



Public Hearing of Council

Agenda Item: 7.2.24



LOC2024-0196 / CPC2024-1120

Land Use Amendment

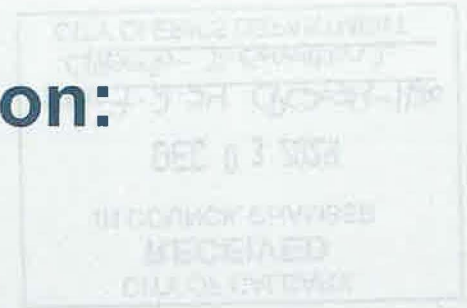
December 3, 2024

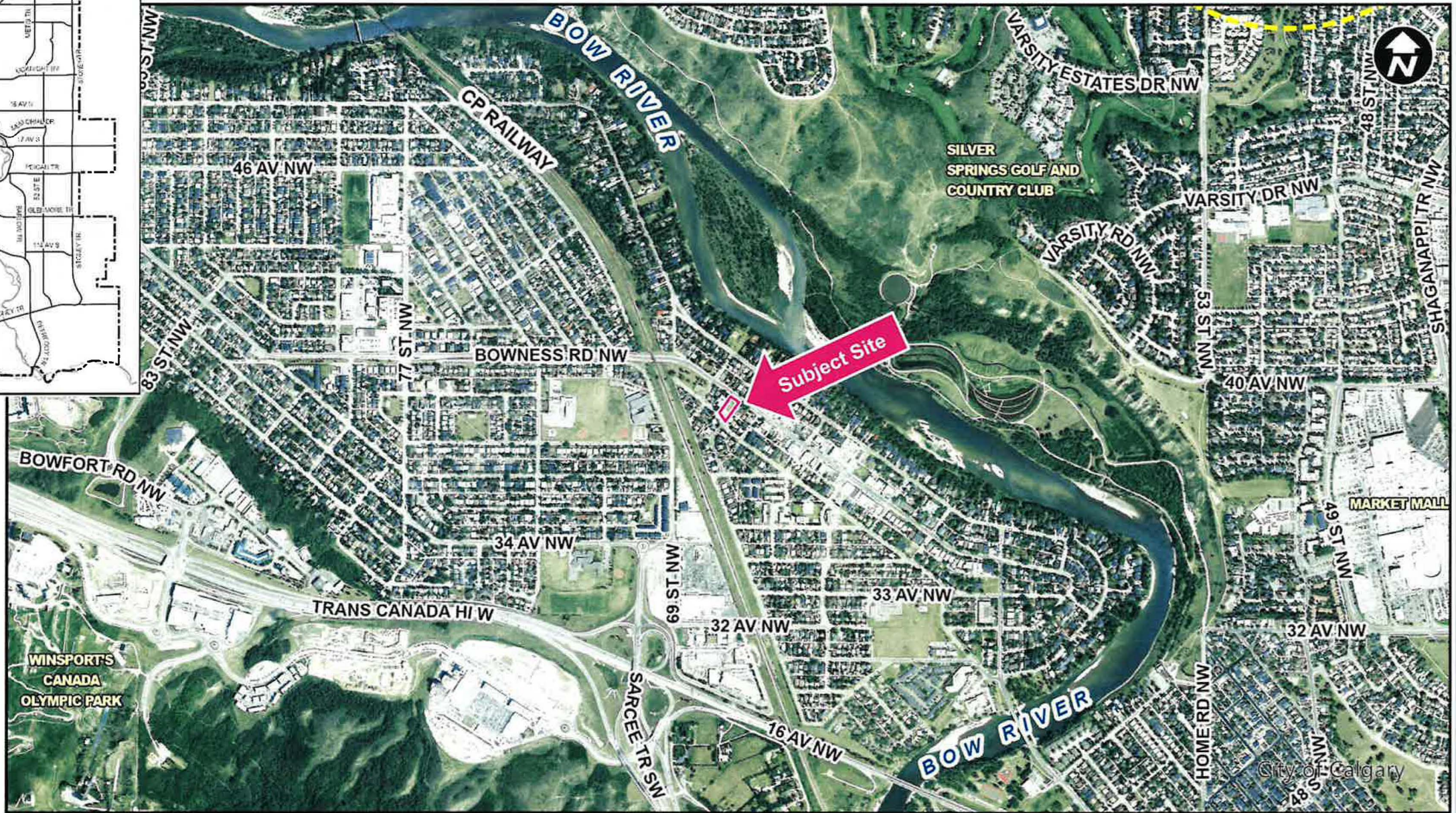
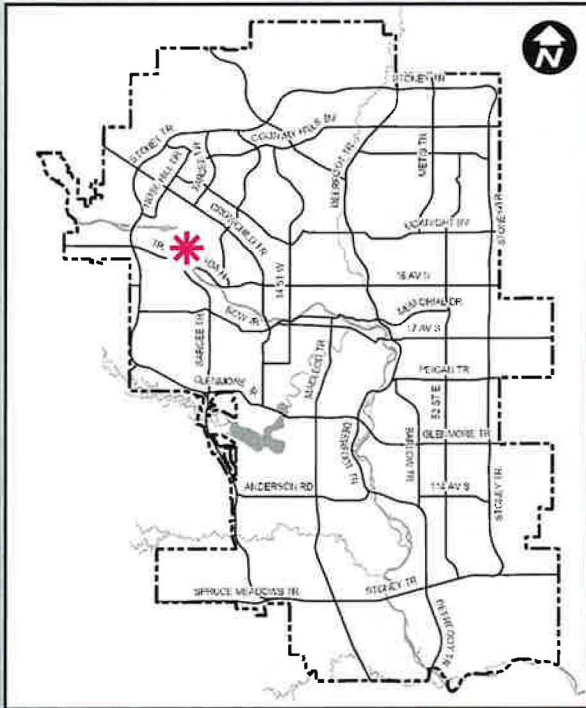
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 03 2024
ITEM: 7.2.24 CPC2024-1120
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:


