

6507 ELBOW DRIVE LAND USE AMENDMENT

Council Presentation

CITY OF CALGARY
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IN COUNCIL CHAMBER
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ITEM: S-1.15 CPC2021-0286
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CITY CLERK'S DEPARTMENT

Site Location

6507 ELBOW DRIVE SW

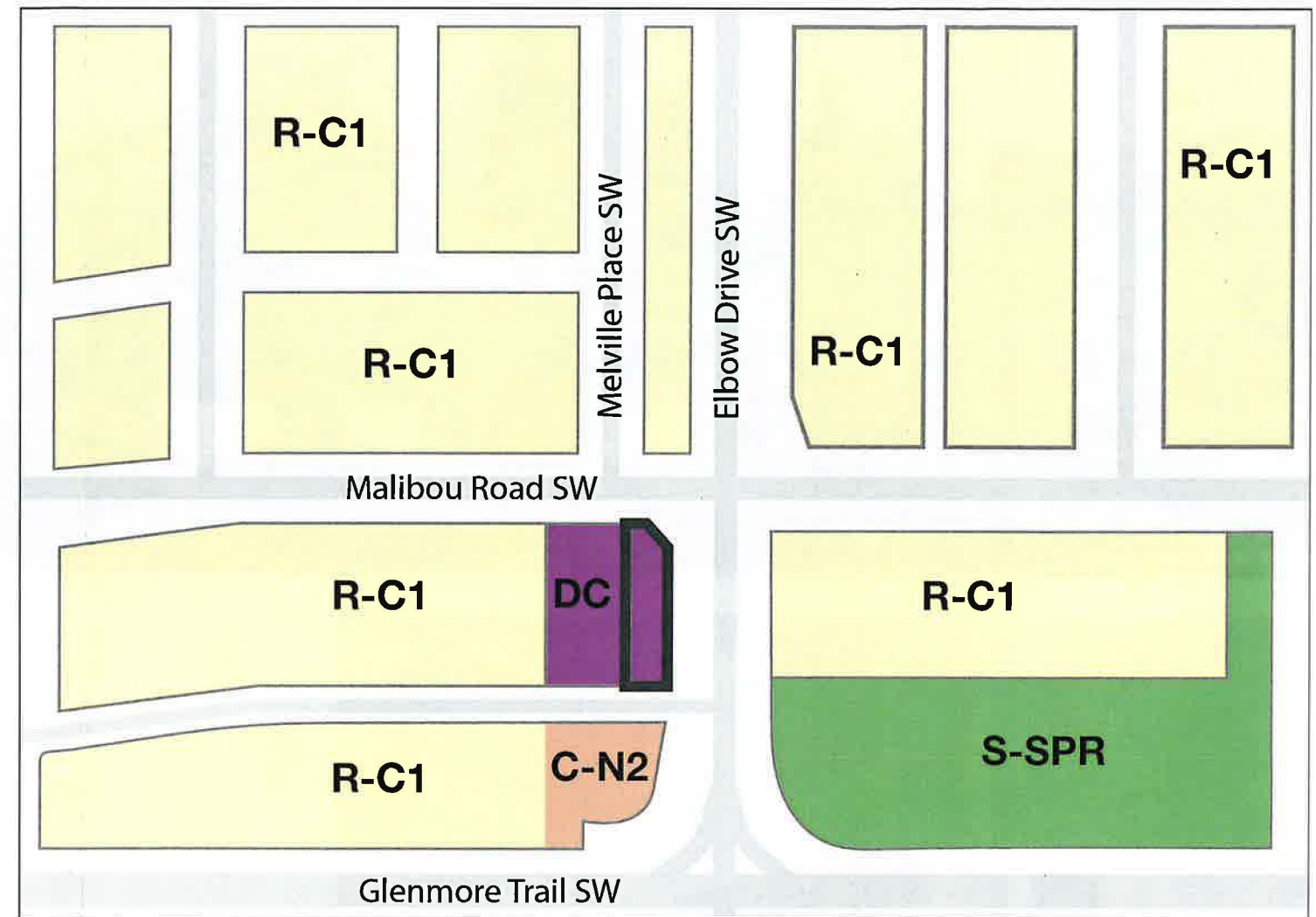
- Situated at the SW corner of Elbow Drive and Malibou Road
- Adjacent to major transportation infrastructure including Glenmore Trail and frequent bus service (routes #3 and #9)
- Proximity to established residential areas, increasing the ability for residents to access services and amenities on foot
- Located near community amenities and institutions including parks and open space, playgrounds, and schools.
- Situated on Elbow Drive, the site provides an opportunity for new commercial space and employment opportunities on a high-volume corridor.



