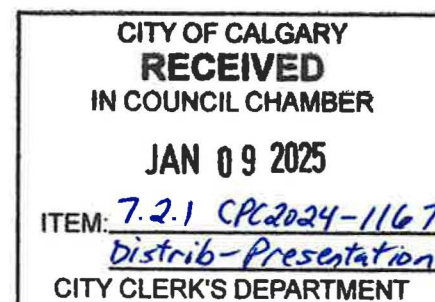




LOC2024-0128 / CPC2024-1167 Land Use Amendment

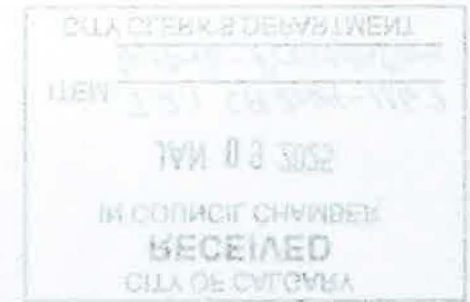
January 9, 2025



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Multi-Residential – High Density Low Rise (M-H12.0) District.

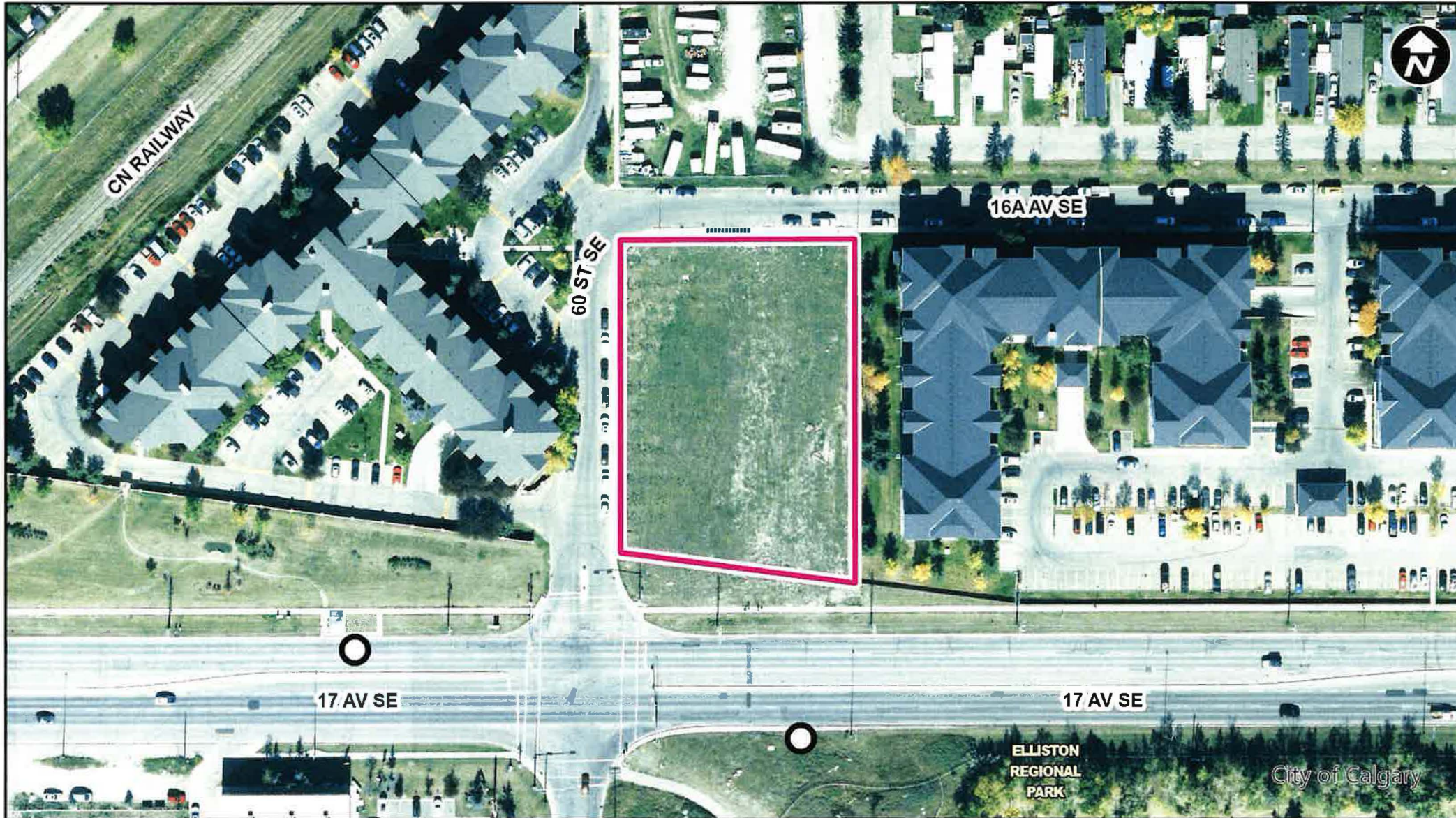




LEGEND

- 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





Legend

○ Bus Stop

Parcel Size:

0.45 ha
56m x 82m

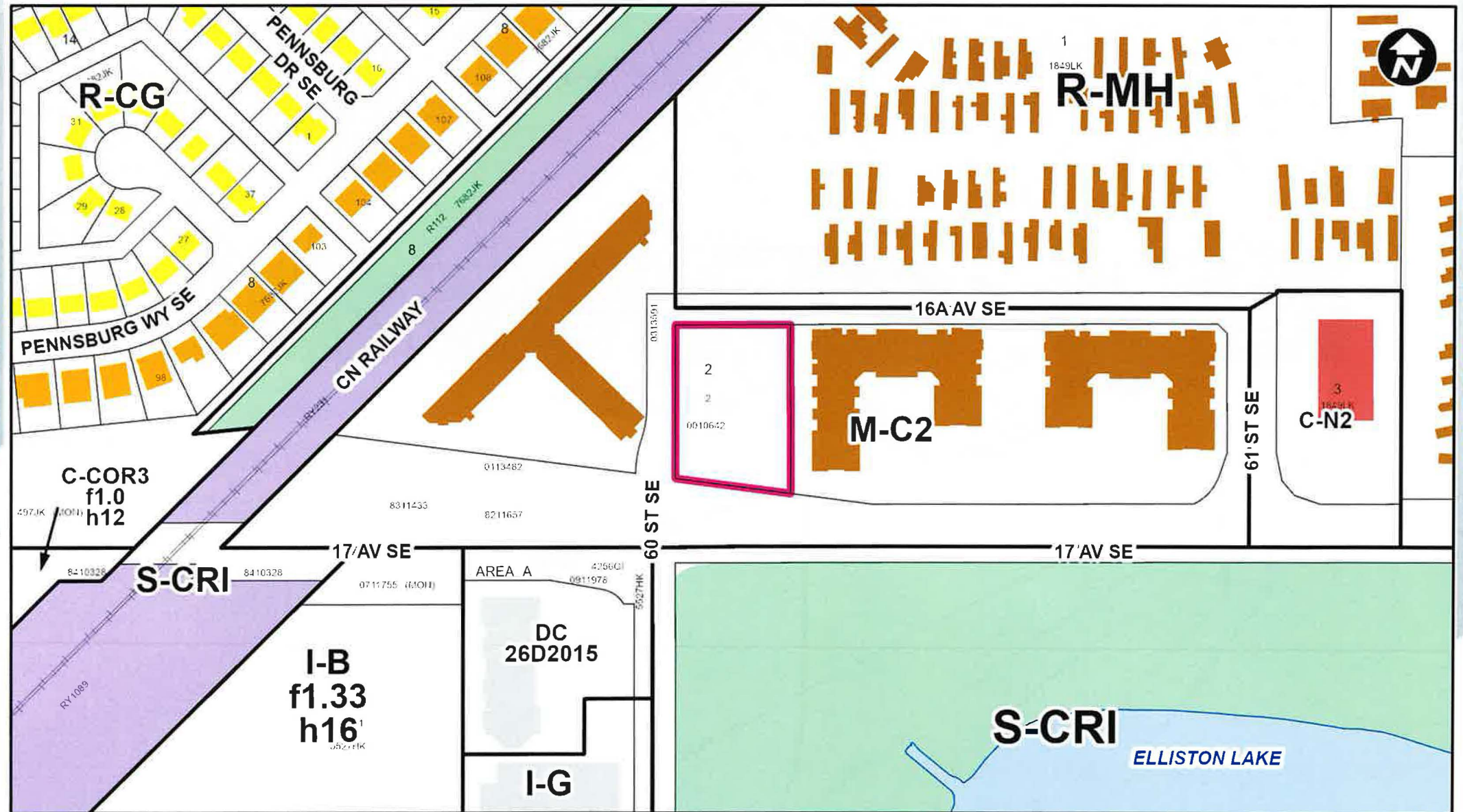


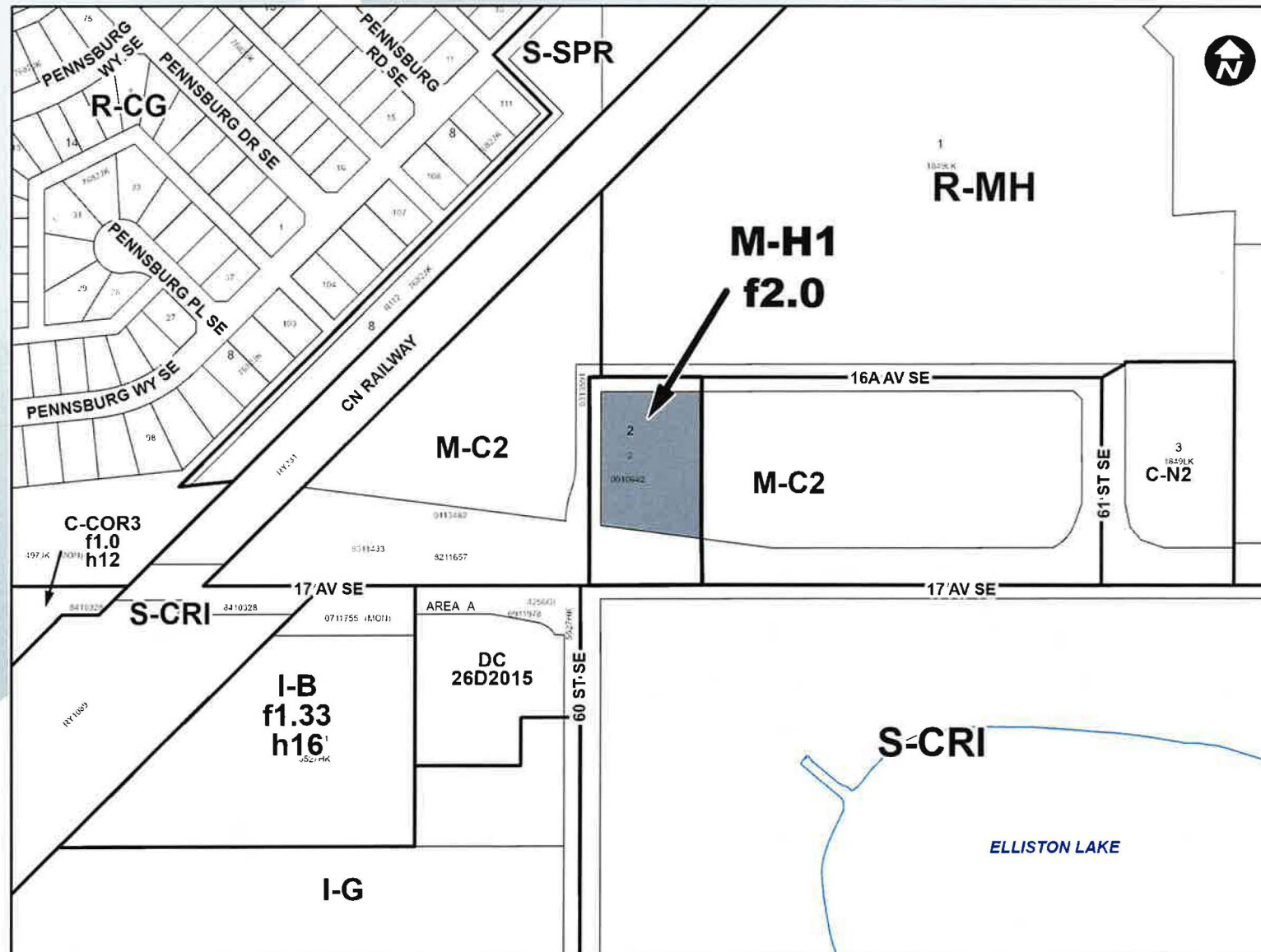
Surrounding Land Use

6

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 (M-H1f2.0) District:

- 2.0 FAR; decrease from 2.5
- maximum building height of 26.0 metres; increase from 16.0 metres
- 0.625 vehicle parking stalls per unit or suite

RECOMMENDATION:

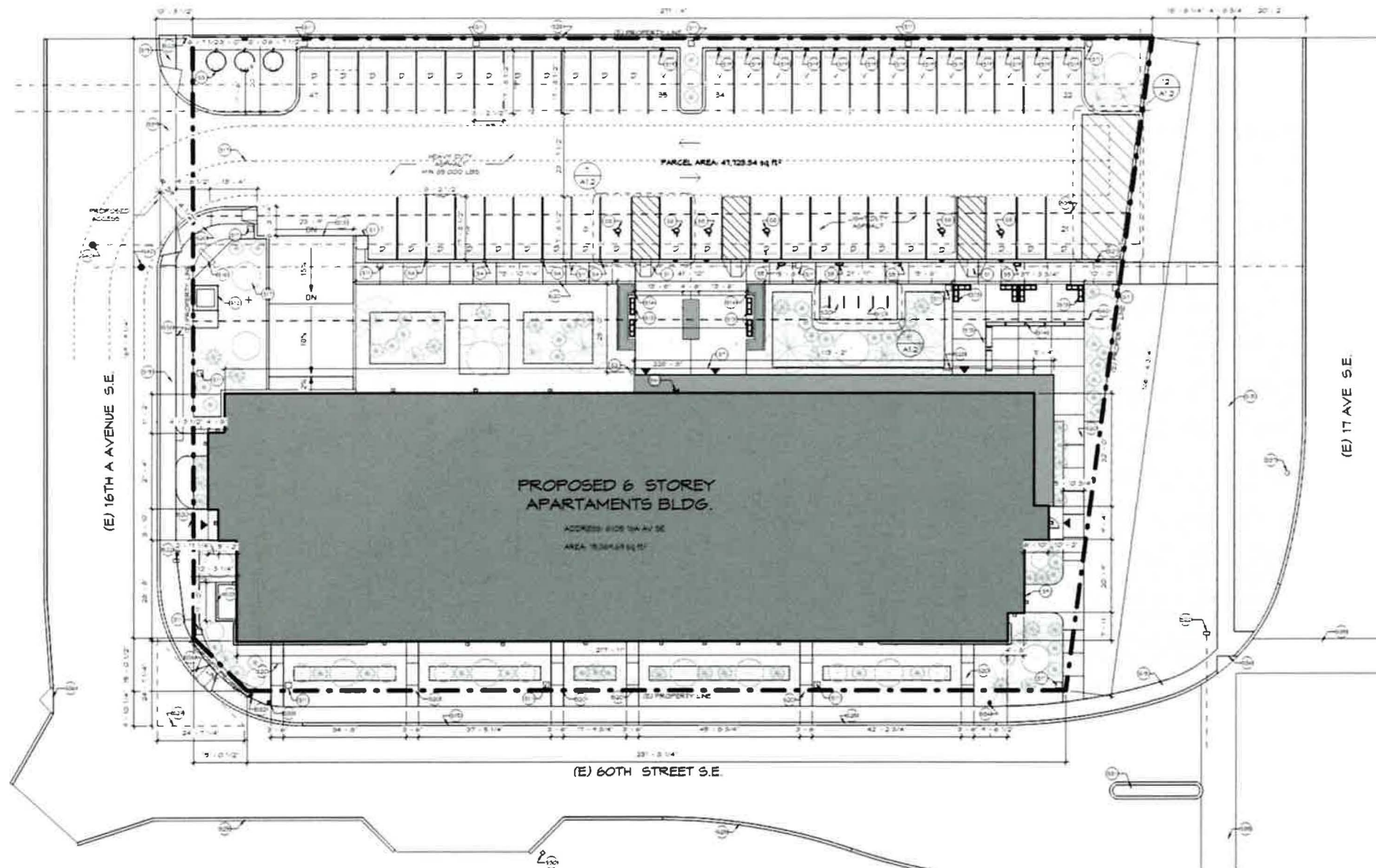
That Calgary Planning Commission recommend that Council:

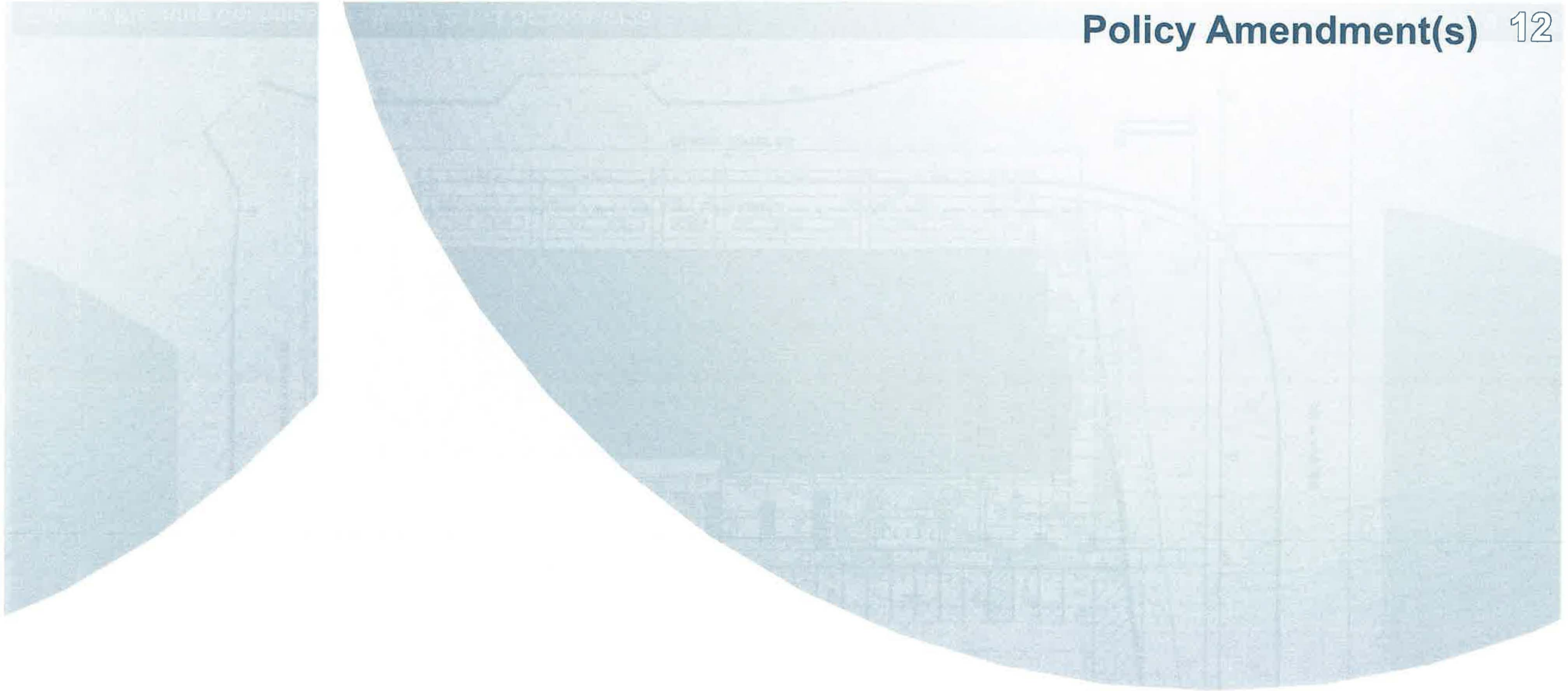
Give three readings to the proposed bylaw for the redesignation of 0.45 hectares \pm (1.10 acres \pm) located at 6105 – 16A Avenue SE (Plan 0010642, Block 2, Lot 2) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H12.0) District.

Supplementary Slides

Waste Management Facility Setback 10







Existing Land Use Map 13