That Council:

Give three readings to **Proposed Bylaw 297D2024** 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

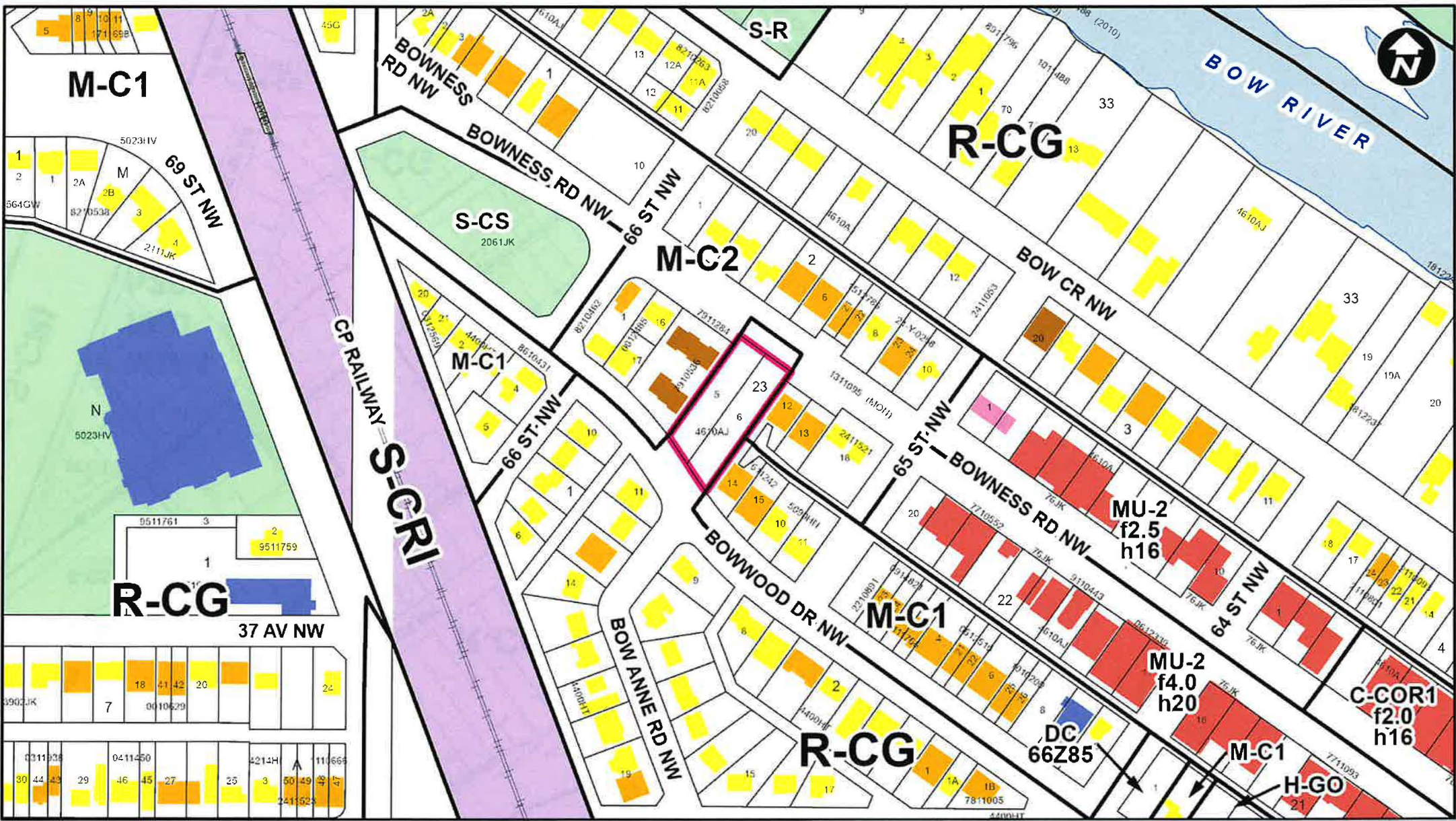
Parcel Size:

0.20 ha

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

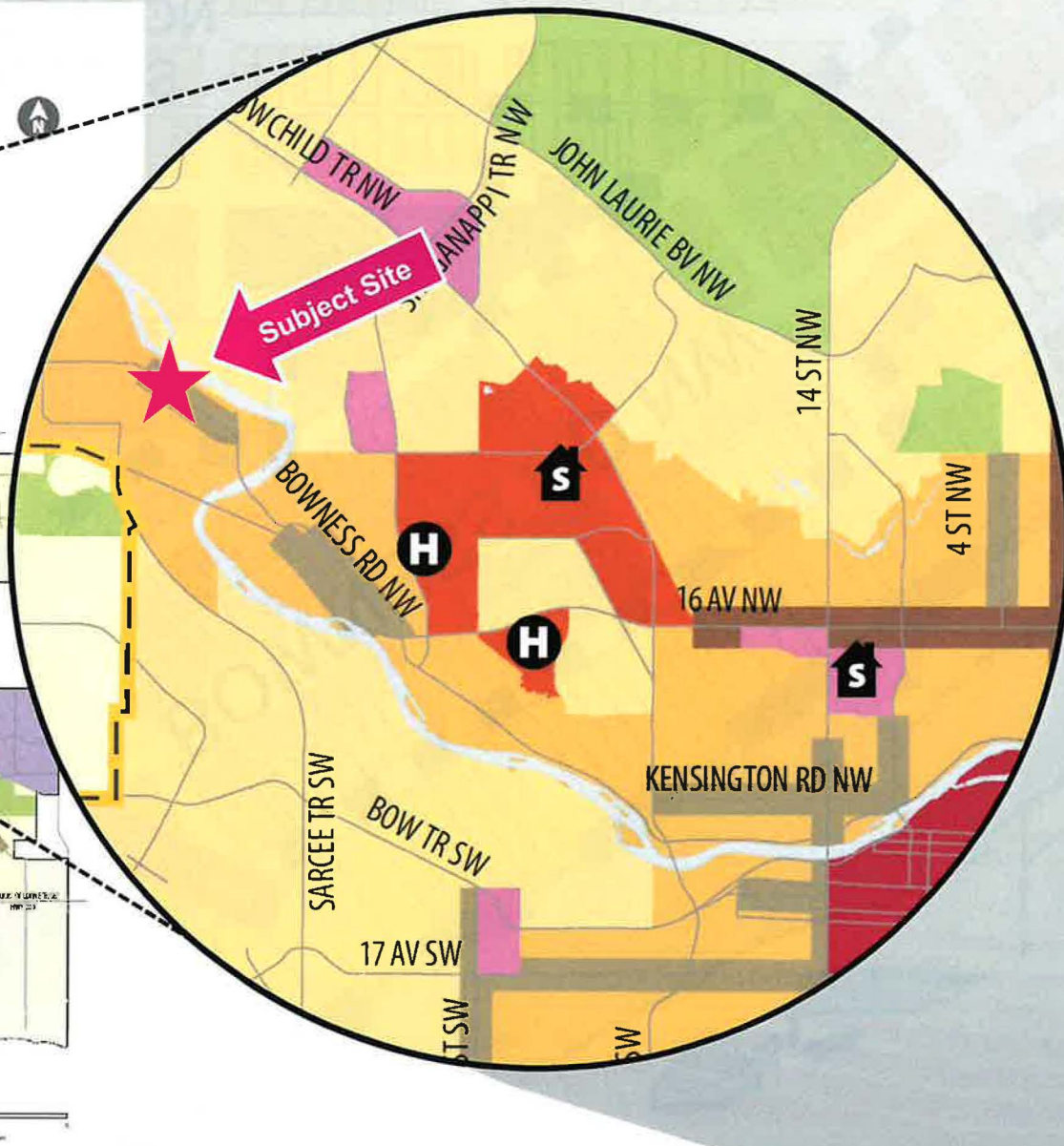
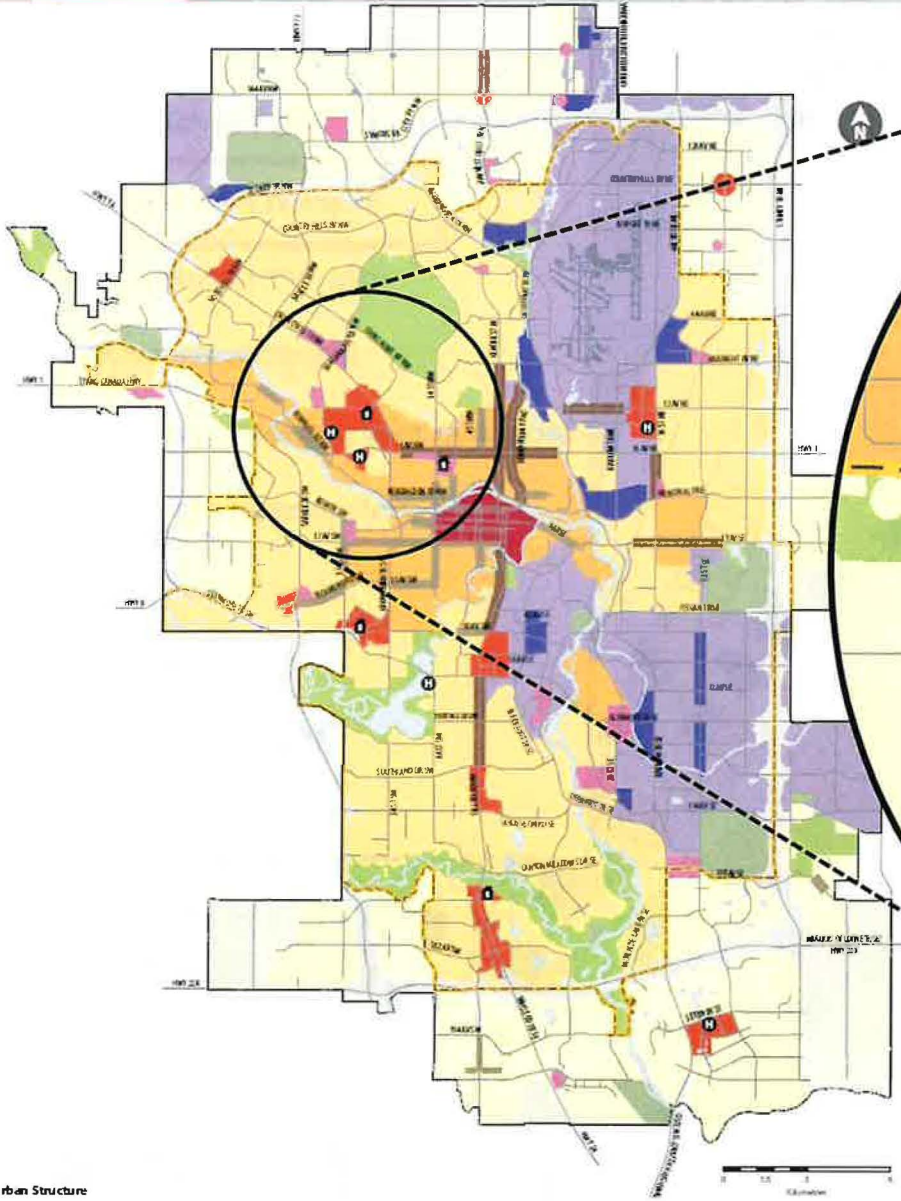




