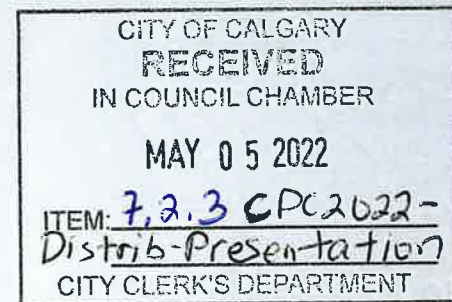




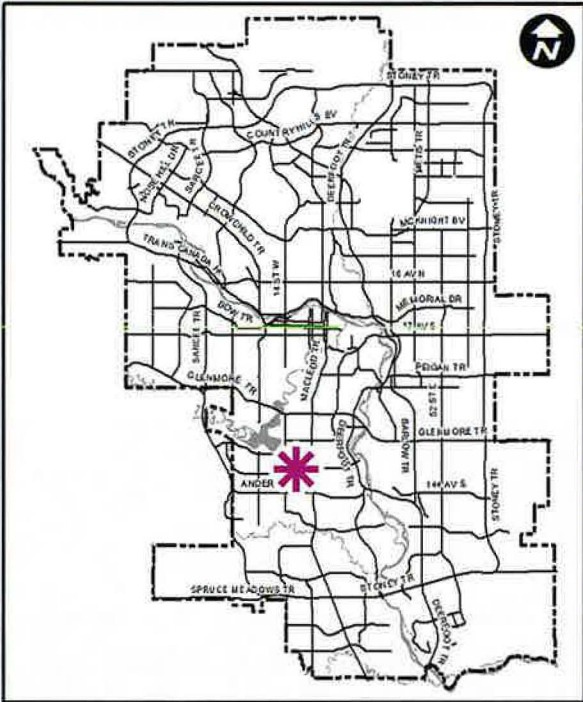
# Calgary Planning Commission

## Agenda Item: 7.2.3

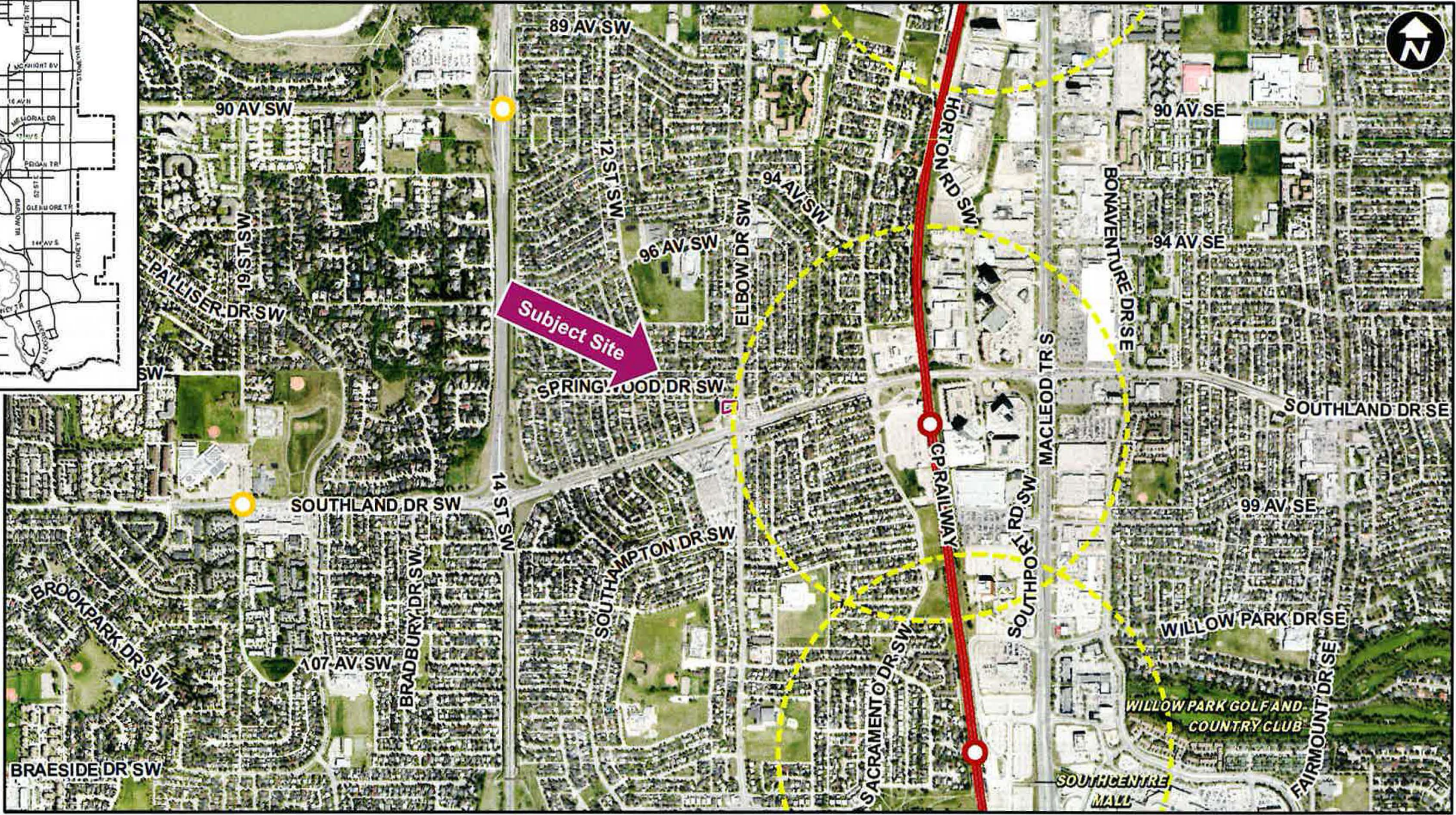


**LOC2022-0016**  
**Land Use Amendment**  
**May 5, 2022**





- 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







- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
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    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
    - Bus Stop

