



Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0146 / CPC2024-0922

Land Use Amendment

October 8, 2024

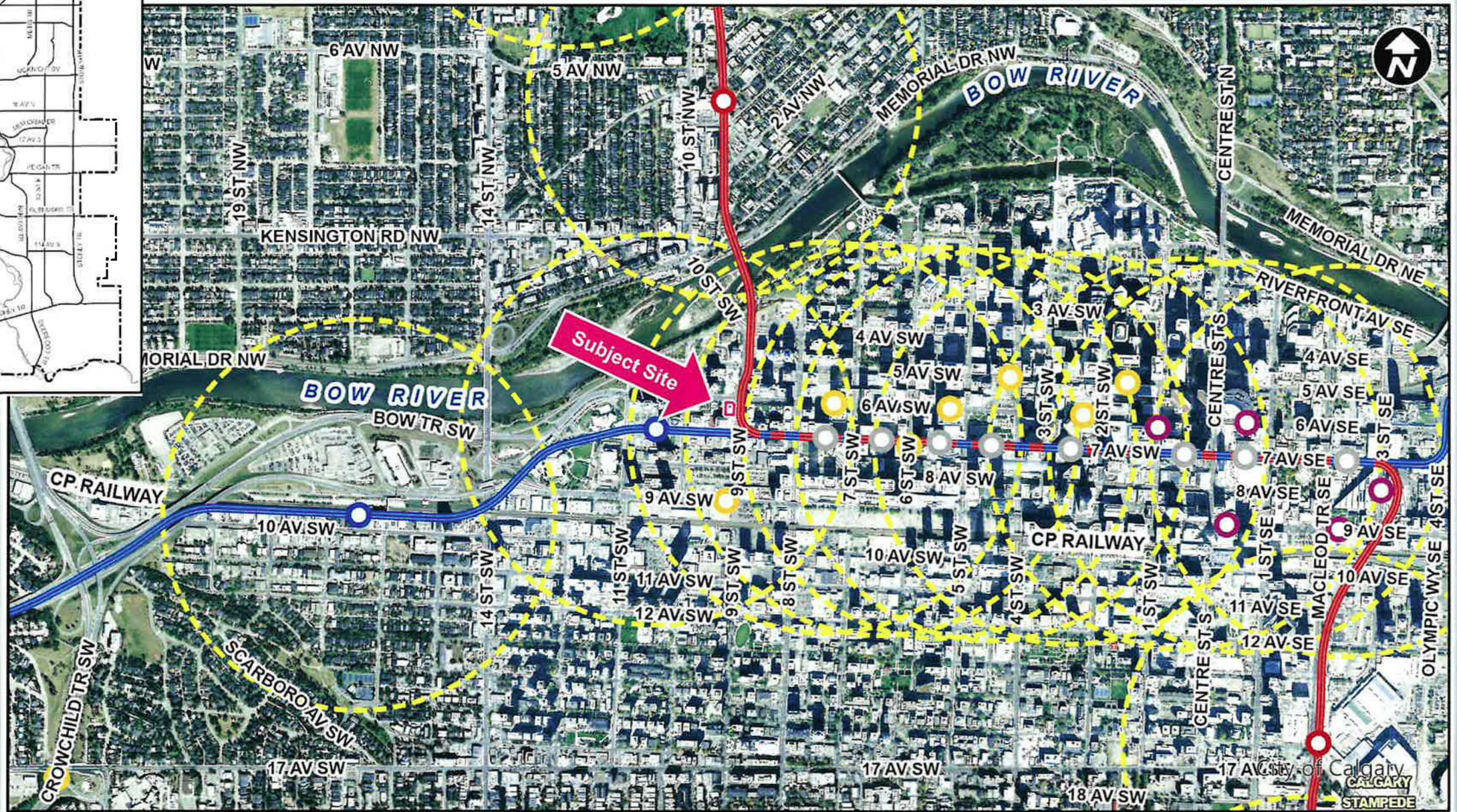
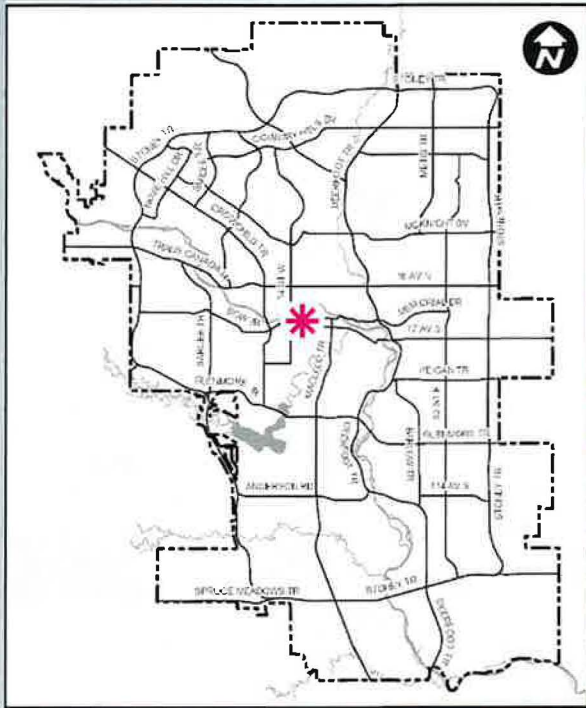
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.6 CPC2024-0922
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

