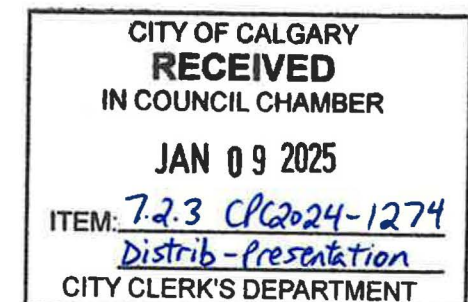




## LOC2024-0163 / CPC2024-1274 Land Use Amendment

January 9, 2025





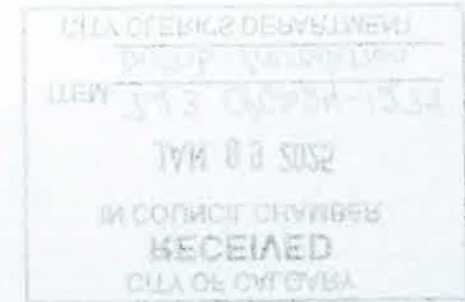
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 4 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (13.33 acres  $\pm$ ) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

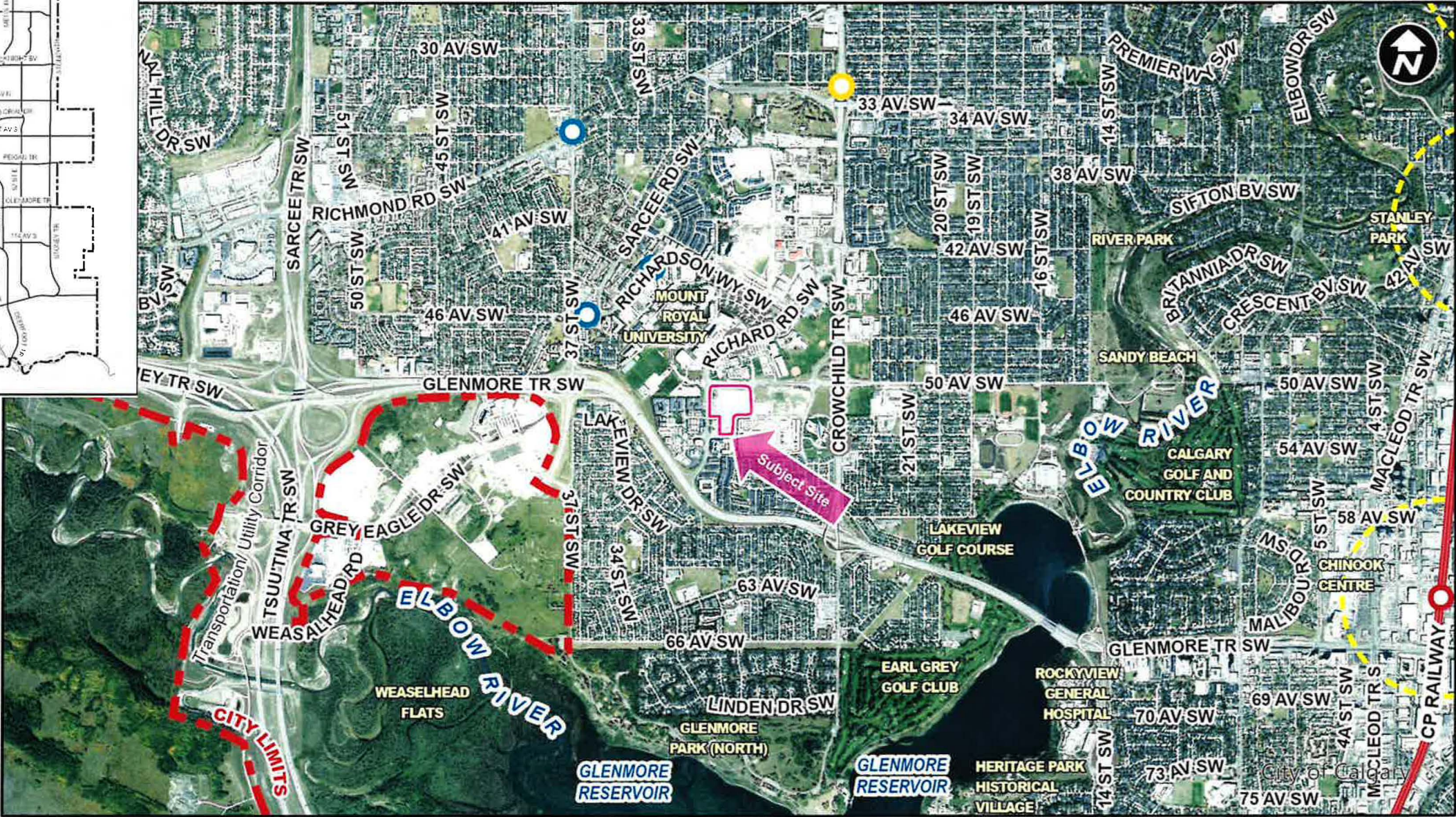




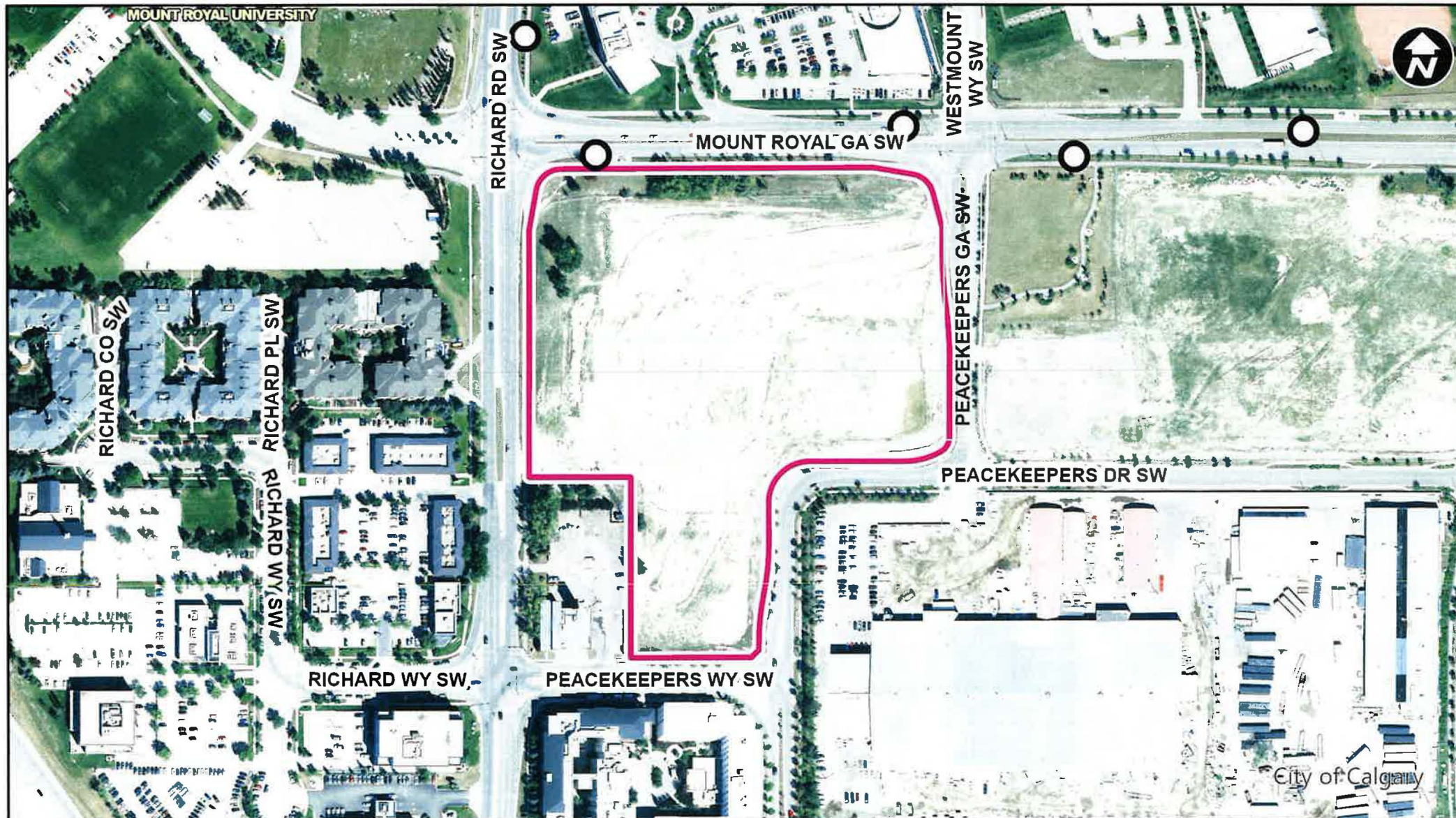


LEGEND

- 600m buffer from LRT station
- LRT Stations
  - Red
- LRT Line
  - Red
- Max BRT Stops
  - Teal
  - Yellow