Parcel Size:  
0.12 ha





Looking south from lane

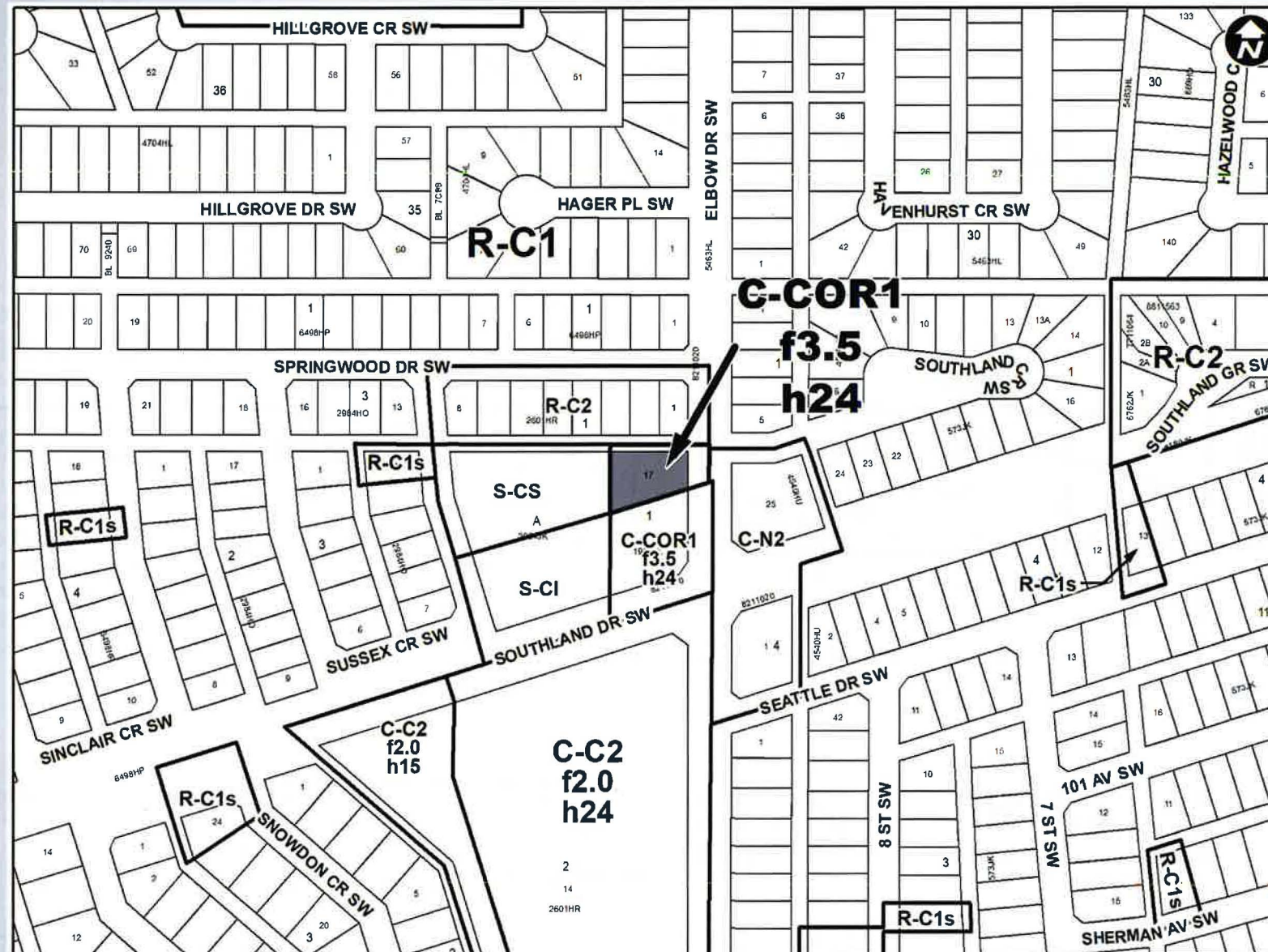


Looking west from Elbow Drive SW





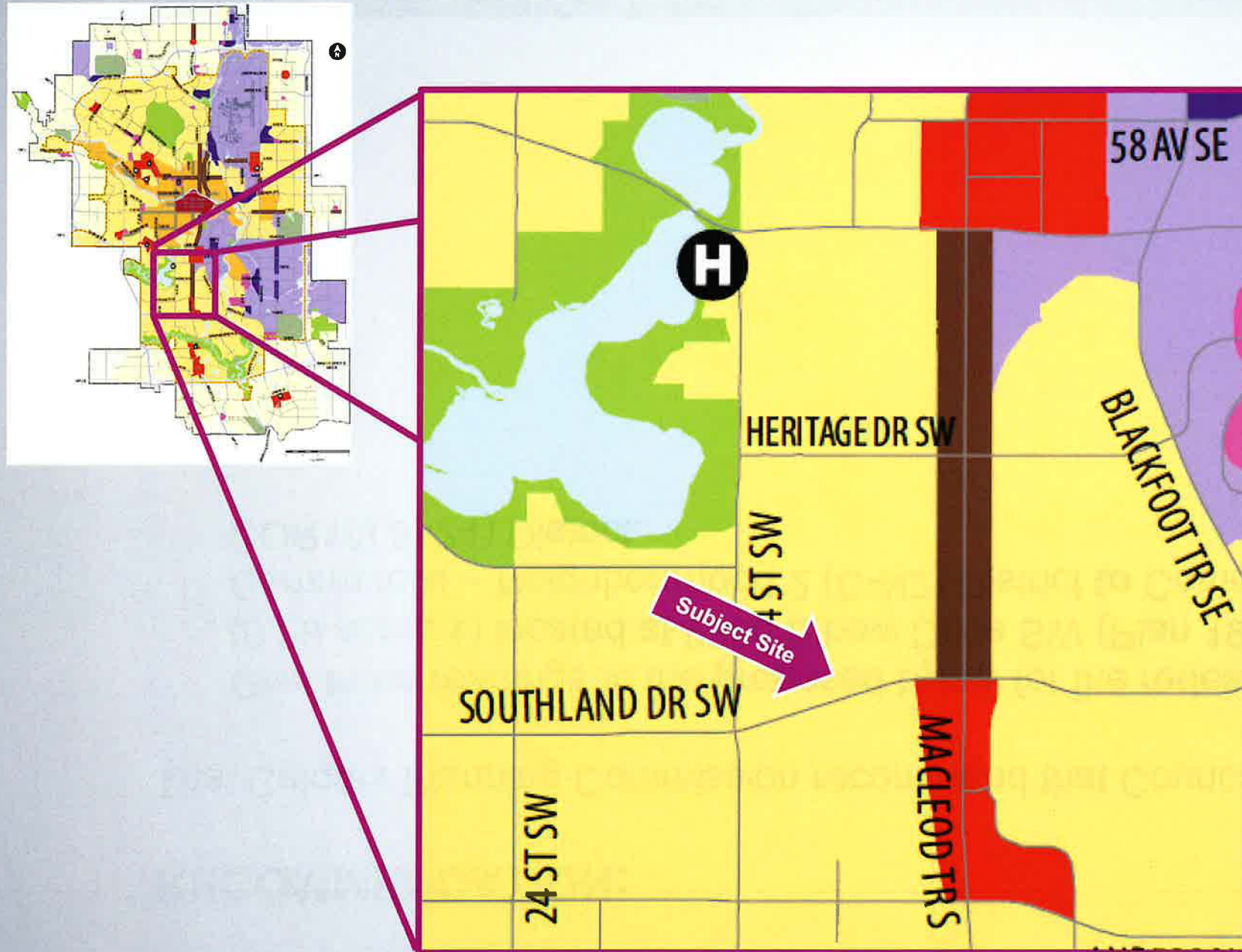




## Proposed C-COR1f3.5h24 District:

- Maximum building height of 24 metres (approx. 5-6 storeys)
- Maximum Floor Area Ratio of 3.5
- Adjacent parcel to the south holds the same land use designation





## Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Inner City
- Established
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield
- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary
- H Hospital
- S University
- Transportation/Utility Corridor

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 9935 Elbow Drive SW (Plan 1902JK, Block 1, Lot 17) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Corridor 1 (C-COR1f3.5h24) District.