Proposed Mixed Use – General (MU-1f3.0h20.5) District:

- Maximum floor area ratio (FAR) of 3.0
- Maximum building height of 20.5 metres (6 storeys)

MAP 1 – Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

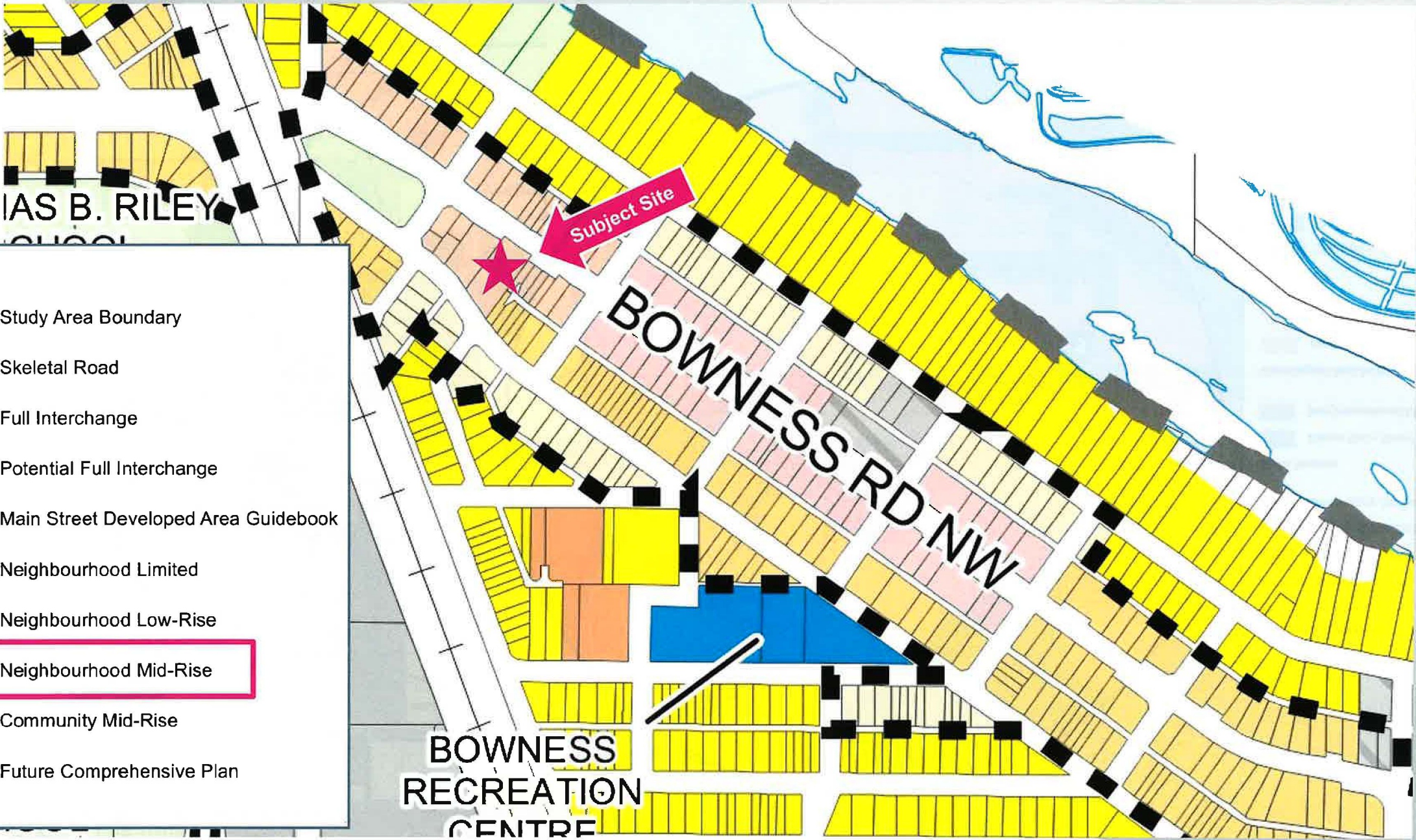
Industrial

- Industrial - Employee Intensive
