



Public Hearing of Council

Agenda Item: 8.1.4

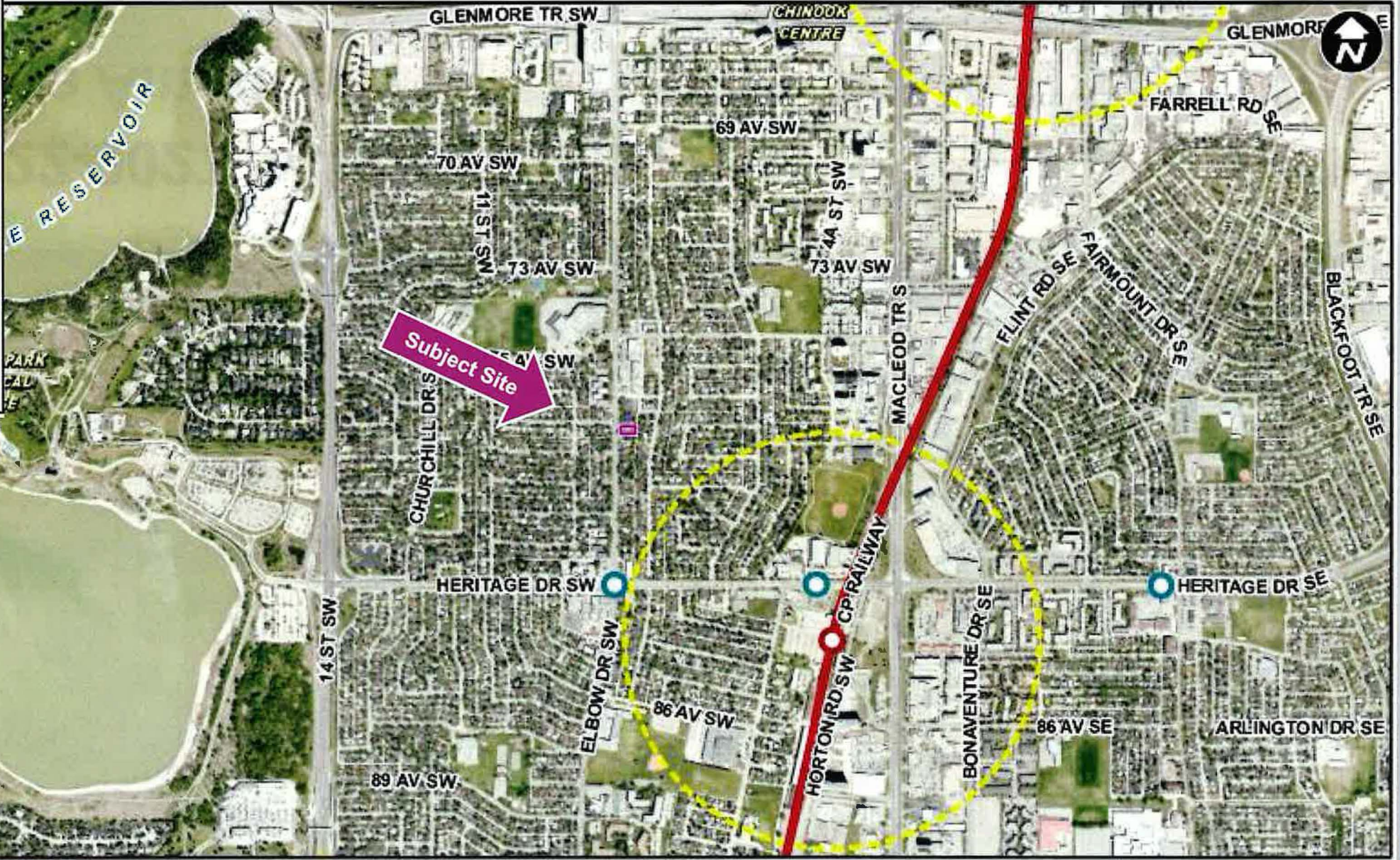
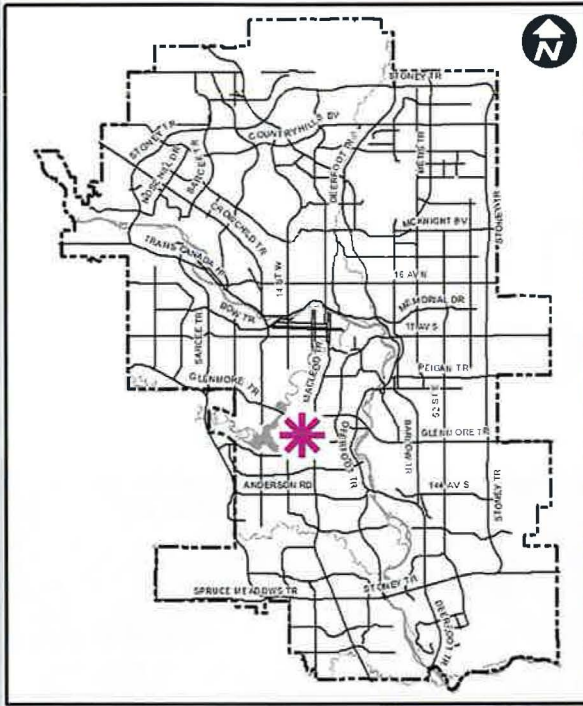


