



Calgary Planning Commission

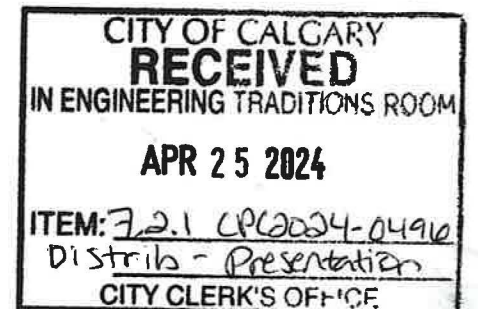
Agenda Item: 7.2.1



LOC2023-0348

Land Use Amendment

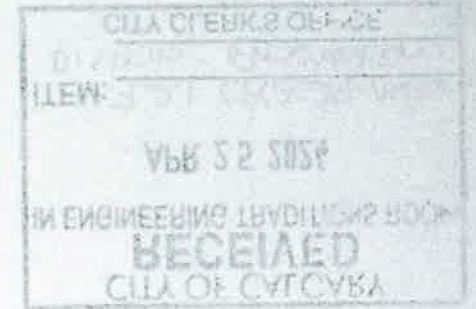
2024 April 25

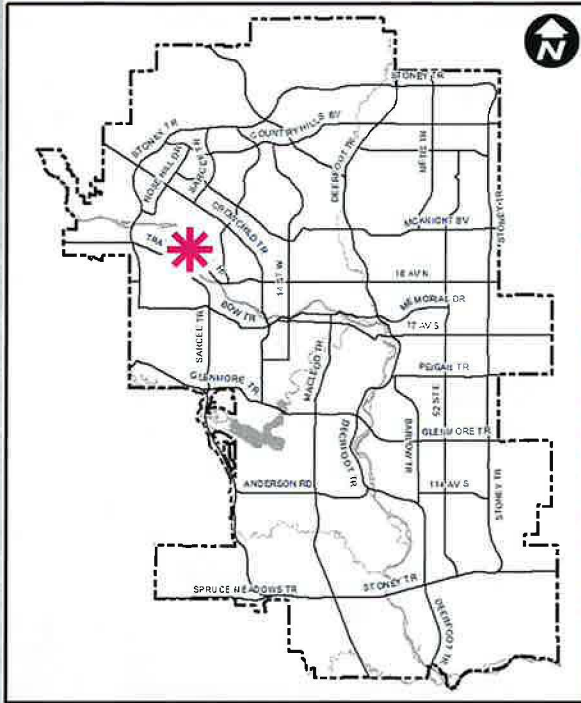


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

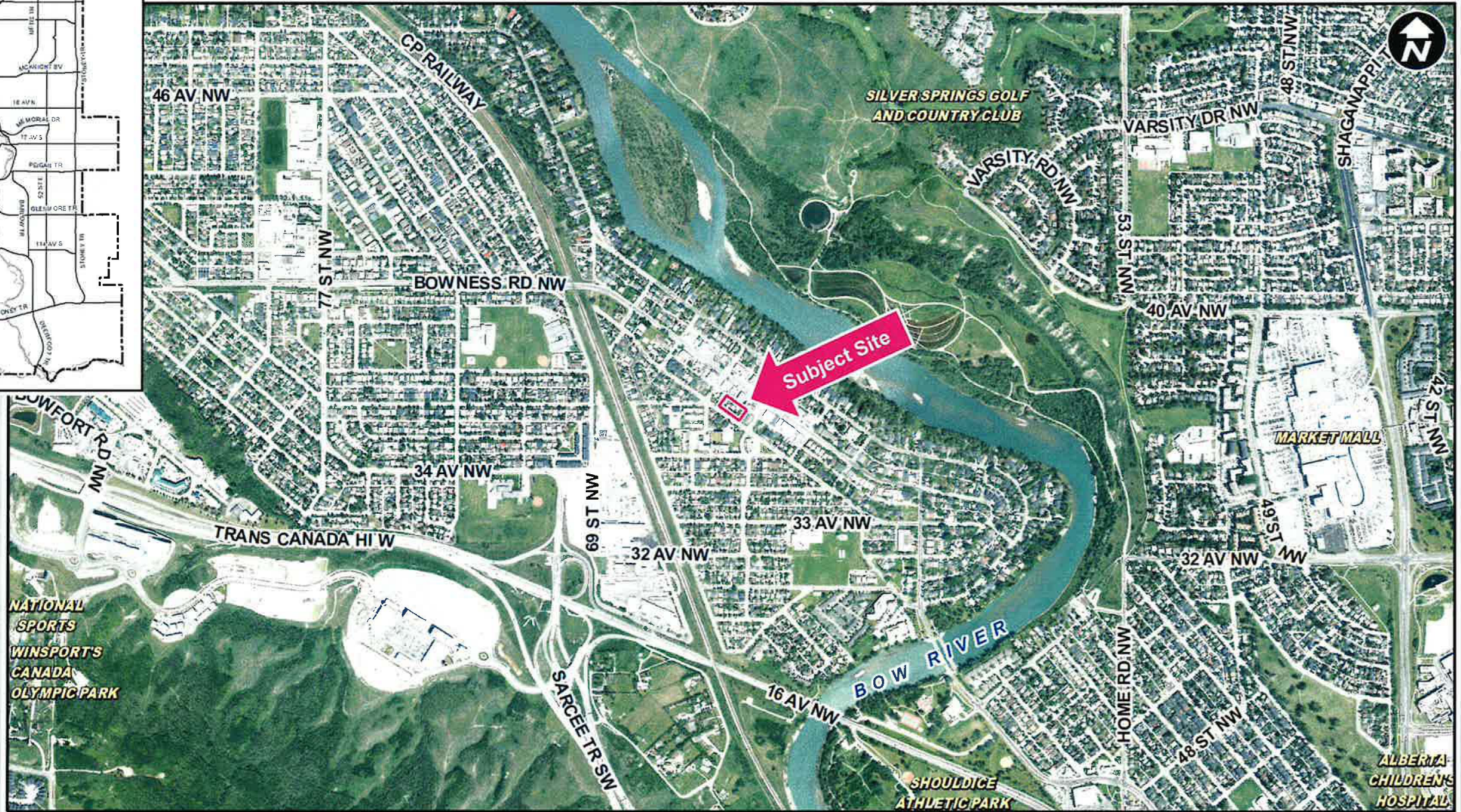
Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Housing – Grade Oriented (H-GO)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