- Standard Industrial

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

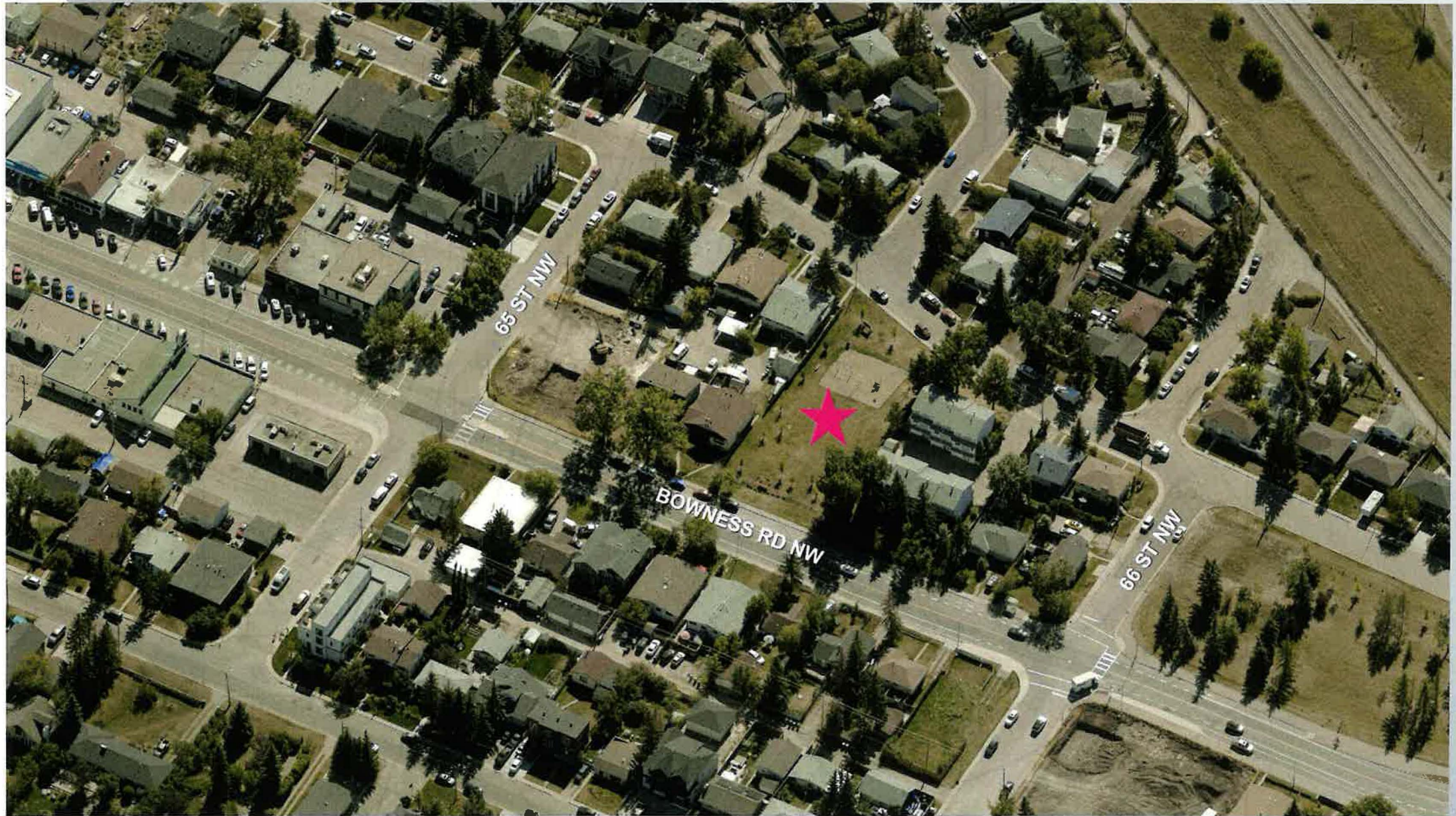


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 297D2024** 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.

Supplementary Slides





MAP 7 – Open Space and School Sites