## LEGEND

○ Bus Stop

**Parcel Size:**

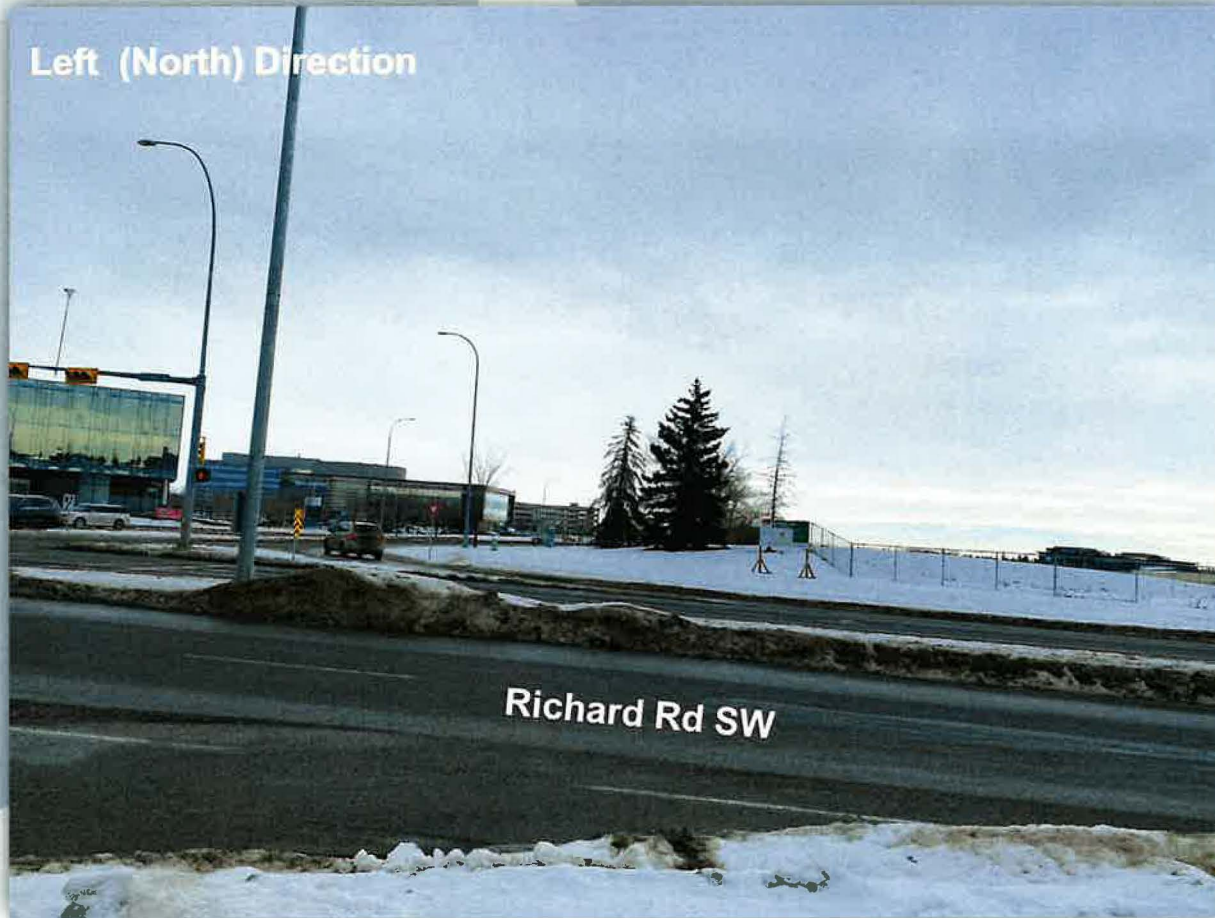
**5.39 ha  
(13.33 ac)**



