

# Public Hearing of Council

## Agenda Item: 7.2.15



## LOC2023-0310 / CPC2024-0254

### Land Use Amendment

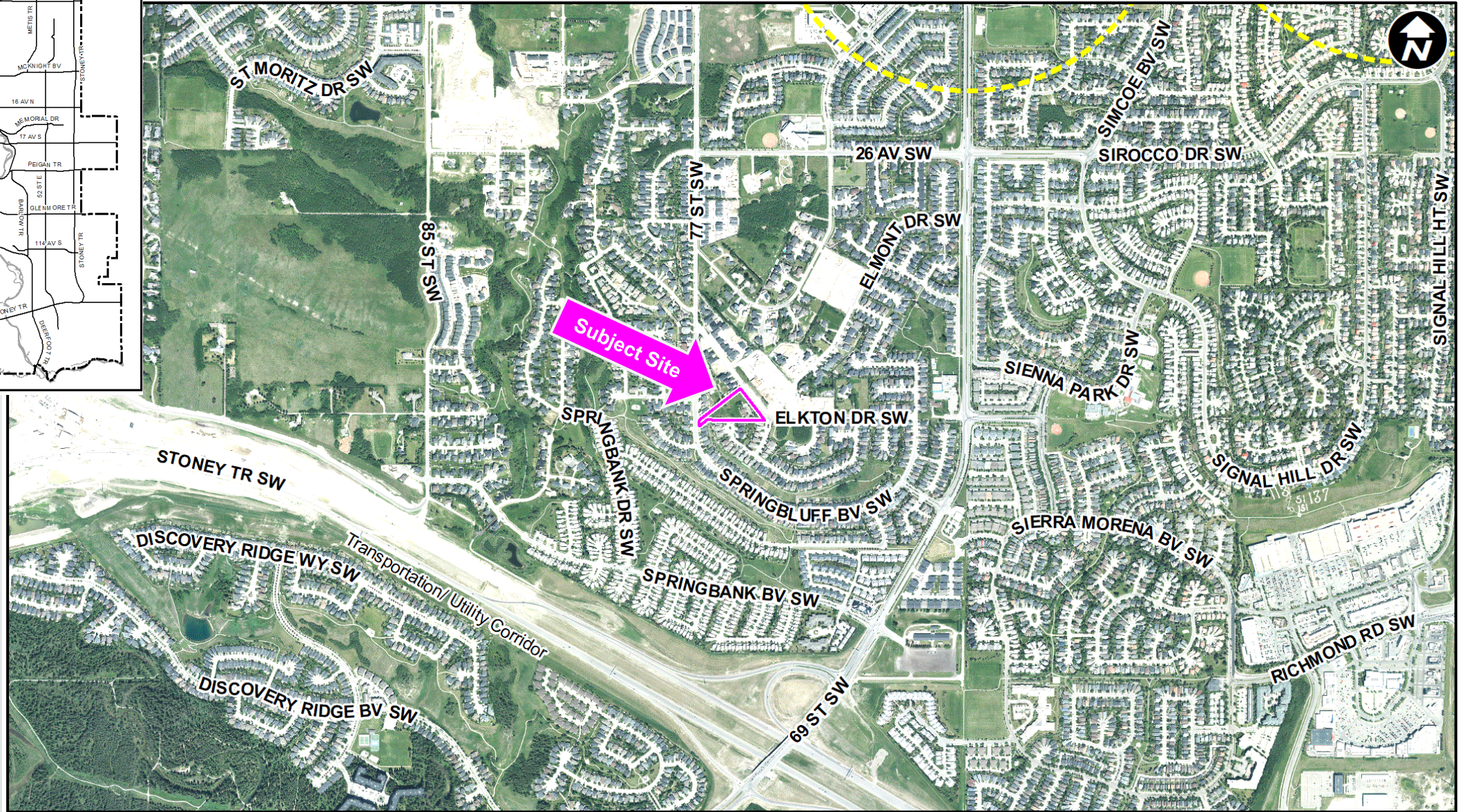
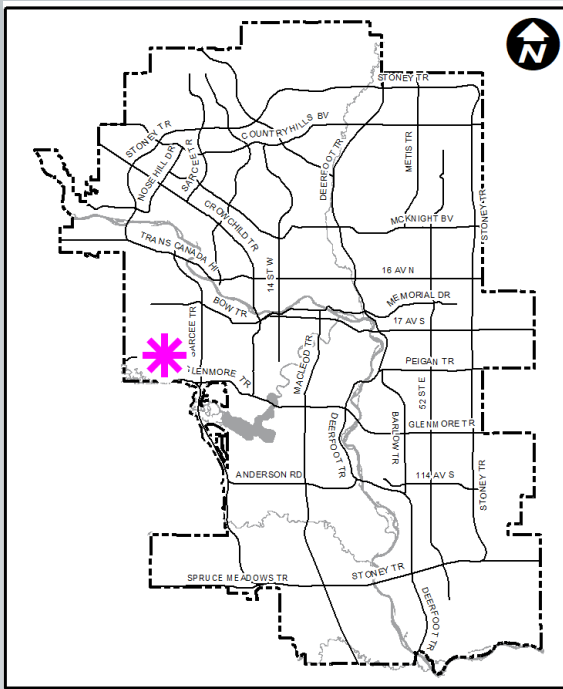
May 7, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 127D2024** for the redesignation of 1.00 hectares  $\pm$  (2.47 acres  $\pm$ ) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW (Plan 252HP, Block 4; Plan 2370IB, Block 3, Lot 3) from Residential – One Dwelling (R-1) District and Direct Control (DC) District **to** Residential – One Dwelling (R-1s) District.





