



Public Hearing of Council

Agenda Item: 7.2.5



LOC2023-0402 / CPC2024-0330

Land Use Amendment

June 4, 2024

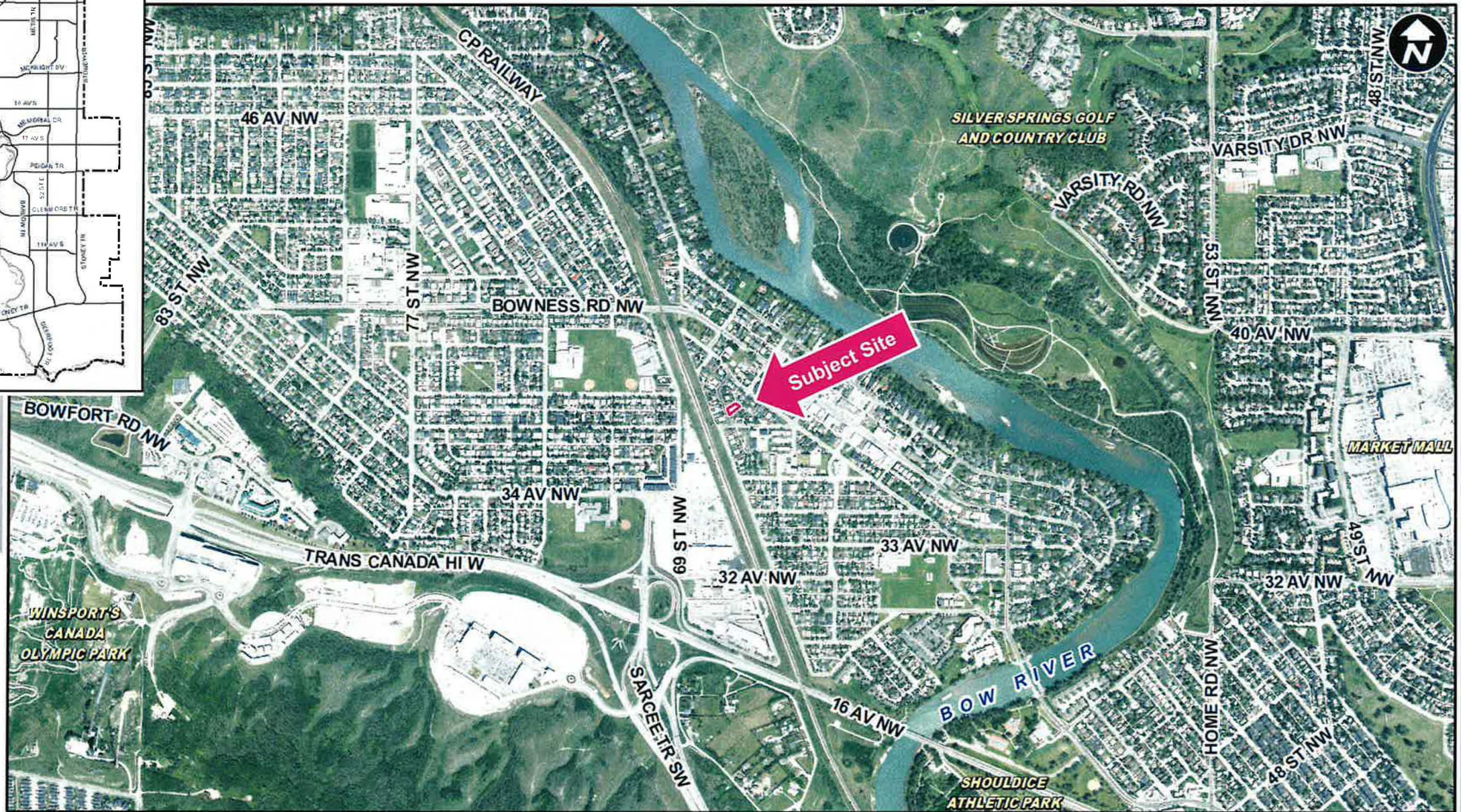
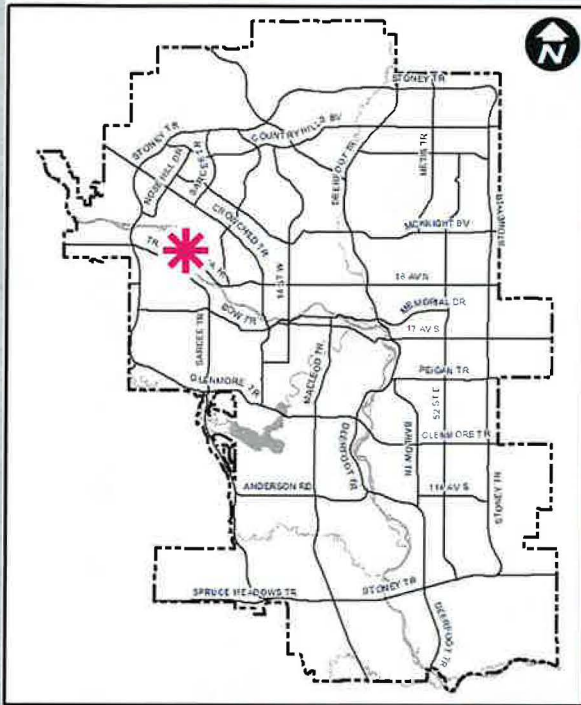
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.5 CPC2024-0330
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 160D2024** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3708 Bow Anne Road NW (Plan 4400HT, Block 2, Lot 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) 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

