



## LOC2025-0029 / CPC2025-0590 Land Use Amendment

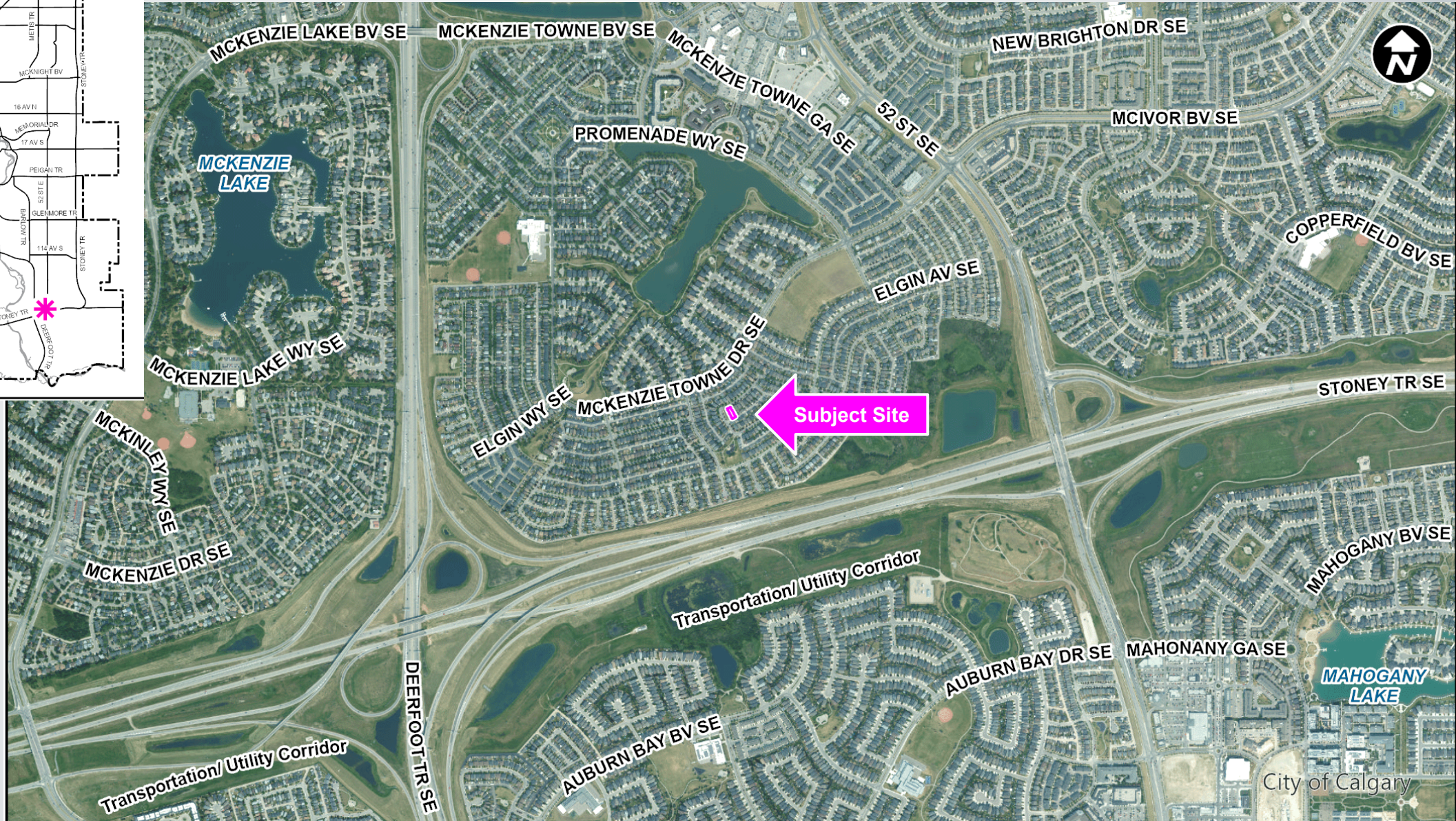
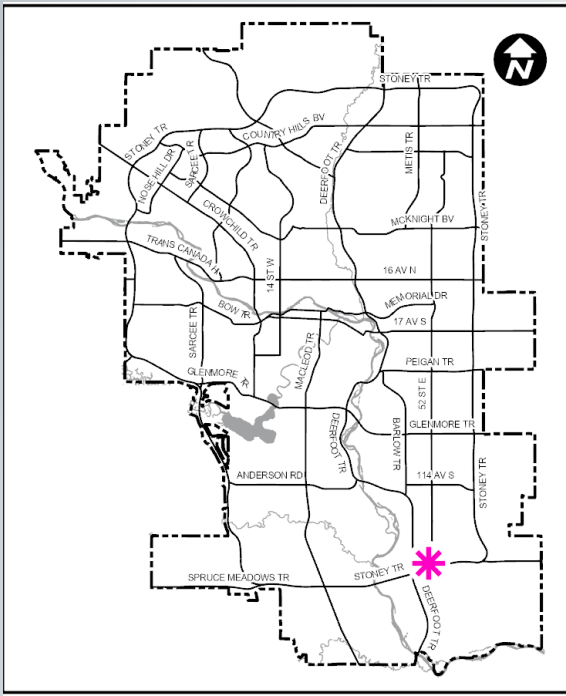
July 15, 2025

