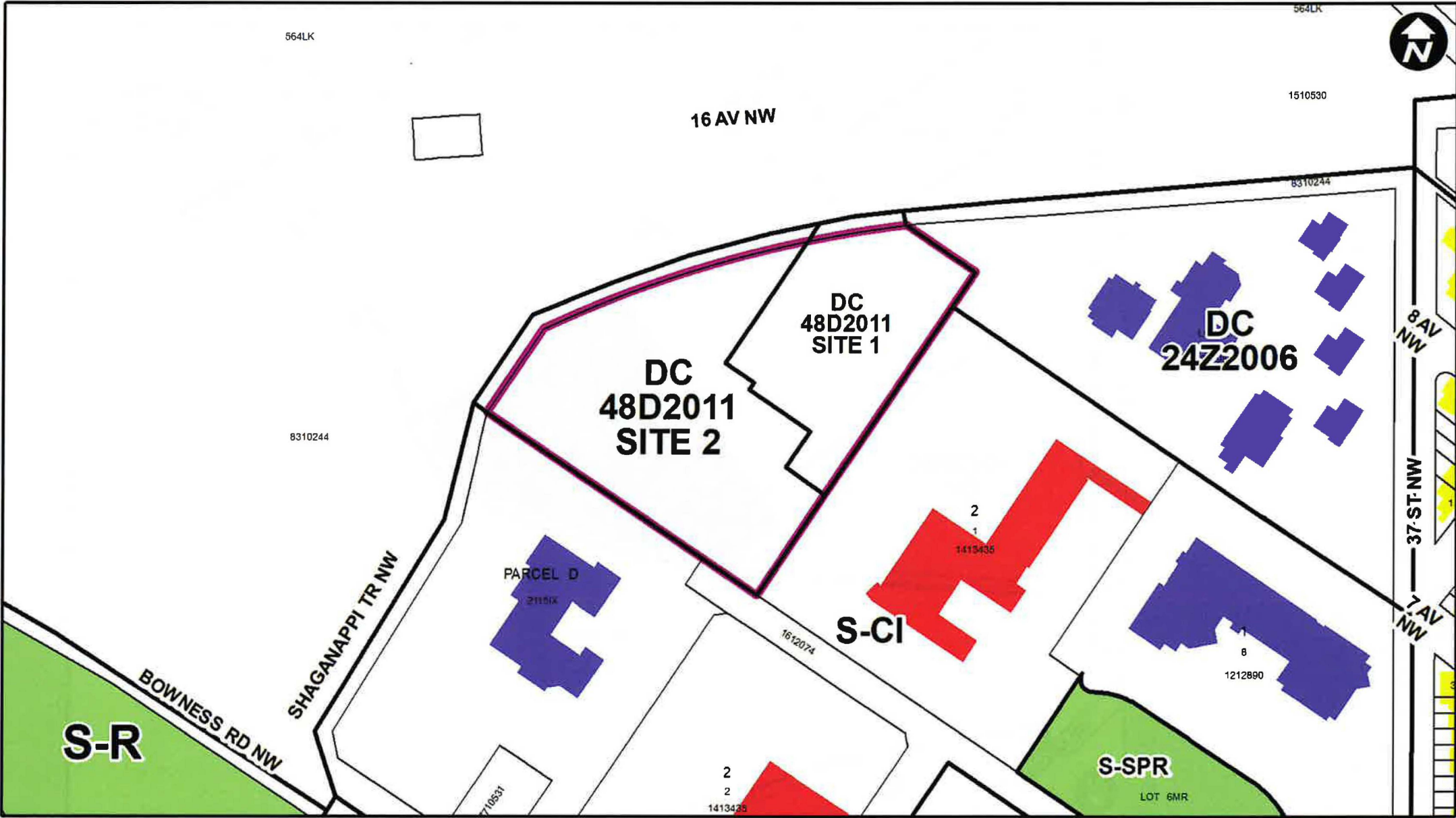
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow







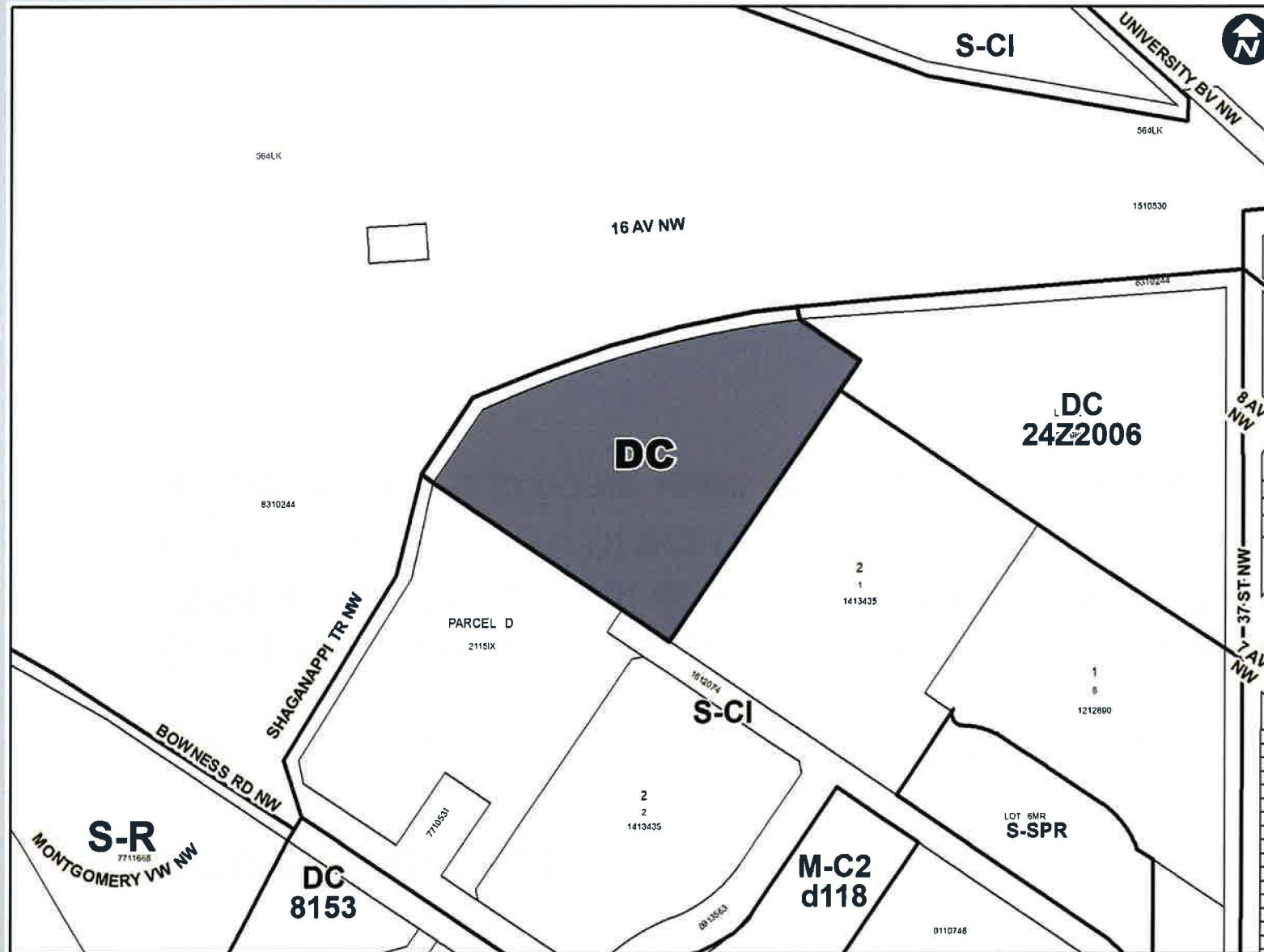
- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary











## Proposed DC District :

- Proposed LUD based off current DC and C-O District;
- Hospital as an additional use while maintaining those allowed under 48D2011;
- Maximum Height 36.0 metres (approx. 10 stories); and
- Maximum FAR increased to 2.5.



