



Public Hearing of Council

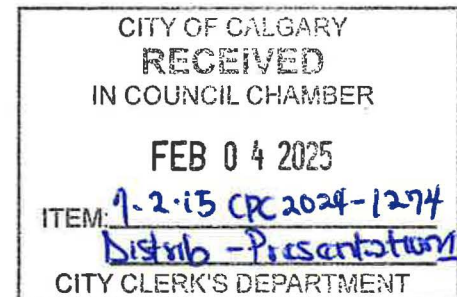
Agenda Item: 7.2.15

1



LOC2024-0163 / CPC2024-1274 Land Use Amendment

February 4, 2025



Calgary Planning Commission's Recommendation:

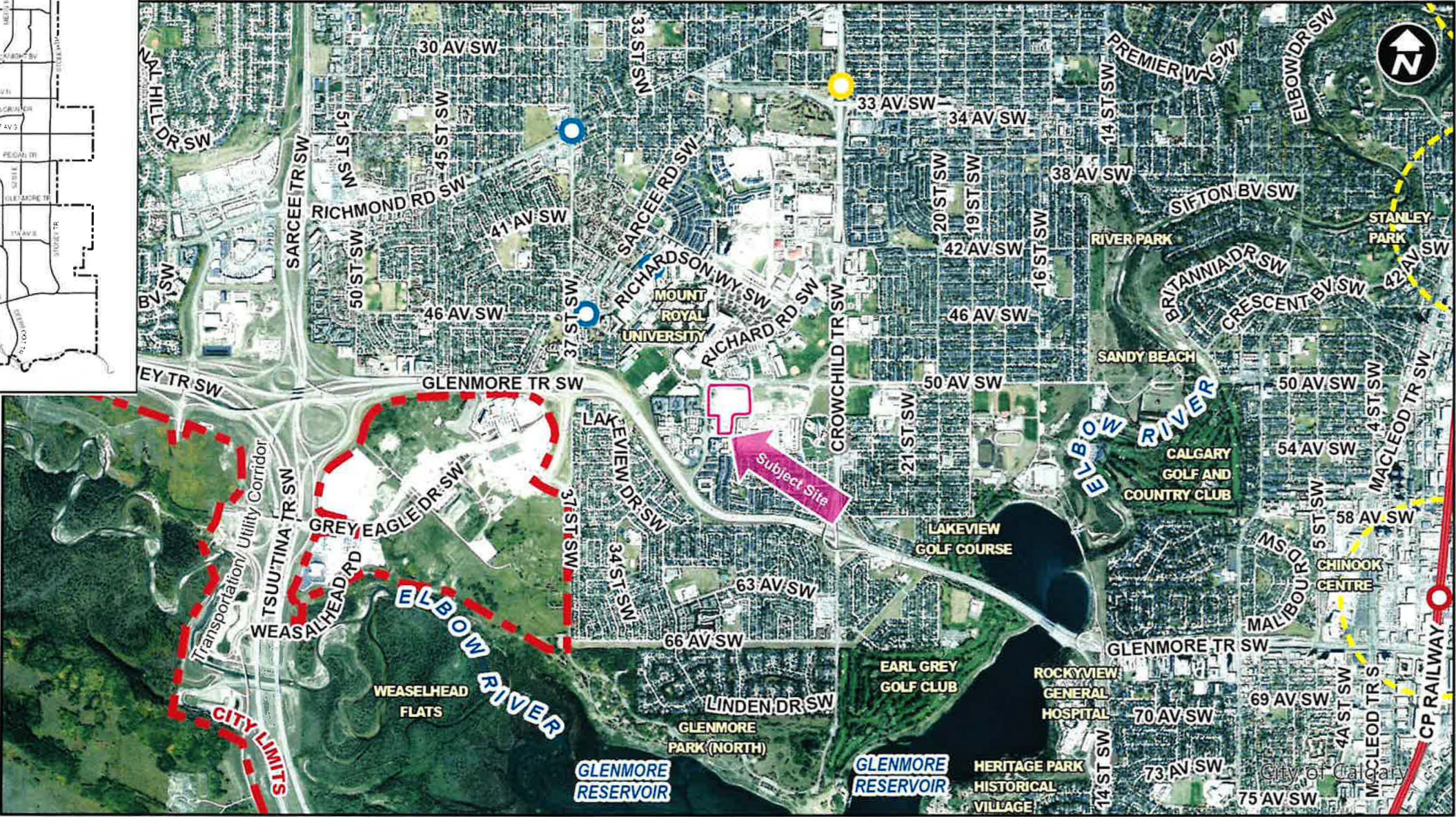
That Council:

