



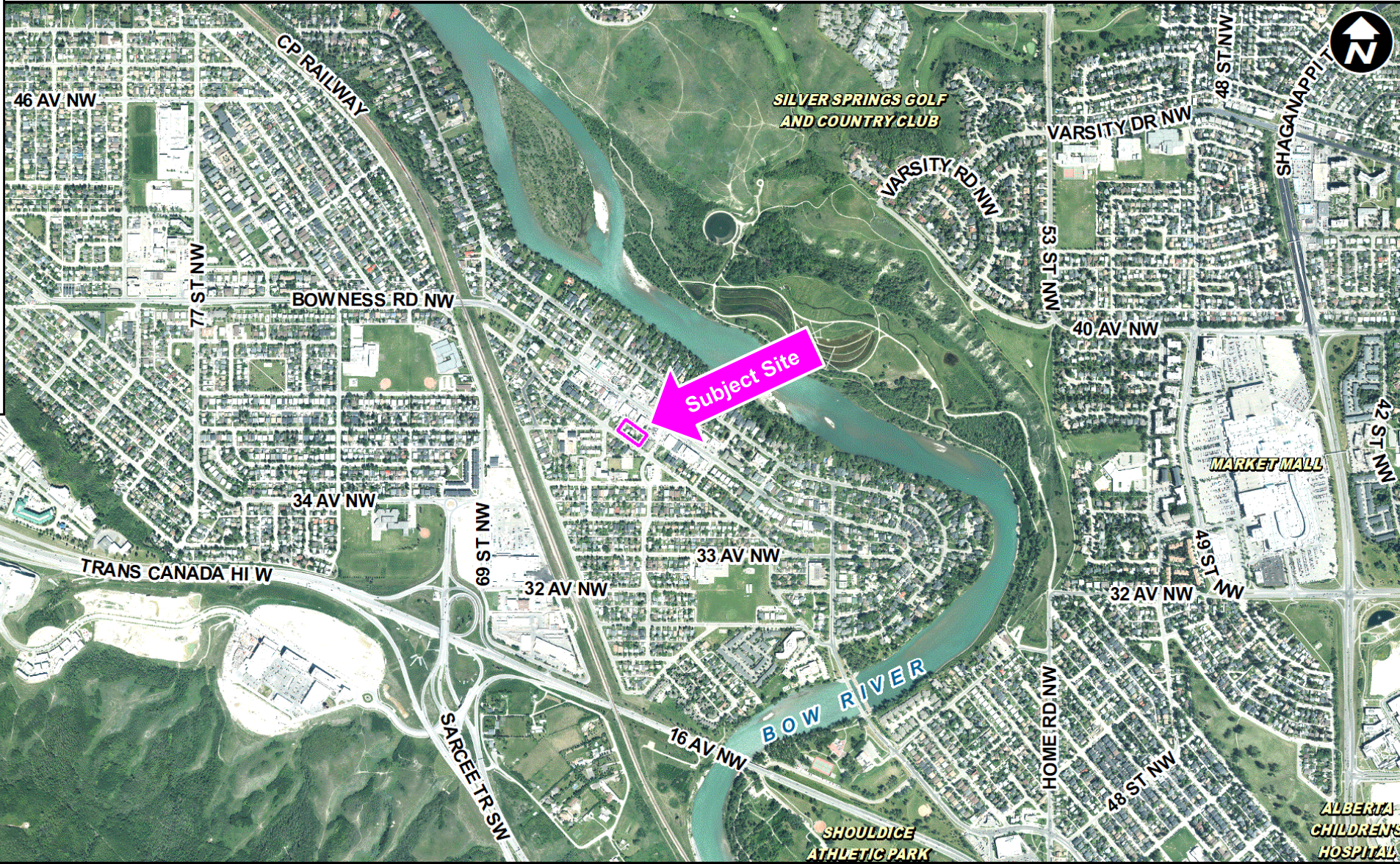
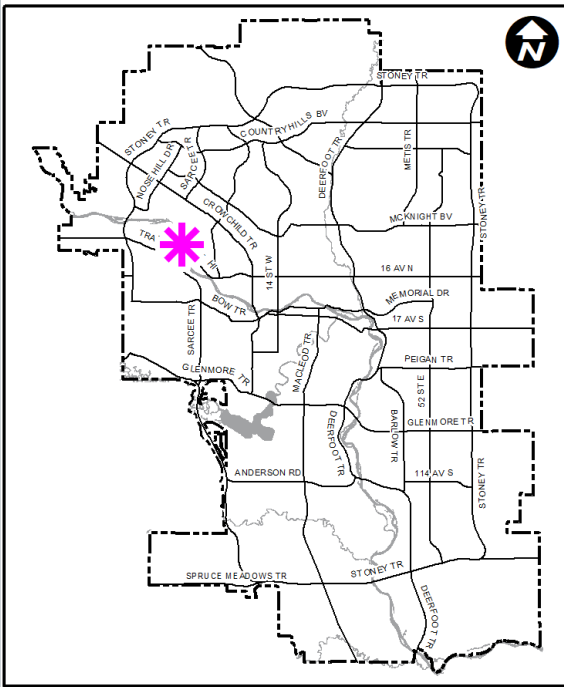
# LOC2023-0348 Land Use Amendment

