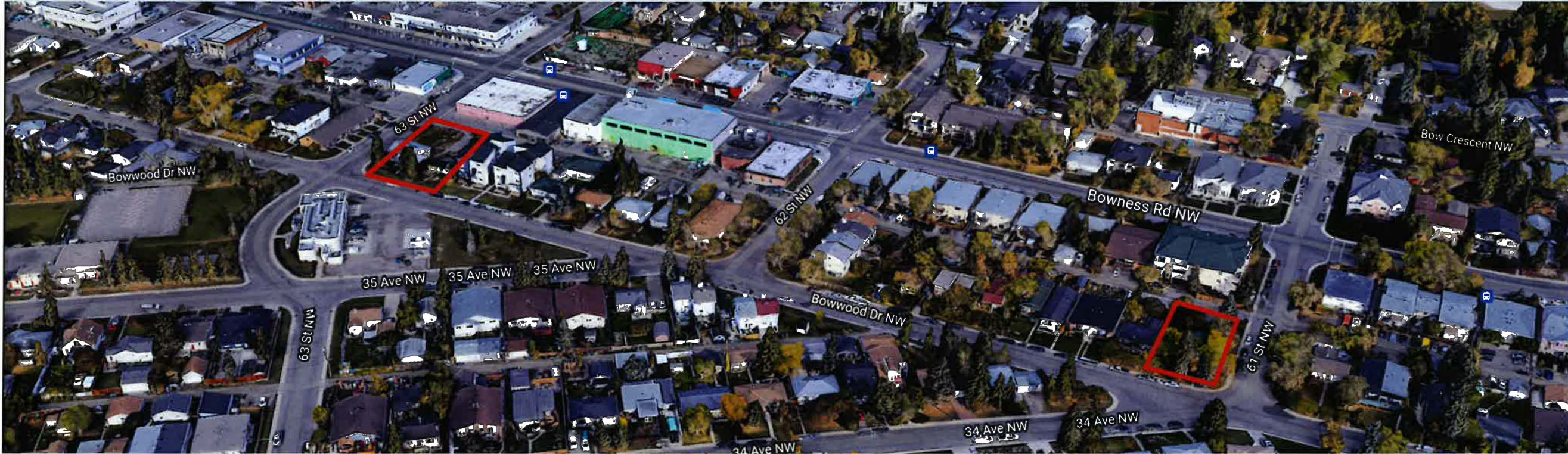




# Public Hearing of Council

## Agenda Item: 8.1.10



# LOC2022-0053 / CPC2022-1058

## Land Use Amendment

November 1, 2022

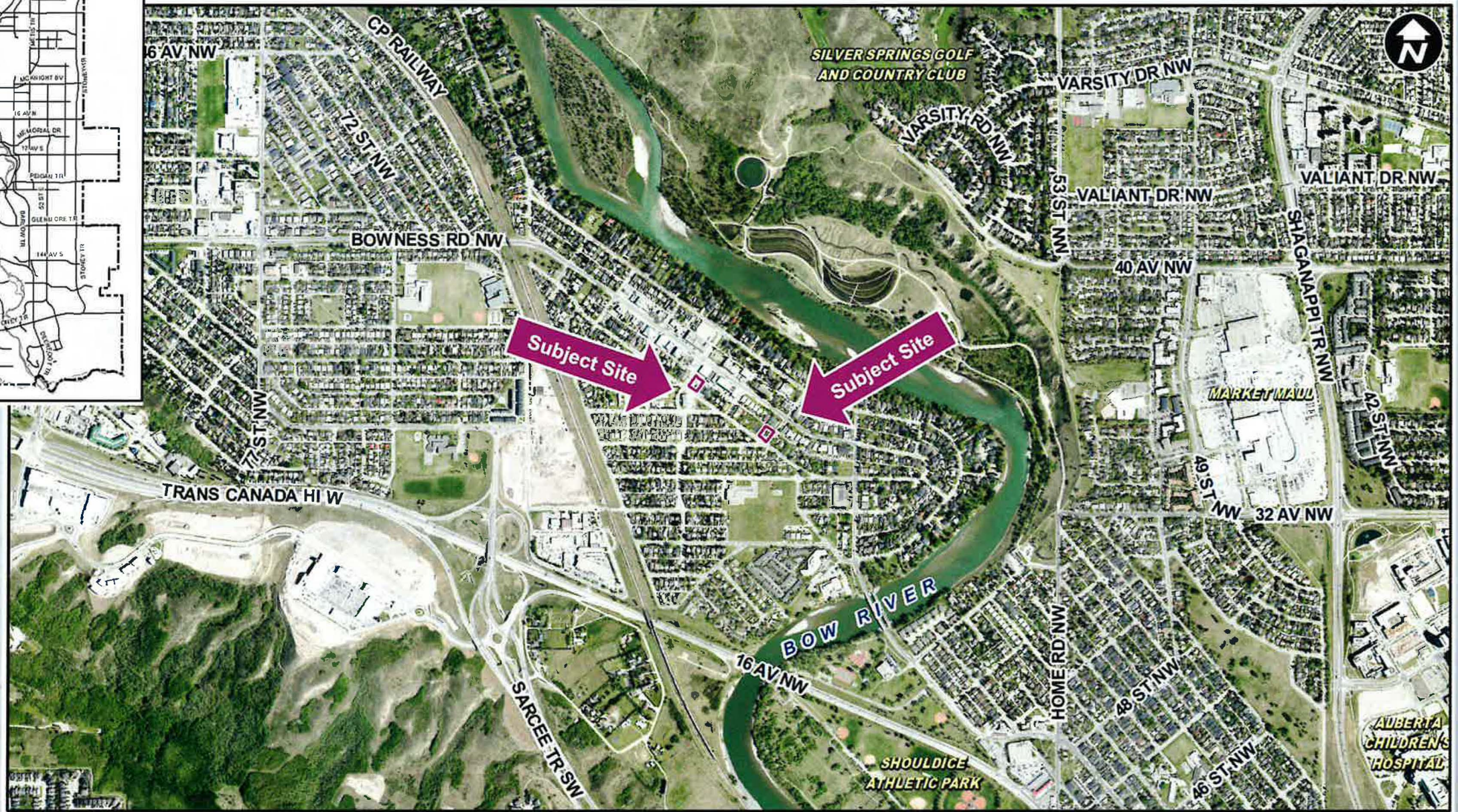
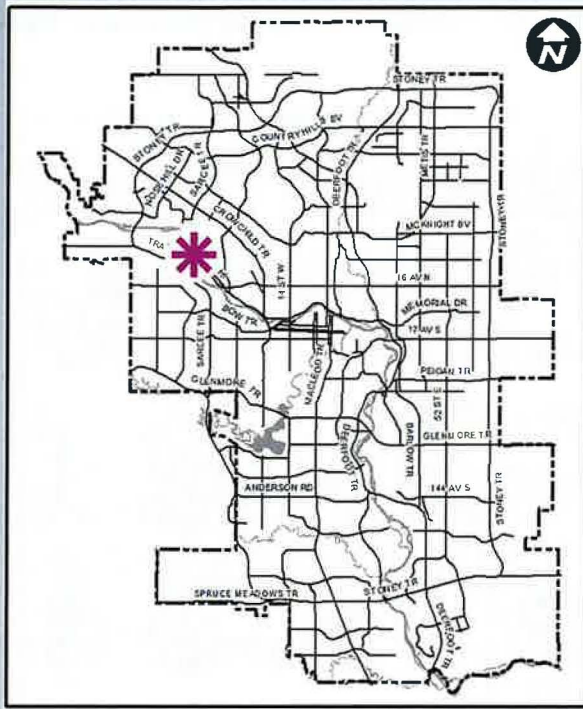
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
NOV 01 2022  
ITEM: 8.1.10 CPC2022-1058  
*Distribution - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 149D2022** 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 (Attachment 2)