LOC2022-0027 / CPC2022-0027

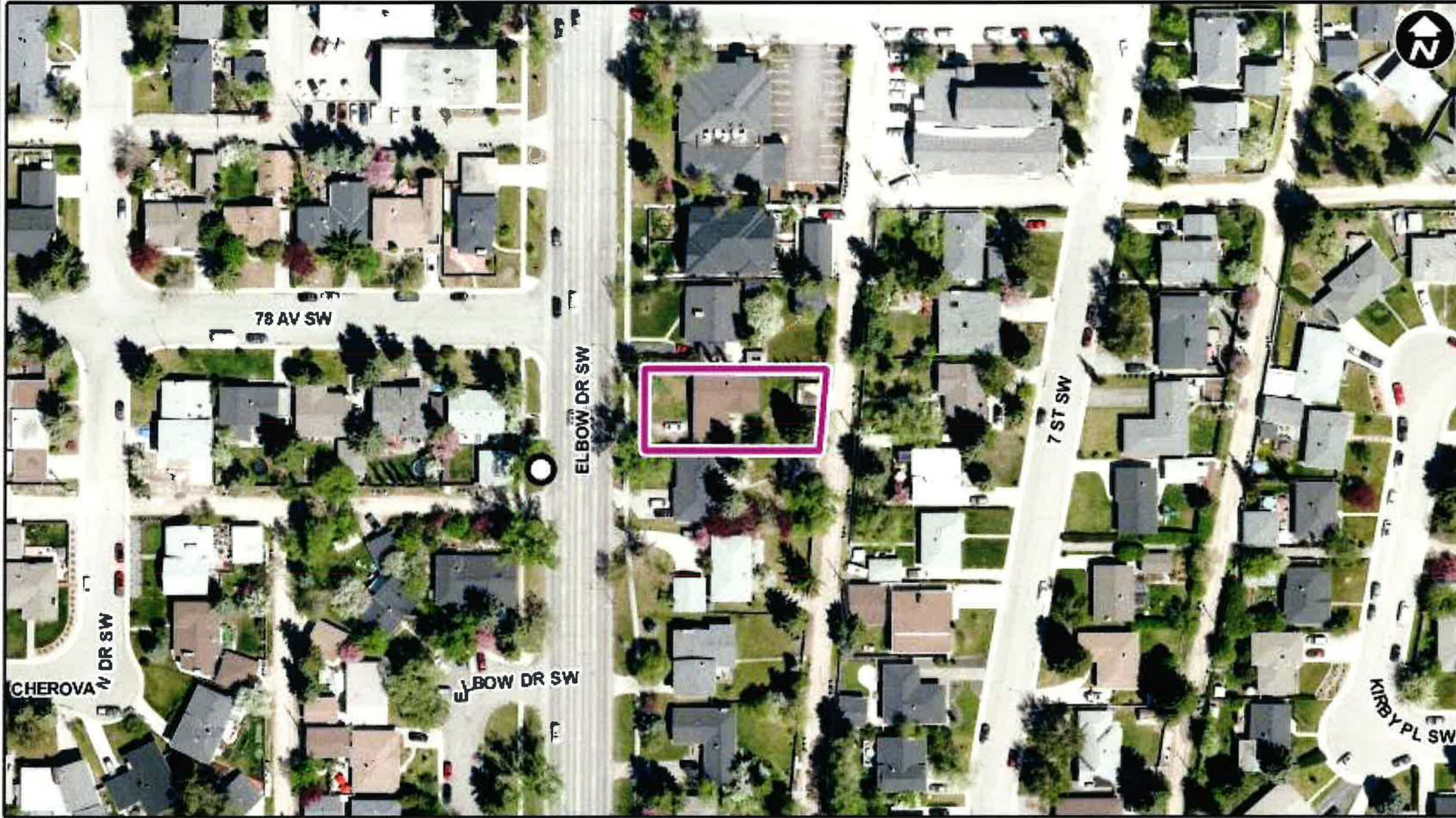
Land Use Amendment

July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.1.4 CPC2022-0522
Distrib - Presentation
CITY CLERK'S DEPARTMENT