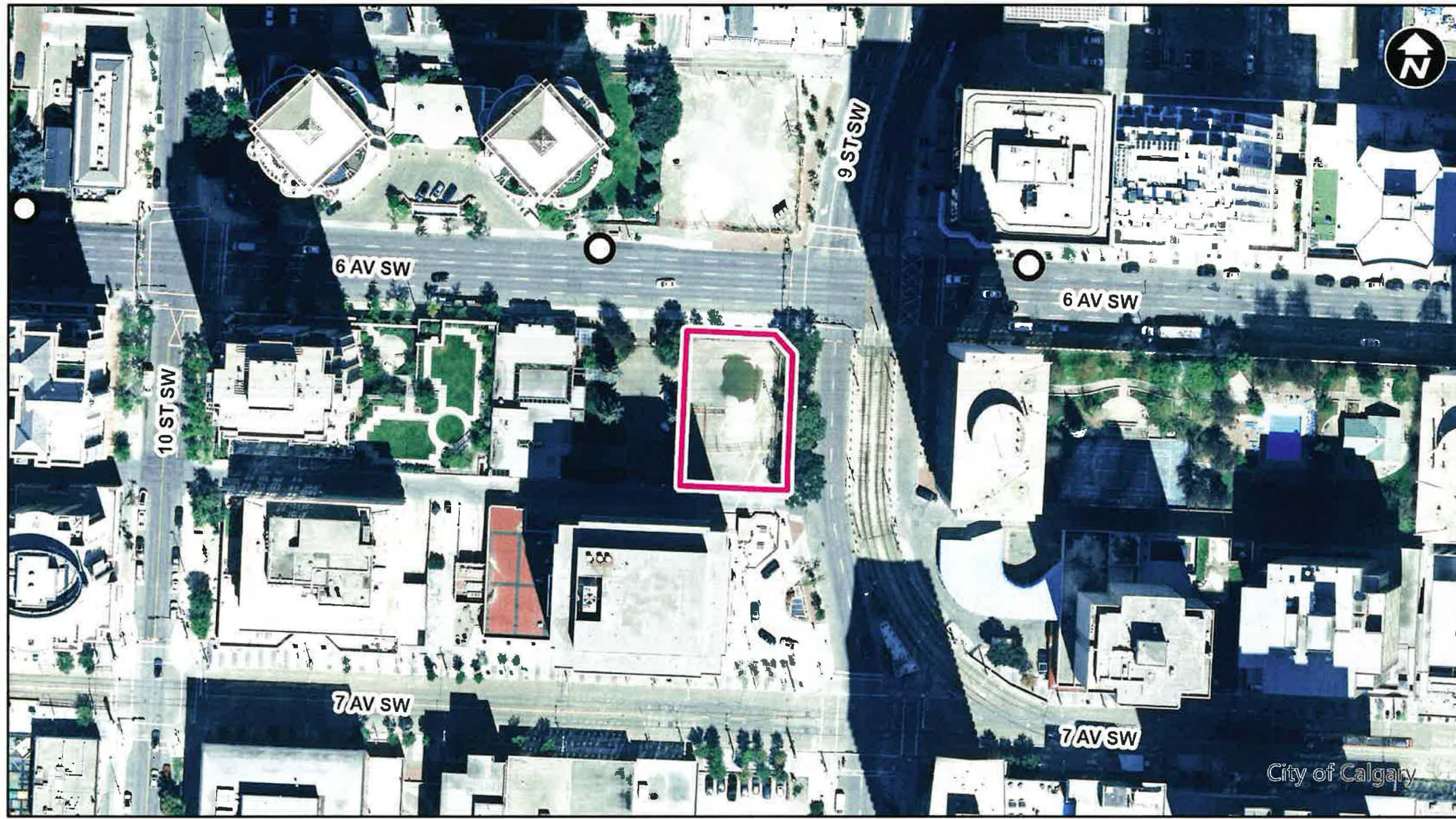
That Council:

Give three readings to **Proposed Bylaw 261D2024** 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



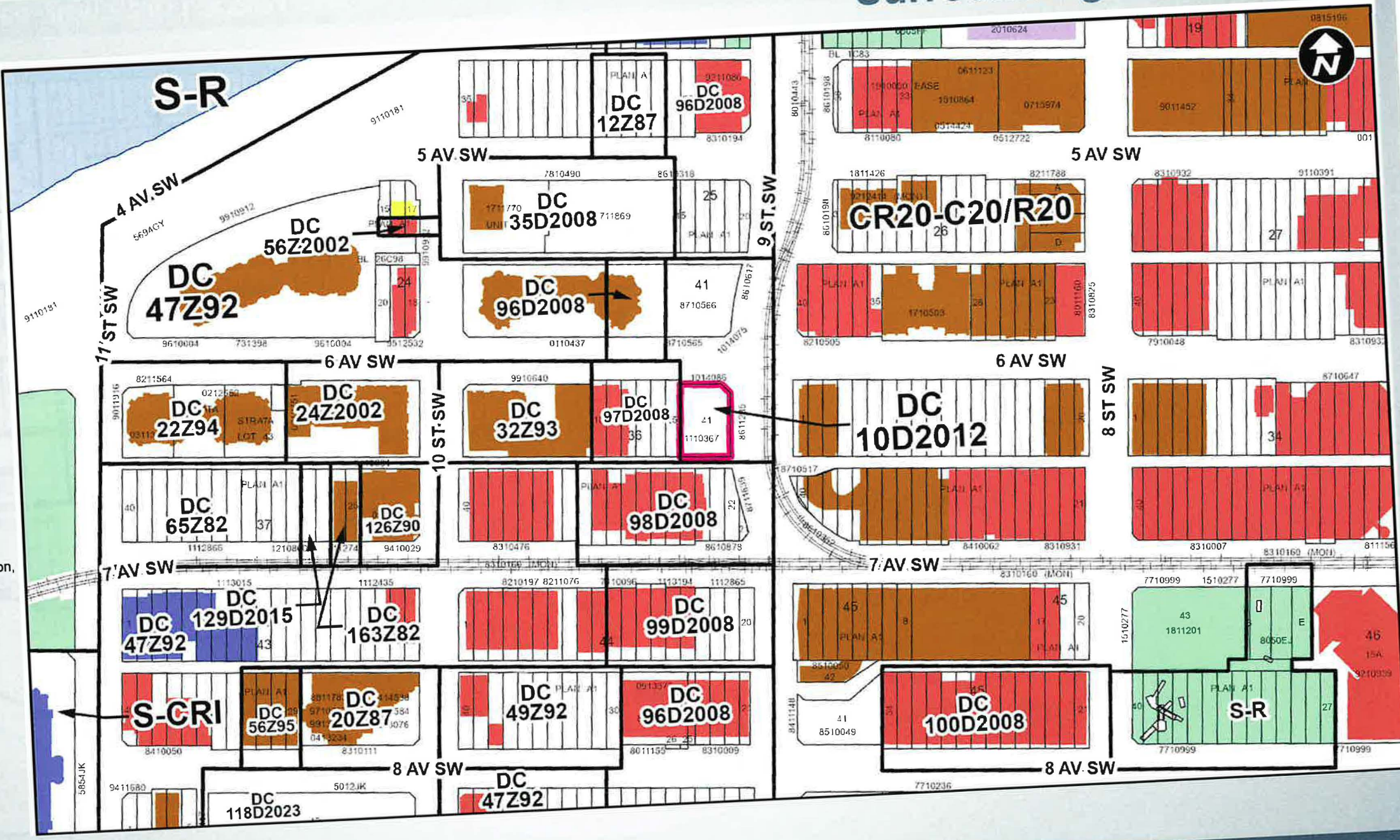
LEGEND
○ Bus Stop

Parcel Size:
0.09 ha