LEGEND

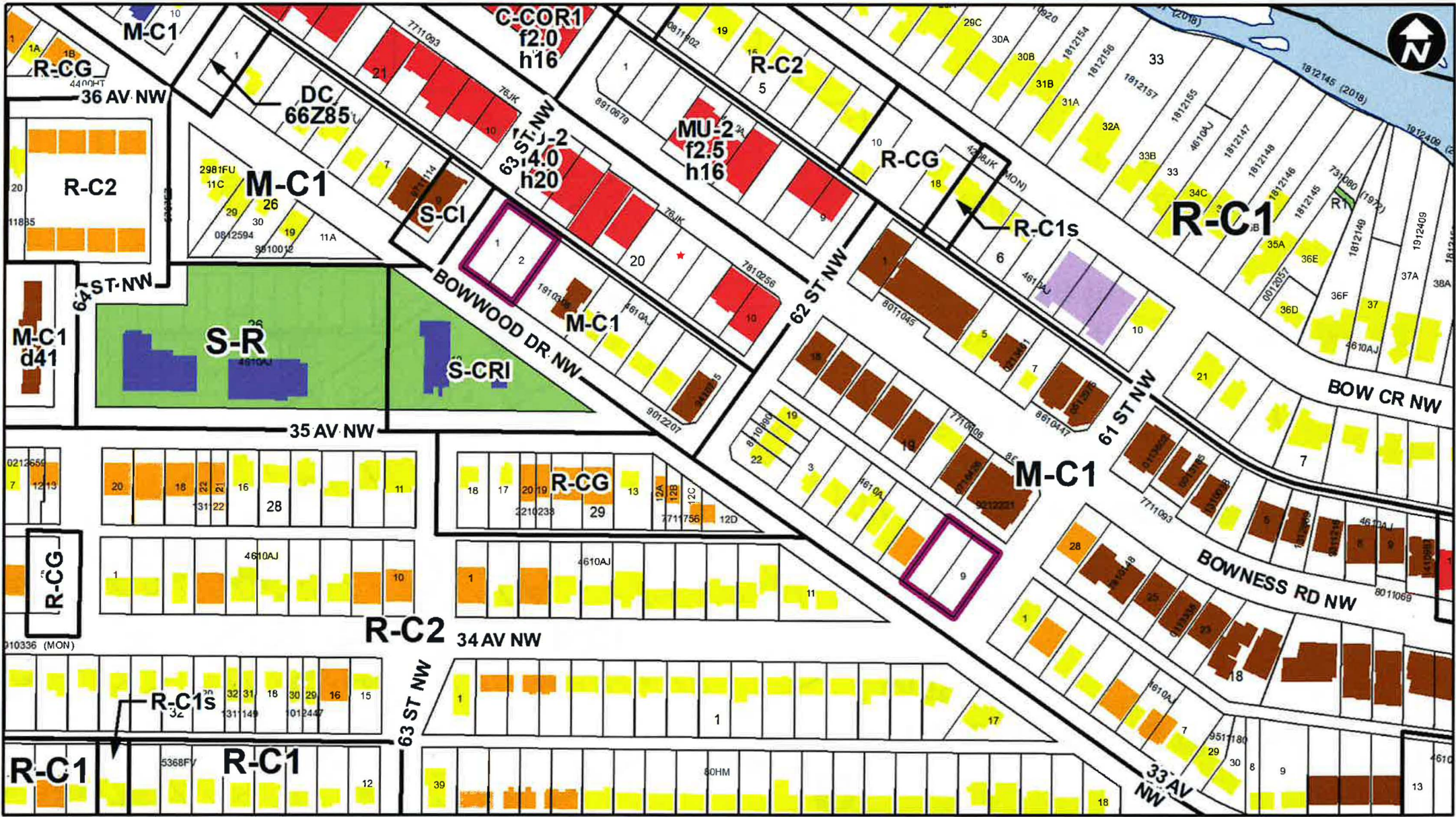
- 600m buffer from LRT station
- LRT Stations
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops
  - Orange
  - Purple
  - Teal
  - Yellow