## LEGEND

600m buffer from LRT station

### LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

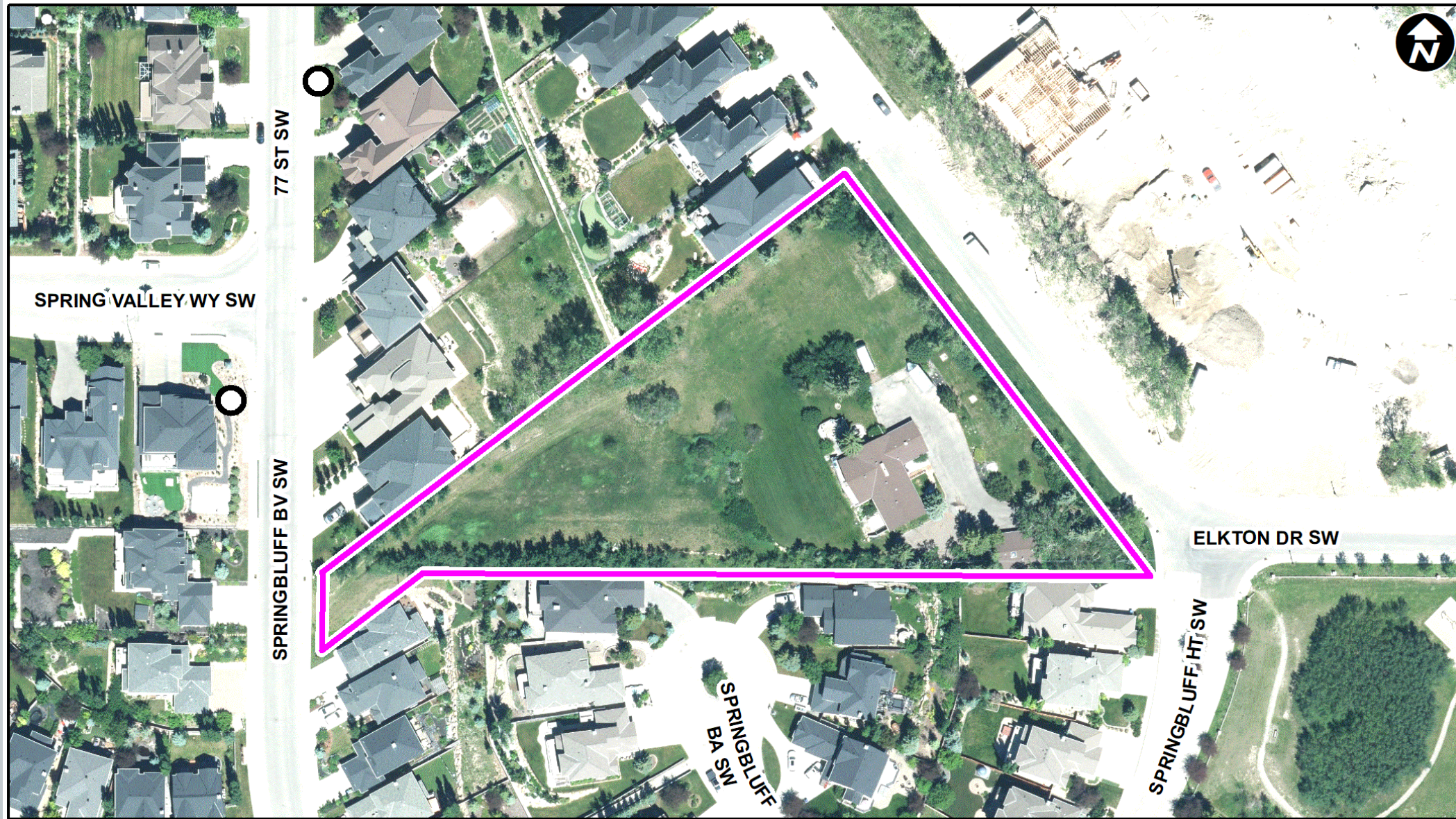
### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