26 m x 37 m

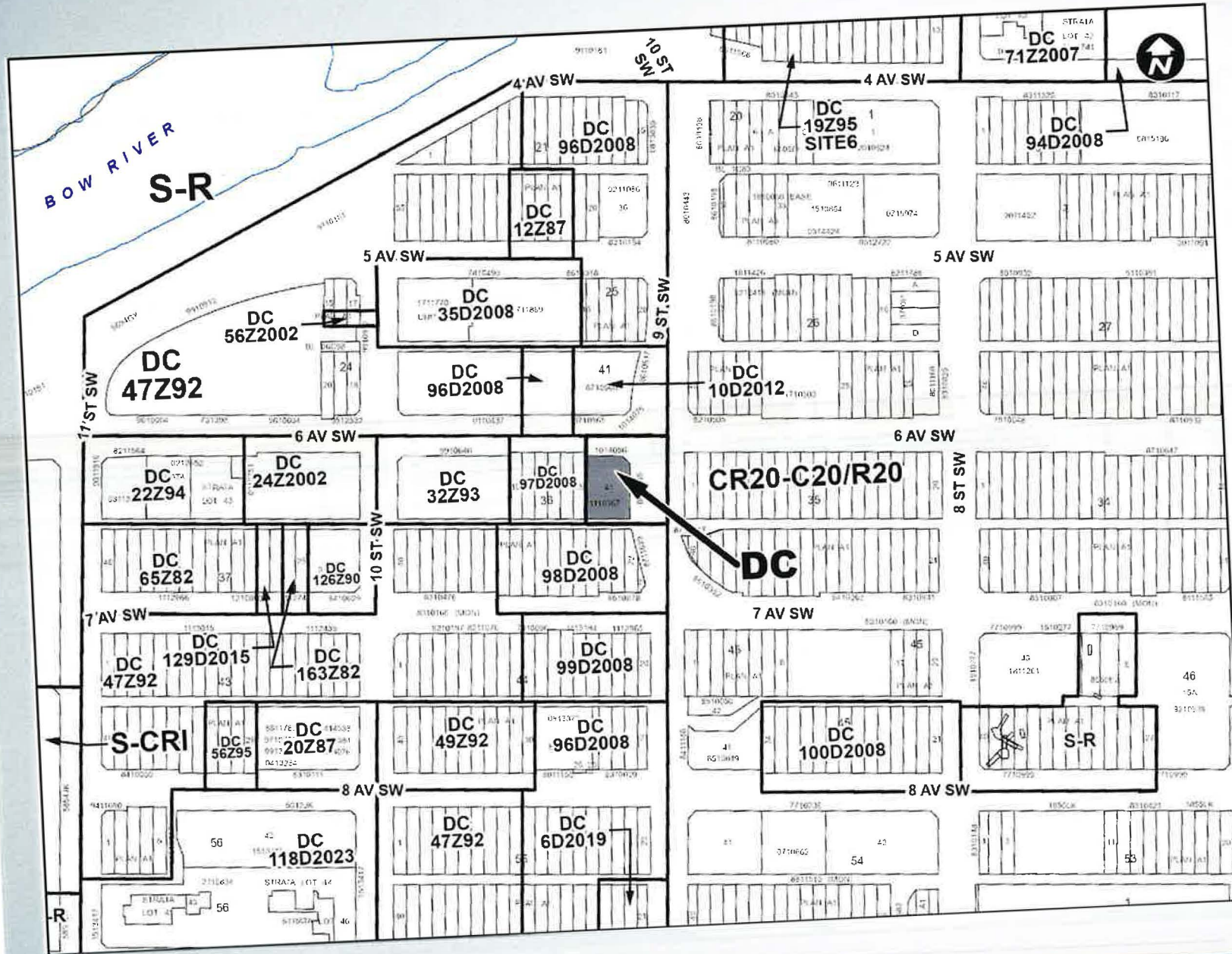
City of Calgary

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



October 8, 2024



Proposed Direct Control (DC) District:

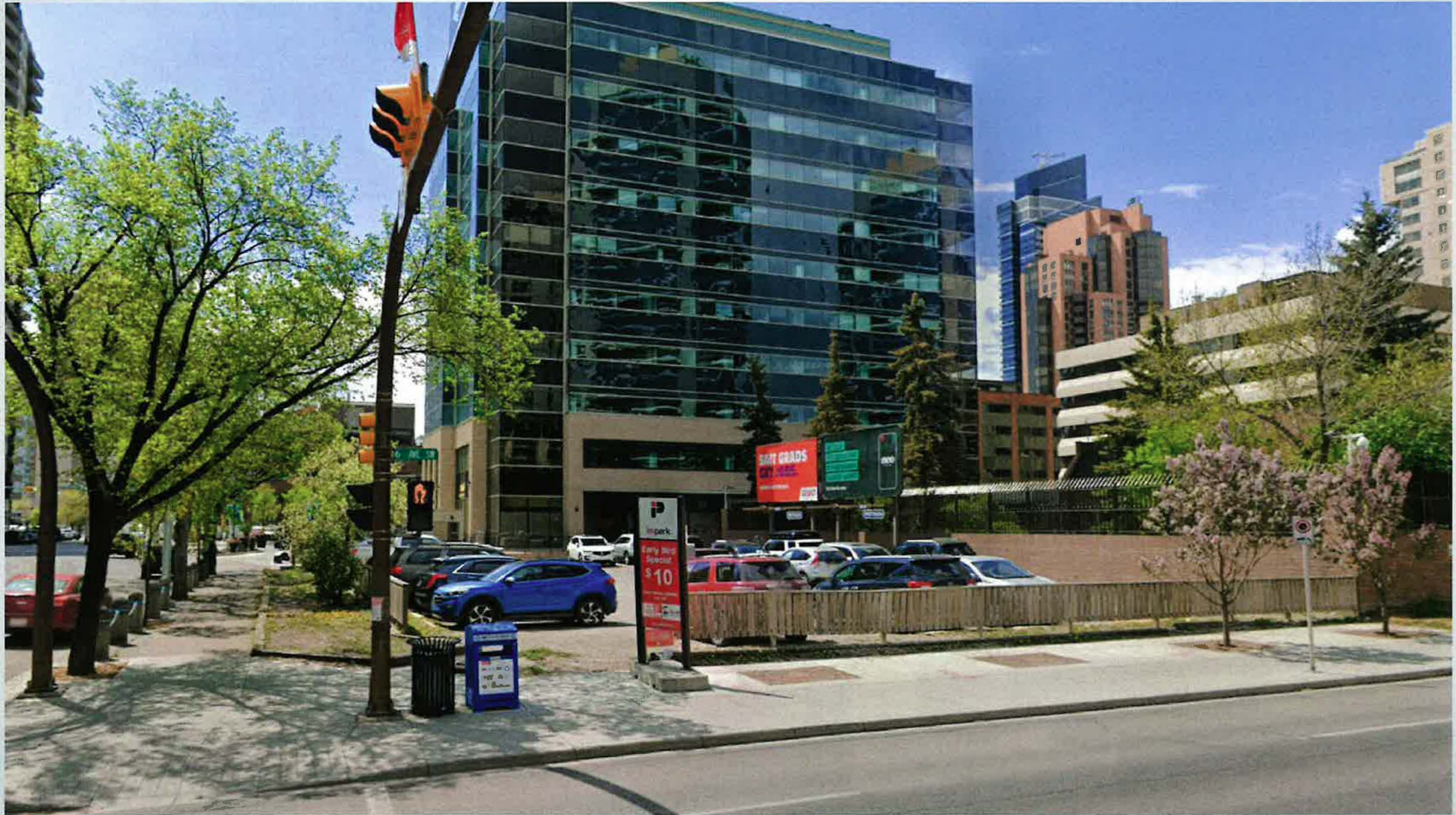
- DC based on Centre City Multi-Residential High Rise District (CC-MH);
- allows multi-residential development as a permitted use with conditions;
- specific landscaping and setback rules; and
- zero parking required if transportation demand measures are provided.

