



Public Hearing of Council

Agenda Item: 7.2.3



LOC2023-0349 / CPC2024-0422

Policy and Land Use Amendment

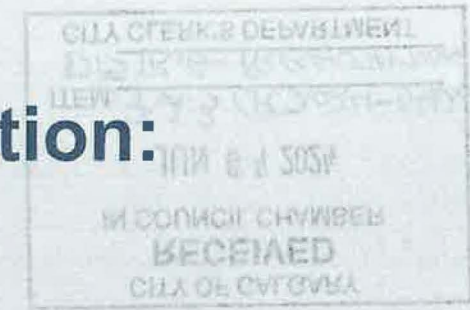
June 4, 2024

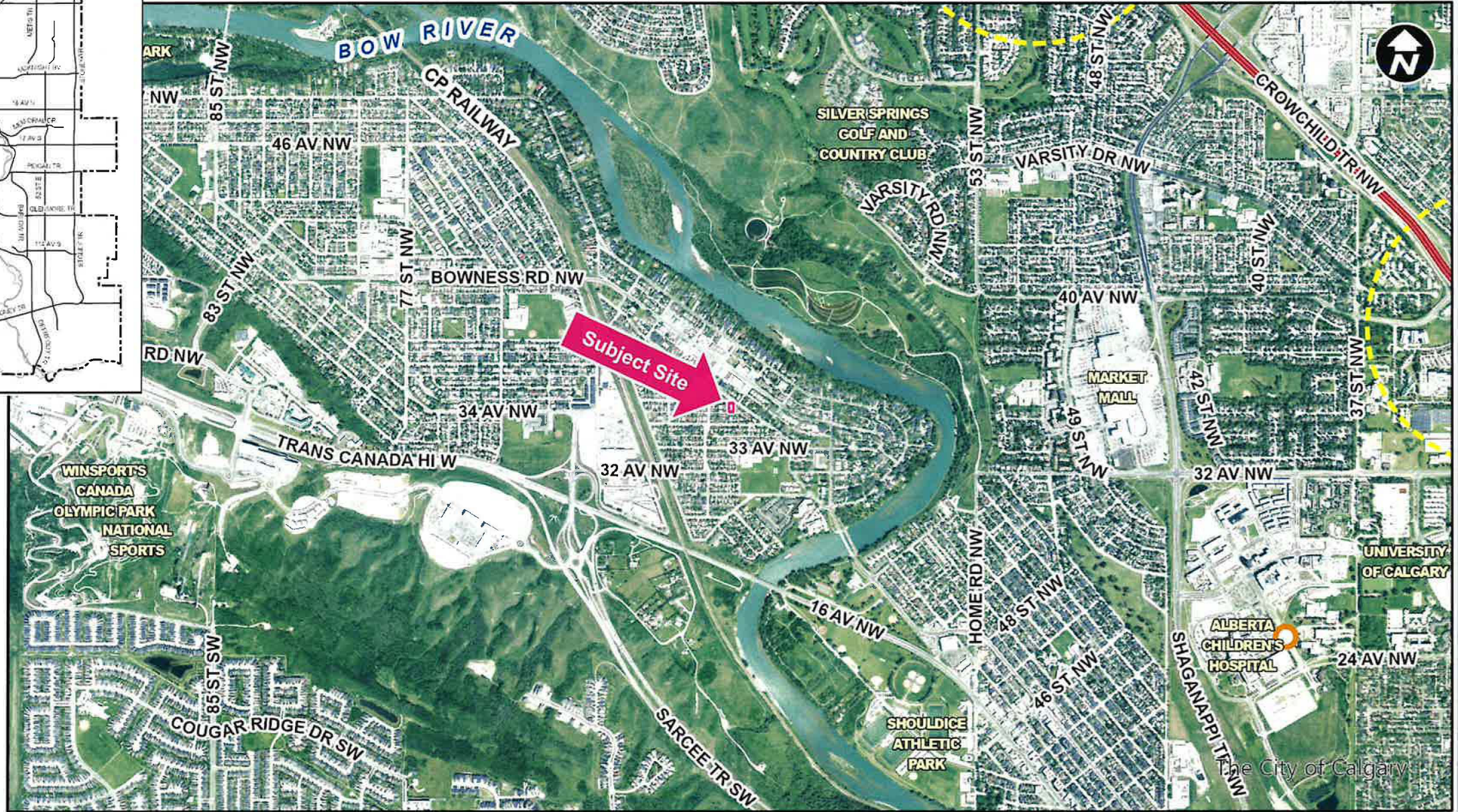
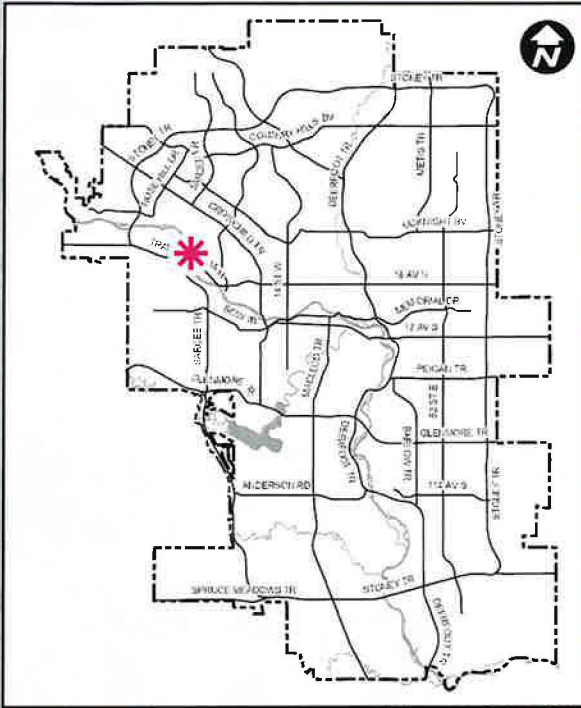
CITY OF CALGARY
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IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.3 CPC2024-0422
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 38P2027** for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 163D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) 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

