



Calgary Planning Commission

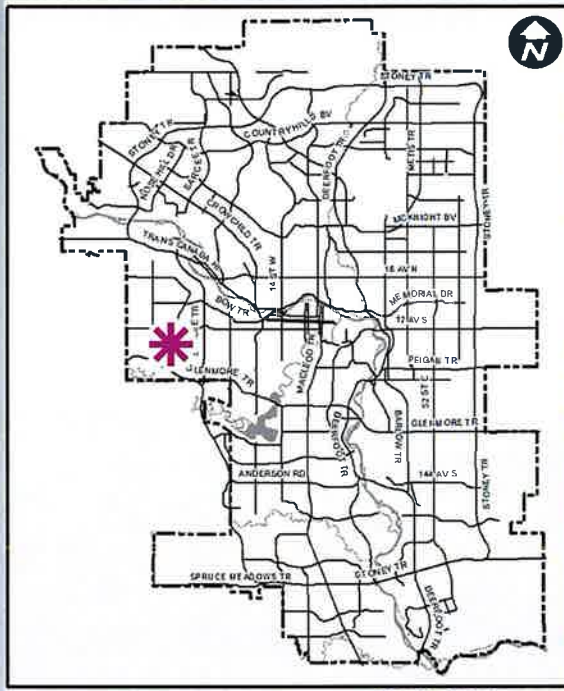
Agenda Item: 7.2.5



LOC2022-0024

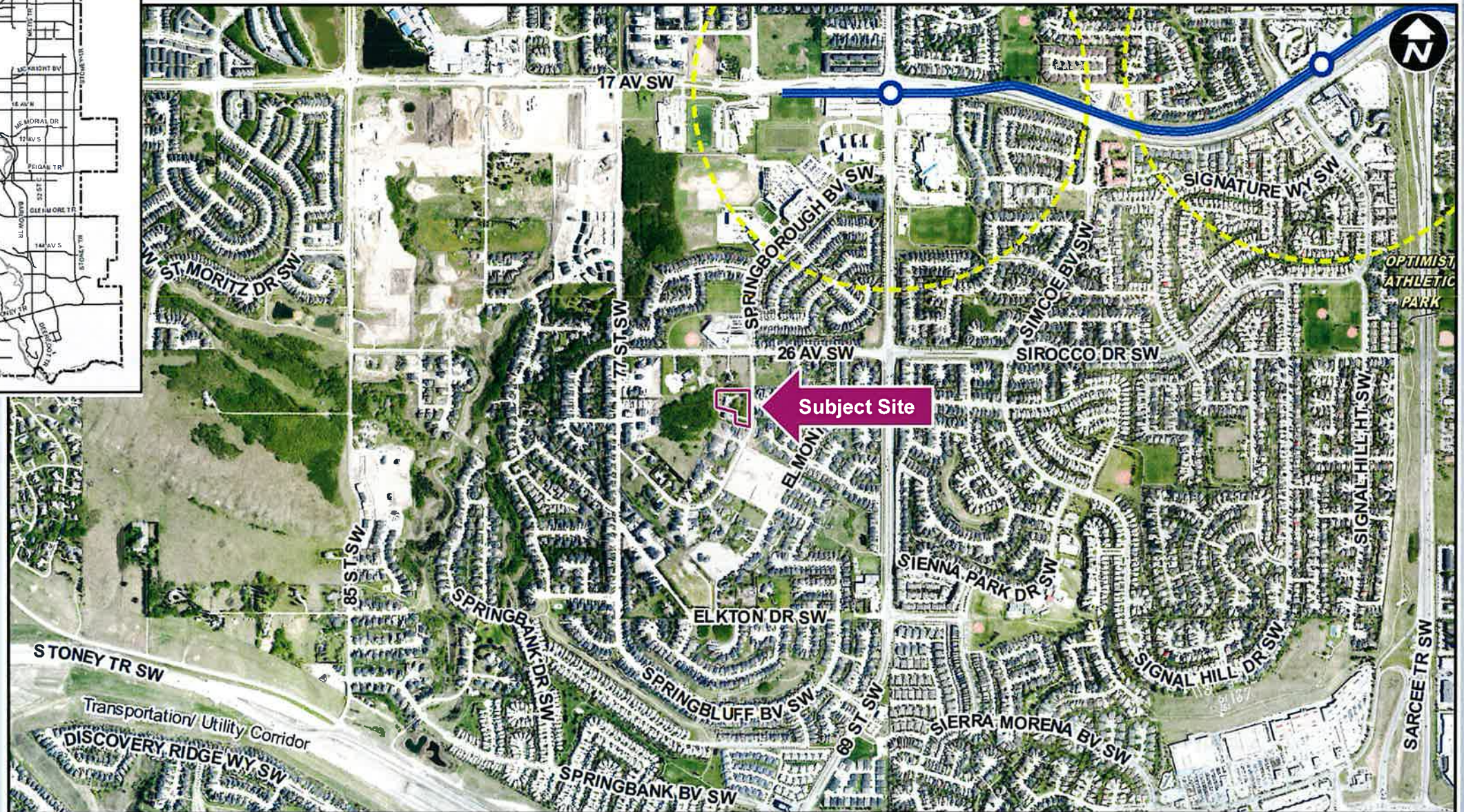
Outline Plan and Land Use Amendment

November 3, 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





Parcel Size:

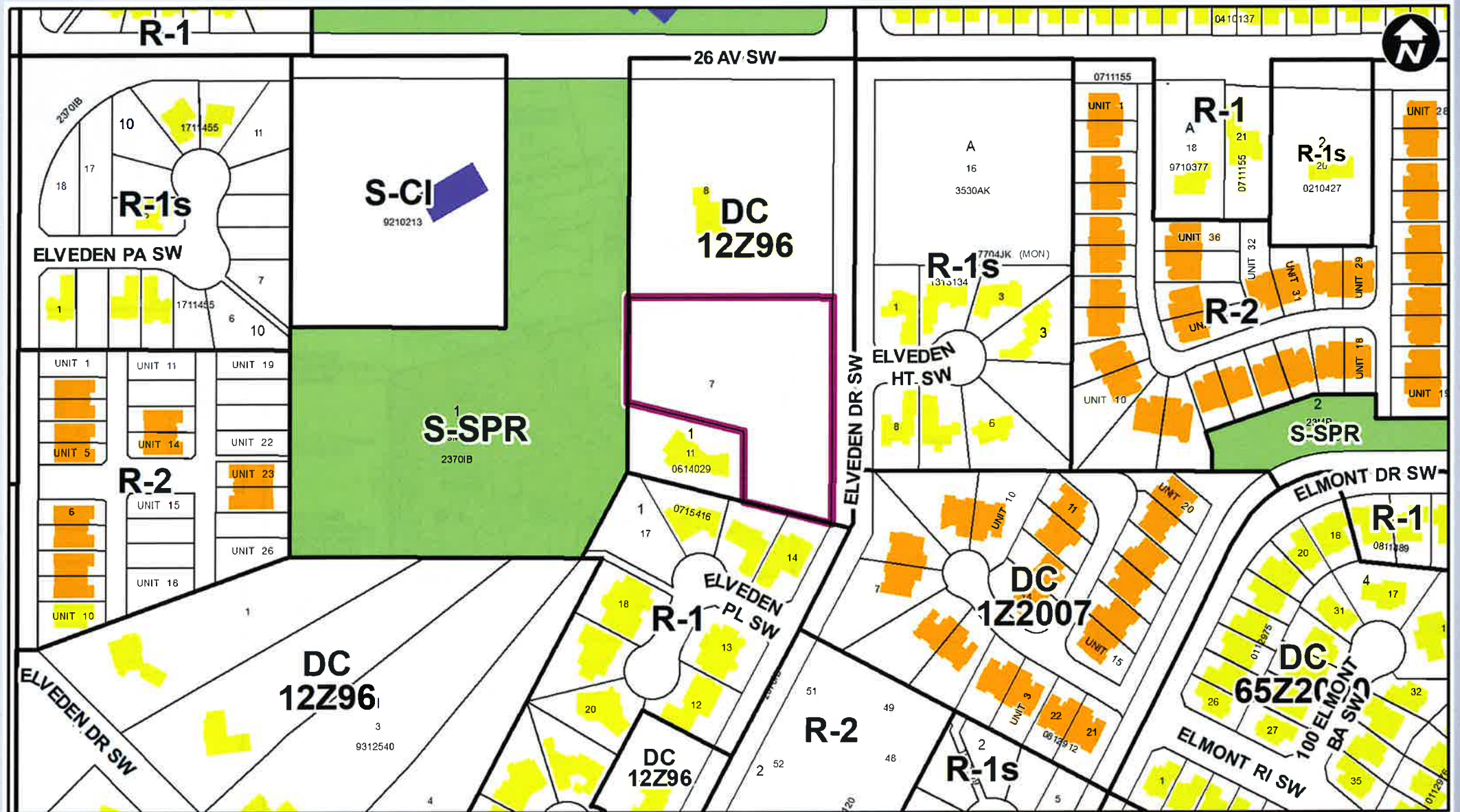
**0.8 ha
100m x 110m**

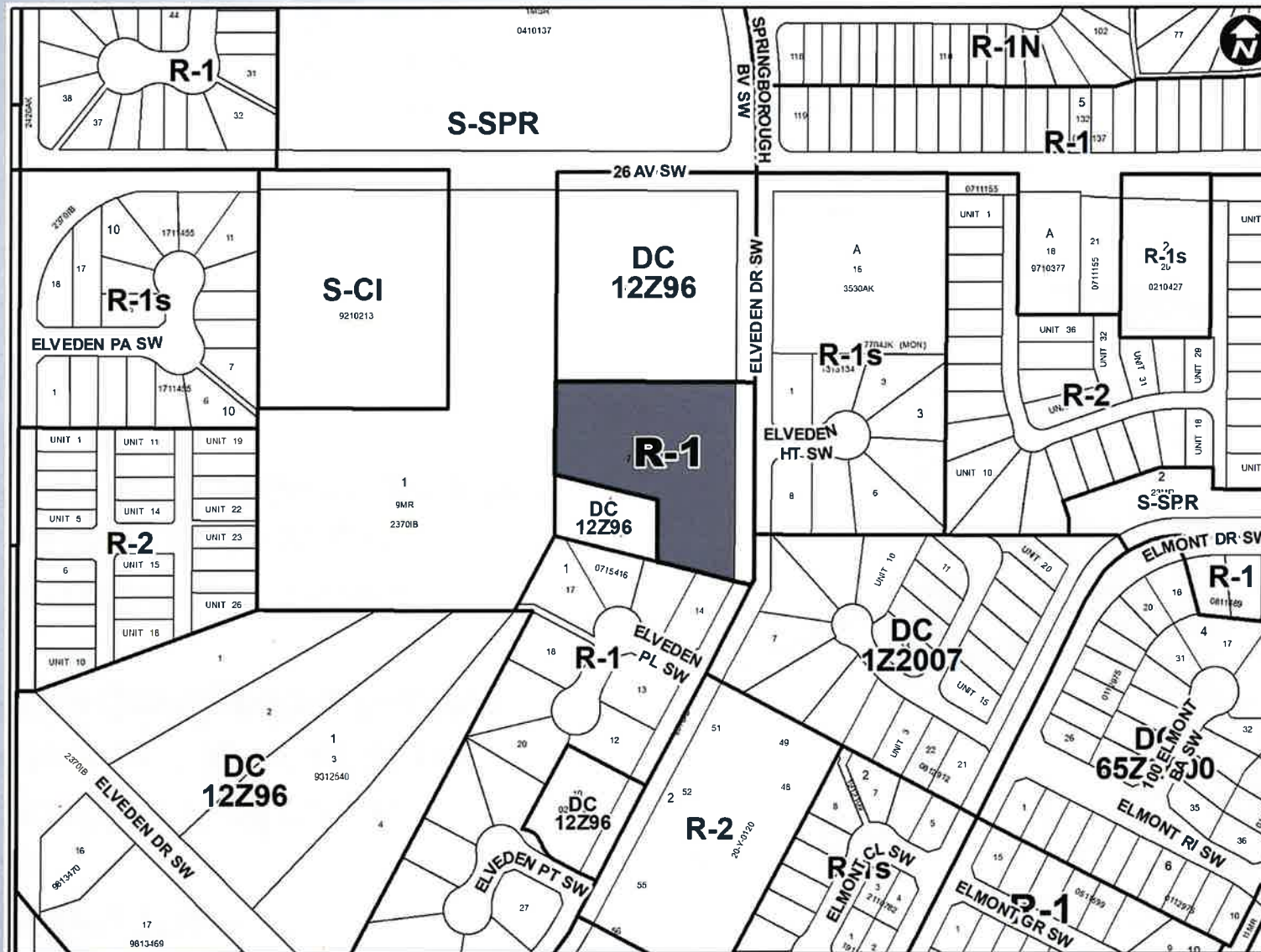




LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Residential – One Dwelling (R-1) District:

- Low Density Residential District
- Single Detached Dwellings
- Discretionary use of Backyard Suites and Secondary Suites
- Maximum building height of 12 metres
- Minimum parcel area of 330 square metres

Springbank Hill Area Structure Plan

- Densities shall range between 7 to 17 units per gross developable hectare
- Developments should accommodate single detached and semi-detached housing



RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 17 Elveden Drive SW (Plan 2370IB, Block 1, Lot 7) to subdivide 0.79 hectares \pm (1.95 acres \pm) with conditions (Attachment 3).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 17 Elveden Drive SW (Plan 2370IB, Block 1, Lot 7) from Direct Control (DC) District to Residential – One Dwelling (R-1) District.