



# LOC2024-0146 / CPC2024-0922 Land Use Amendment

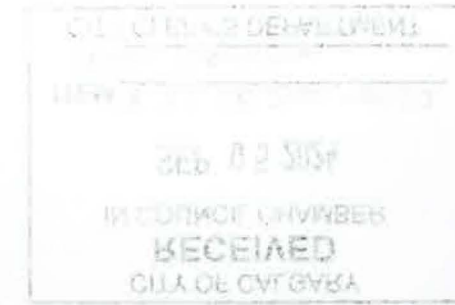
September 5, 2024

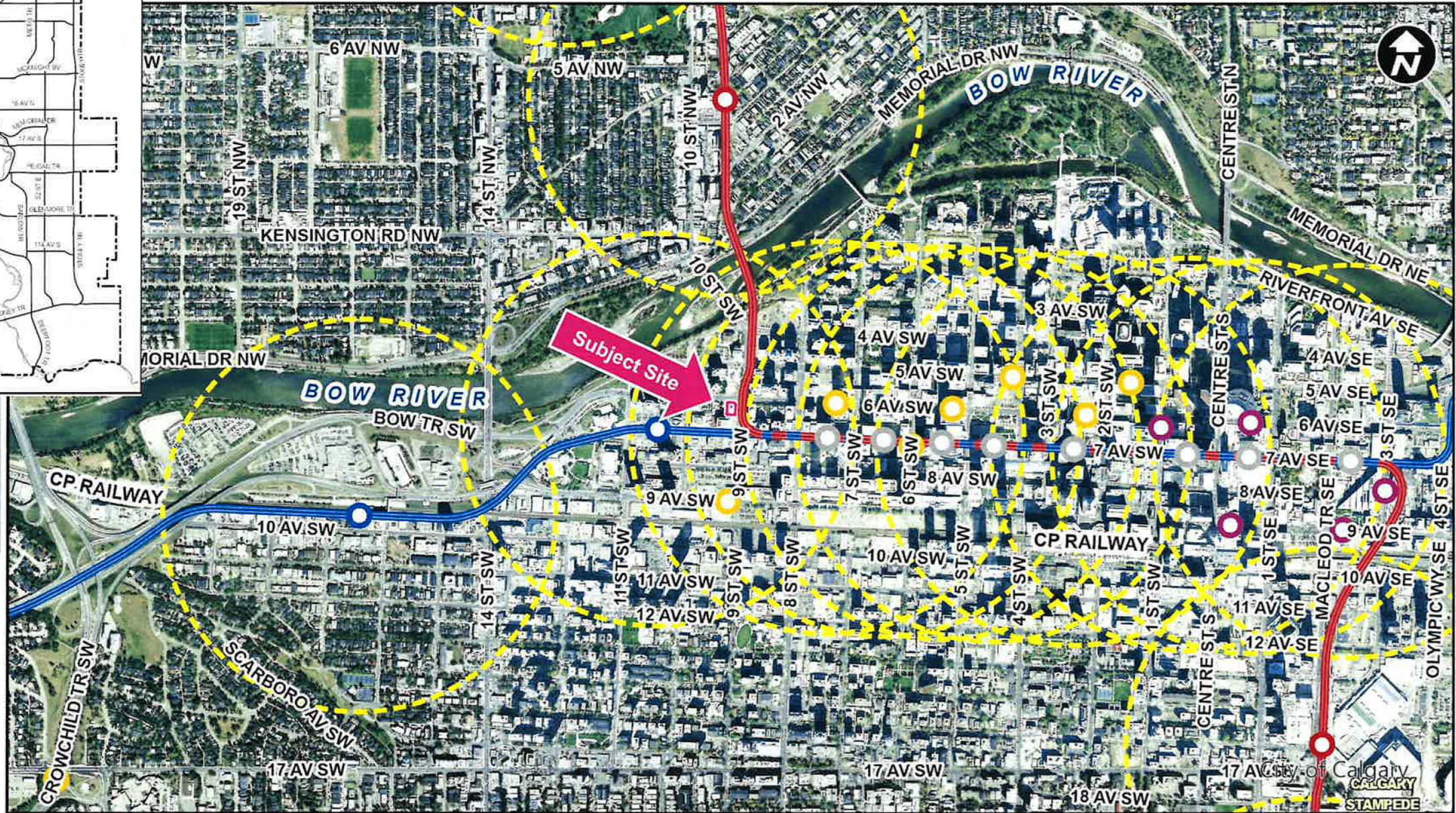
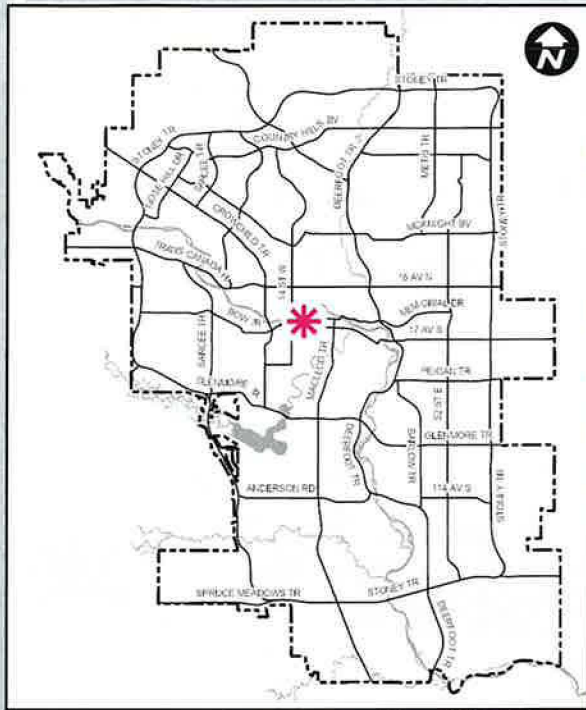
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 05 2024  
ITEM: 7.2.6 CPC 2024-0922  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:

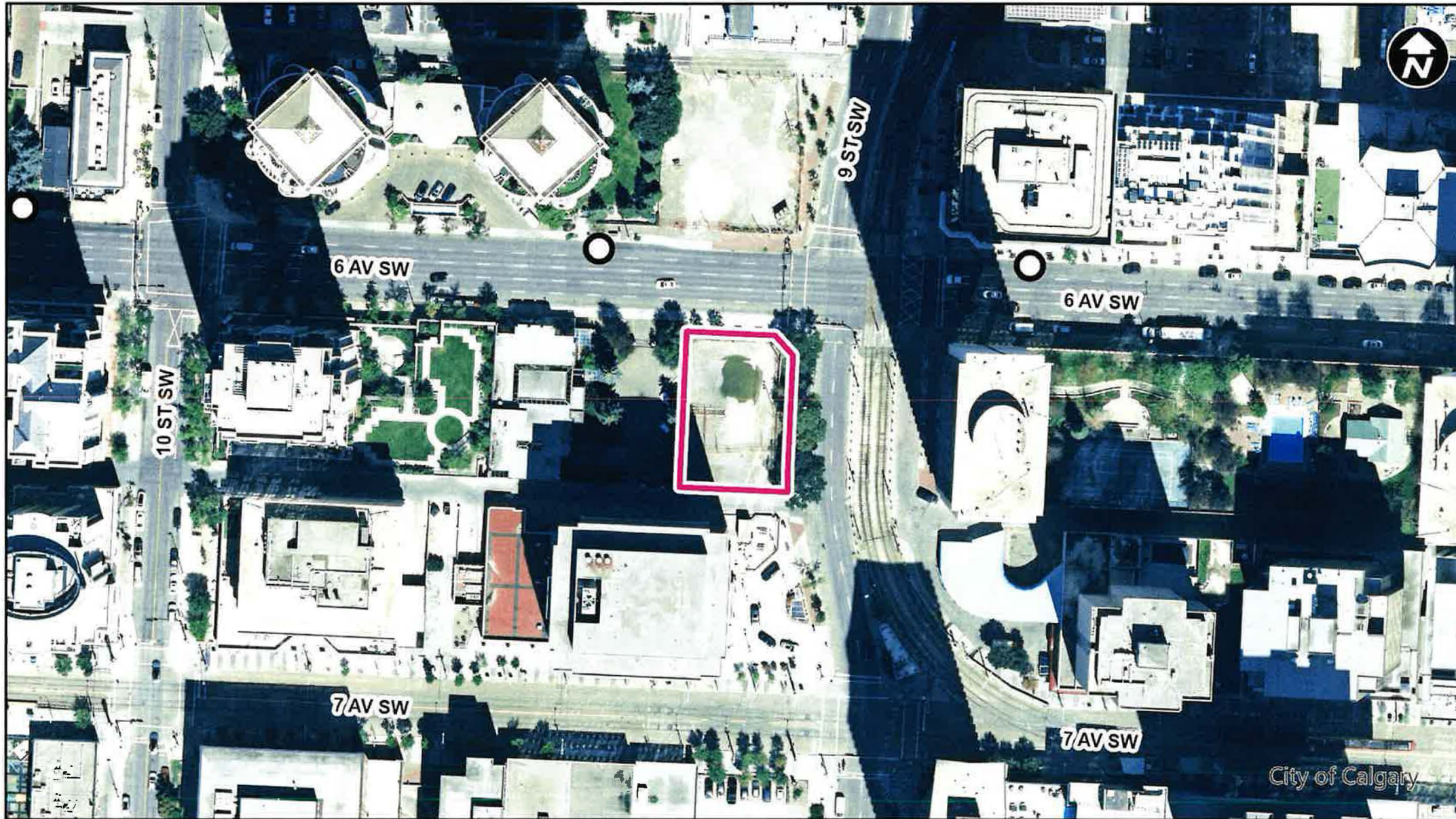
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1007 – 6 Avenue SW (Plan 1110367, Block 36, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-residential housing development, with guidelines.