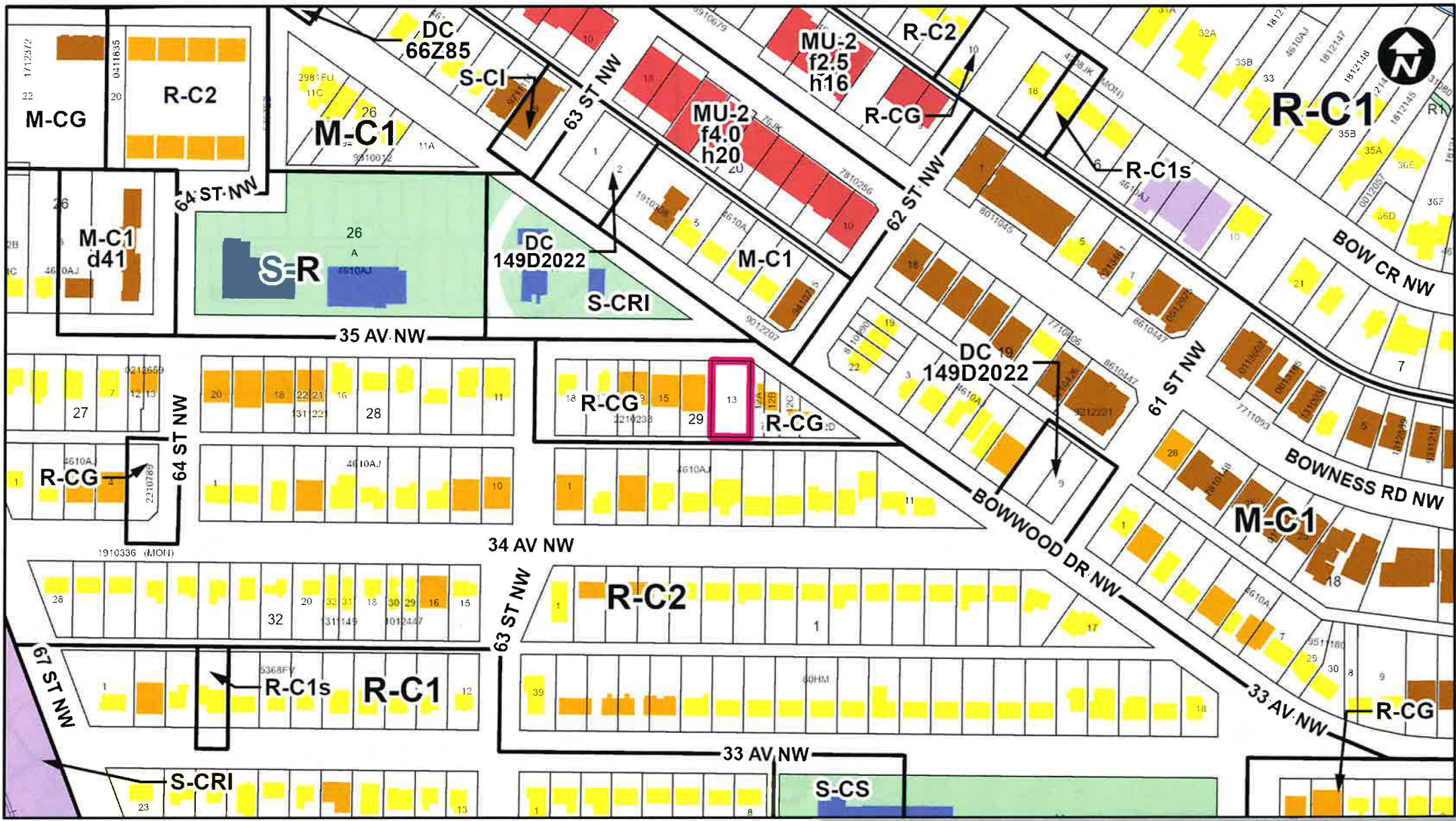


Parcel Size:

0.07 ha
19 m x 37 m

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



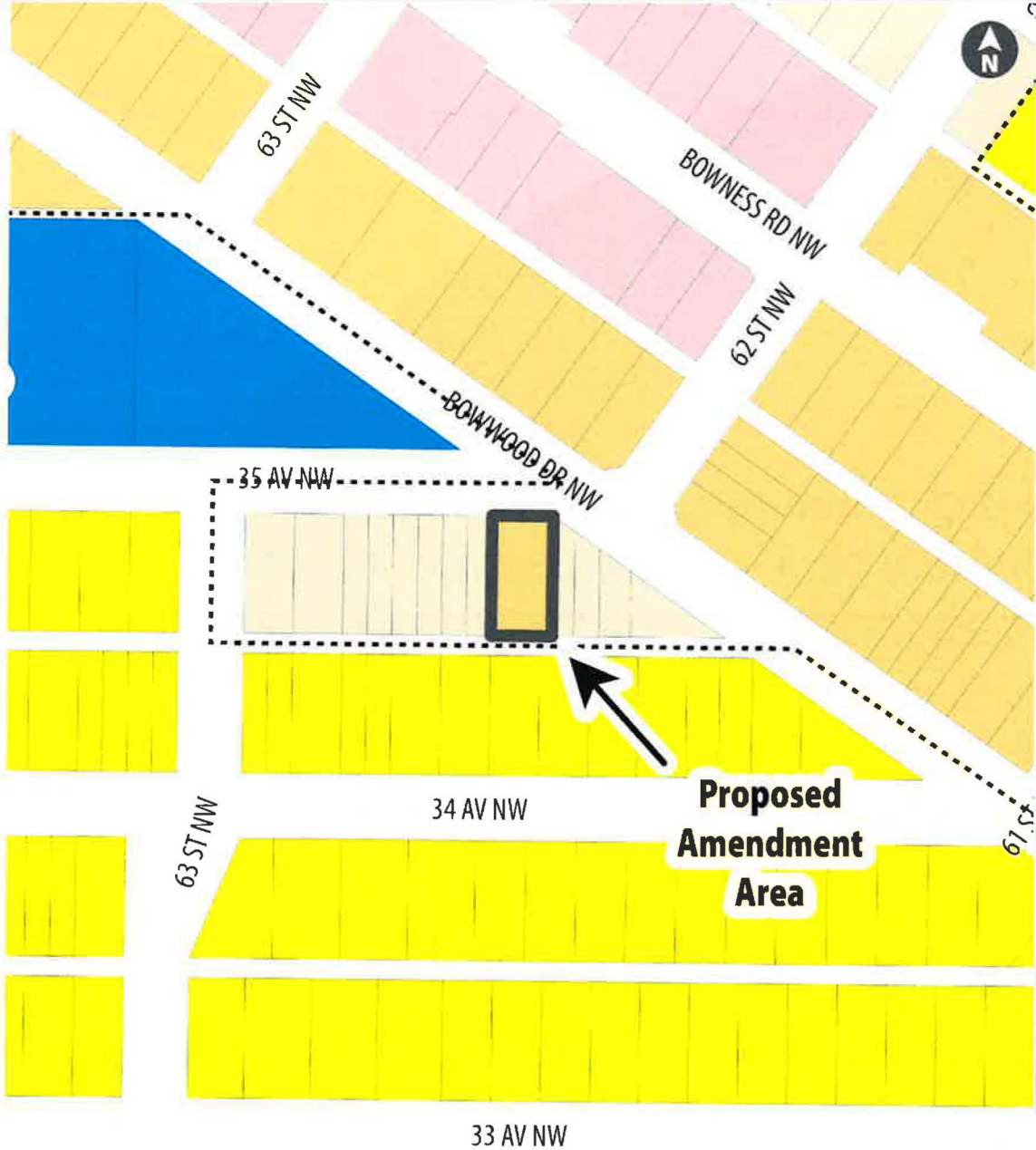
Proposed Housing – Grade Oriented (H-GO) District:

- Allows for grade-oriented units which may be attached, stacked or clustered.
- Maximum Height of 12 metres or 3 storeys
- Maximum 1.5 Floor Area Ratio

Bowness Area Redevelopment Plan

Map 2
Land Use
Policy Areas

- Legend**
- Main Street Transition Area Developed Area Guidebook
 - Neighbourhood Limited
 - Neighbourhood Low-Rise
 - Community Mid-Rise
 - Residential: Low Density, Conservation & Infill
 - Institutional



Proposed Amendment:

- From 'Neighbourhood Limited' to 'Neighbourhood Low-Rise'

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Supplementary Slides



View looking west from 35 Avenue NW



View looking northwest from 35 Avenue NW & Bowwood DR NW



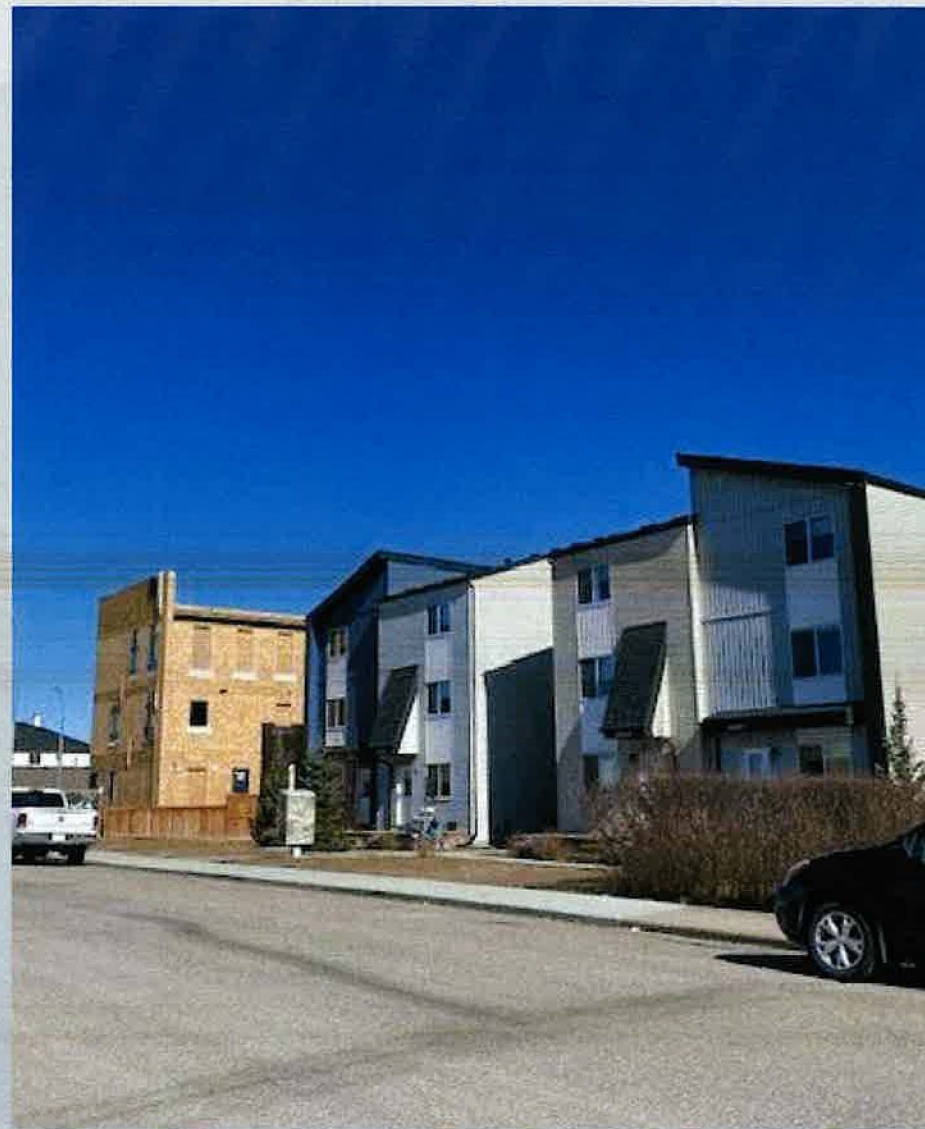
**Development adjacent to the east,
view from Bowwood DR NW**



**Multi-residential development to the
northeast**



View from the lane looking east



Development north of subject site, on Bowwood DR NW.

H-GO Criteria (Section 1386)	Met
In an area in an approved LAP as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories	
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:	X
<p>200 metres of a Main Street or Activity Centre identified on the MDP; 600 metres of an existing or capital-funded LRT platform; 400 metres of an existing or capital-funded BRT station; or 200 metres of primary transit service.</p>	X