2024 April 25

## RECOMMENDATION:

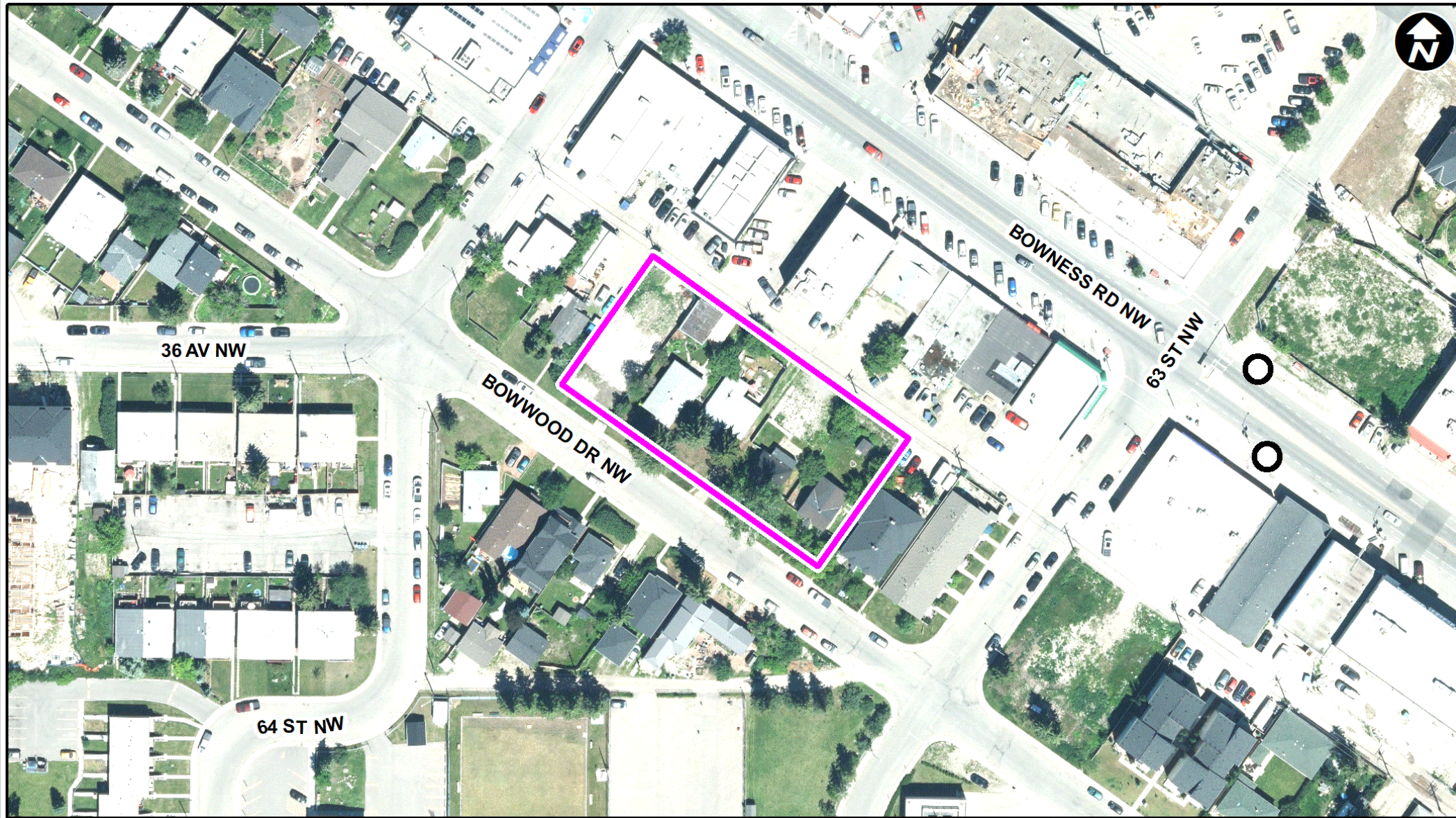
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Housing – Grade Oriented (H-GO) District.