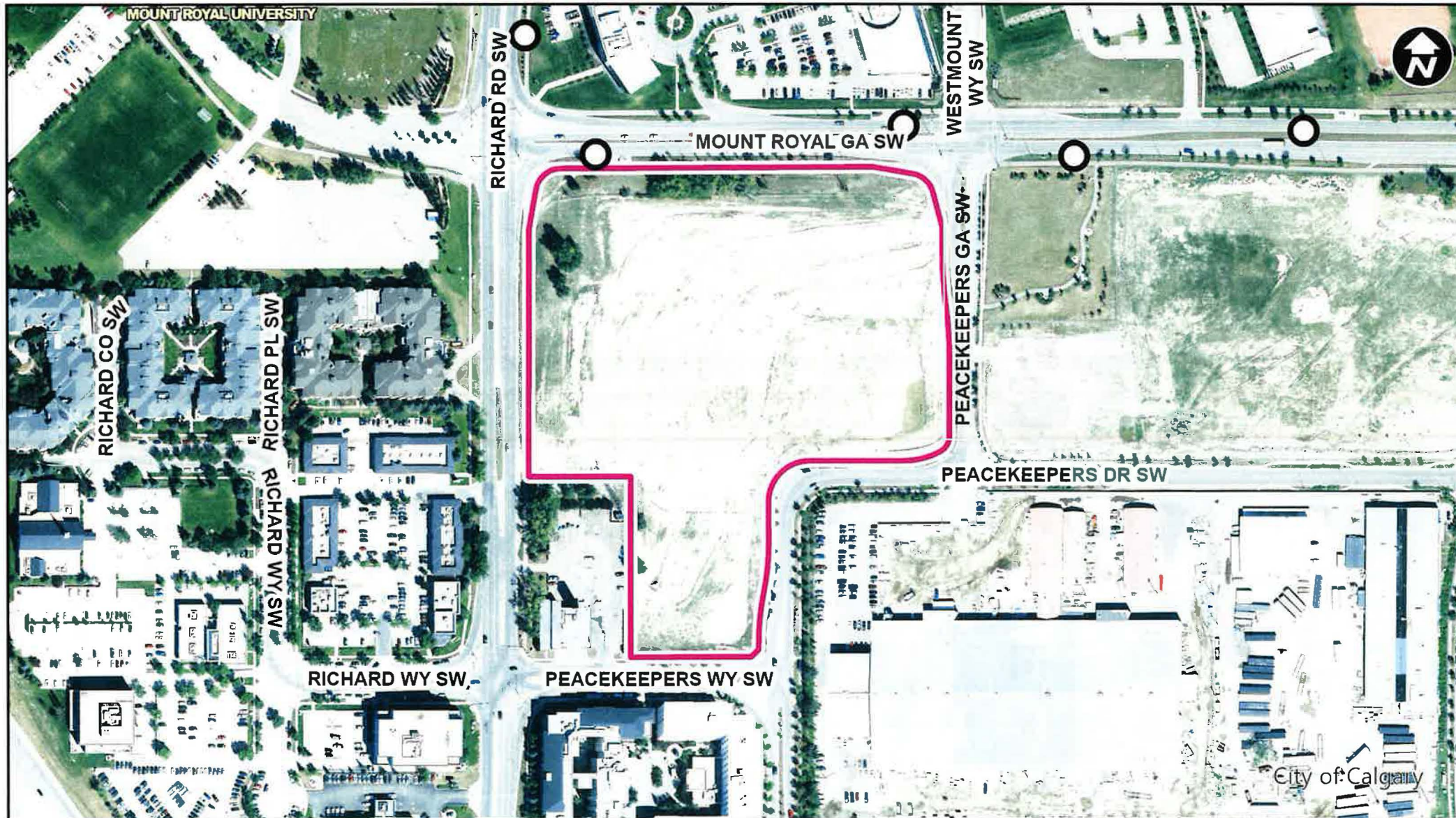
Give three readings to **Proposed Bylaw 34D2025** for the redesignation of 5.39 hectares $\pm$ (13.33 acres $\pm$) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.