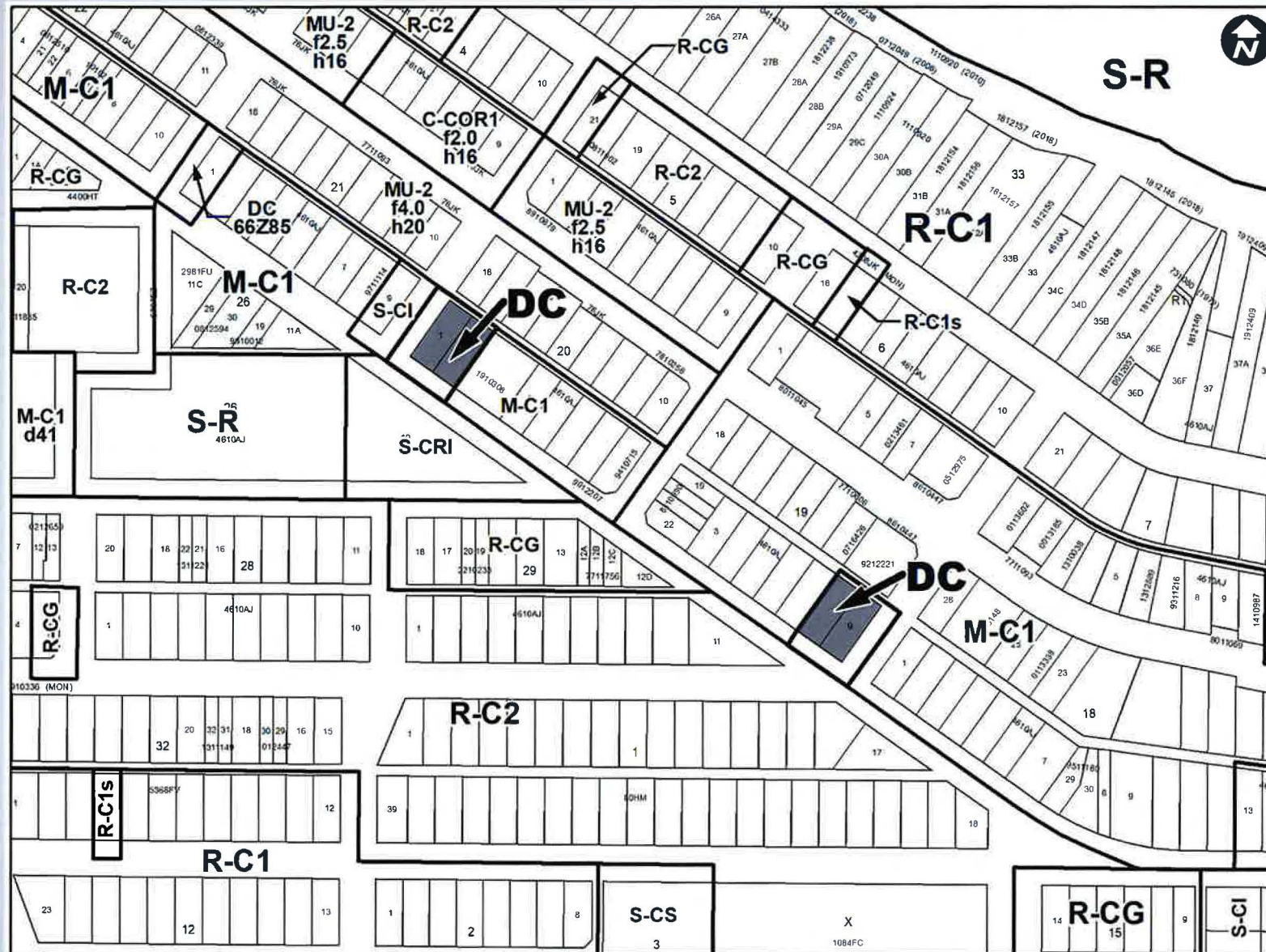
LEGEND  
○ Bus Stop

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

# Surrounding Existing Land Use



- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



**Proposed Direct Control District:**

- Based on R-CG
- Grade-oriented Dwelling Units plus Basement Secondary Suites without parking
- Maximum height 13 metres (a decrease from 14 metres)
- Would allow up to 8 units plus 8 suites on **each** site