- 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

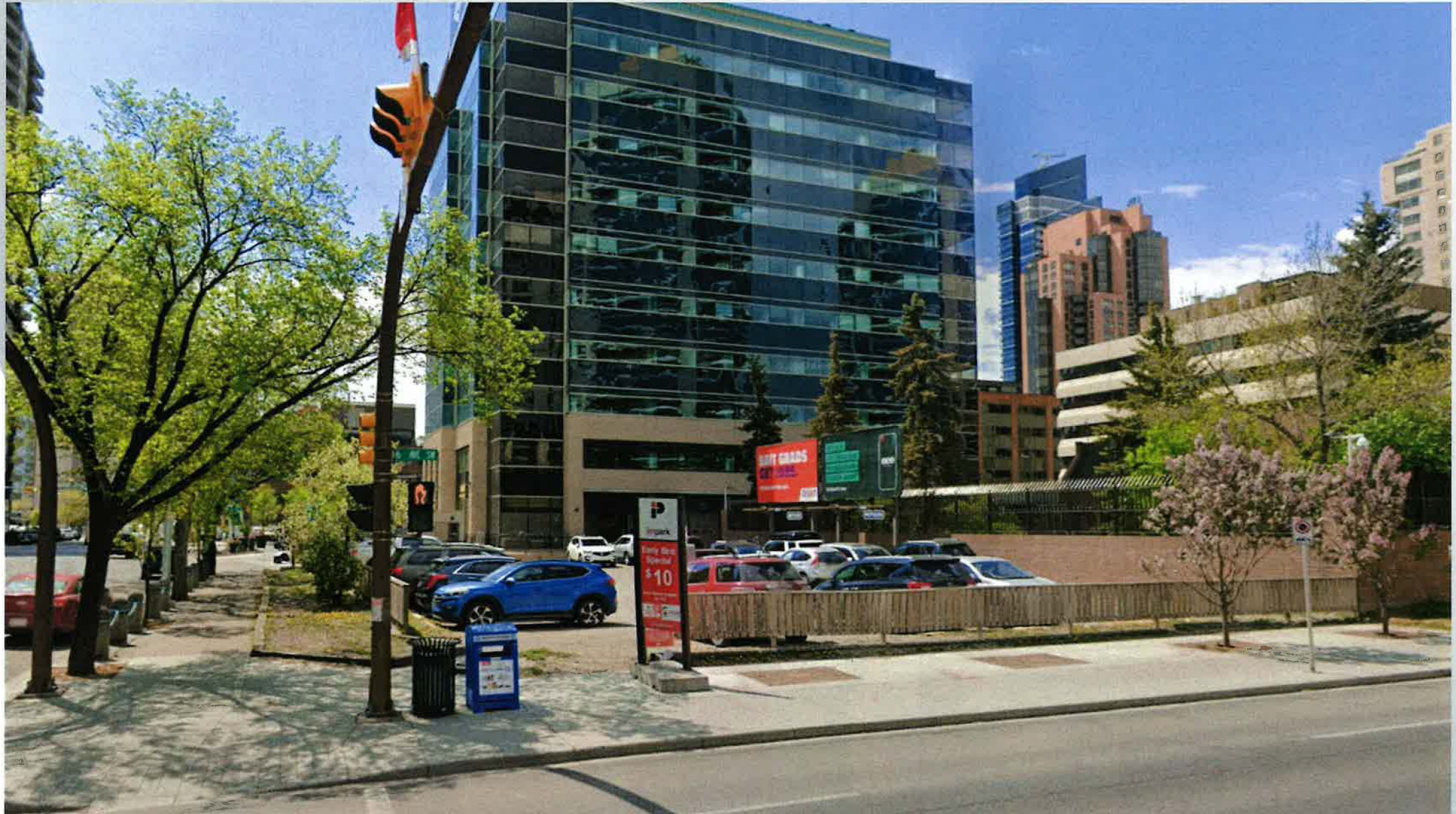