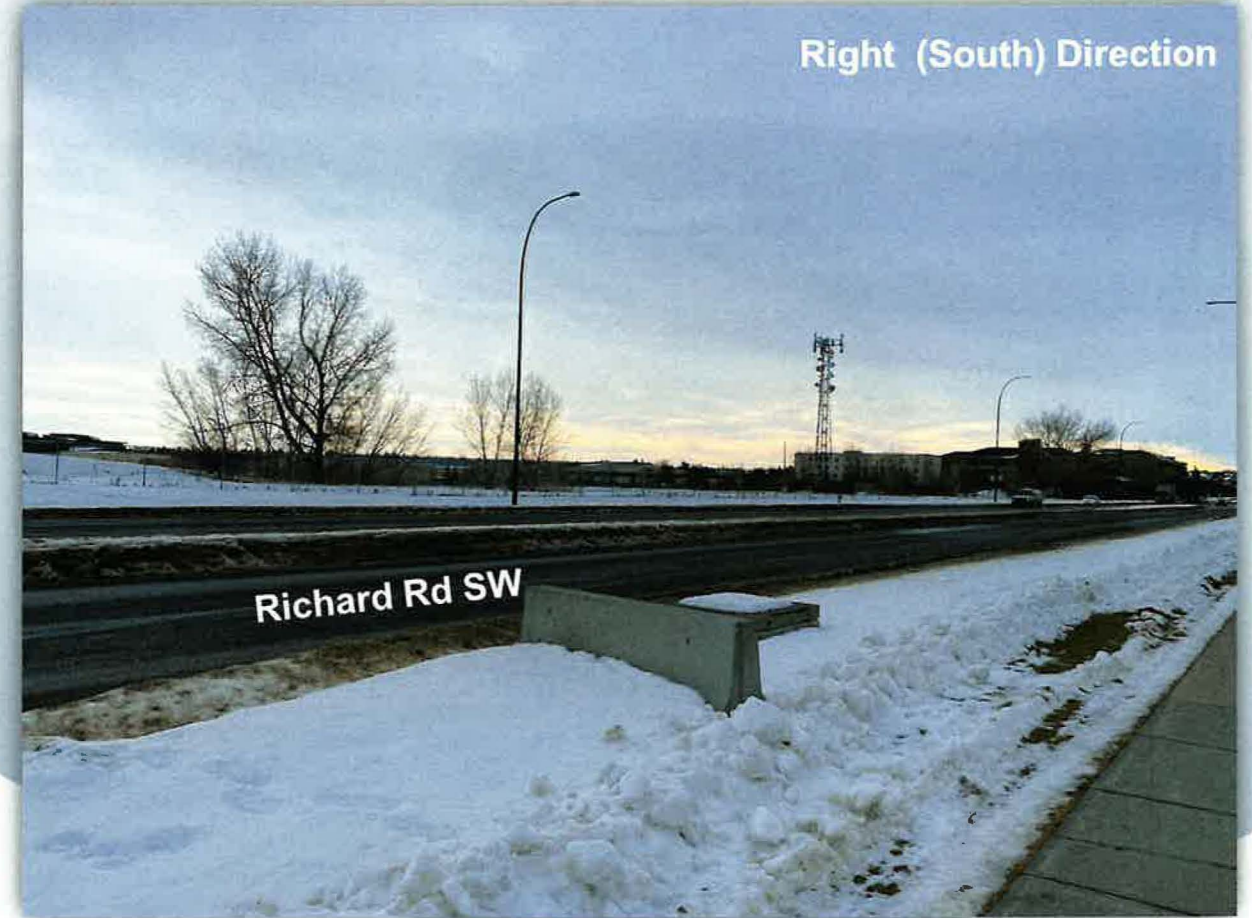
## Site Photos (Along Adjacent Street to the West)

