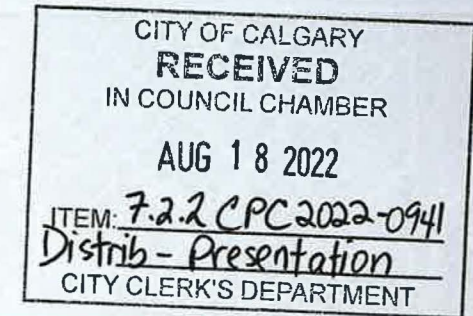


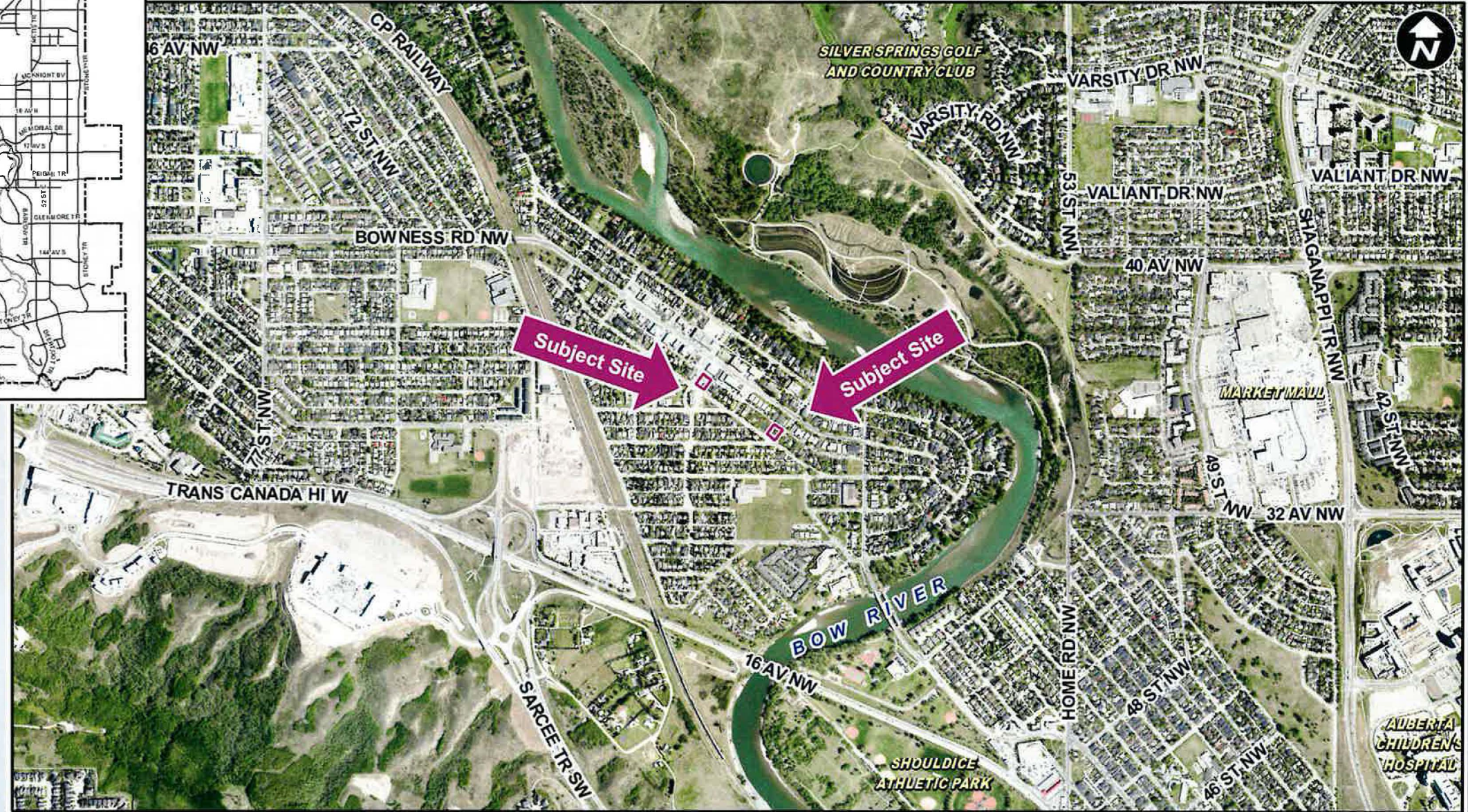
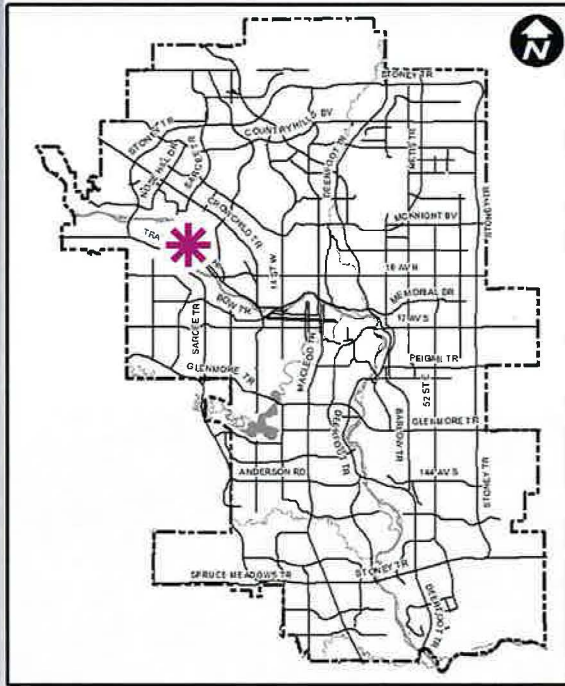