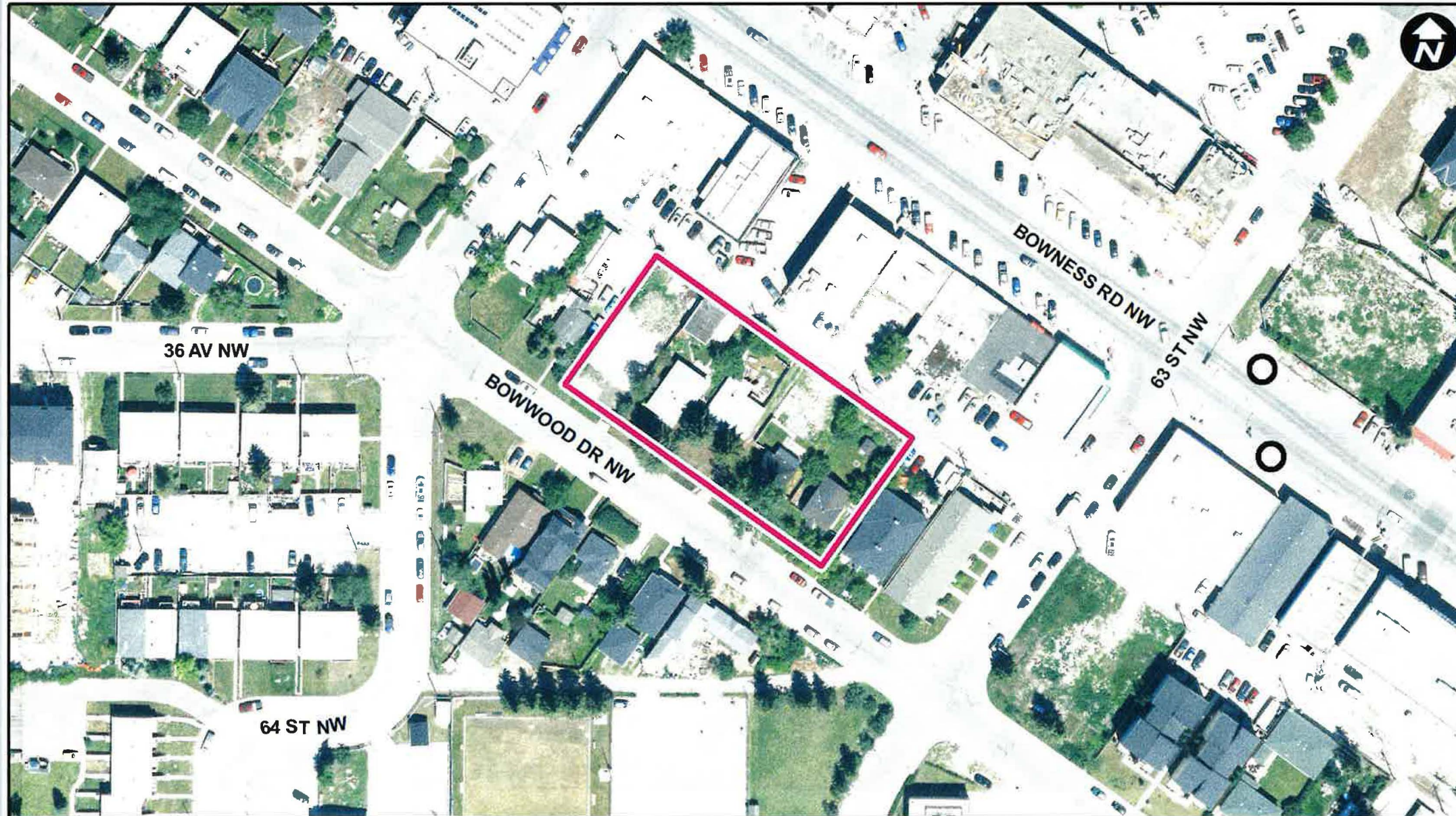




LEGEND

-  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

