



# Public Hearing of Council

## Agenda Item: 8.1.3

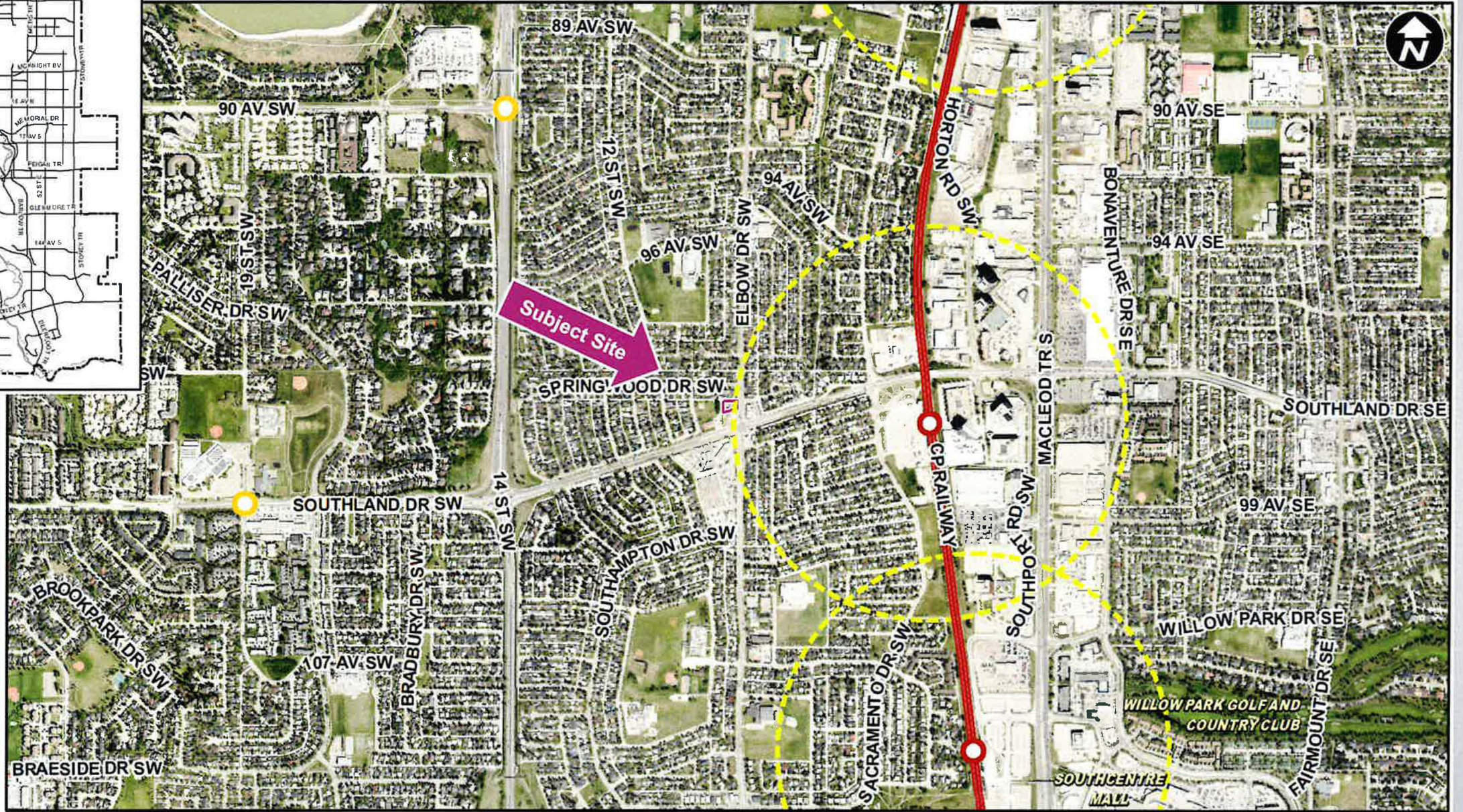
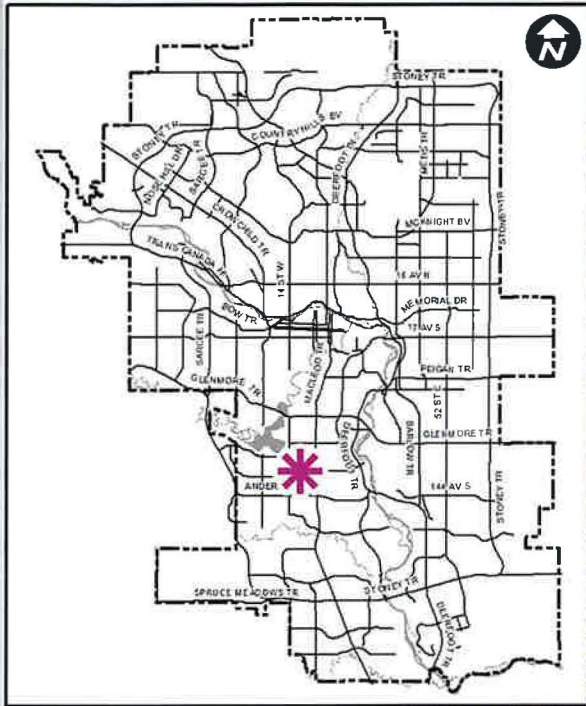