# Calgary Planning Commission

## Agenda Item: 7.2.2



LOC2022-0053  
Land Use Amendment  
August 18, 2022



- 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

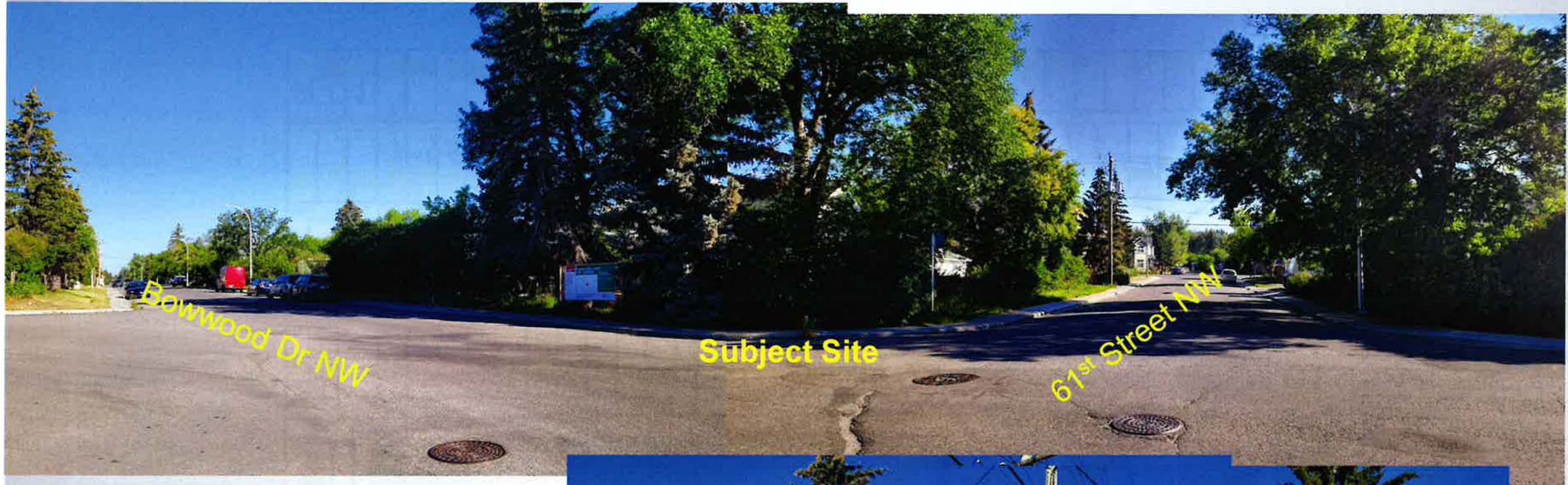