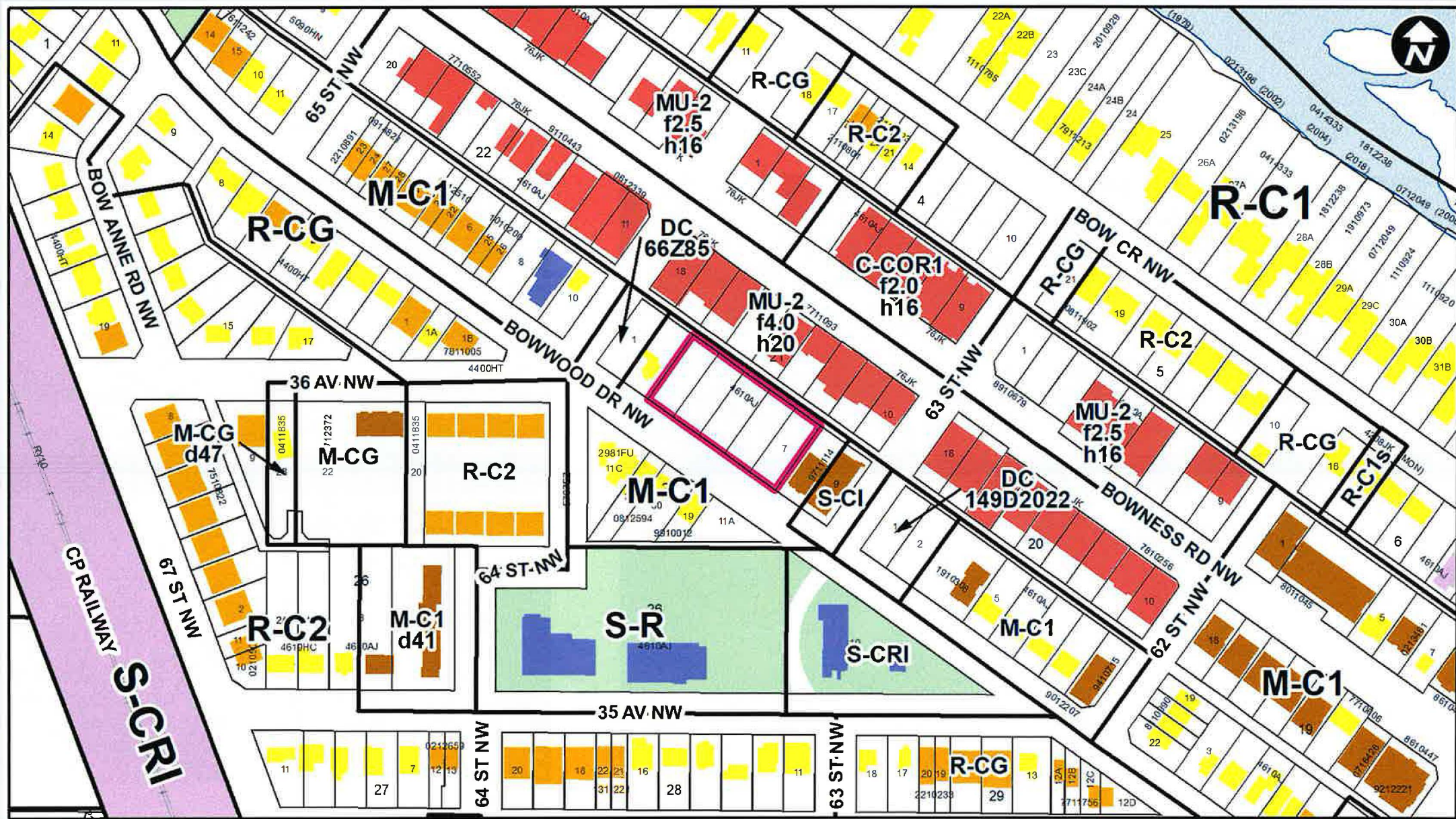


View looking west along Bowwood Drive NW.