### 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:

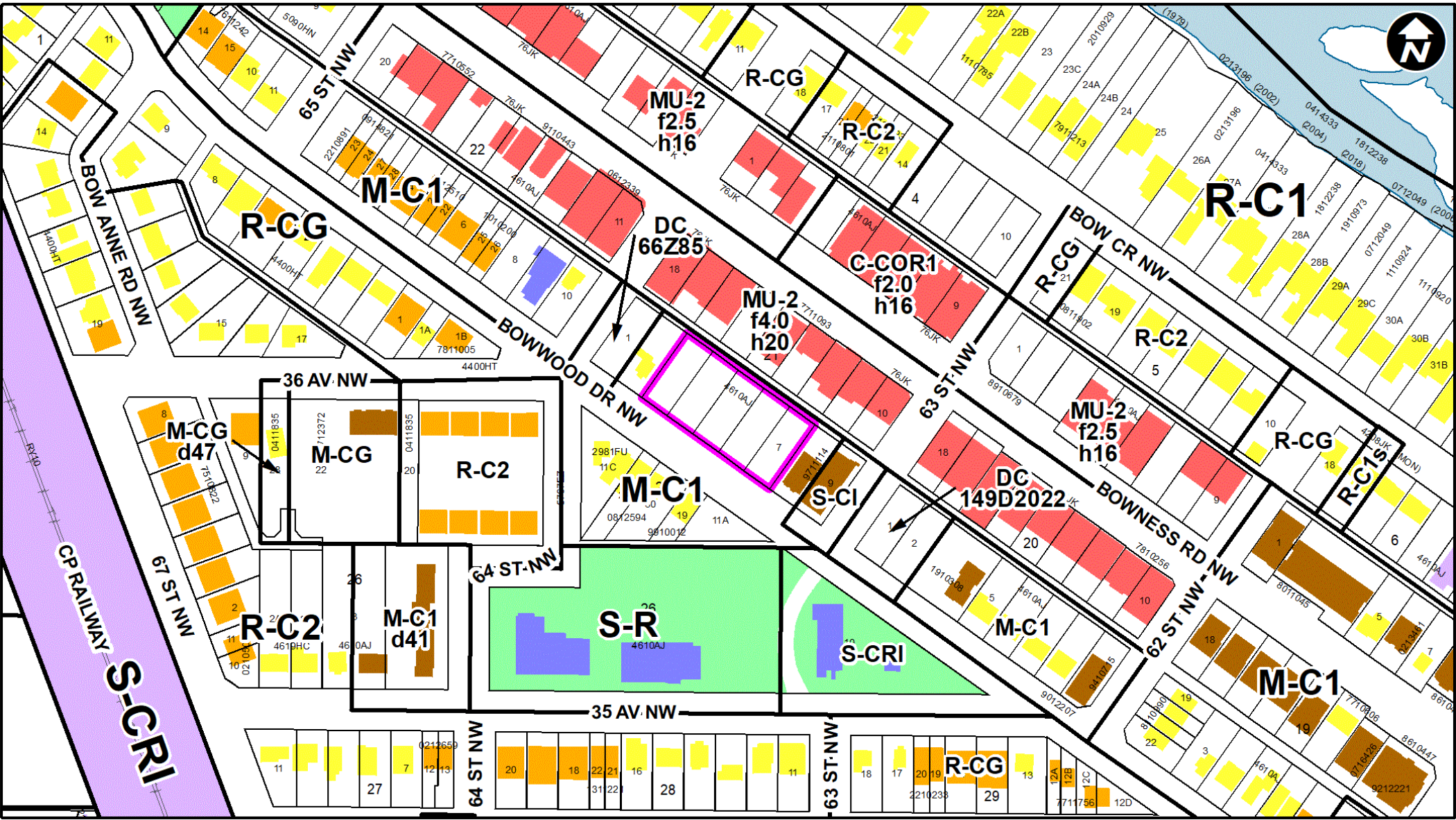
0.29 ha  
38m x 76m



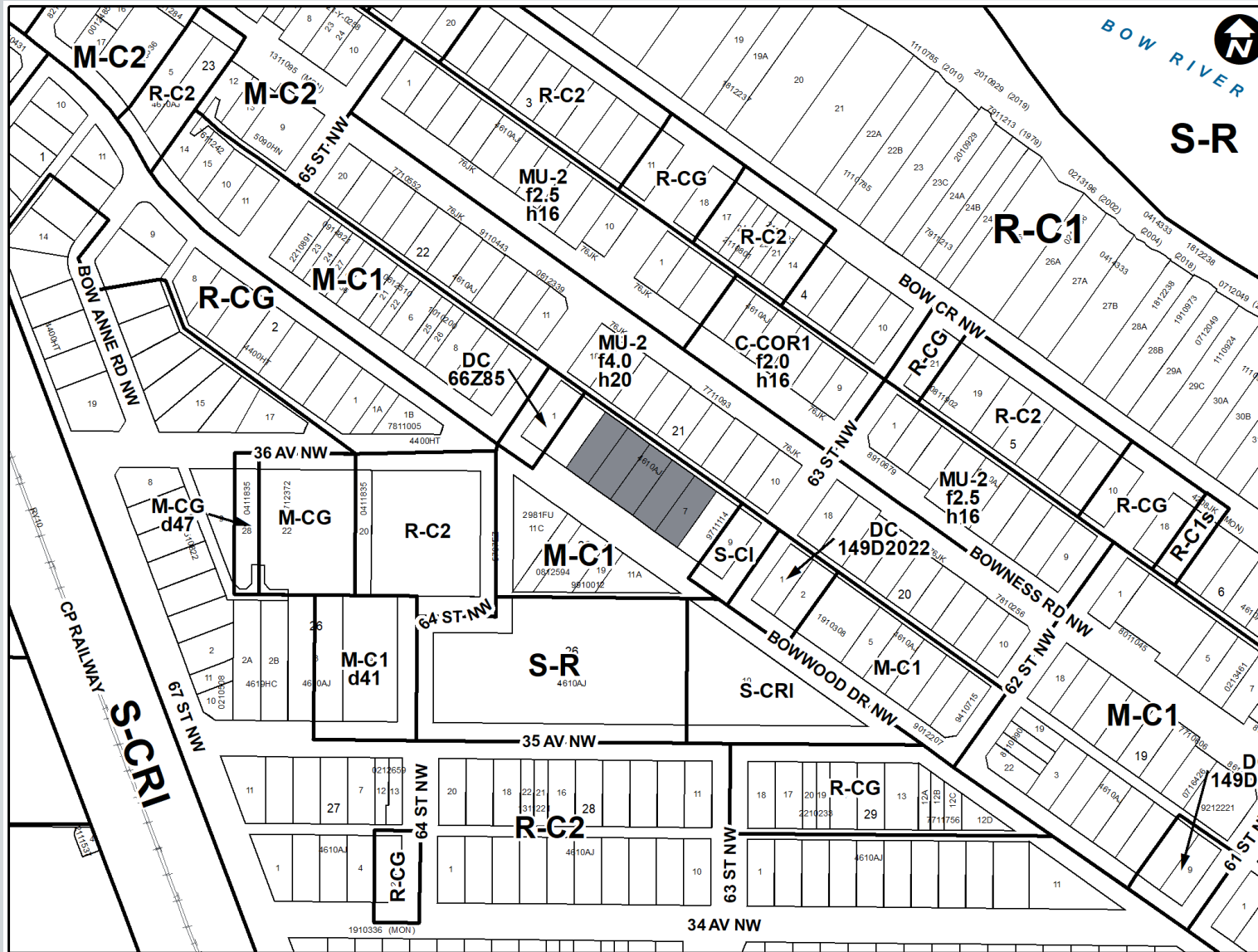
View looking west along Bowwood Drive NW.



View looking east along the rear lane.



- 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



## Existing M-C1 District:

- Multi-Residential Development as a discretionary use
- Maximum Density: 148 units per hectare
- Building height: 14 metres
- Vehicle parking stall requirement: 0.625 stalls per dwelling unit or suite





<b>(Section 1386) The Housing – Grade Oriented (H-GO) District:</b>	<b>Met</b>
d) Should only be designated on parcels located within:	
i) In an area in an approved LAP as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories	<b>X</b>
ii) In the Centre City or Inner City areas identified on the Urban Structure Map of the MDP and also within one or more of the following:	
A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;	<b>✓</b>
B) 600 metres of an existing or capital-funded LRT platform;	<b>X</b>
C) 400 metres of an existing or capital-funded BRT station; or	<b>X</b>
D) 200 metres of primary transit service	<b>✓</b>

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## Supplementary Slides