# Location Map <sup>3</sup>



LEGEND  
○ Bus Stop

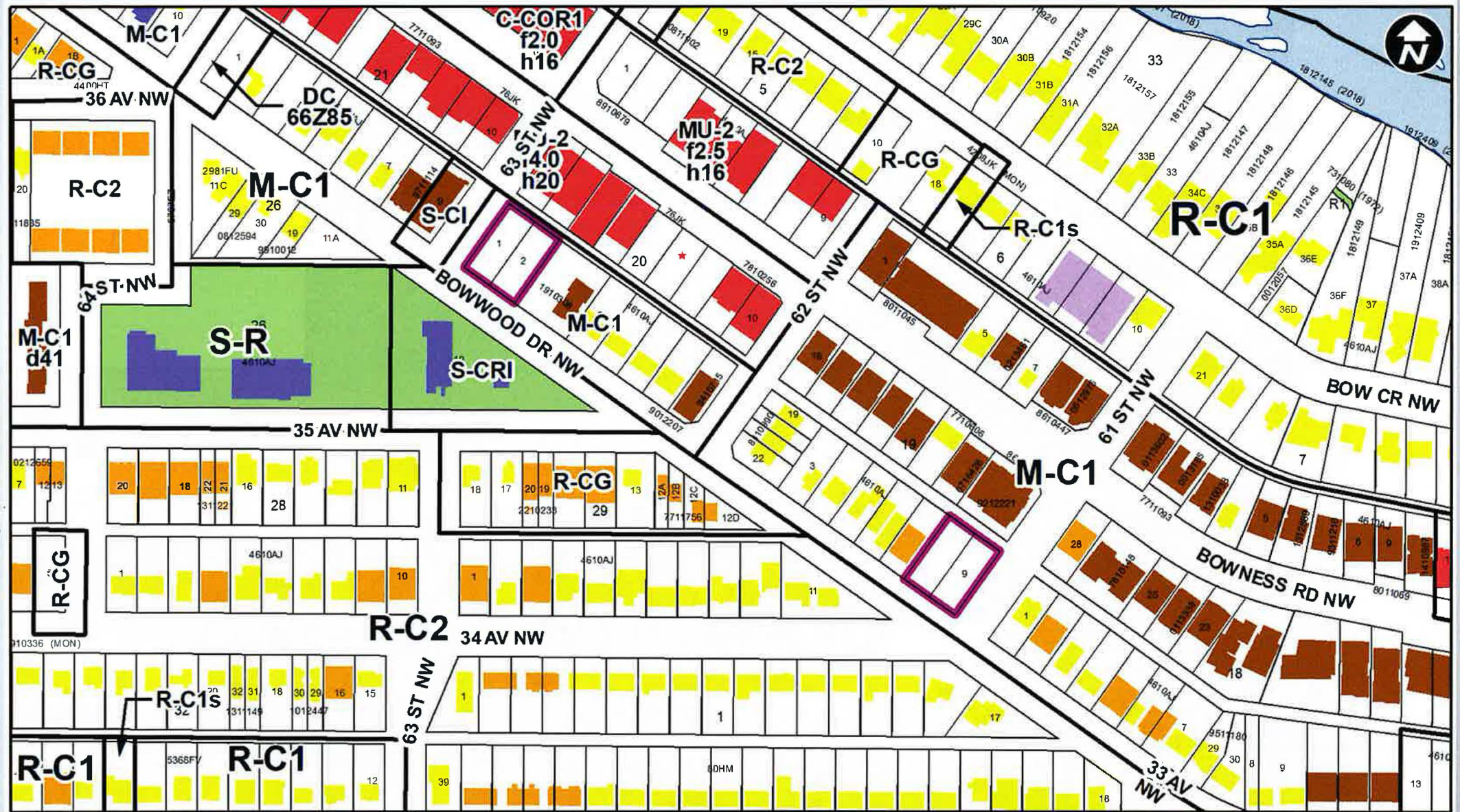
**Parcel Size:**  
**63<sup>rd</sup> Street Site**  
0.12 ha  
30.5m x 38.0m  
**63<sup>rd</sup> Street Site**  
0.12 ha  
30.4m x 38.1m