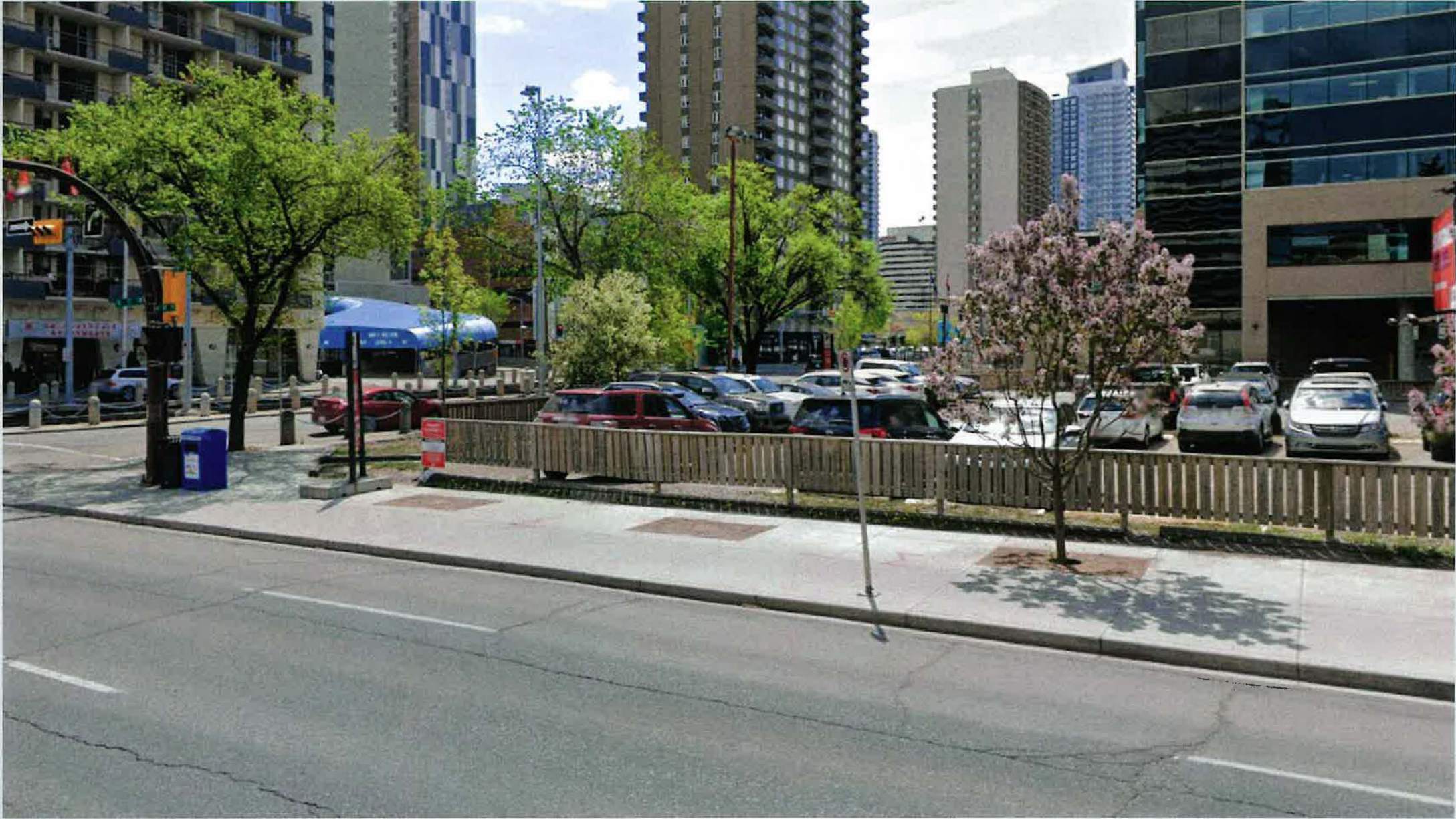
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Supplementary Slides





Existing Land Use Map 11