# LOC2022-0016 / CPC2022-0498

## Land Use Amendment

July 5, 2022

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JUL 05 2022  
ITEM: 8.1.3 CPC2022-0498  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



**LEGEND**

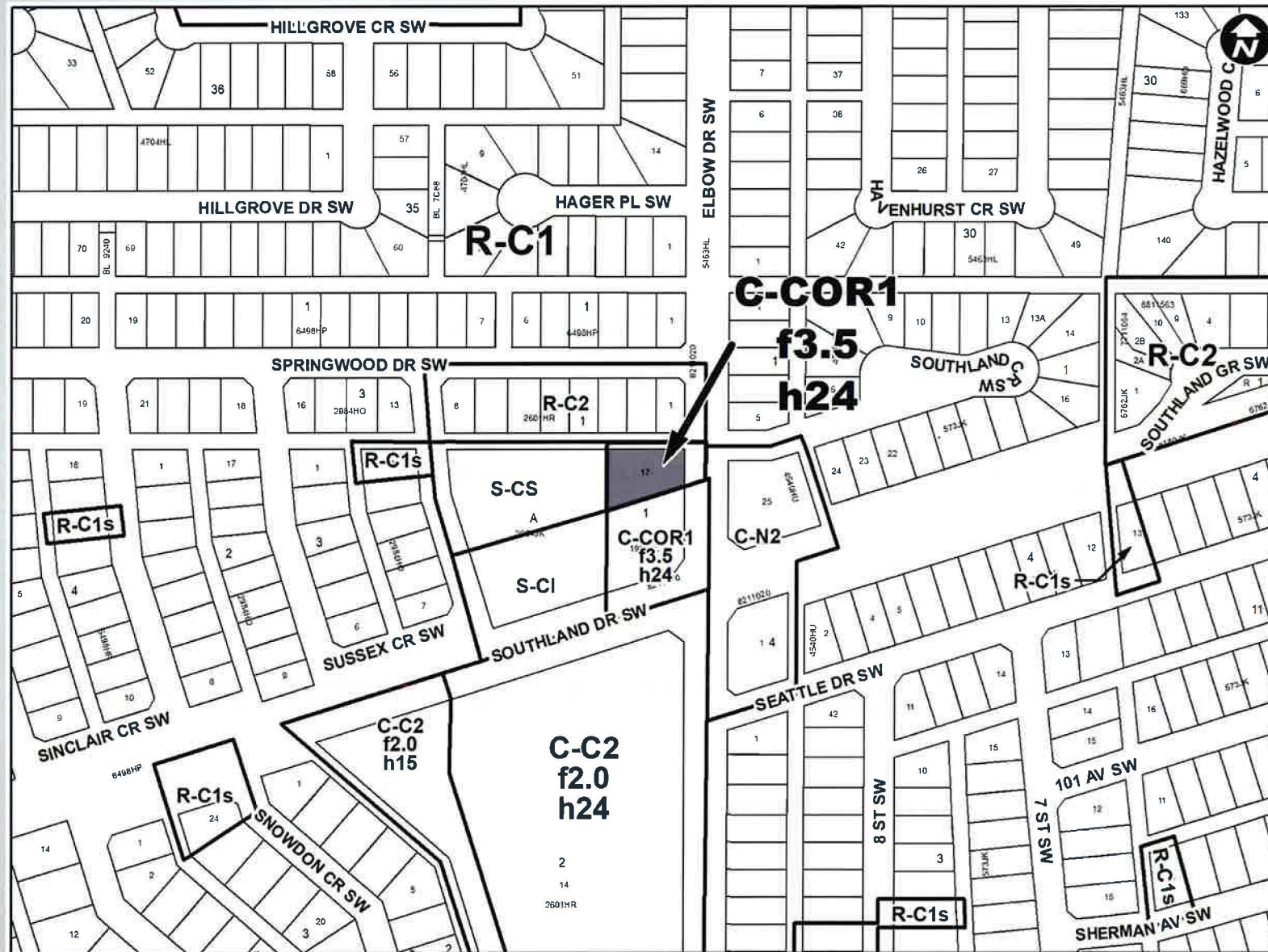
- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



