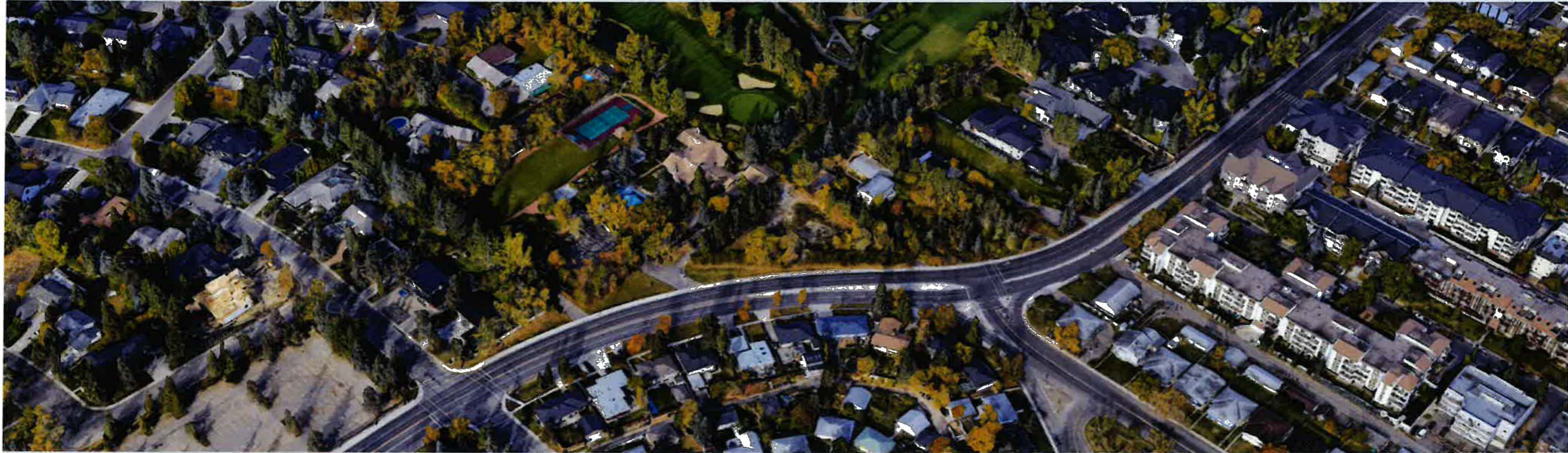




# Public Hearing of Council

## Agenda Item: 8.1.14



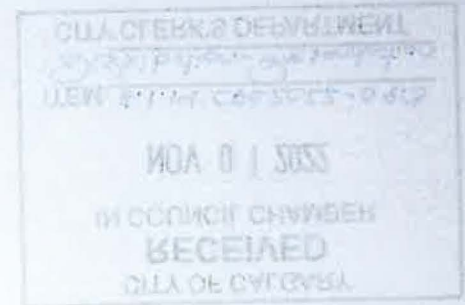
# LOC2022-0072 / CPC2022-0913

## Land Use Amendment

November 1, 2022

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
NOV 01 2022  
ITEM: 8.1.14 CPC2022-0913  
*Distribution - Presentation*  
CITY CLERK'S DEPARTMENT



