



Calgary Planning Commission

Agenda Item: 7.2.12



LOC2024-0196 / CPC2024-1120

Land Use Amendment

October 17, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: 7.2.12 loc 2024-1120
Distrib - Presentation
CITY CLERK'S DEPARTMENT

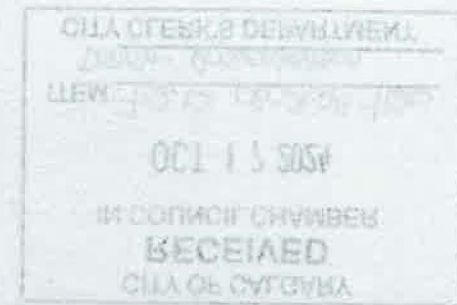
RECOMMENDATIONS:

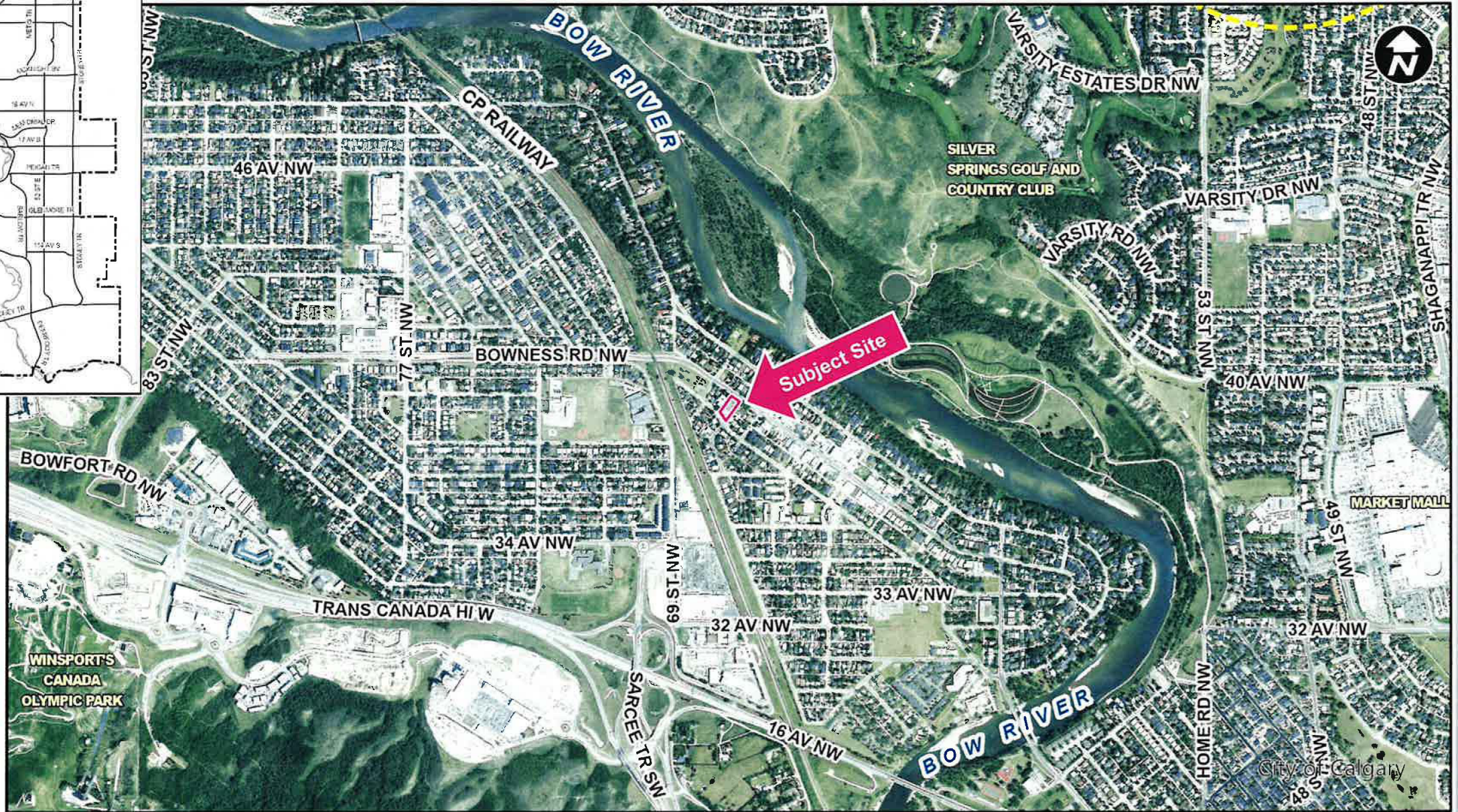
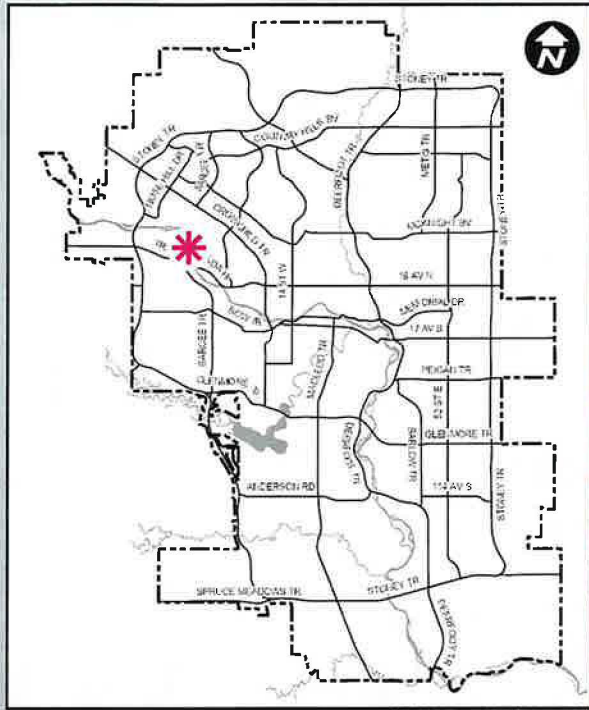
That Calgary Planning Commission:

- ~~1. Forward this report (CPC2024-1120) to the 2024 November 12 Public Hearing Meeting of Council; and~~


That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 6623 Bowness Road NW (Plan 4610AJ, Block 23, Lots 5 and 6) from Residential – Grade-Oriented Infill (R-CG) District **to** Mixed Use – General (MU-1f3.0h20.5) District.





LEGEND

-  600m buffer from LRT station



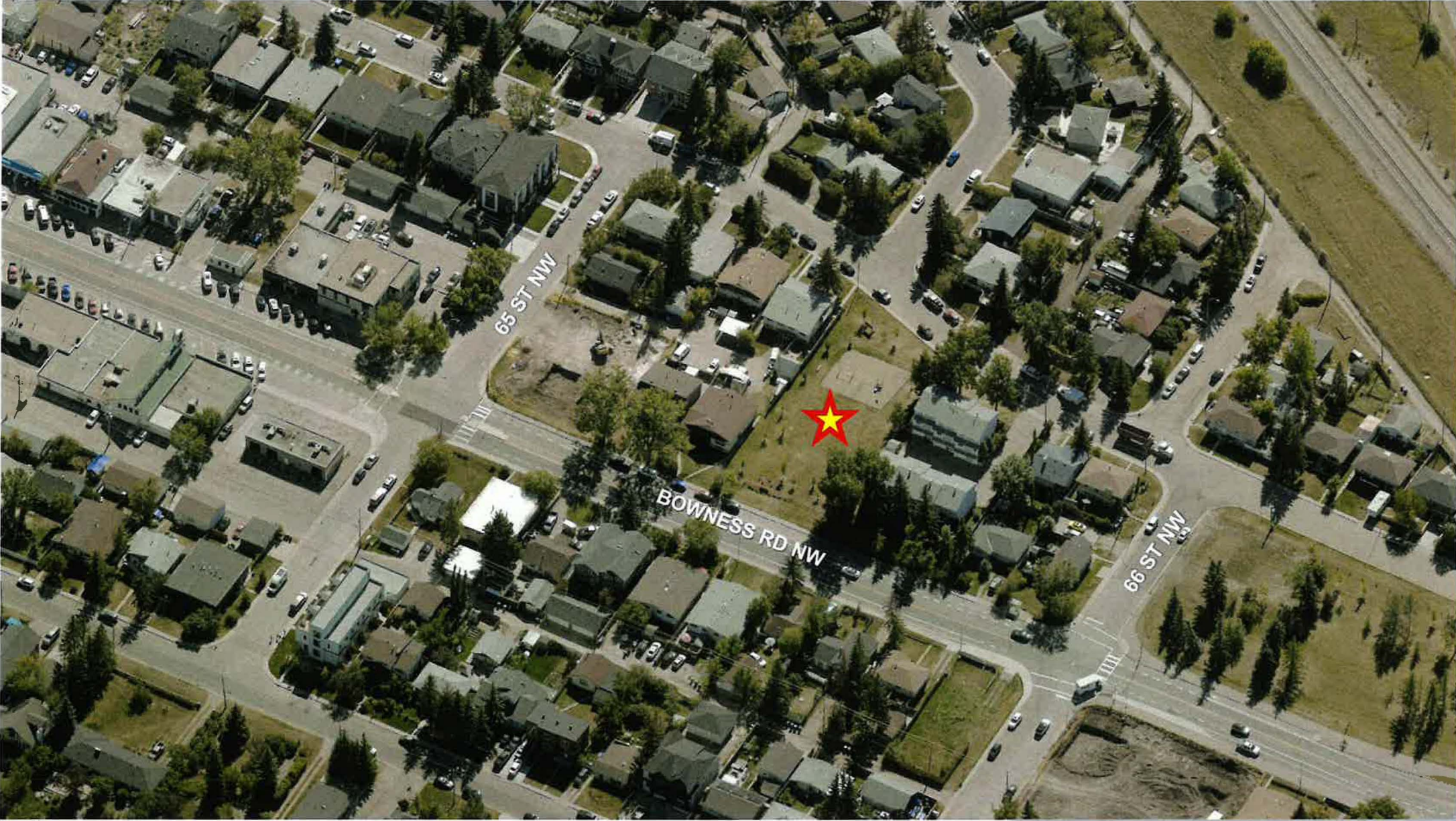
LEGEND

○ Bus Stop

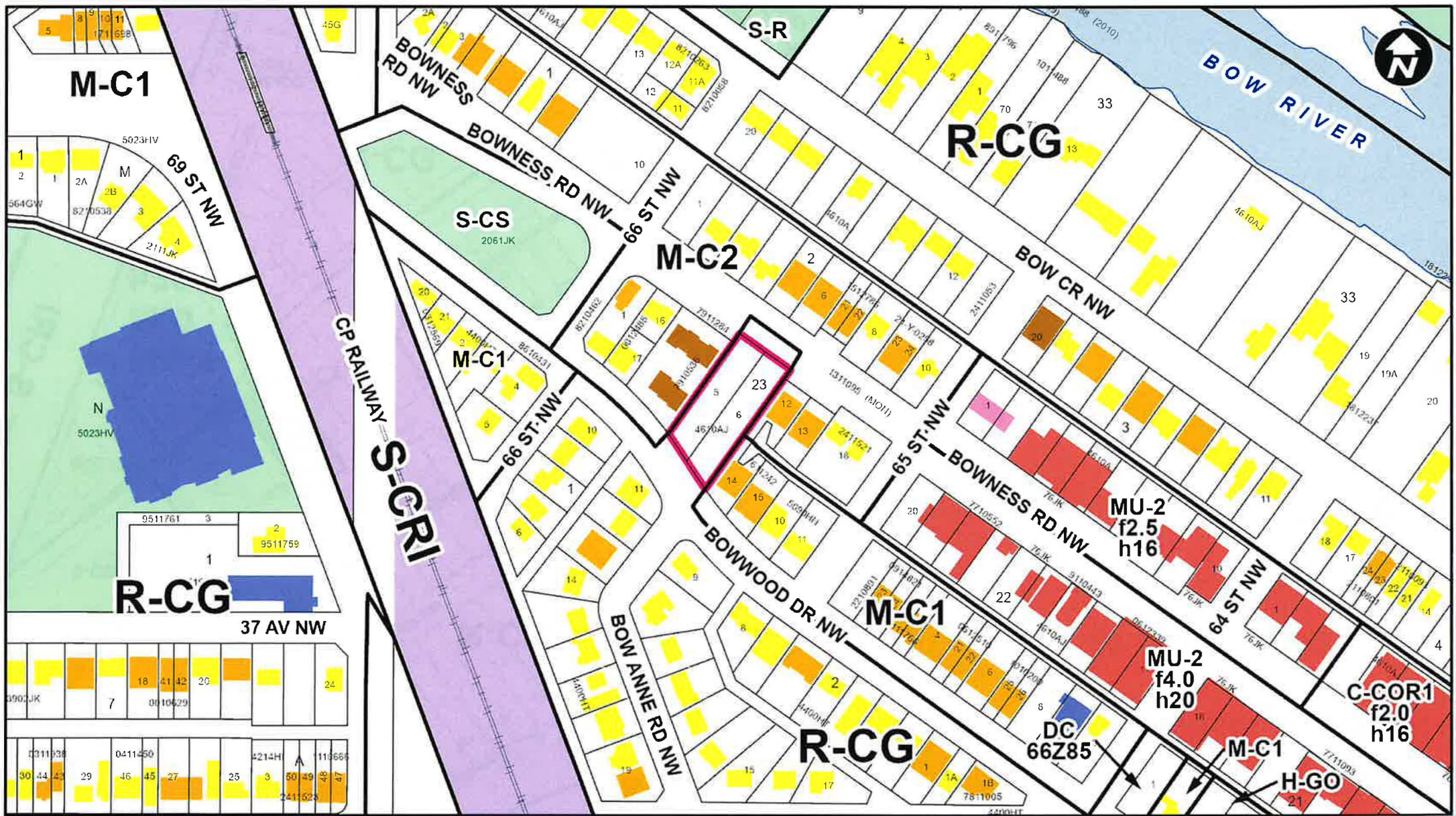
Parcel Size:

0.2 ha

City of Calgary







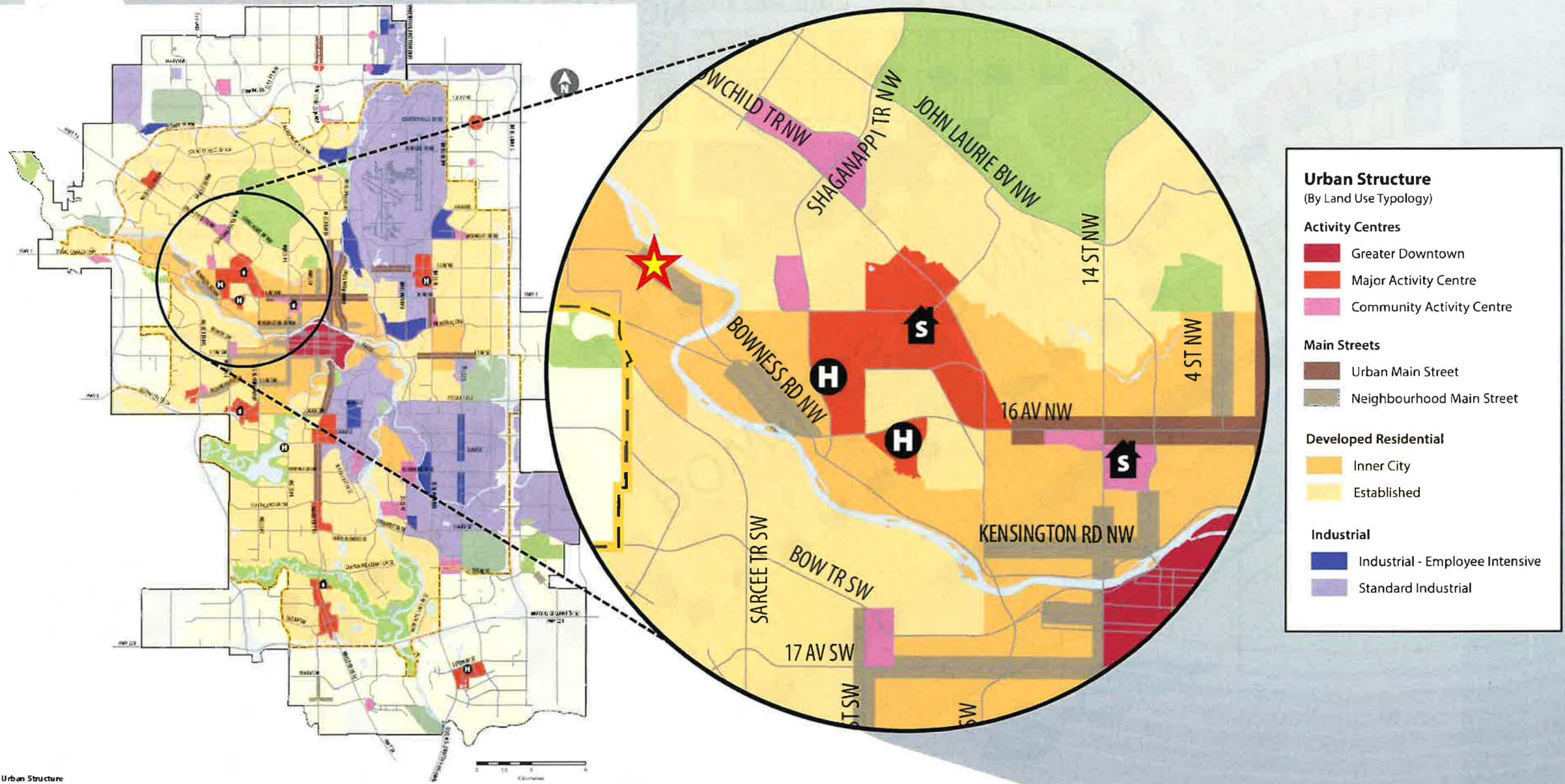
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed MU-1f3.0h20.5 District:











- Maximum Floor Area Ratio (FAR) of 3.0
- Maximum building height of 20.5 metres

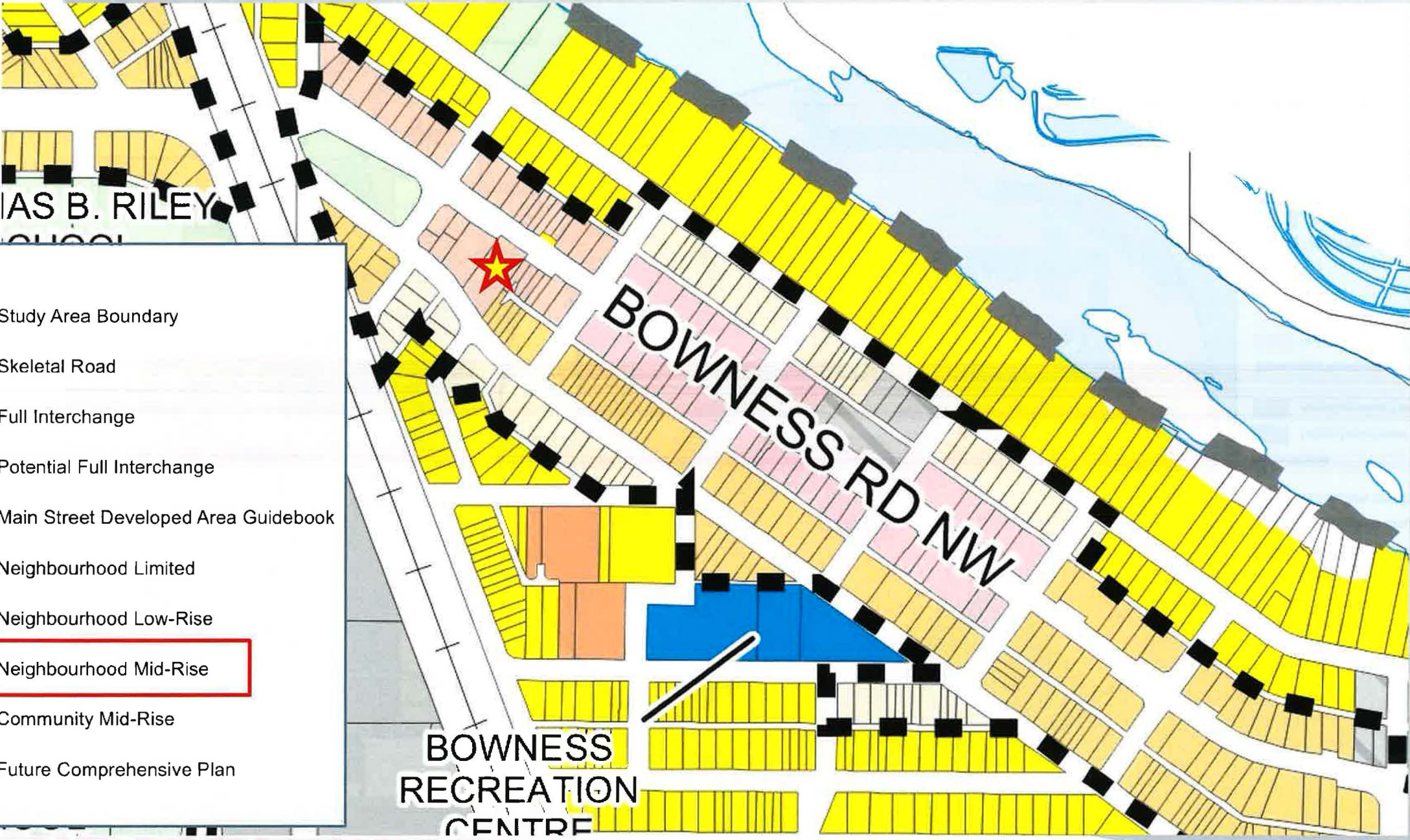
MAP 1 – Urban Structure



Urban Structure

Legend

-  Study Area Boundary
-  Skeletal Road
-  Full Interchange
-  Potential Full Interchange
-  Main Street Developed Area Guidebook
-  Neighbourhood Limited
-  Neighbourhood Low-Rise
-  Neighbourhood Mid-Rise
-  Community Mid-Rise
-  Future Comprehensive Plan



RECOMMENDATIONS:

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Supplementary Slides

MAP 7 – Open Space and School Sites