- LEGEND**
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  - LRT Stations**
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  - Purple
  - Teal
  - Yellow
  - Bus Stop

**Parcel Size:**  
0.12 ha





**Proposed C-COR1f3.5h24 District:**

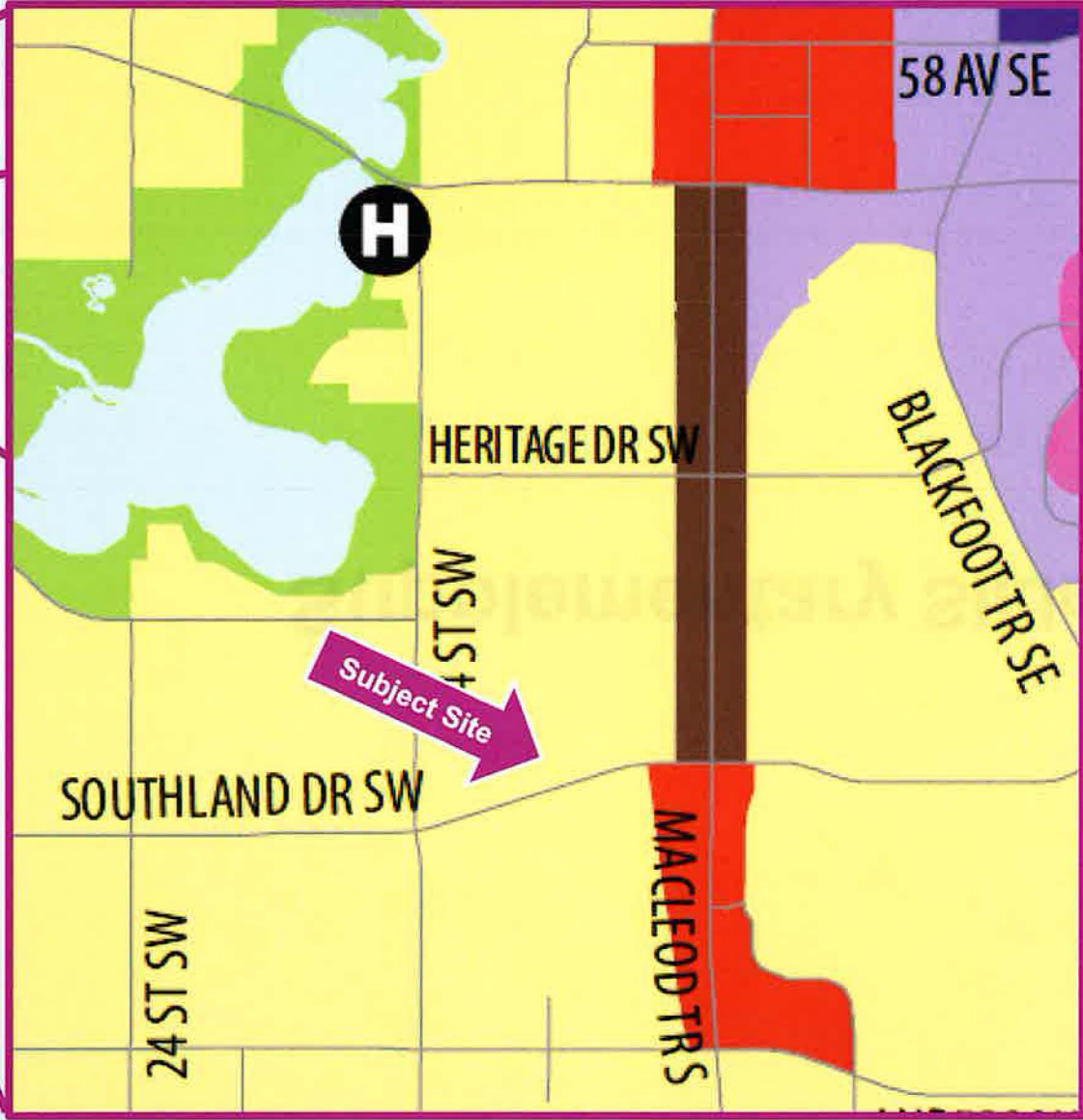
- Maximum building height of 24 metres (approx. 5-6 storeys)
- Maximum floor area ratio of 3.5
- Adjacent parcel to the south holds the same land use designation

