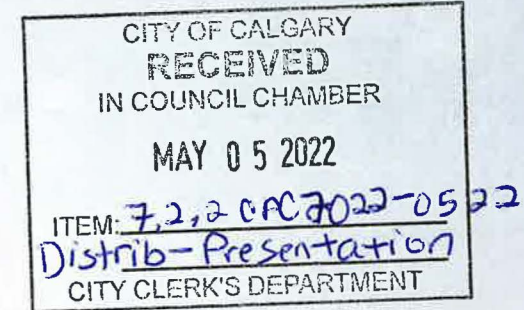


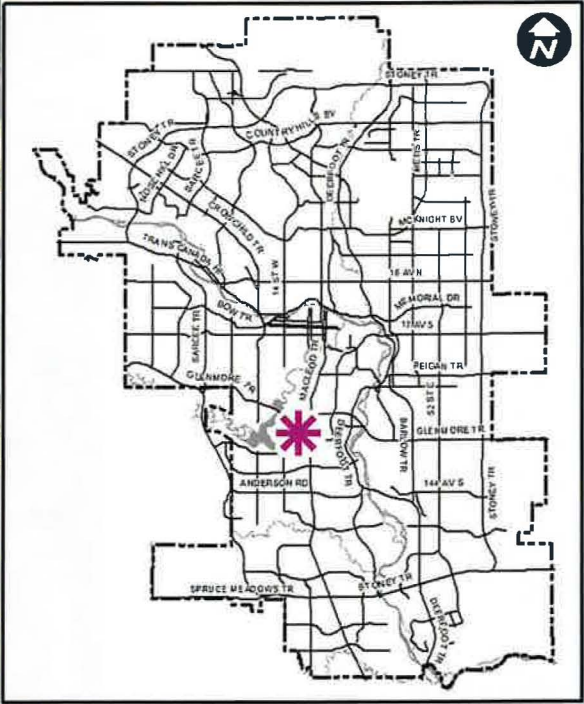


Calgary Planning Commission

Agenda Item: 7.2.2



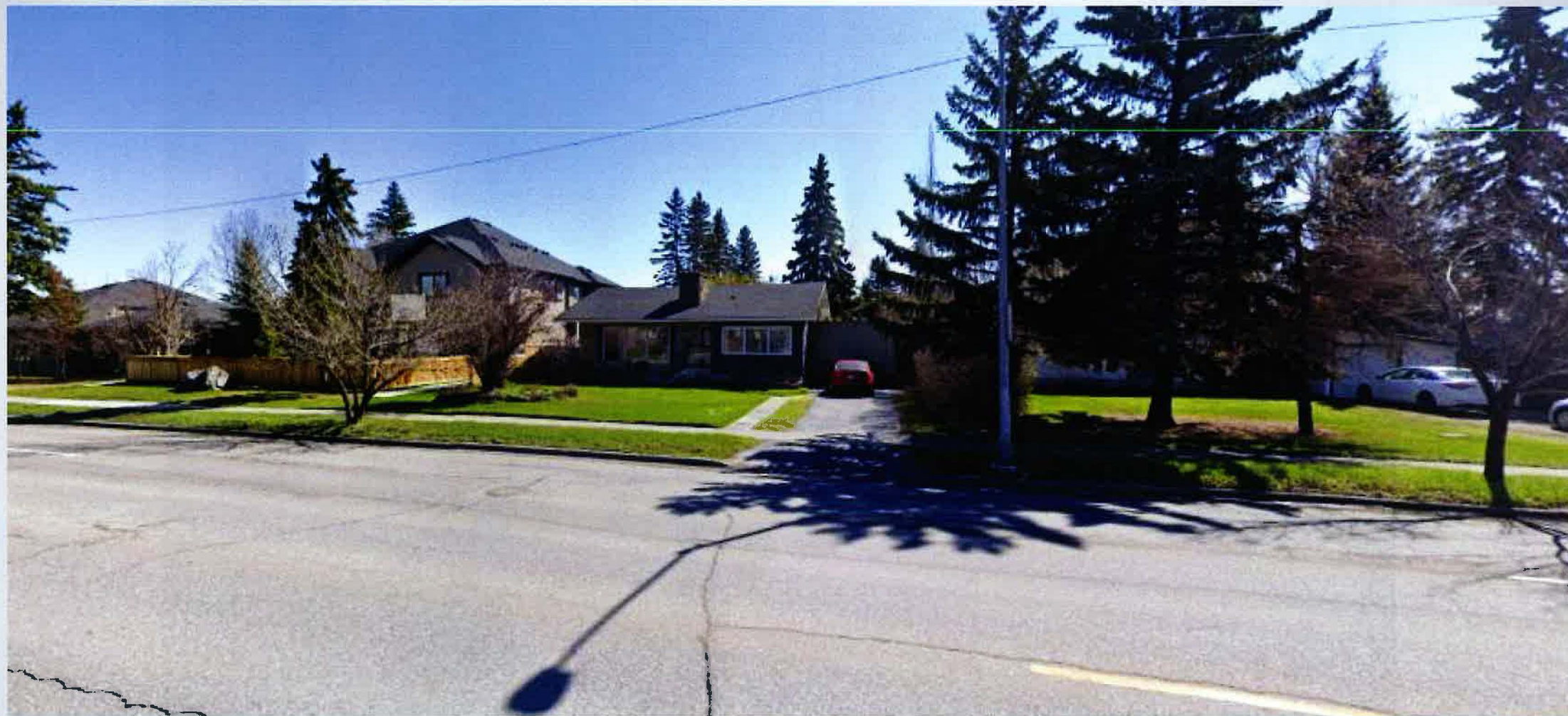
LOC2022-0027
Land Use Amendment
May 5, 2022