LEGEND

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





LEGEND
 ○ Bus Stop

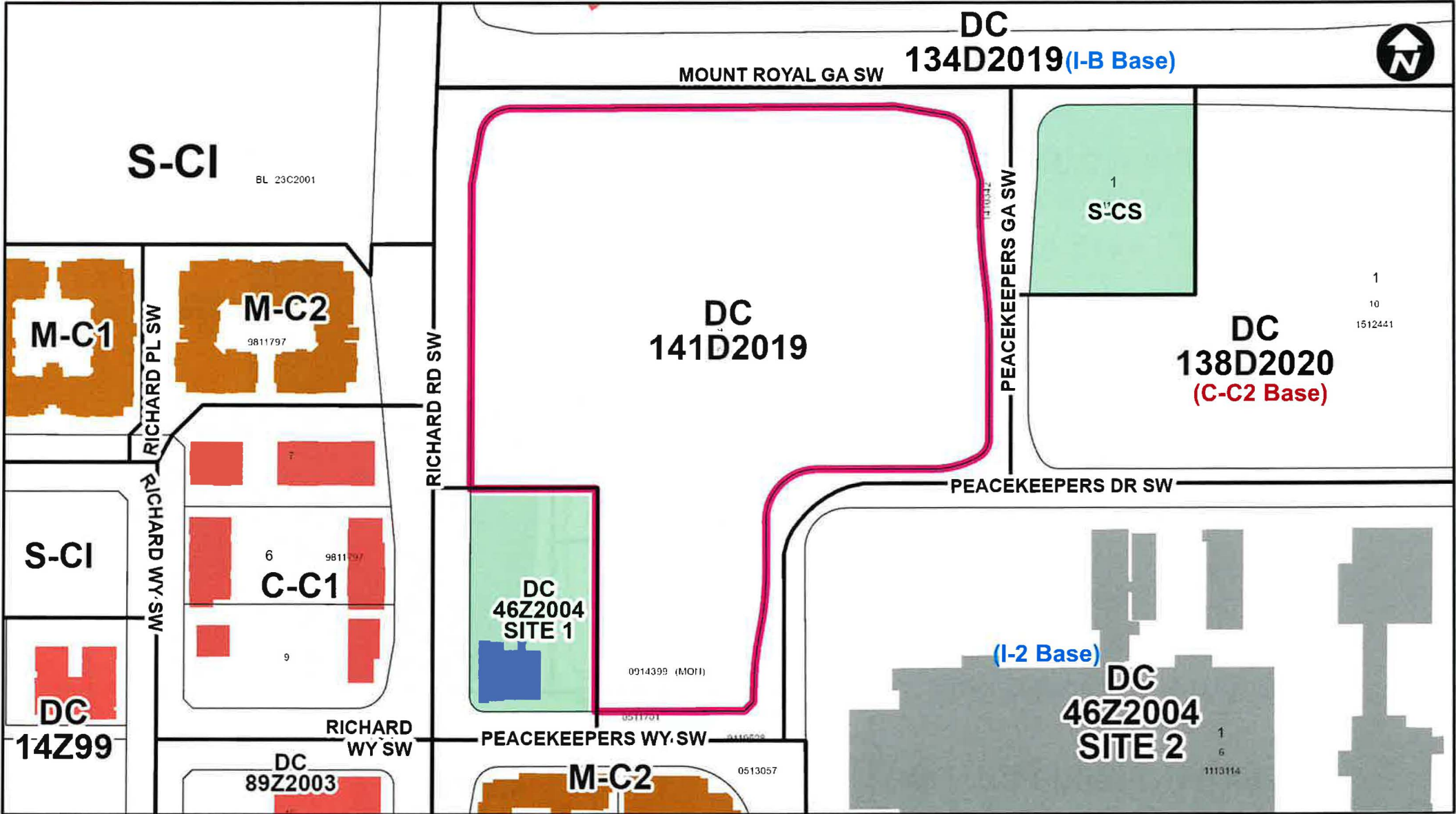
Parcel Size:

**5.39 ha
 (13.33 ac)**

Surrounding Land Use

LEGEND

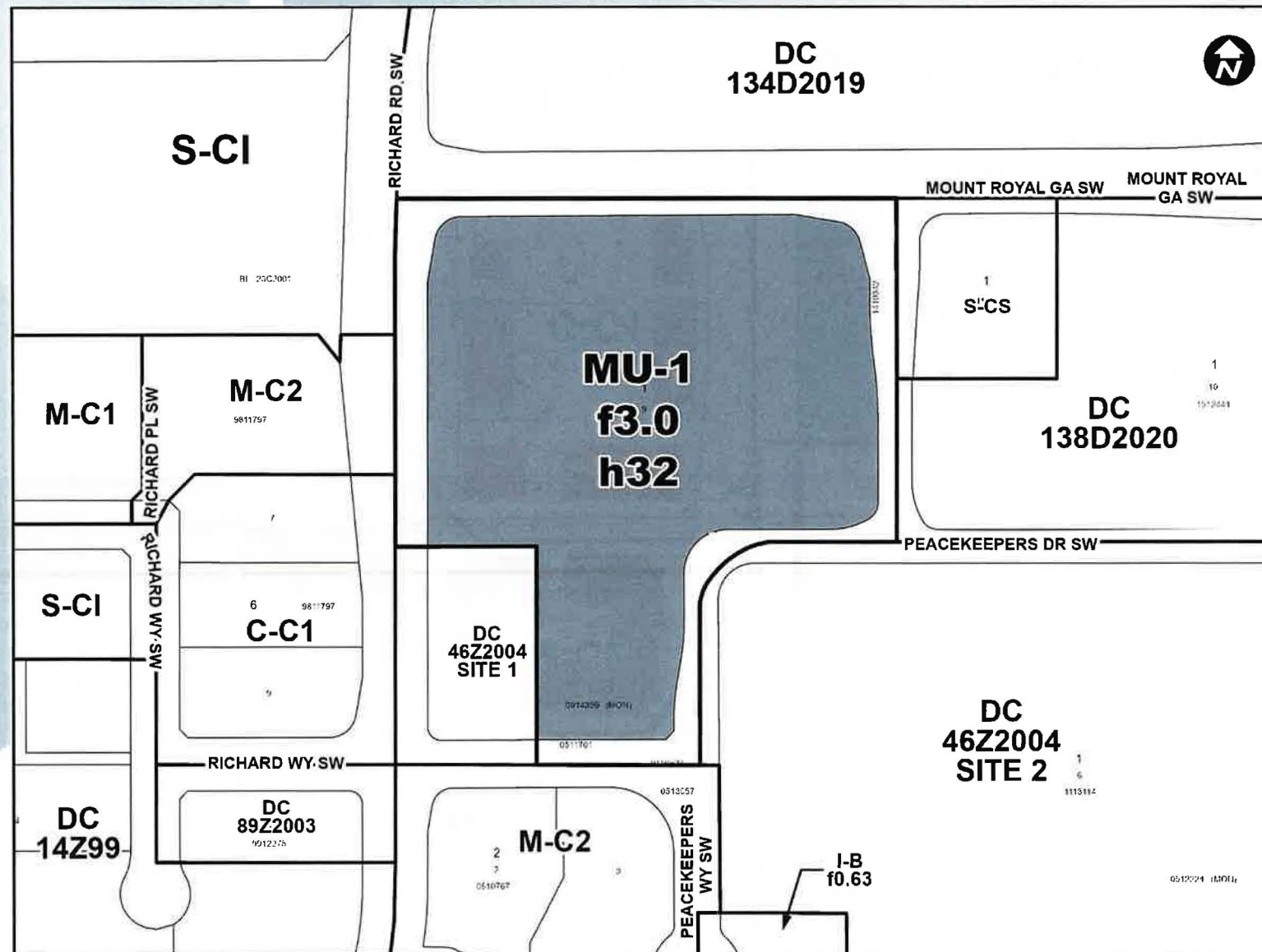
- Multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary



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- Flexibility in the mix of residential and commercial development

- No maximum or minimum density requirements
- Maximum height across the site = 32 metres
- 3.0 floor area ratio (FAR) = Maximum building floor area of 161,670 square metres



Calgary Planning Commission's Recommendation:

That Council:

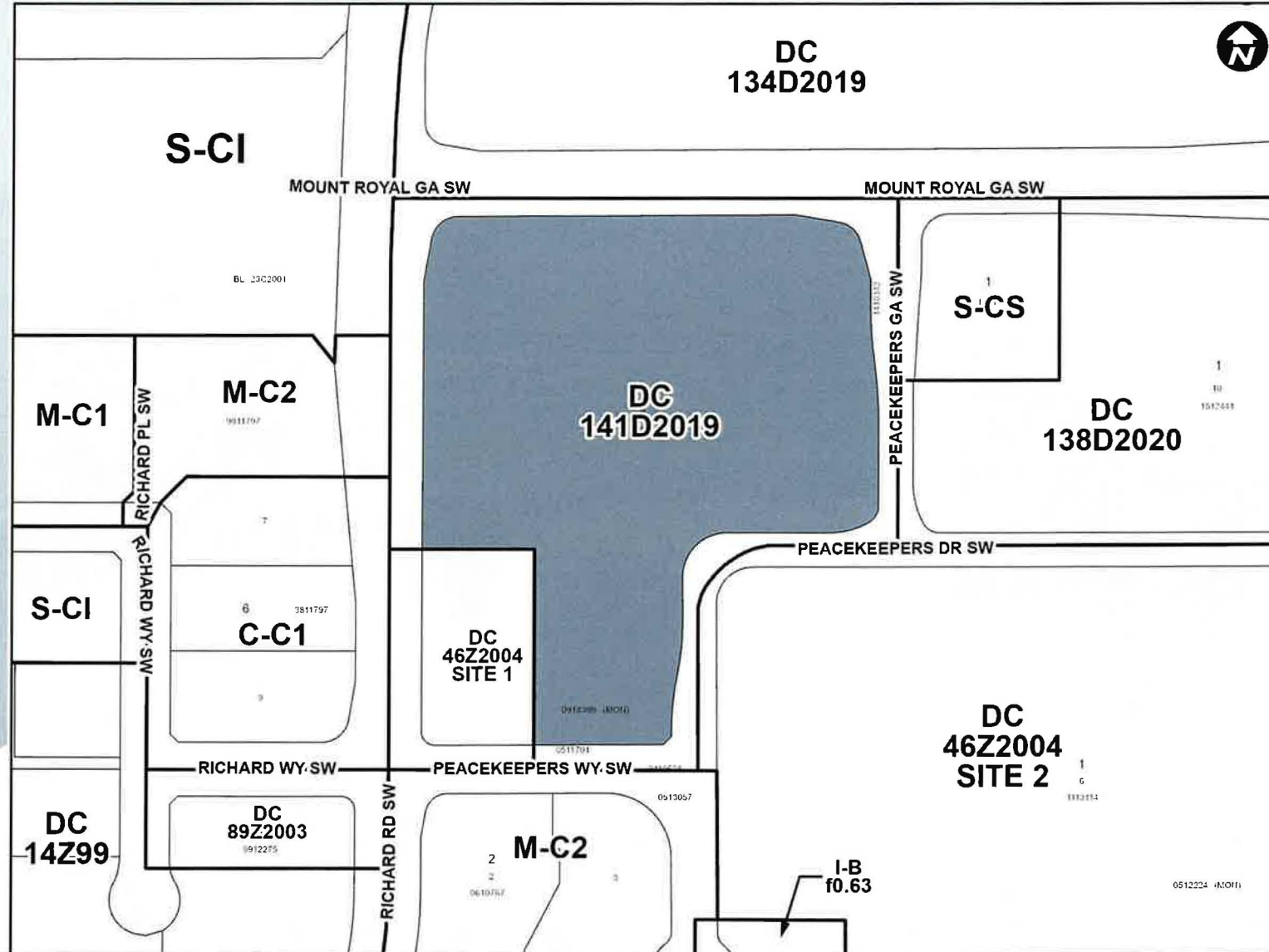
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Supplementary Slides