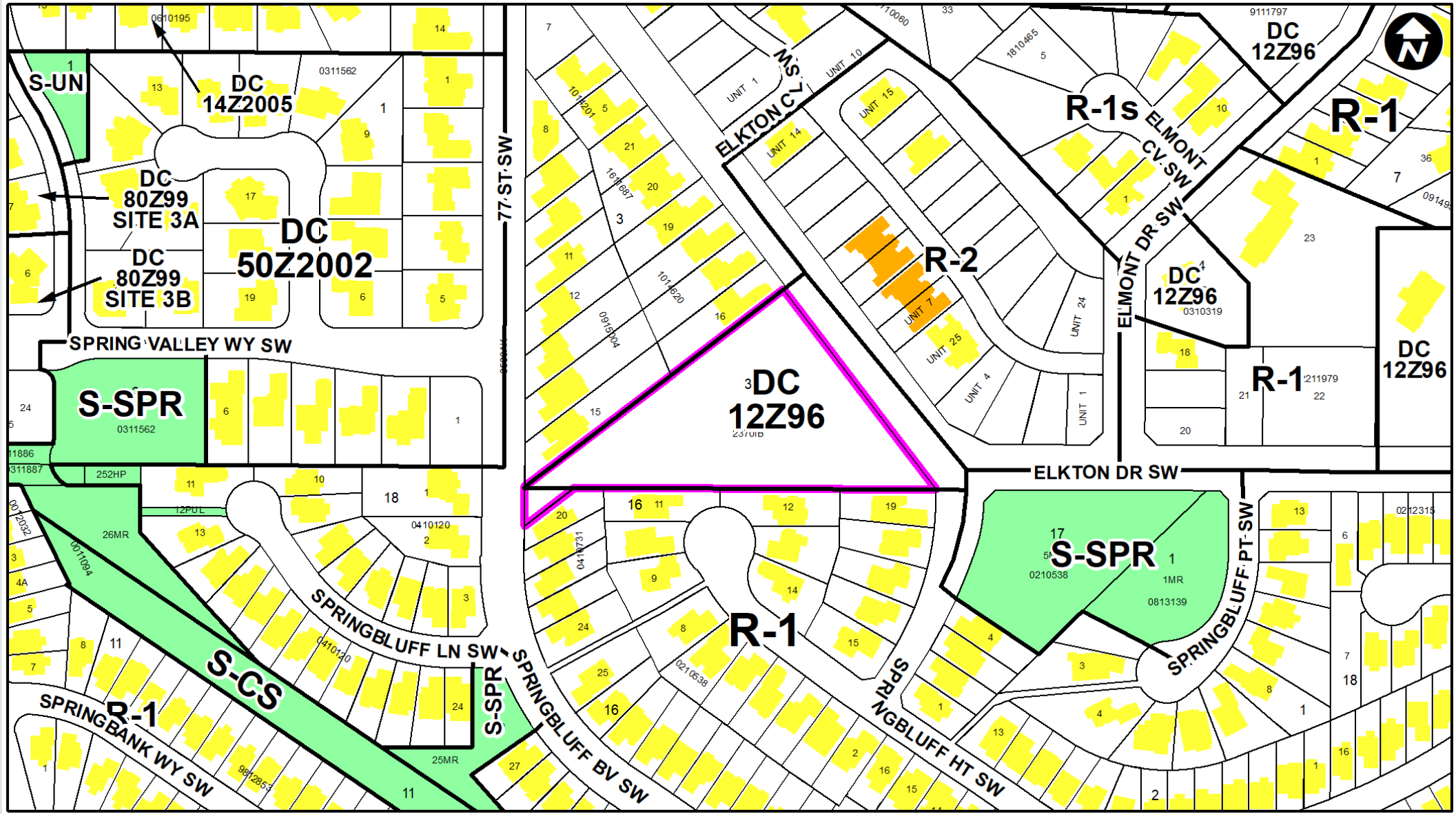
○ Bus Stop

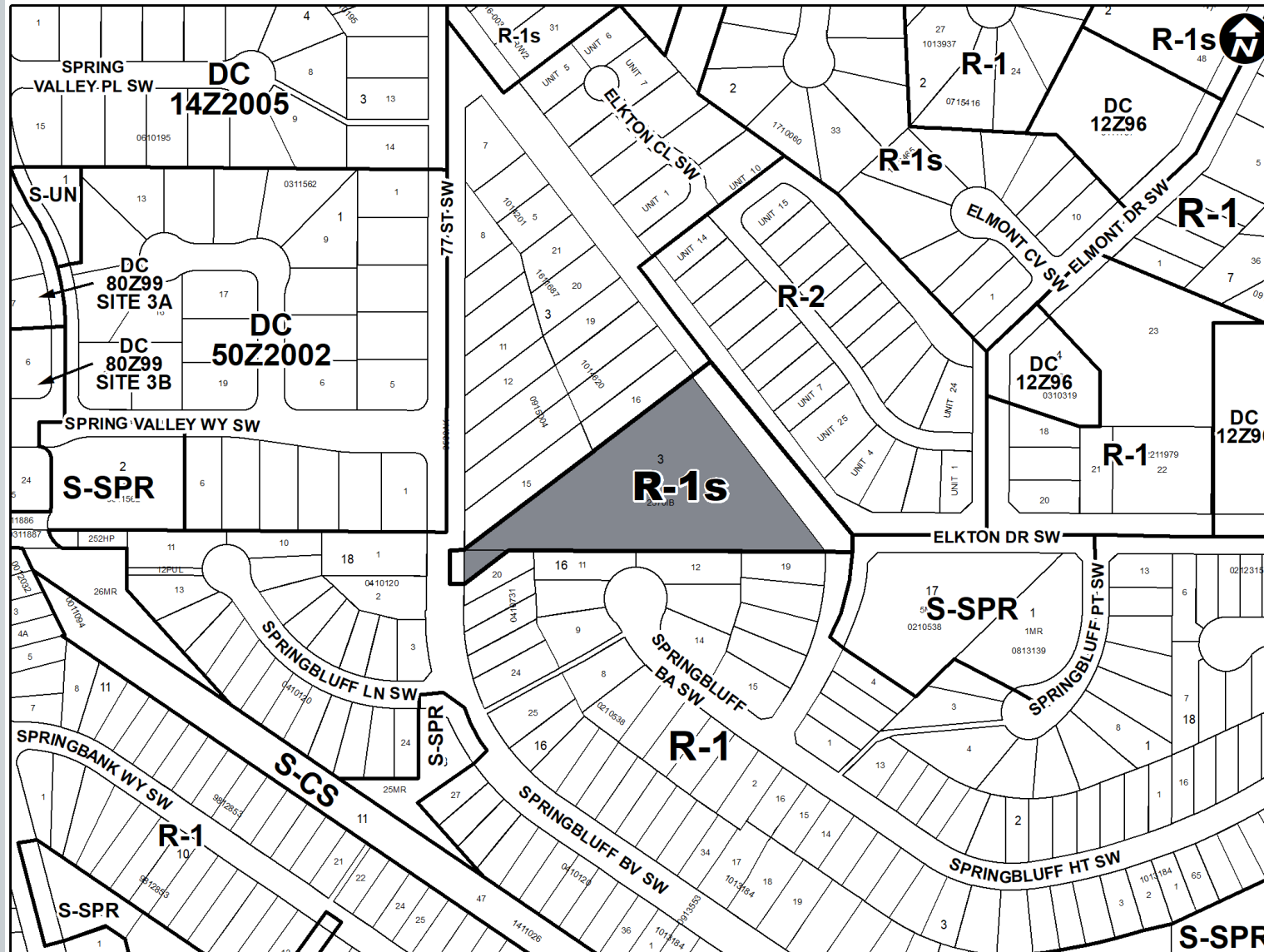
Parcel Size:

1.00 ha  
122m x 159m



- 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 Residential – One Dwelling (R-1s) District:

- Intended for single detached dwellings with secondary suites in new communities
- Maximum building height of 10.0 metres
- Minimum parcel size of 330 square metres.

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## Supplementary Slides