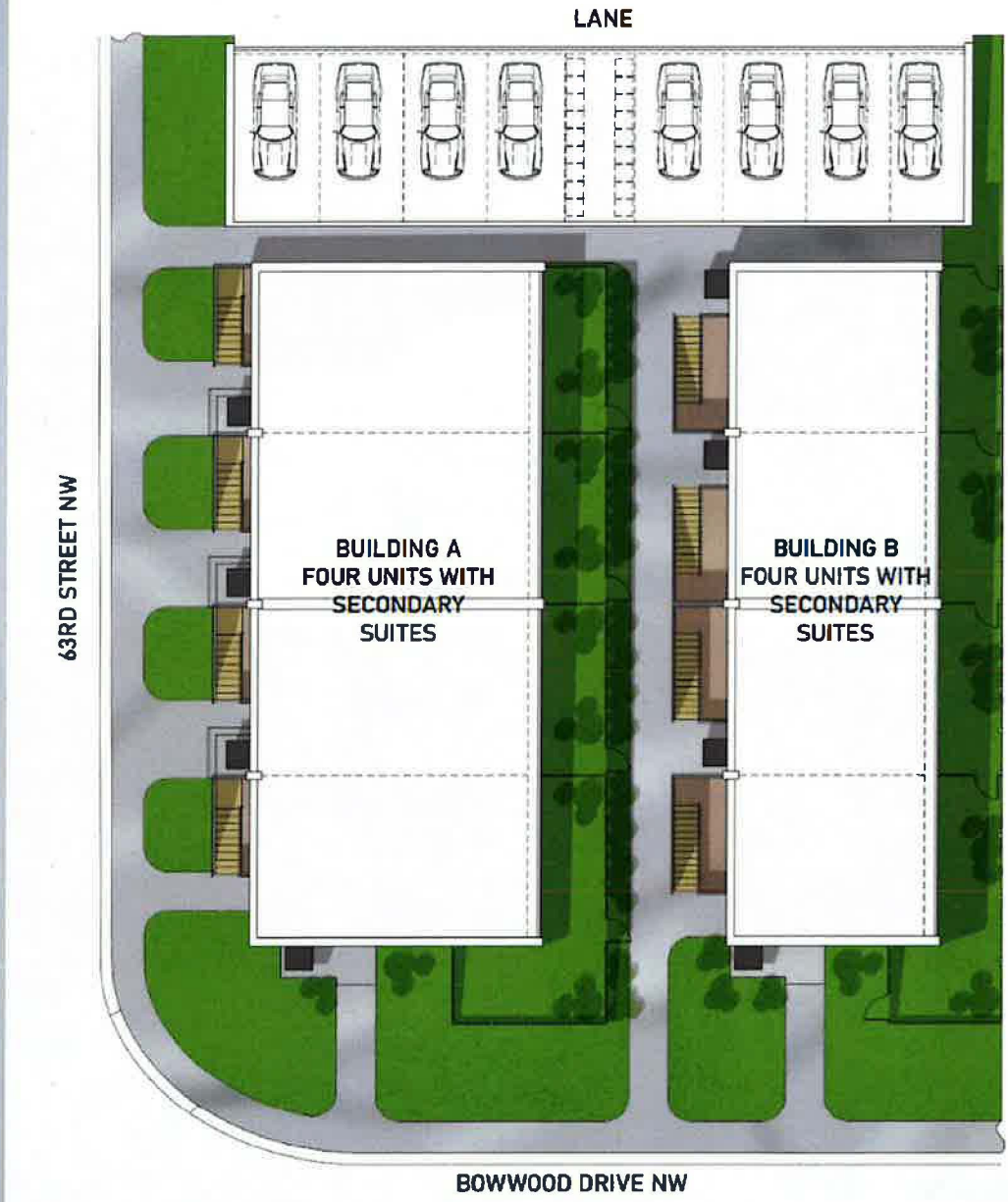
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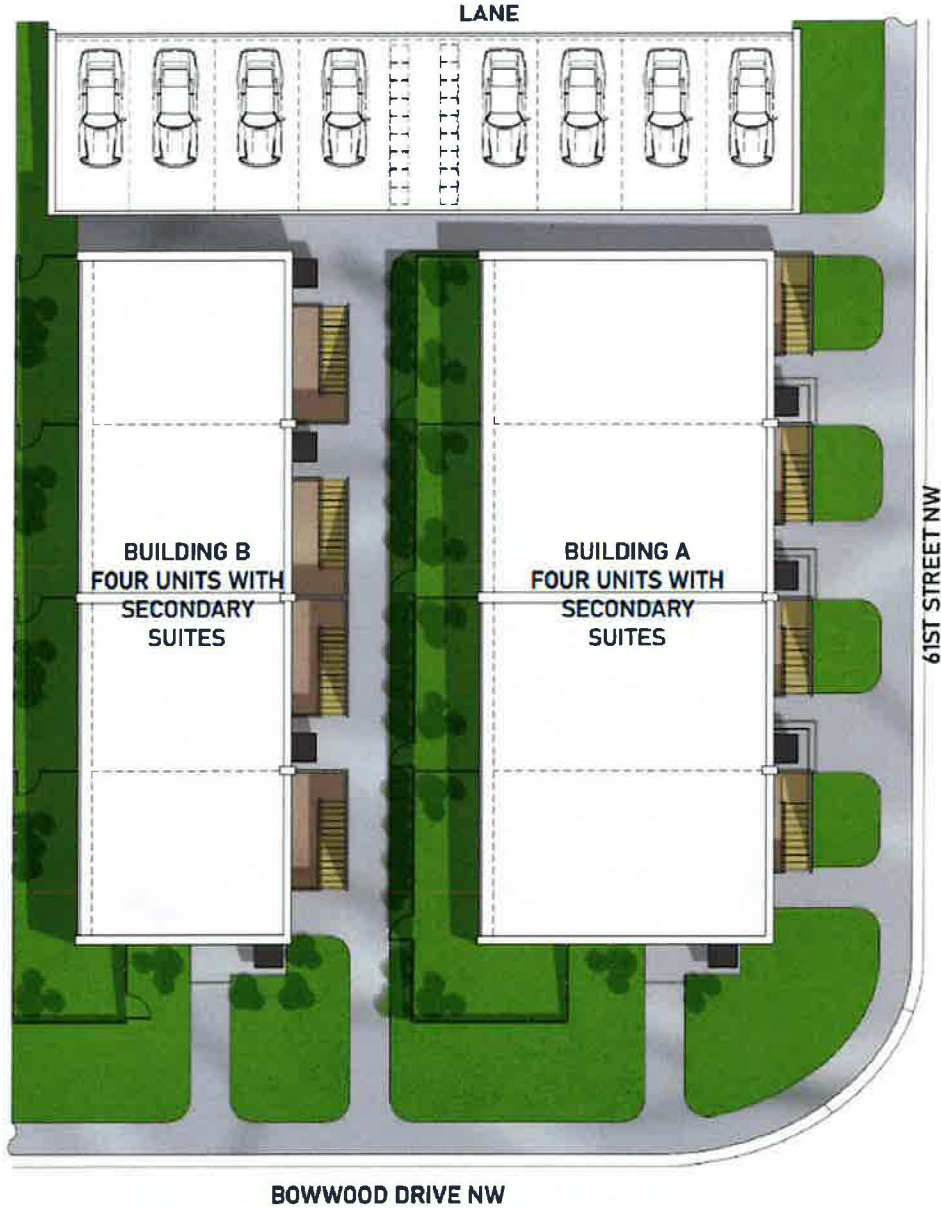
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# Supplementary Slides





- 17 (3) Amenity space provided as private amenity space must:
- (a) be provided outdoors;
  - (b) have direct access from the associated unit;
  - (c) have a minimum area of 7.5 square metres; and
  - (d) have a minimum dimension of 1.5 metres.



SLVGD Architecture Inc.