5

Left (North) Direction



Right (South) Direction

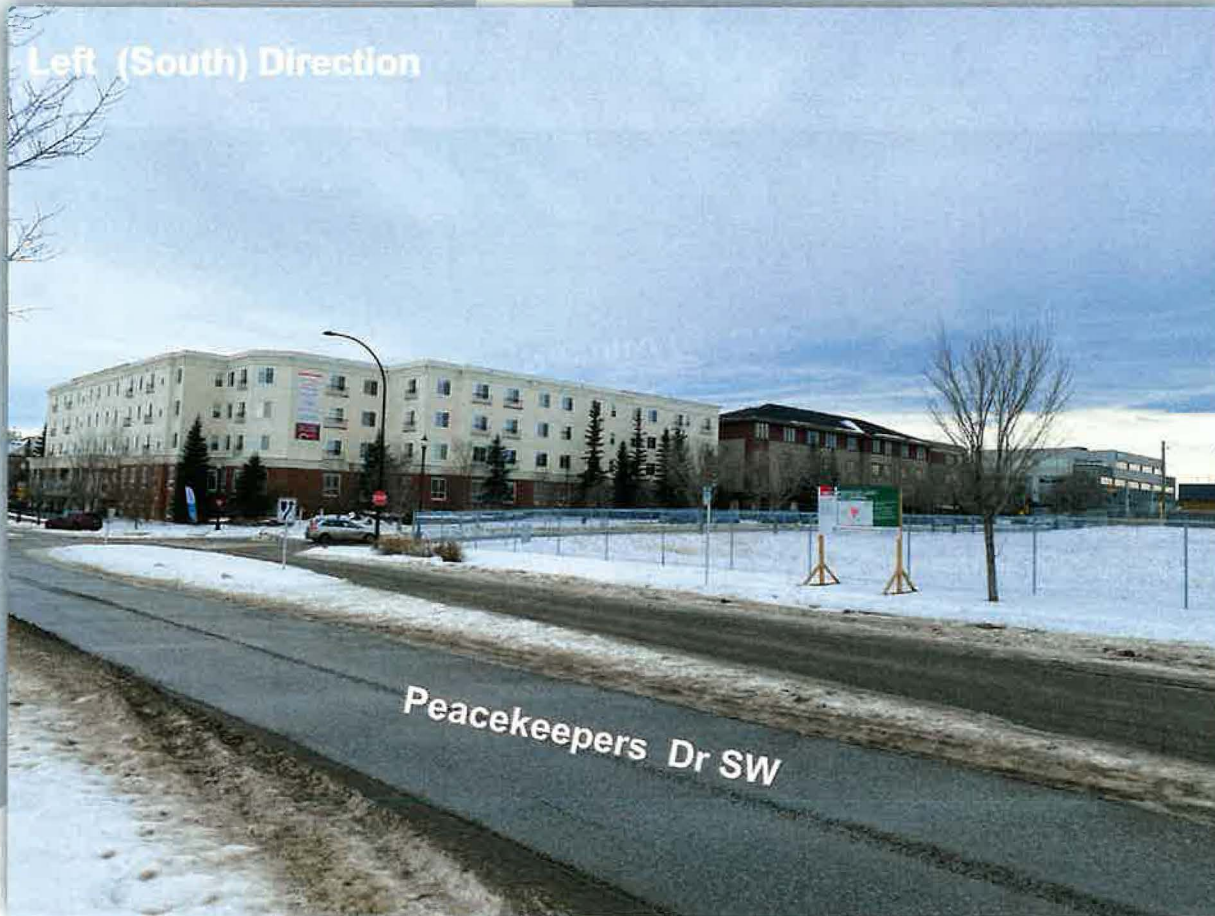




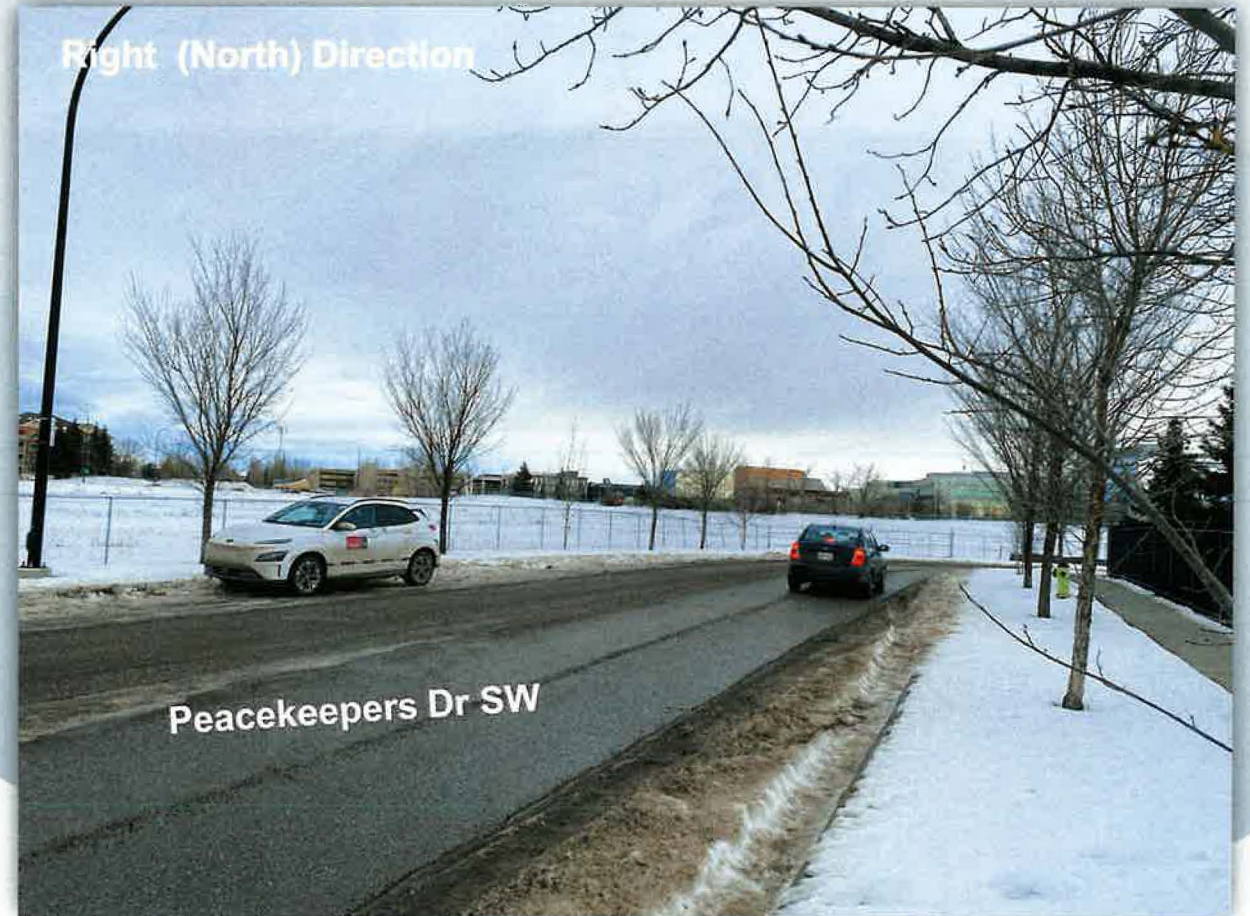
## Site Photos (Along Adjacent Street on the Southeast)