## **Supplementary Slides**





Looking north from Southland Drive SW



Looking northwest from Elbow Drive SW





Looking northwest across lane



Looking south from lane



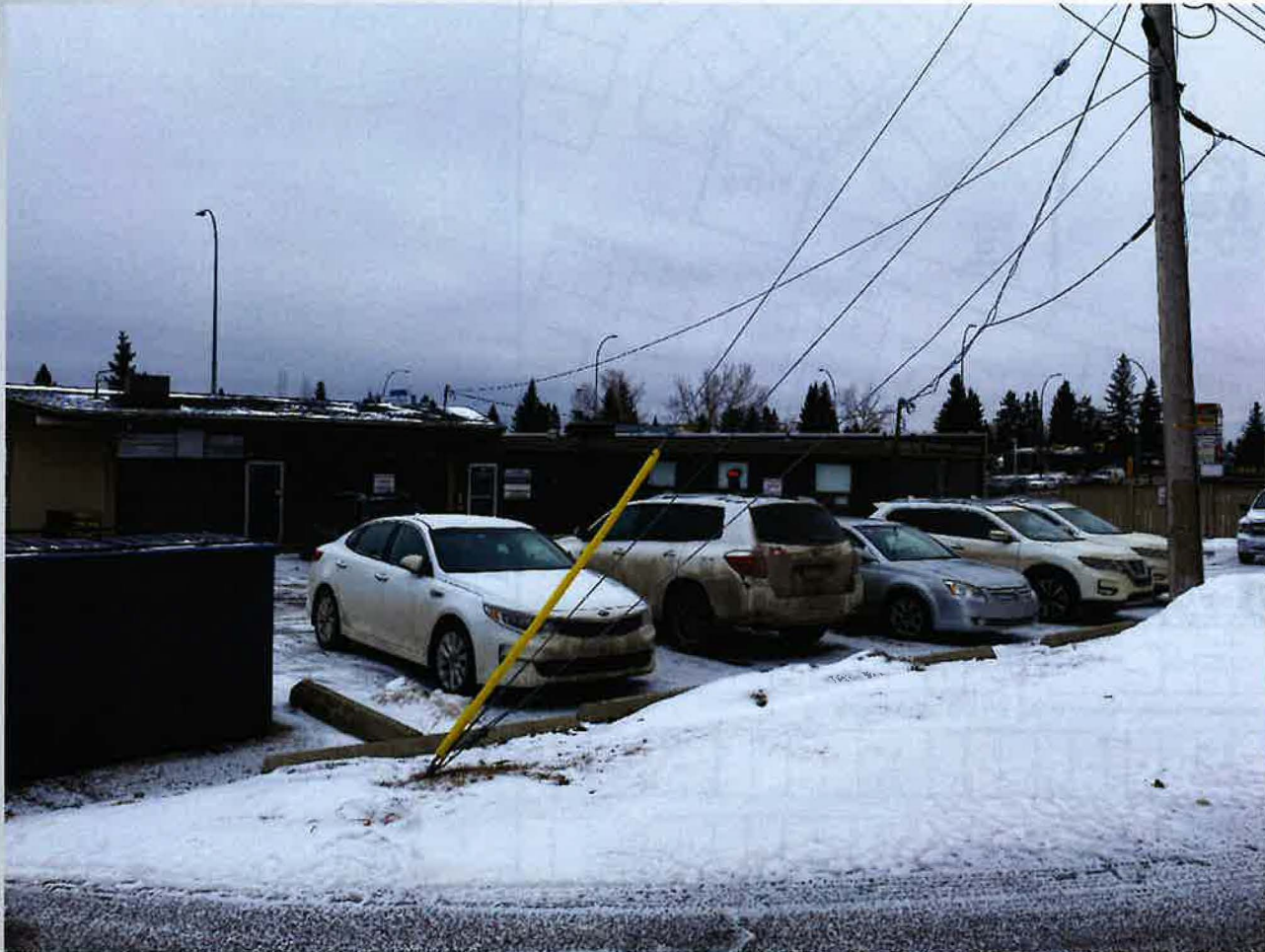


Looking south along west property line



Looking south along west property line





Looking southeast from lane entry to library



Looking north from Elbow Drive SW