## Calgary Planning Commission's Recommendation:

That Council:

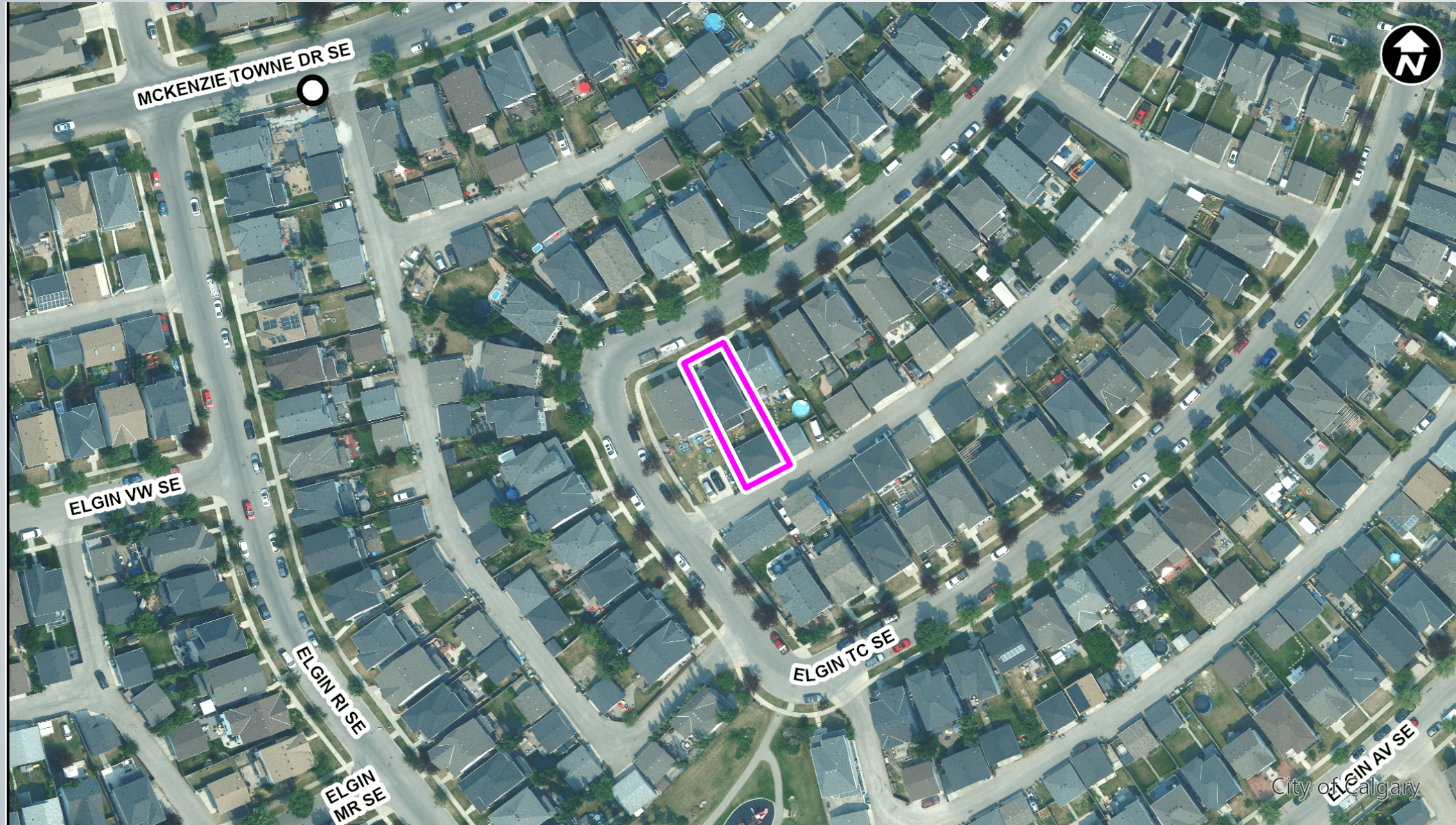
Give three readings to **Proposed Bylaw 108D2025** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 48 Elgin Terrace SE (Plan 0713338, Block 44, Lot 2) from Direct Control (DC) District **to** Residential – Low Density Mixed Housing (R-G) District.