6

Left (South) Direction



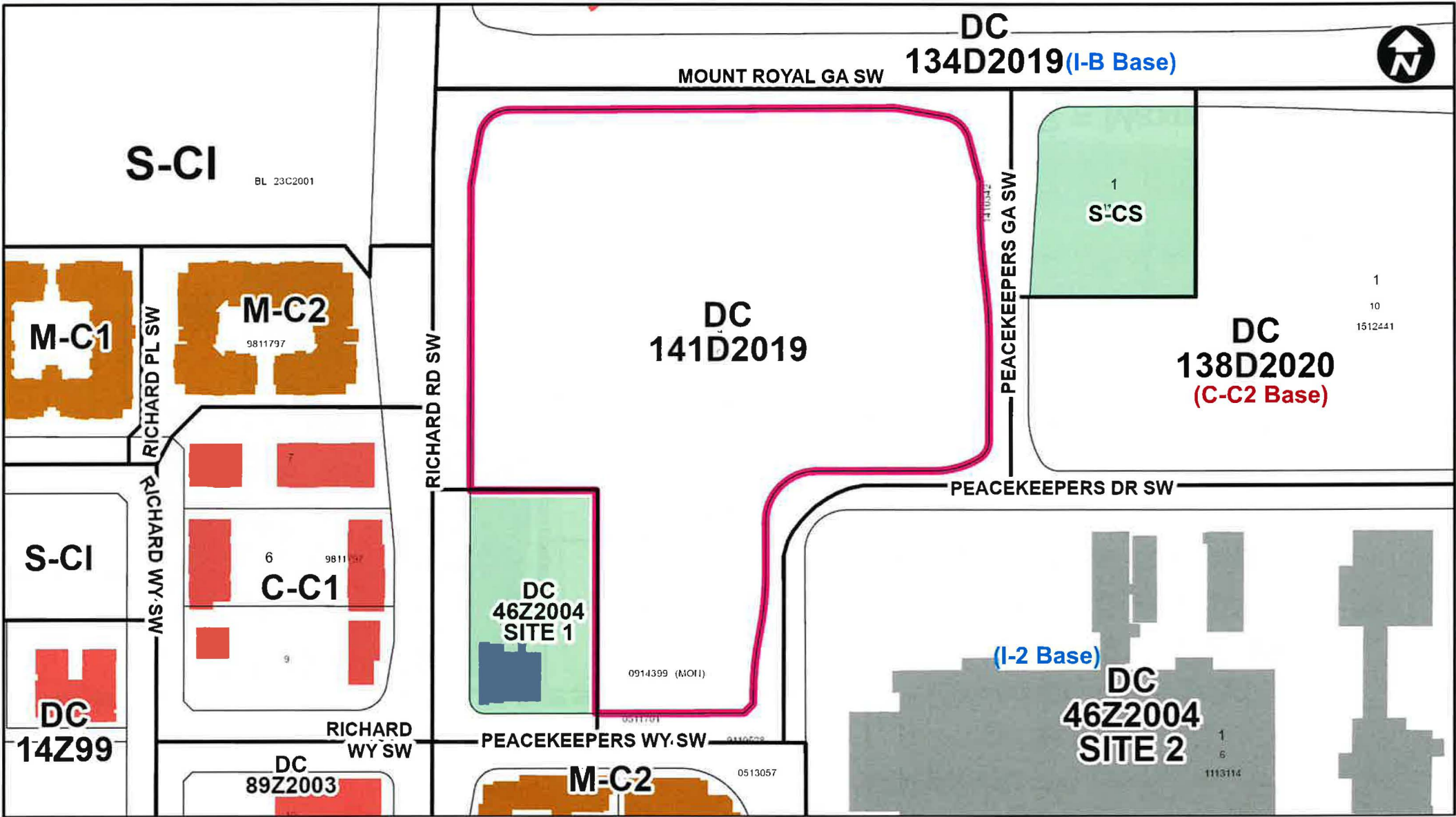
Right (North) Direction