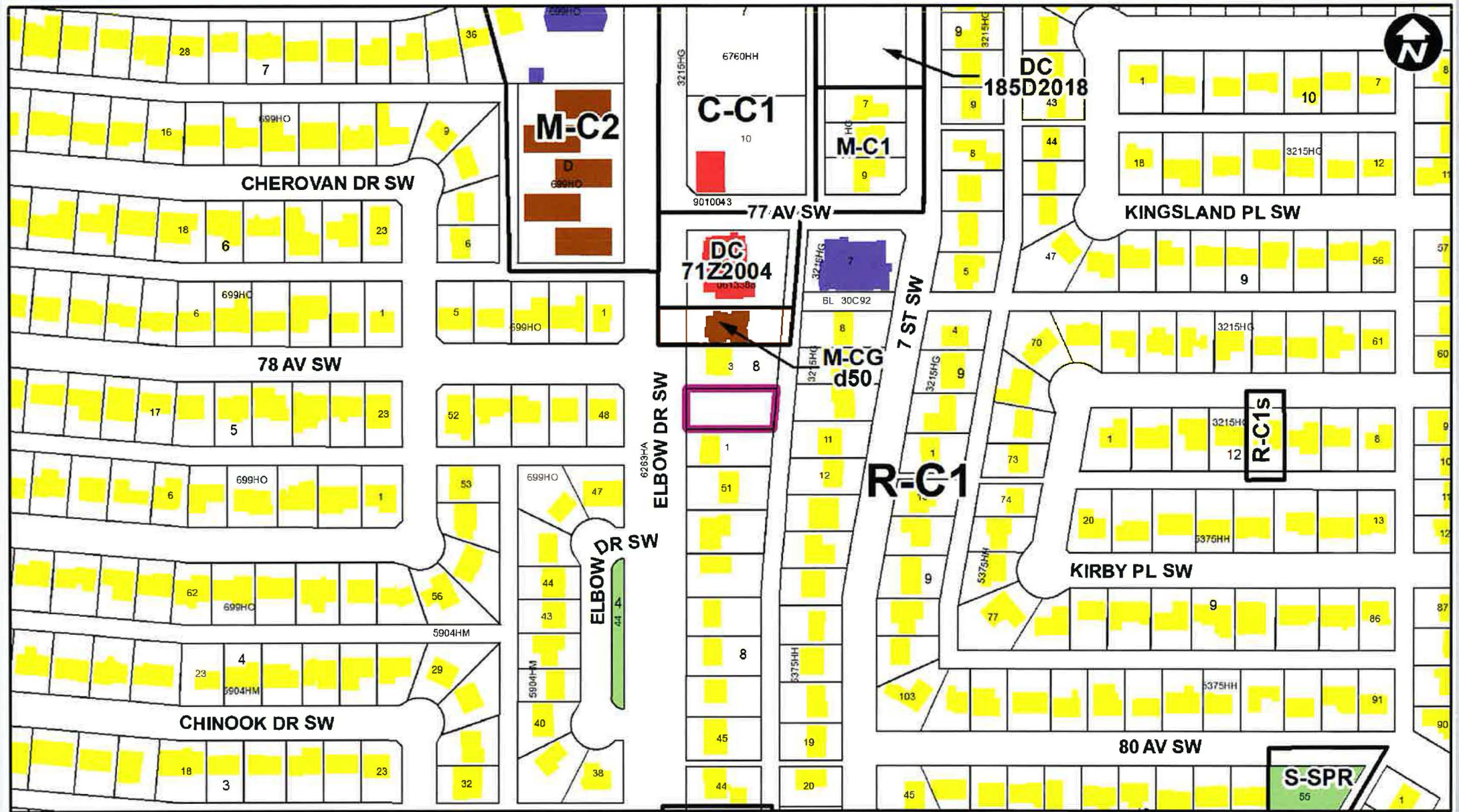
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