City of Calgary





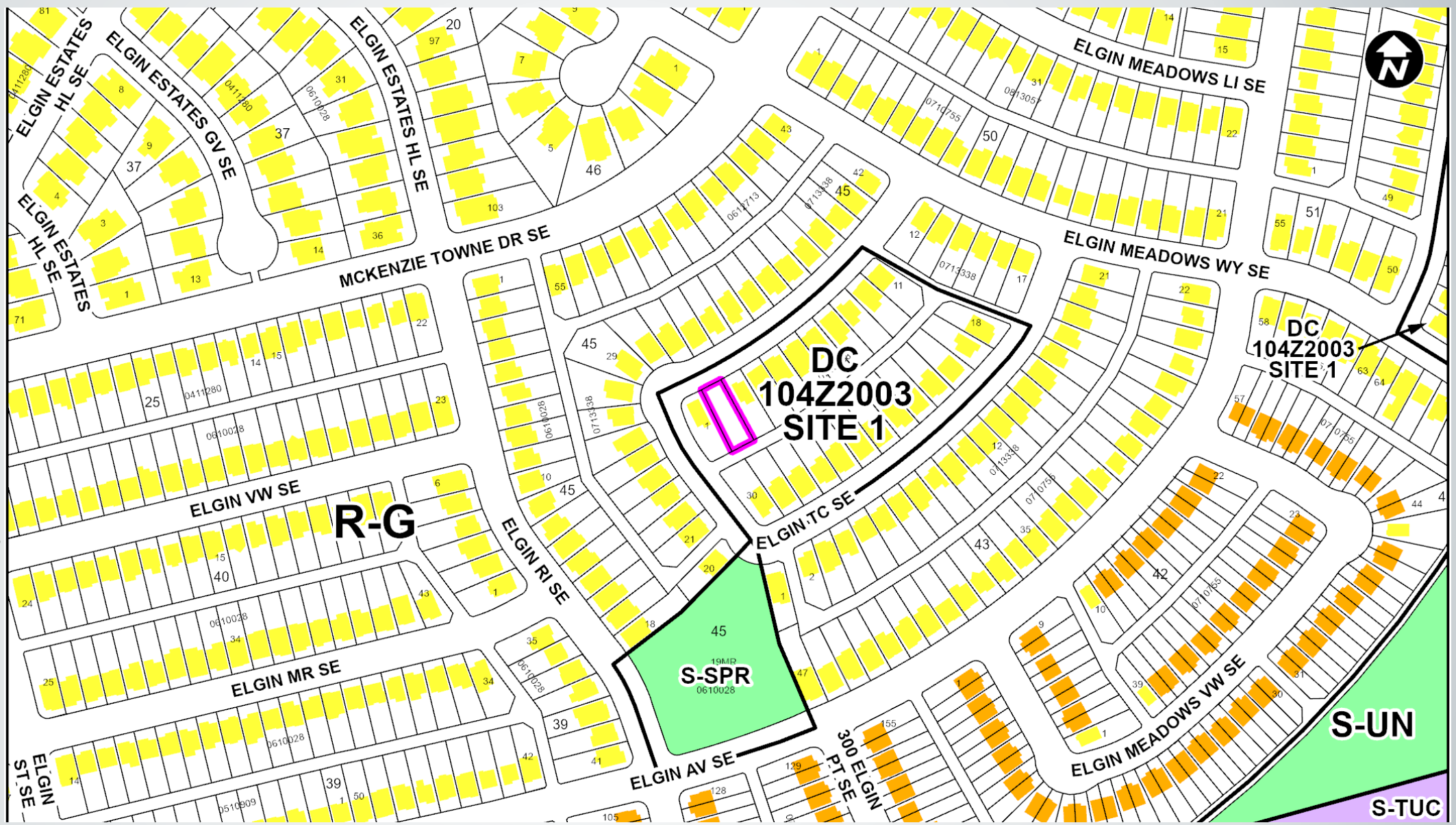
## LEGEND

○ Bus Stop

Parcel Size:

0.04 ha  
11m x 33m





- 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 – Low Density Mixed Housing (R-G) District:

- 150.0 square metres per dwelling unit
- Maximum building height of 12 metres (approx. 2 storeys)
- Secondary suites are a permitted use

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## Supplementary Slides

















## Residential Area

- Predominantly low and medium density residential development.
- Diversity of housing forms, including special needs housing, multi-family and innovatively designed housing encouraged.