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

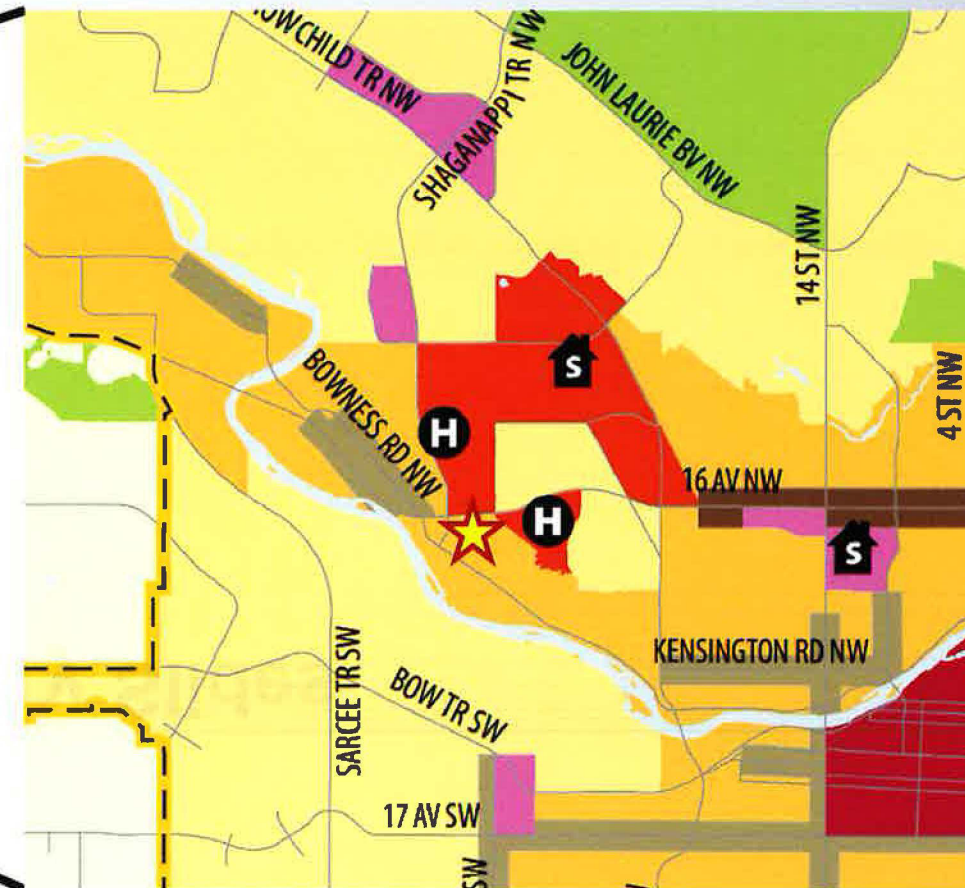
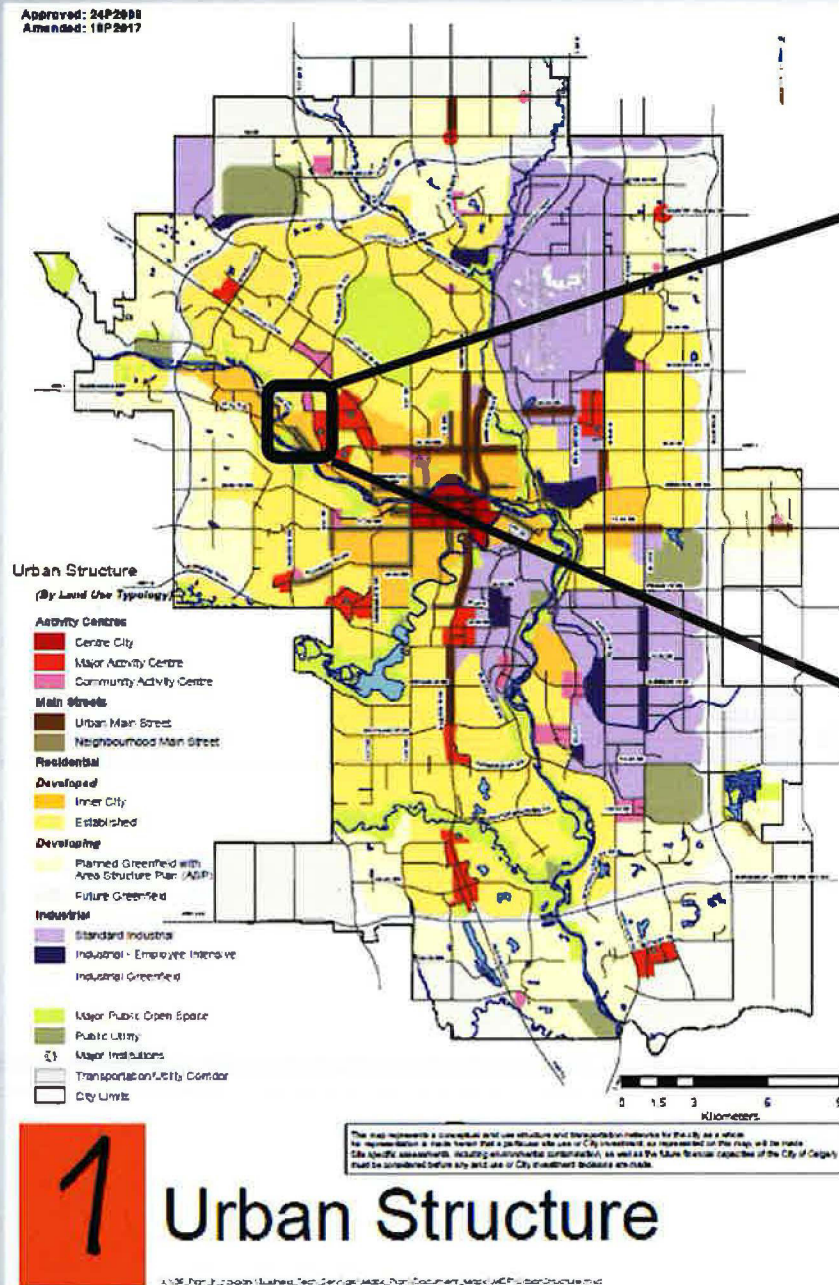
Give three readings to the proposed bylaw for the redesignation of 2.26 hectares  $\pm$  (5.58 acres  $\pm$ ) located at 4040 Bowness Road NW (Plan 7610566, Maintenance Site Right of Way B) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).