**LEGEND**

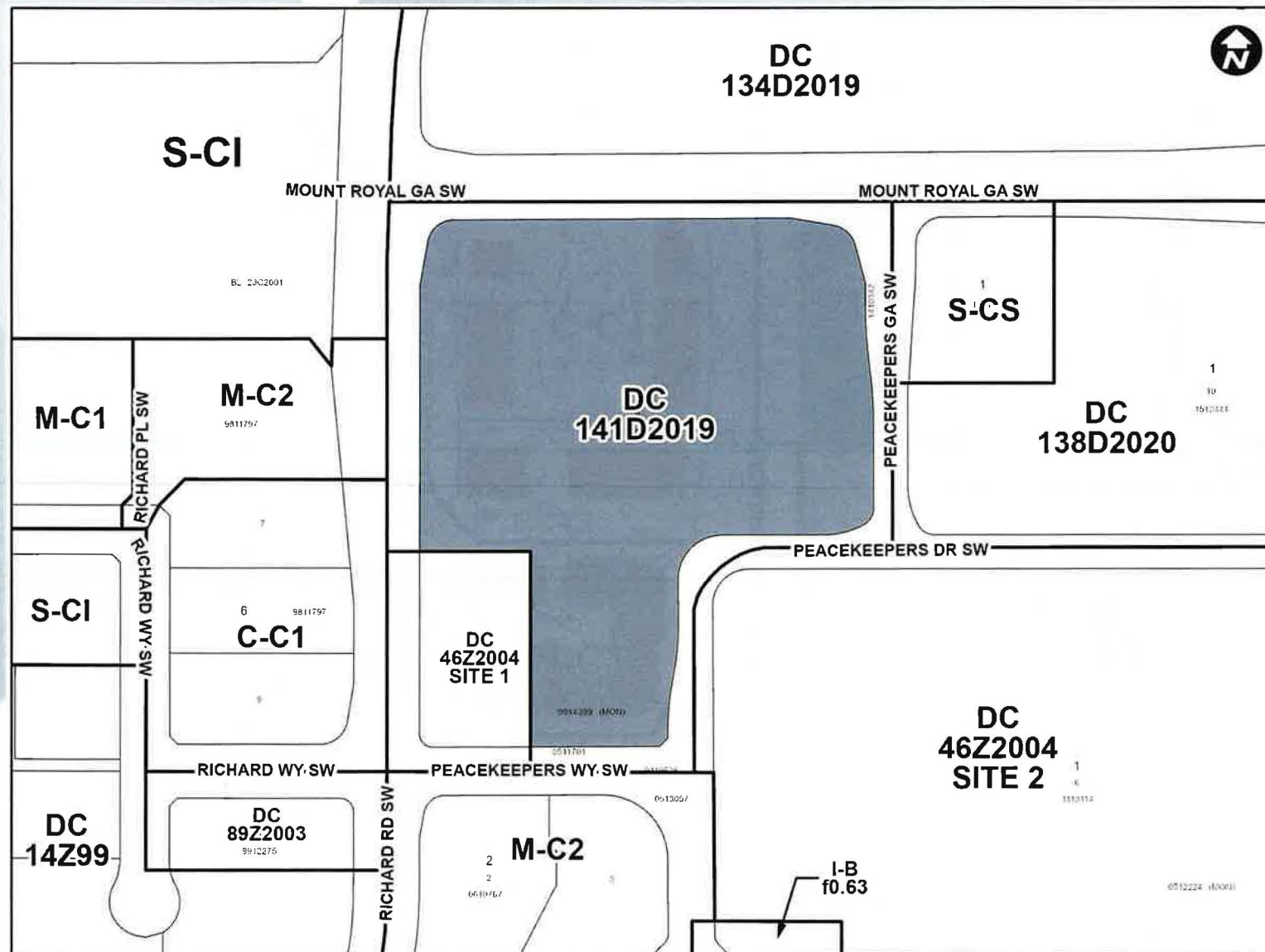
- Multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary



# Existing Land Use Map

8

## Existing Direct Control (DC) District:



- Based on the Mixed Use – General (MU-1) District = a mix of residential and commercial development
- Maximum density of 165 units per hectare = 889 dwelling units
- Maximum height transitions = 20 metres, 25 metres & 32 metres
- 1.6 FAR = Maximum building floor area of 86,224 square metres

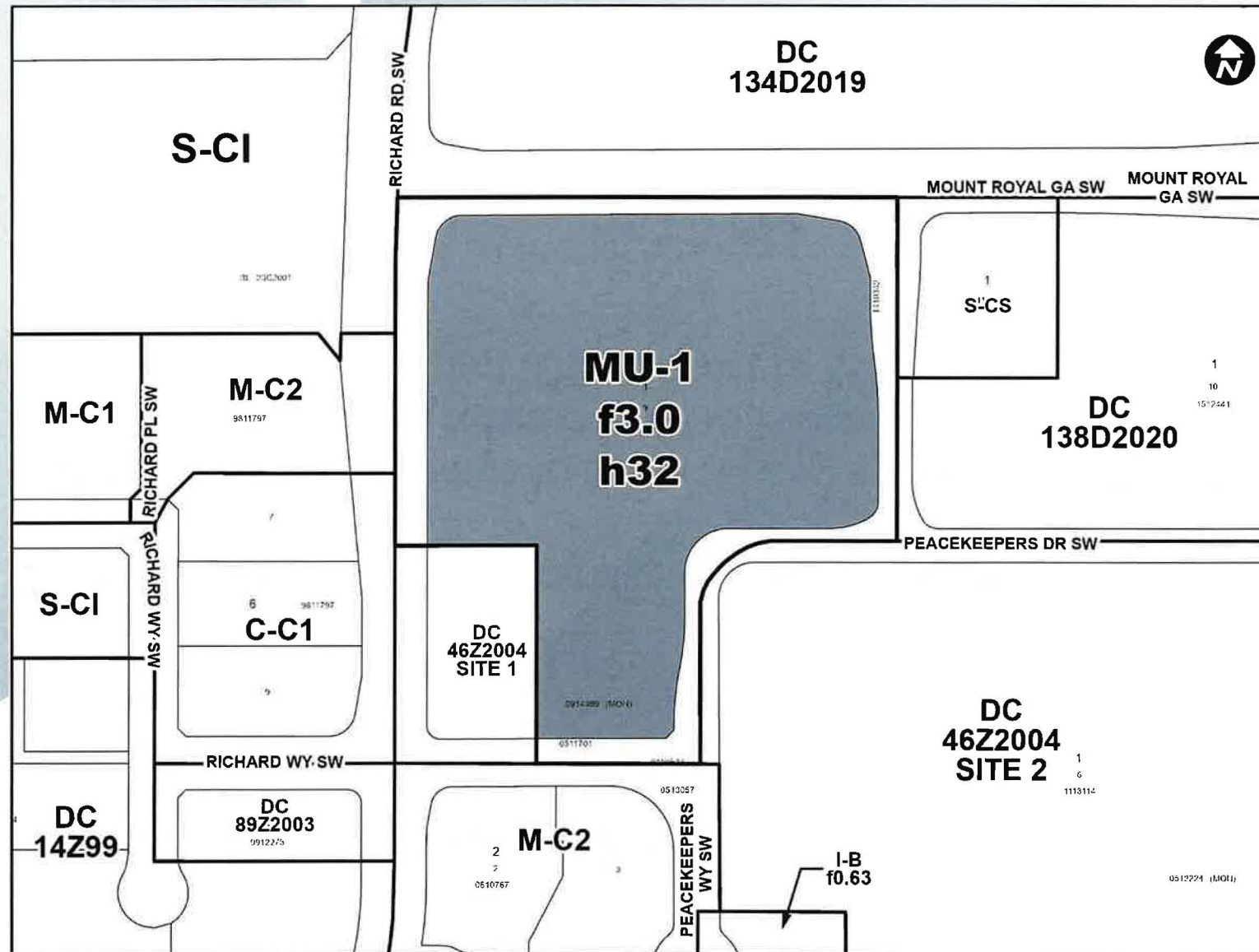


# Proposed Land Use Map

9

## Proposed Mixed Use – General (MU-1f3.0h32) District:

- Flexibility in the mix of residential and commercial development
- No maximum density requirement
- Maximum height across the site = 32 metres
- 3.0 FAR = Maximum building floor area of 161,670 square metres





## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 4 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (13.33 acres  $\pm$ ) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.



## Supplementary Slides