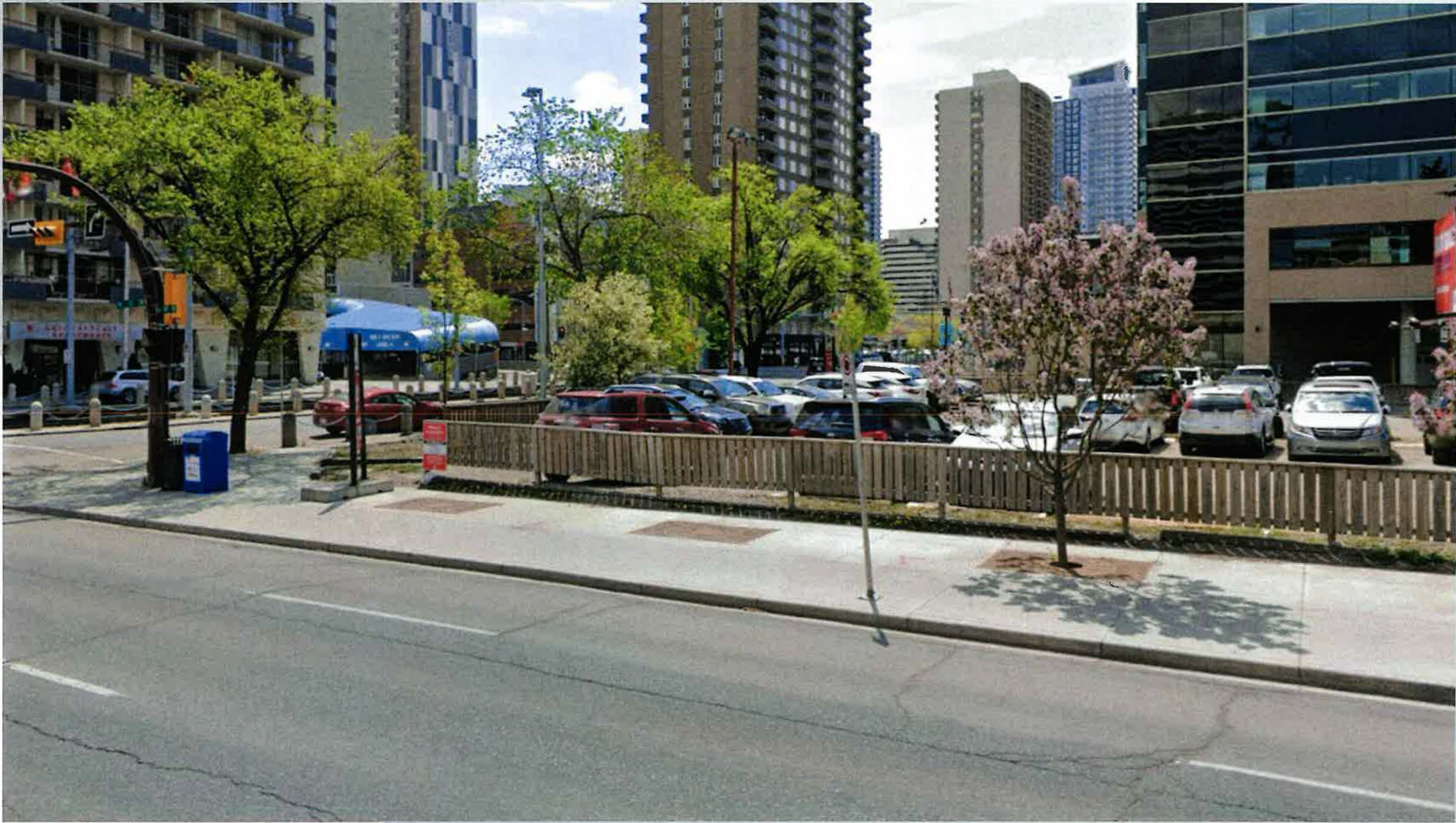
### LEGEND

- Bus Stop

Parcel Size:

0.09 ha  
26 m x 37 m



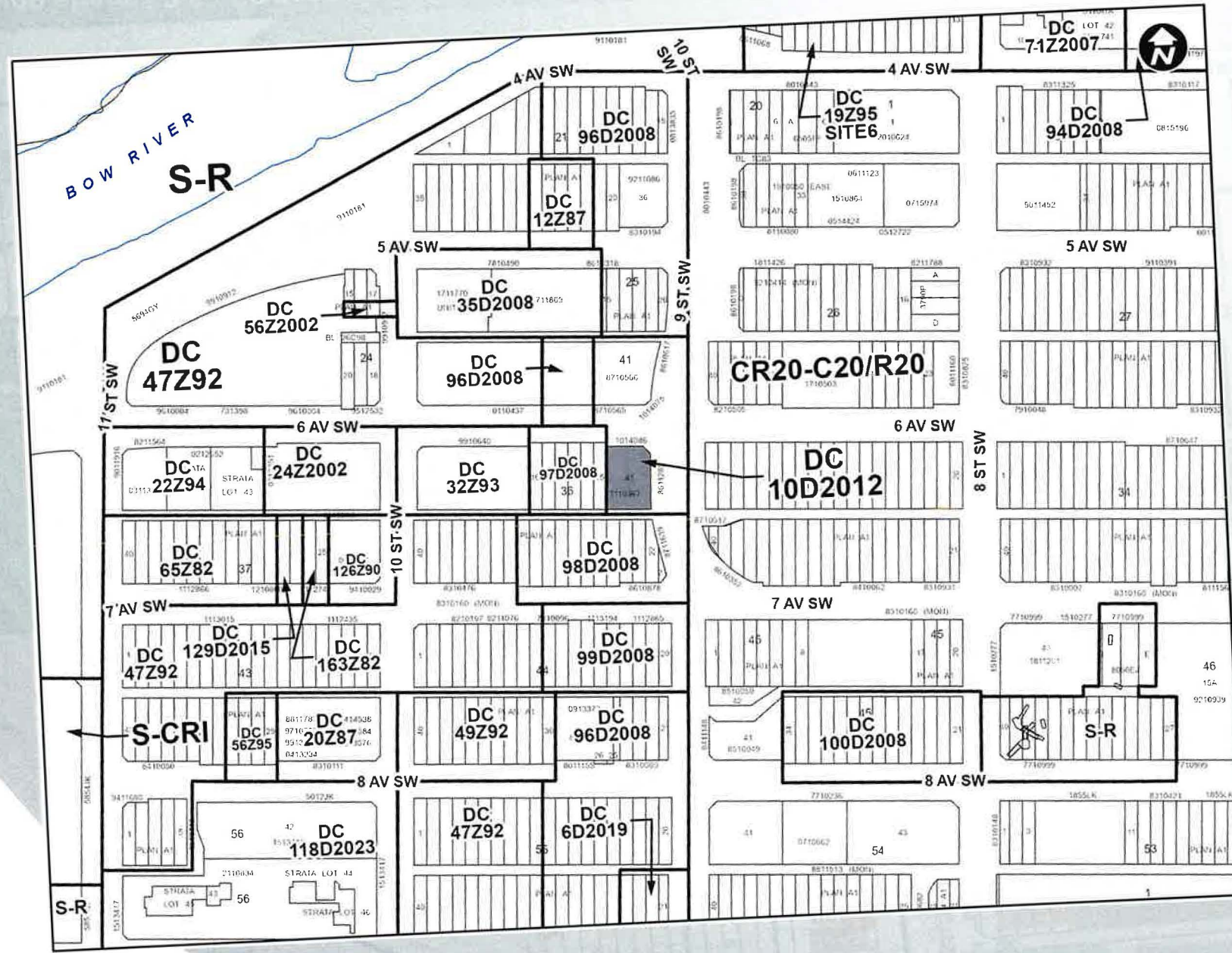


# Surrounding Land Use

- 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



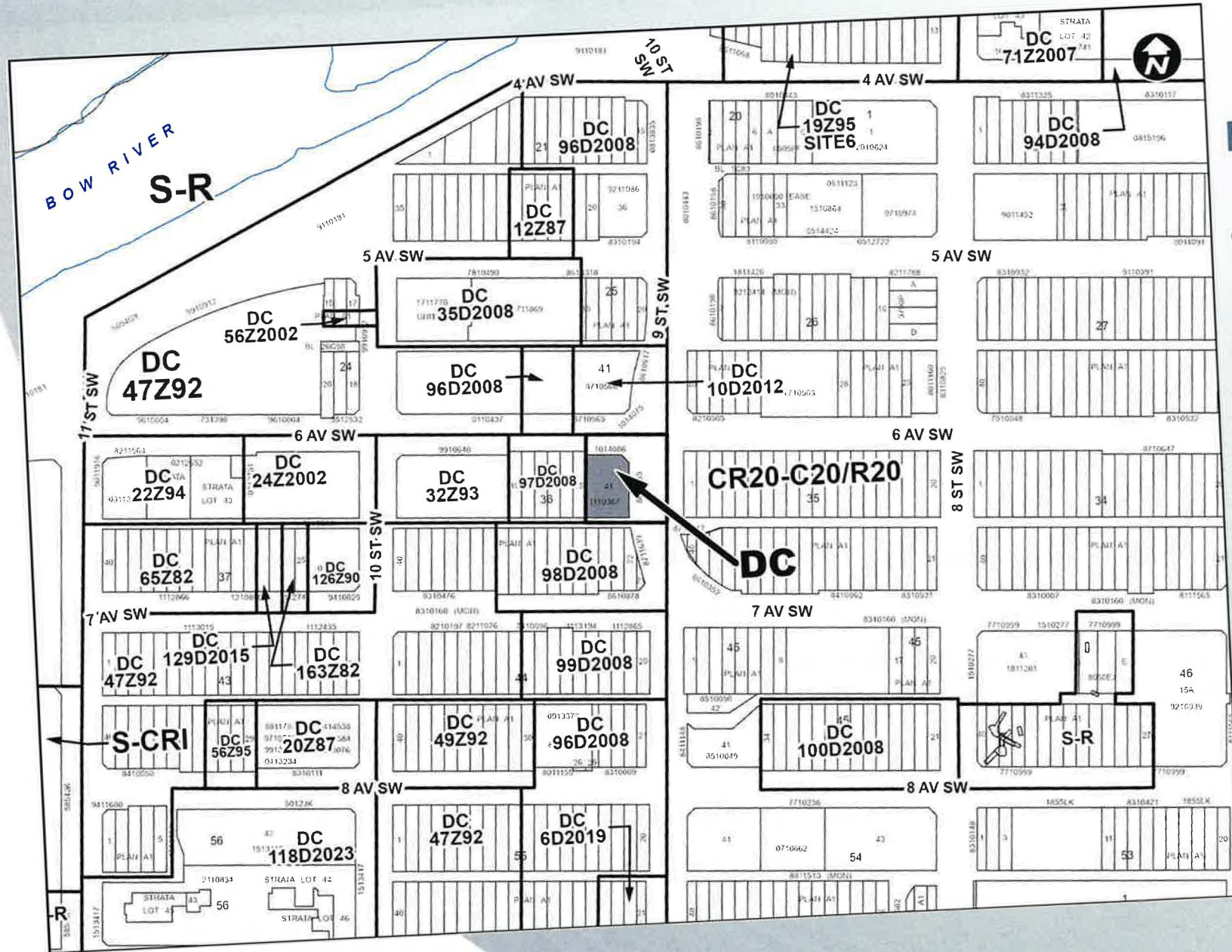
# Existing Land Use Map



September 5, 2024



# Proposed Land Use Map



## Proposed DC District:

- DC based on CC-MH District
- Multi-Residential Development as a permitted use with conditions
- Specific landscaping and setback rules
- Zero parking required with Transportation Demand Measures provided

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