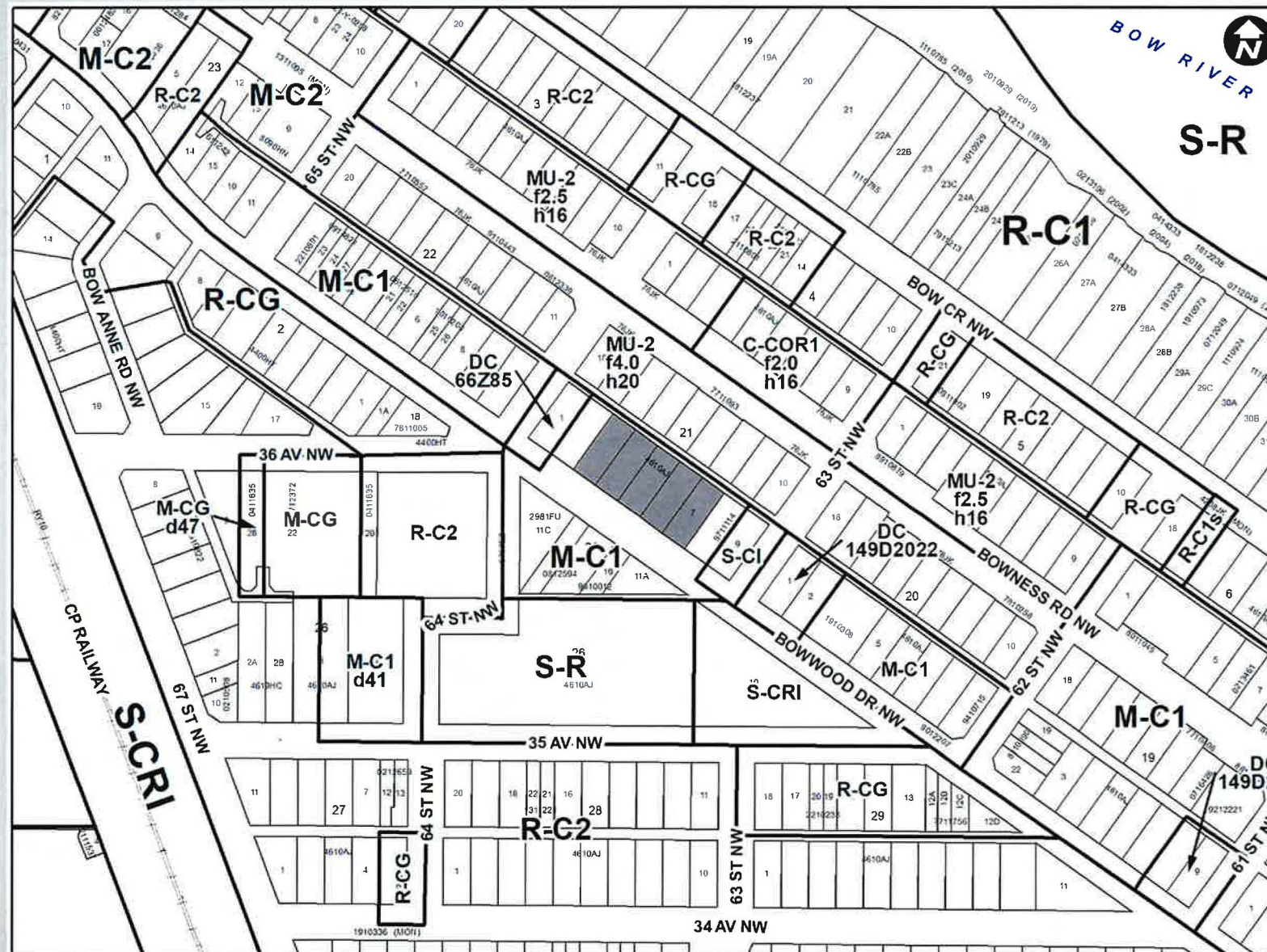


View looking east along the rear lane.