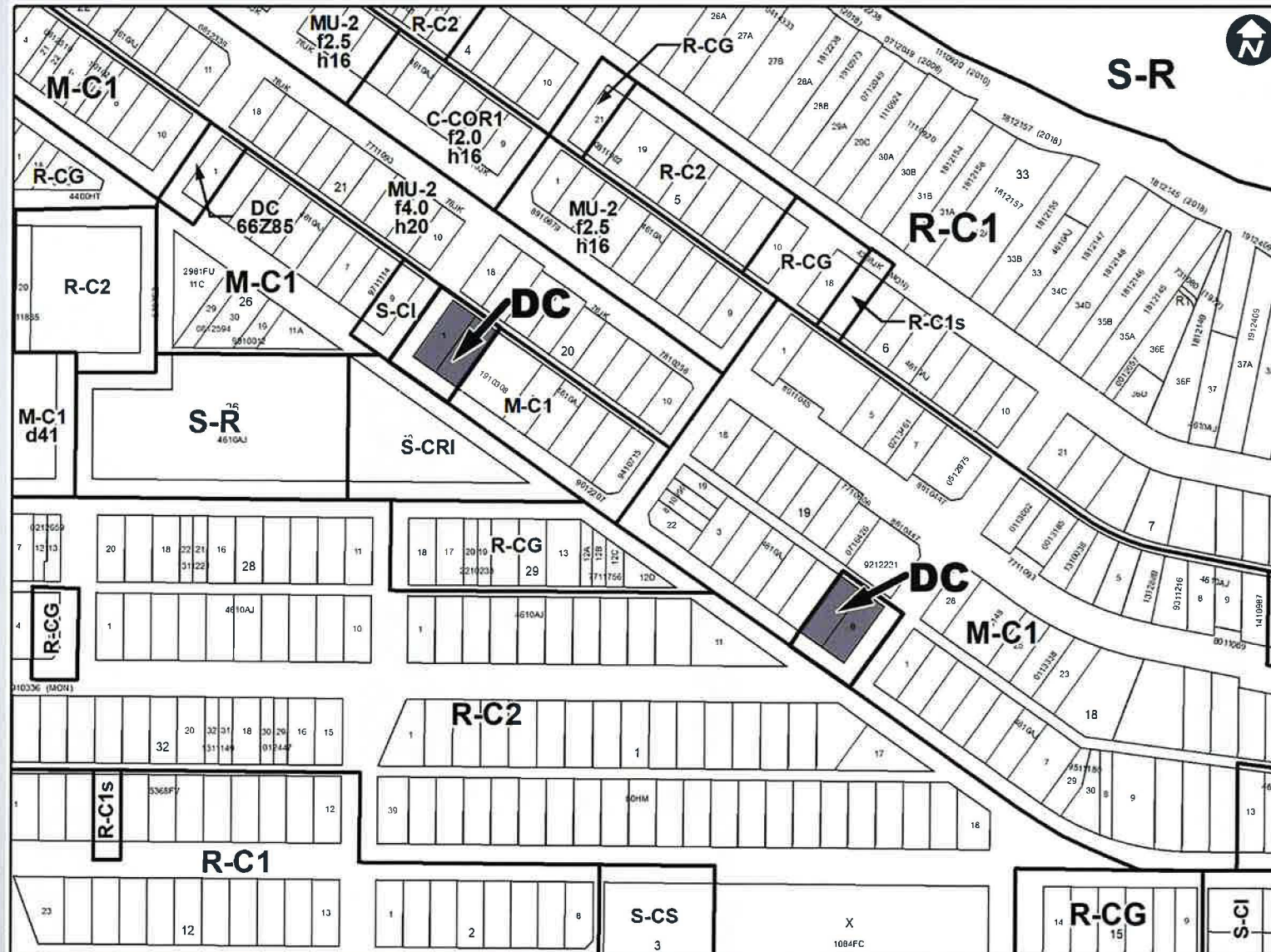




### LEGEND

- 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:**

- Based on R-CG
- Grade Oriented Dwelling Units
- Basement Secondary Suite - may not require parking stall
- Maximum Height 13 metres

# Proposed Development Concept



SLVGD Architecture Inc.



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares  $\pm$  (0.58 acres  $\pm$ ) located at 6204, 6208 and 6336 Bowwood Drive NW (Plan 4610AJ, Block 19, Lots 8 and 9; Plan 4610AJ, Block 20, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Direct Control (DC) District to accommodate low-density residential development, with guidelines.

## Supplementary Slides