## Supplementary Slides



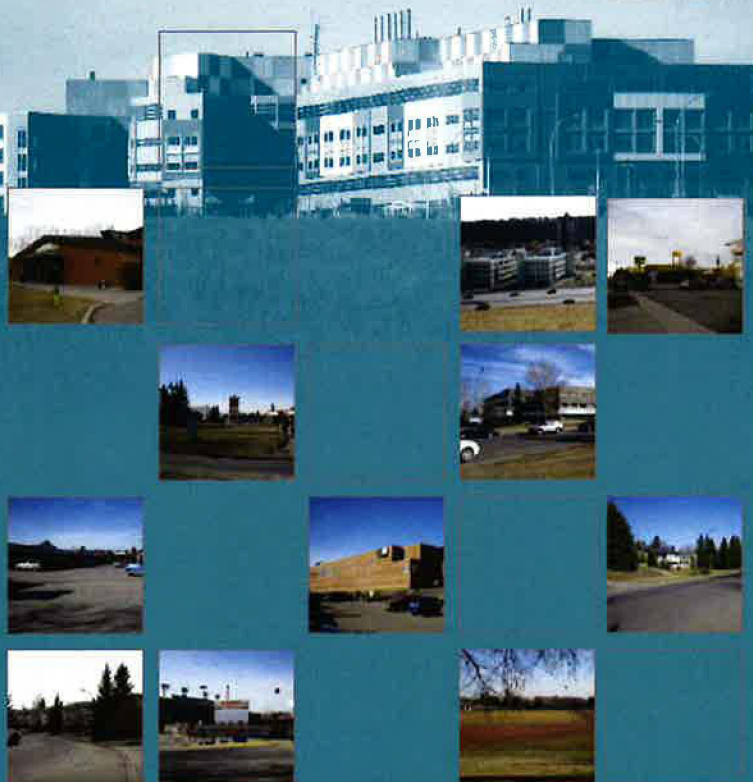




# South Shaganappi Communities

## Area Plan

JULY 2011



calgary.ca/SSCAP | call 311





### Applicant-Led Engagement (in association with ongoing Development Permit application)

- Three meetings with Parkdale Community Association (March 2020, Oct. 2021, Nov 2021); and
- Presentation to South Shaganappi Area Strategic Planning Group.



## Existing Approving Authority and Additional Development Permit Requirements

- 16 The first Development Permit for Site 2 must be brought to the
- a) Urban Design Review Panel; and
  - b) the Calgary Planning Commission for approval.
- 17 In addition to the requirement of Bylaw 1P2007, Section 26, the first Development Permit for Site 2 must provide:
- 1) A comprehensive plan for the site that may be phased and contemplates connectivity with adjacent parcels;
  - 2) Documentation of community engagement to date as well as a plan for any future engagement; and
  - 3) Documentation on how the proposed development complies or varies with both the site specific and general policies of the South Shaganappi Communities Area Plan.