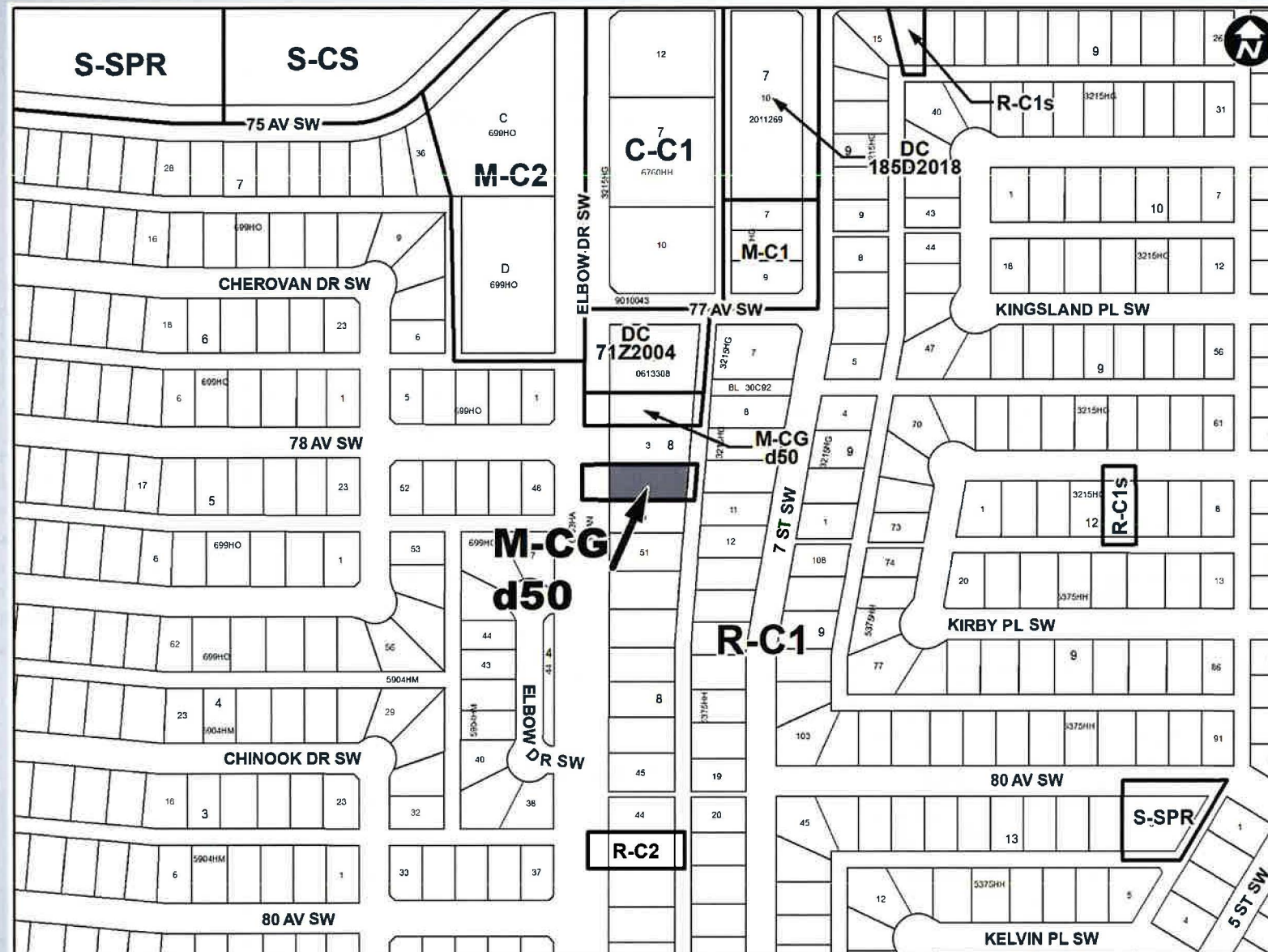


Parcel Size:
0.09 ha
19.8m x 44.0m



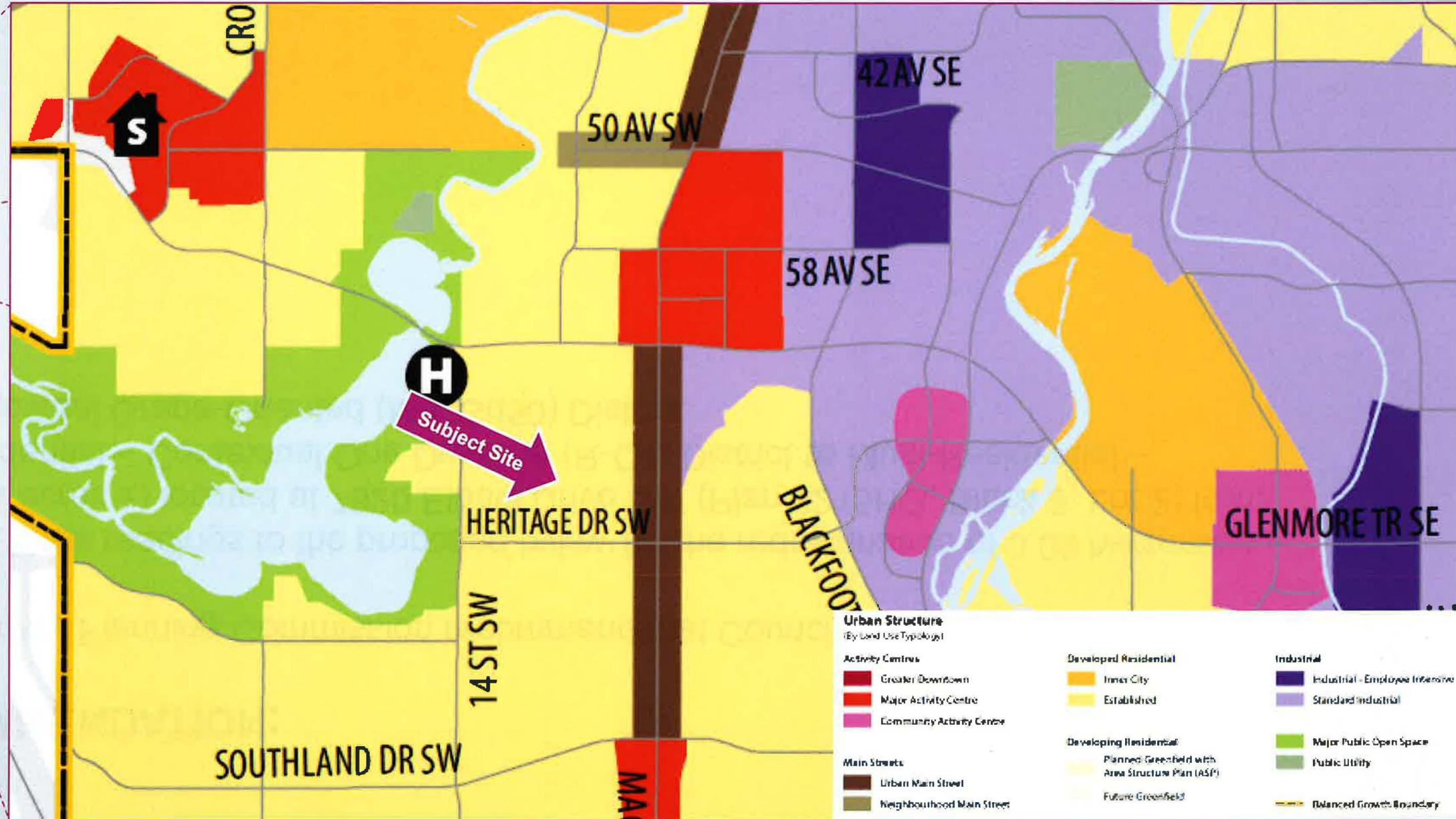
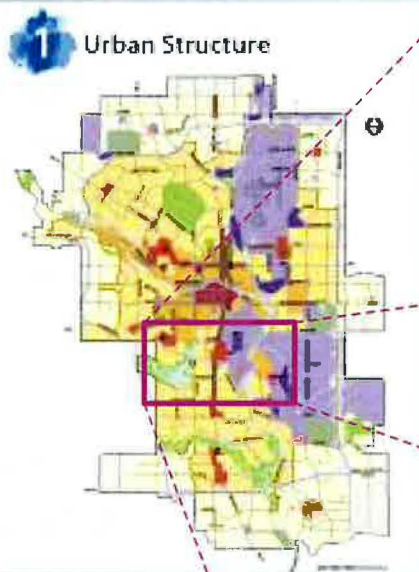






Proposed M-CGd50 District:

- Maximum Building height of 12.0 metres
- Maximum Density of 50 units per hectare (4 units)



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares $\pm$ (0.21 acres $\pm$) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

Supplementary Slides



Laneway Looking South



Laneway Looking North



Looking North on Elbow Drive



Front of Existing Single Detached Dwelling Looking East

Building Setbacks

- 583 (1) Where the **contextual multi-residential building setback** is less than 3.0 metres and greater than zero metres, the minimum **building setback** from a **property line** shared with a **street** is equal to the **contextual multi-residential building setback**.
- (2) Where the **contextual multi-residential building setback** is 3.0 metres or greater, the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback** less 1.5 metres; or
 - (b) 3.0 metres.
- (3) Where the **contextual multi-residential building setback** is zero metres, the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