- 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

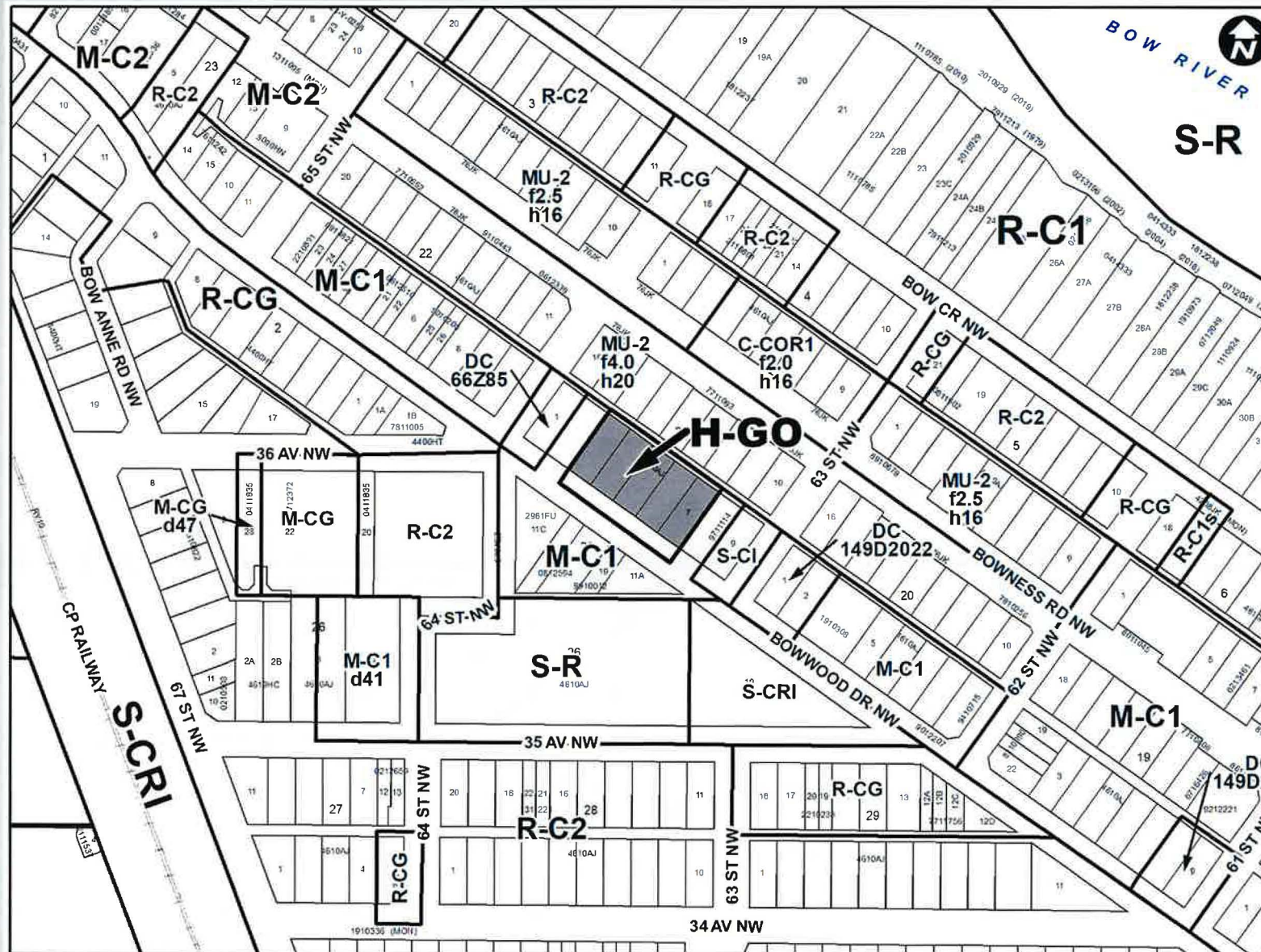


Existing Land Use Map 7



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



Proposed H-GO District:

- Dwelling Units as a permitted use
- No maximum density restriction
- Floor Area Ratio (FAR) of 1.5
- Building height of 12 metres
- Vehicle parking stall requirement: 0.5 stalls per dwelling unit or suite

(Section 1386) The Housing – Grade Oriented (H-GO) District:	Met
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	X
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) 600 metres of an existing or capital-funded LRT platform;	X
C) 400 metres of an existing or capital-funded BRT station; or	X
D) 200 metres of primary transit service	✓

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Supplementary Slides