Existing Land Use

DIRECT CONTROL (DC 101Z2007)

- The site is currently regulated by a DC based on Calgary's former Land Use Bylaw (2p80).
- It is based on the former Local Commercial District (C-1), with limitations to potential uses to include only the following:
 - Offices
 - Utilities
 - Essential Public Services
 - Parks and Playgrounds
 - Dwelling Units
 - Live-Work Units
 - Utility Buildings





Building Under Construction



Proposed Land Use

DIRECT CONTROL (DC)

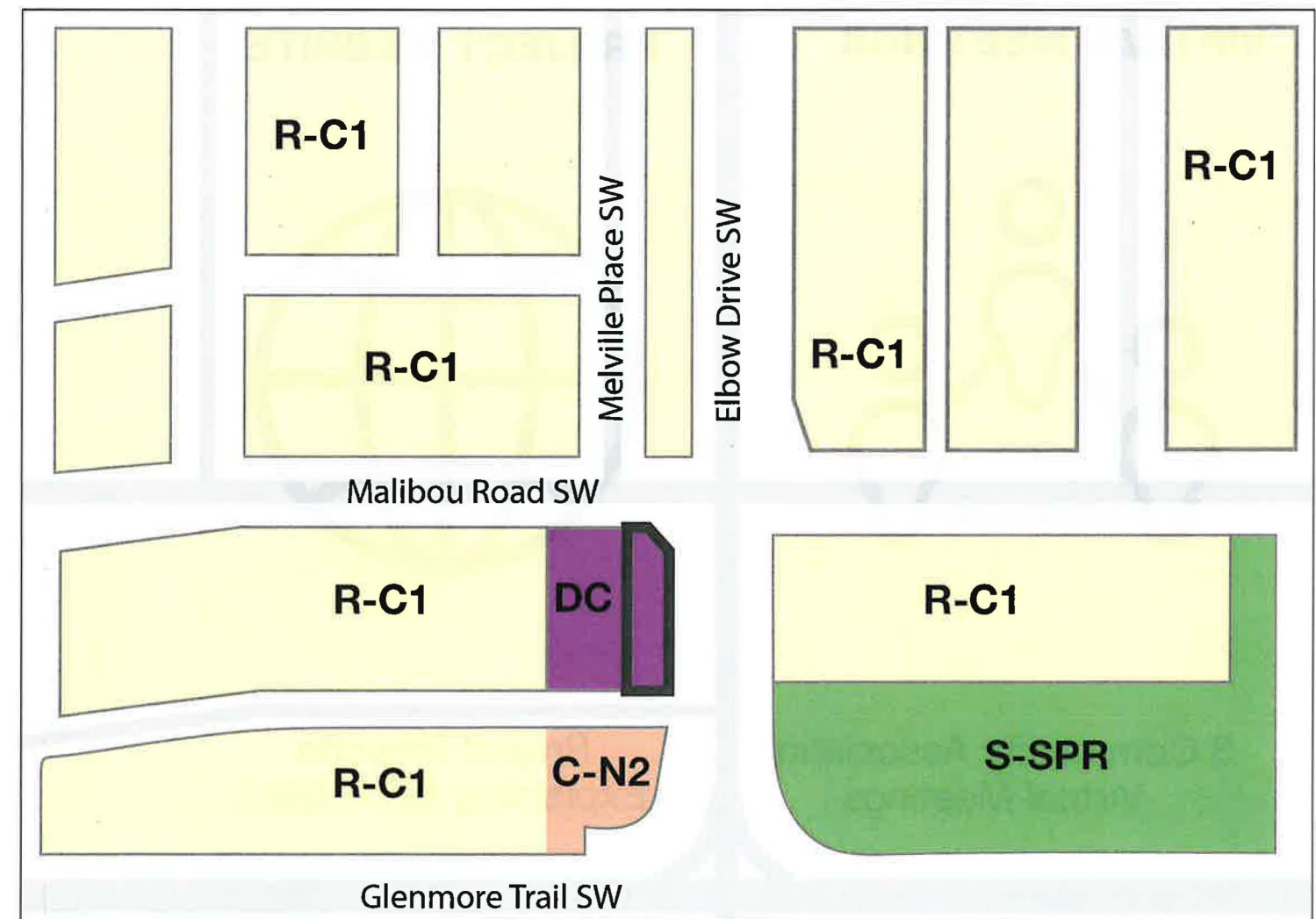
COMMERCIAL - NEIGHBOURHOOD 1 (C-N1)

Maximum Density: 1.0 FAR

Maximum Height: 10.0 metres

The proposed land use change will:

- Moves certain C-N1 uses from permitted to discretionary
- Enable a broader range of potential uses within the emerging building.
- Allow the site to accommodate commercial or community service activities that reflect the City of Calgary's complete community aspirations, as outlined in the Municipal Development Plan (MDP).



Community Outreach

VIRTUAL MEETINGS



3 Community Association
Virtual Meetings

PROJECT WEBSITE



Project Website
Explaining the Project

CHANGES TO APPLICATION

The following uses were moved from permitted to discretionary:

- Counselling Service
- Health Service Laboratory - With Clients
- Instructional Facility
- Fitness Centre
- Medical Clinic
- Restaurant Food Service Only - Small
- **Convenience Food Service**
- **Retail and Consumer Service**
- **Take-out food service**