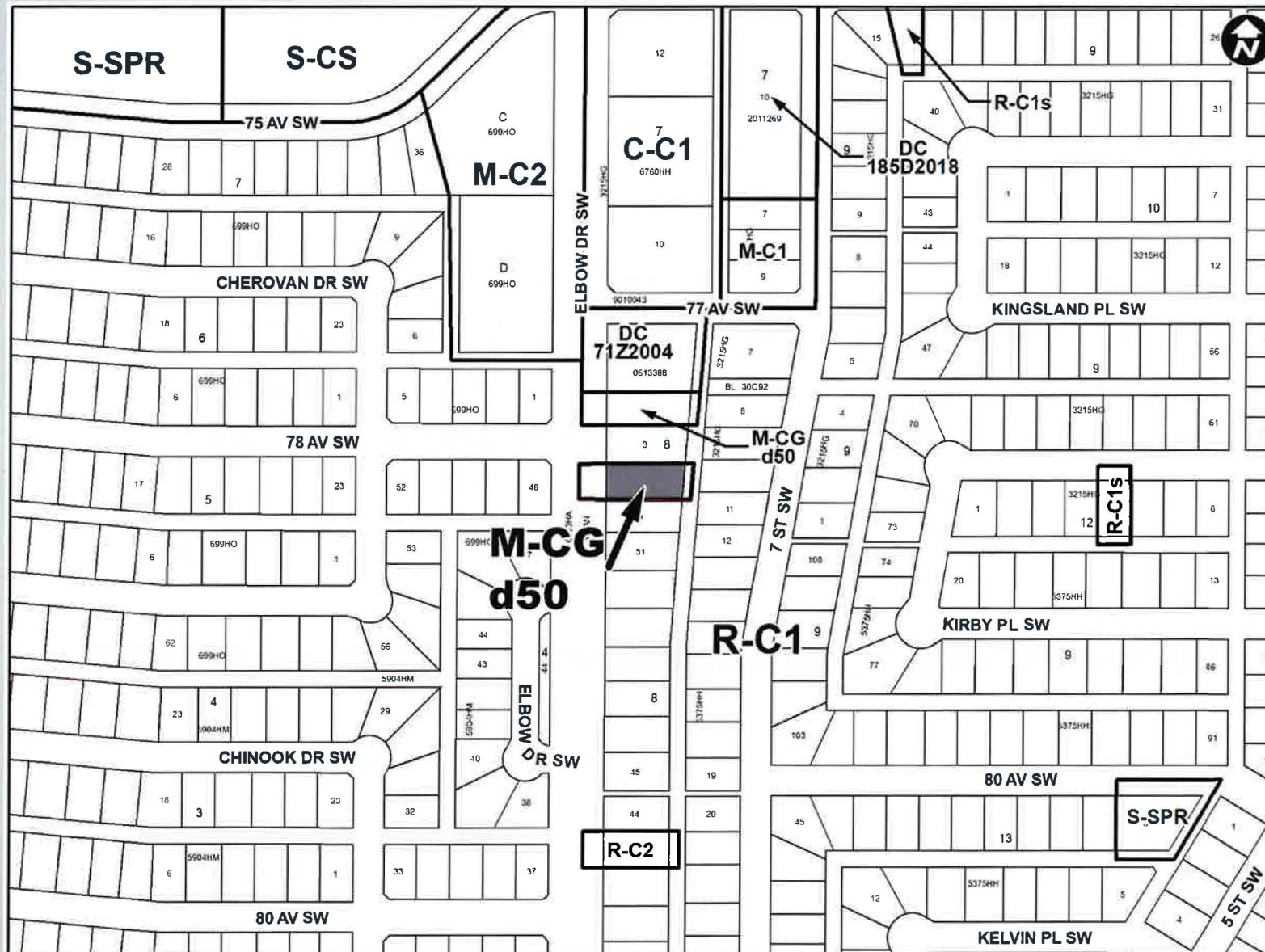


Parcel Size:

0.09 ha
19.8m x 44.0m

- 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 M-CGd50 District:

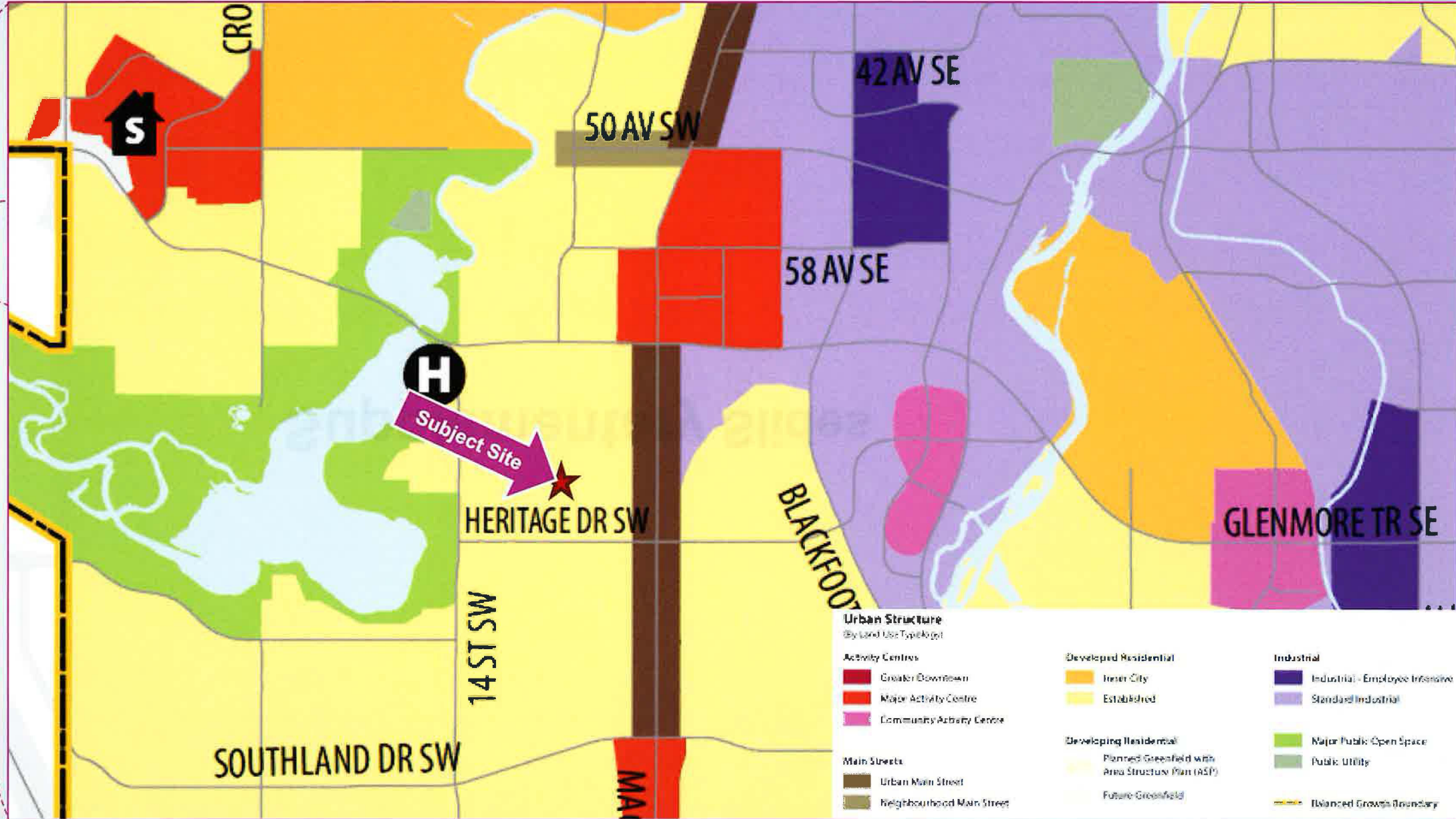
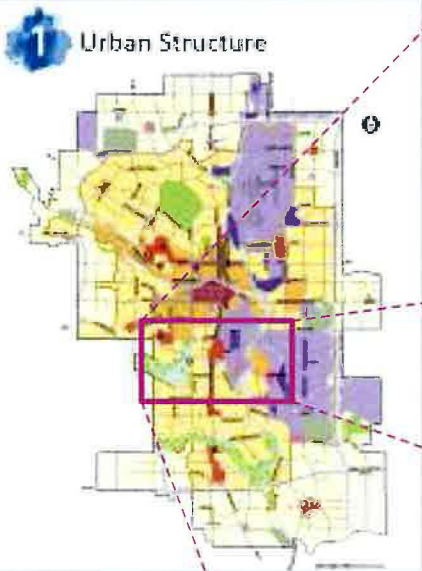
- Maximum building height of 12.0 metres
- Maximum density of 50 units per hectare (4 units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 95D2022** 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



| Urban Structure (By Land Use Type/Zone) | | |
|--|--|---|
| Activity Centres | Developed Residential | Industrial |
| Greater Downtown | Inset City | Industrial - Employee Intensive |
| Major Activity Centre | Established | Standard Industrial |
| Community Activity Centre | Developing Residential | Major Public Open Space |
| Main Streets | Planned Greenfield with Area Structure Plan (ASP) | Public Utility |
| Urban Main Street | Future Greenfield | Balanced Growth Boundary |
| Neighbourhood Main Street | | |









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.