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 96D2022** 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



**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





Looking south from lane



Looking west from Elbow Drive SW



Looking north from Southland Drive SW



Looking northwest from Elbow Drive SW



Looking northwest across lane



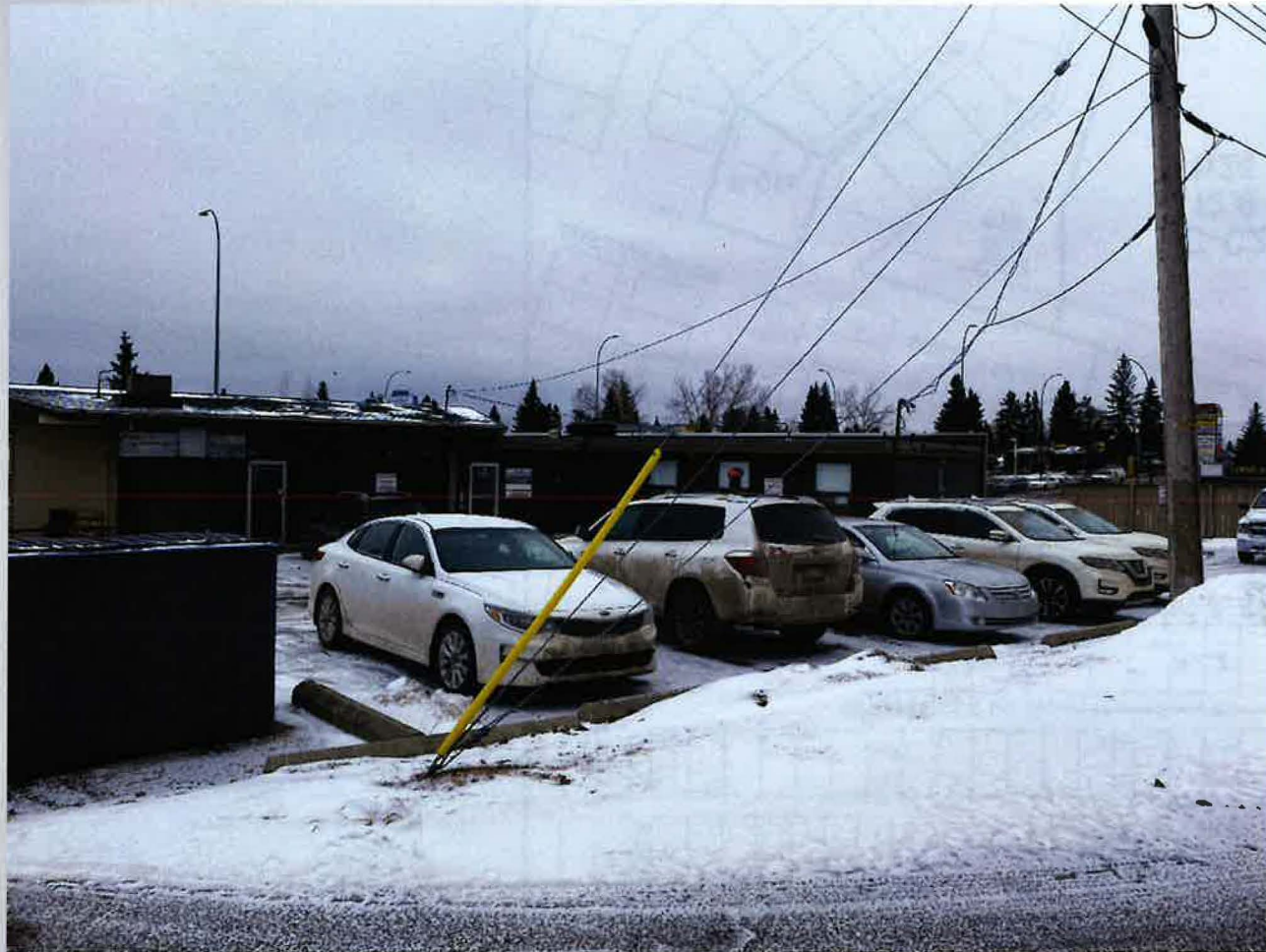
Looking south from lane



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