Existing Land Use Map

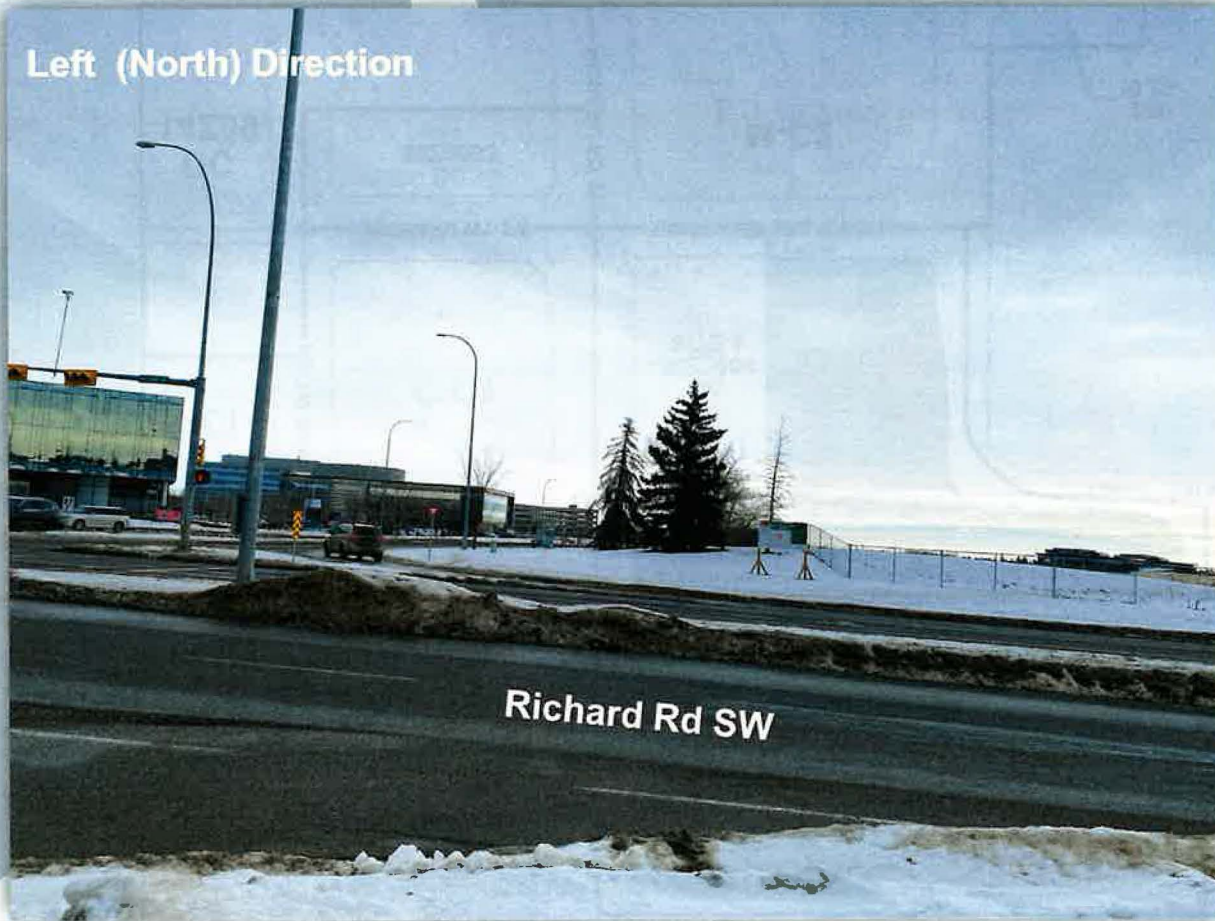
Existing Direct Control (DC) District:

- 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

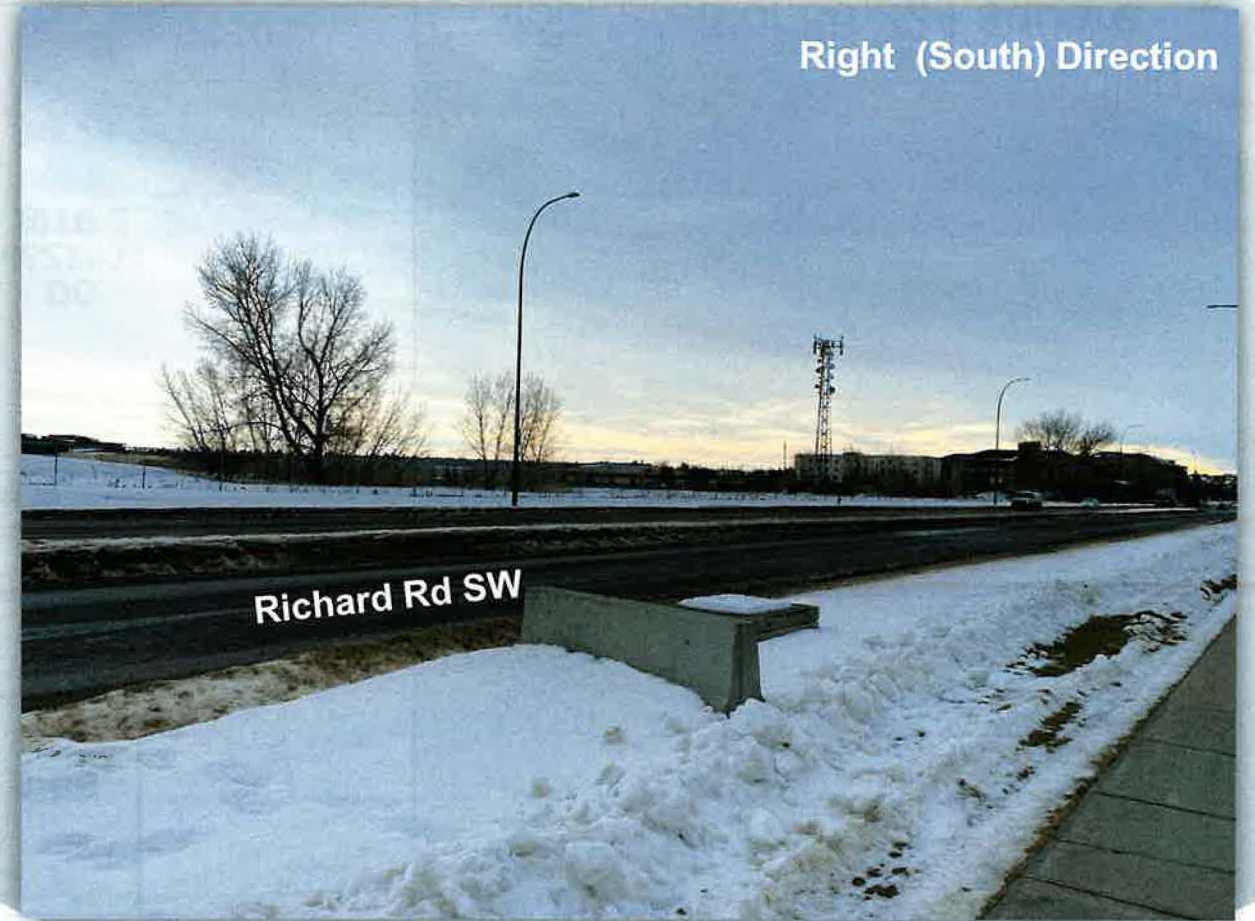


Site Photos (Along Adjacent Street to the West) 10

Left (North) Direction



Right (South) Direction



Site Photos (Along Adjacent Street on the Southeast) 11