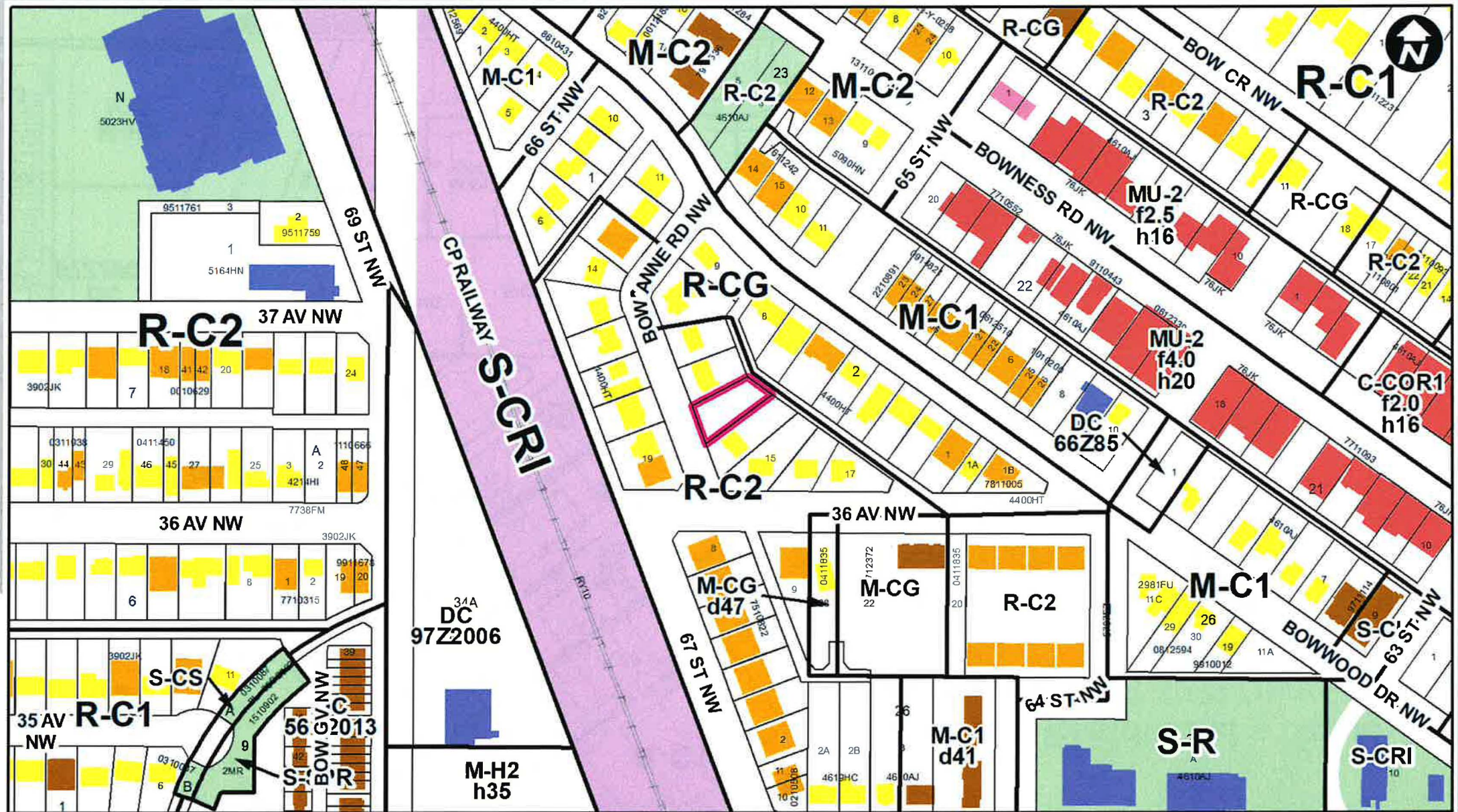


Parcel Size:

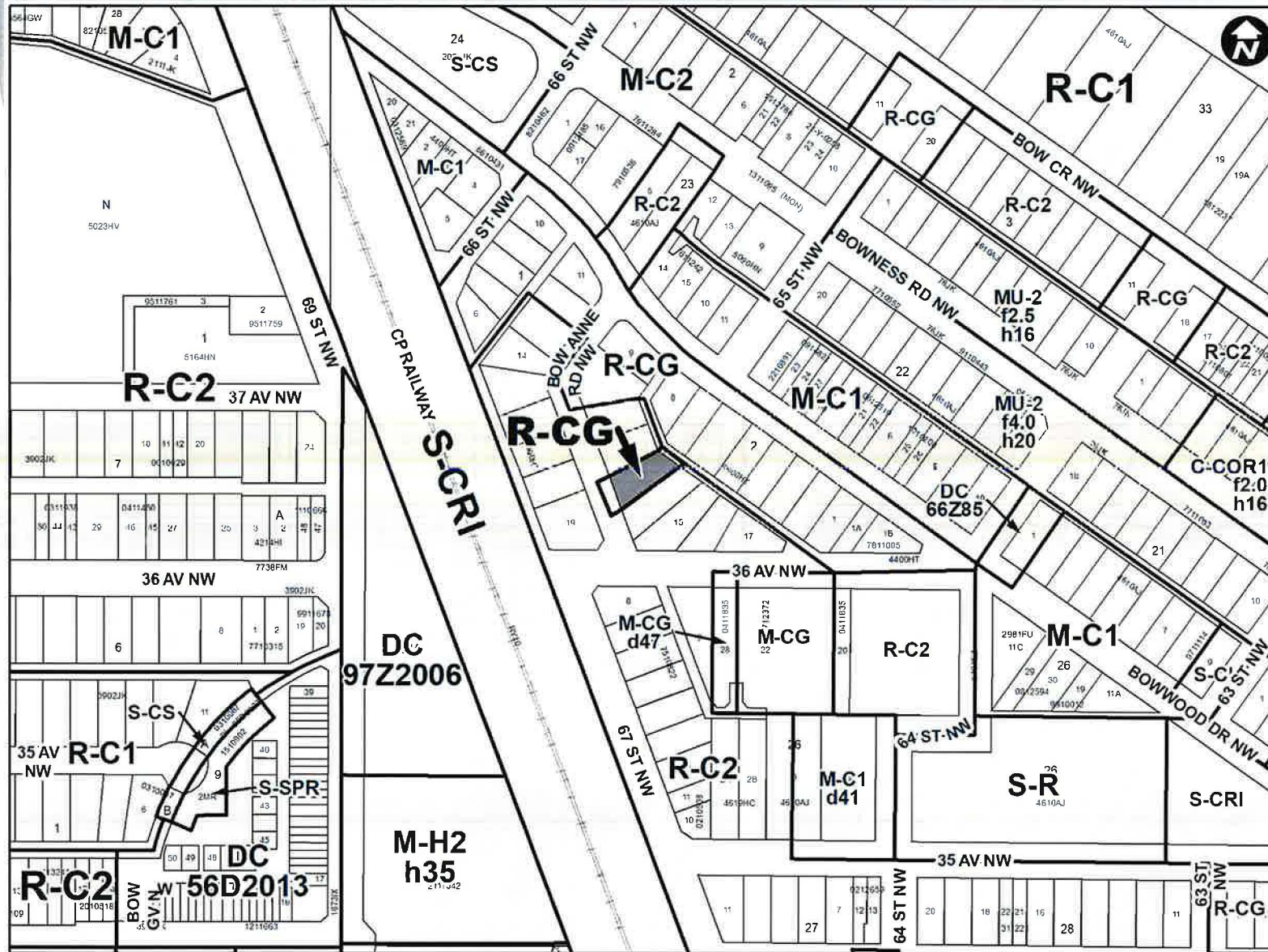
0.06 Ha
17m x 40m

Surrounding 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 Land Use Map



Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates low-density grade-oriented housing including rowhouses
- Maximum building height of 11 metres
- Maximum density of 75 units per hectare (4 units, plus suites)

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Supplementary Slides