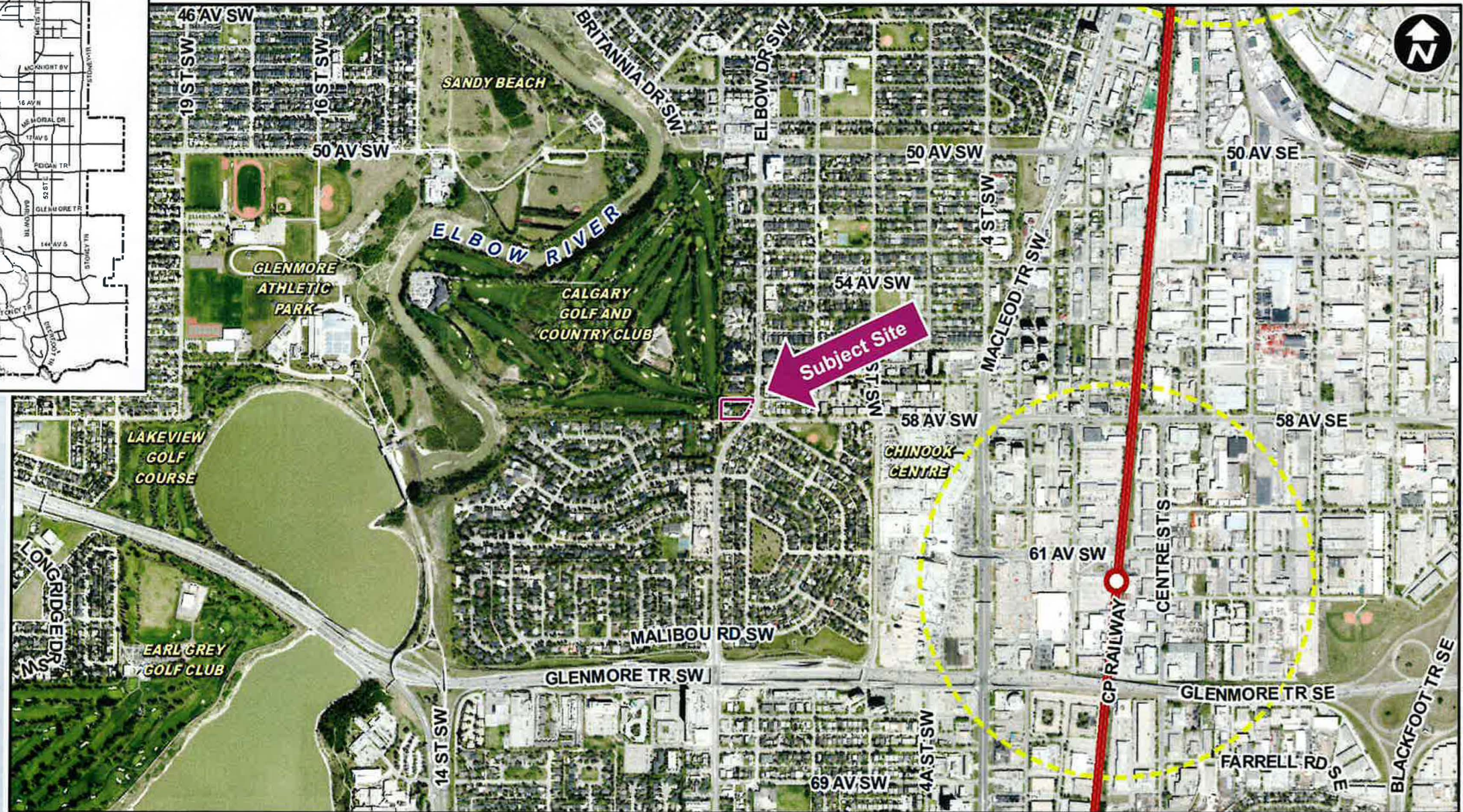
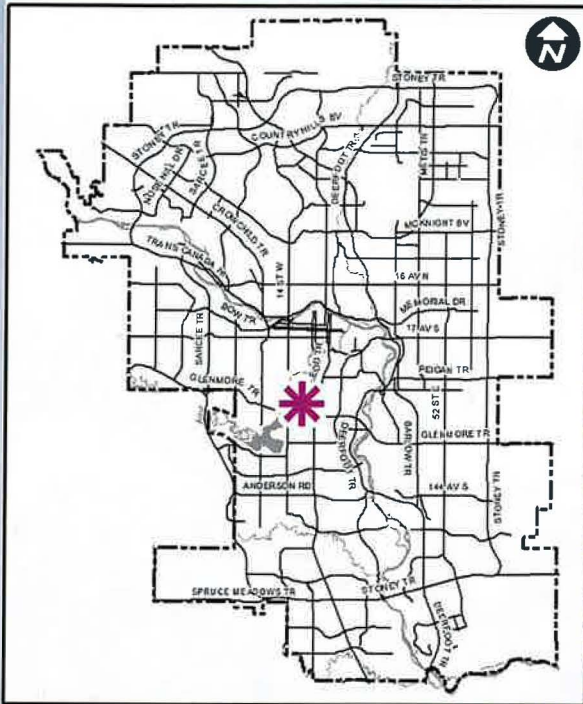


## Calgary Planning Commission's Recommendation:

That Council:

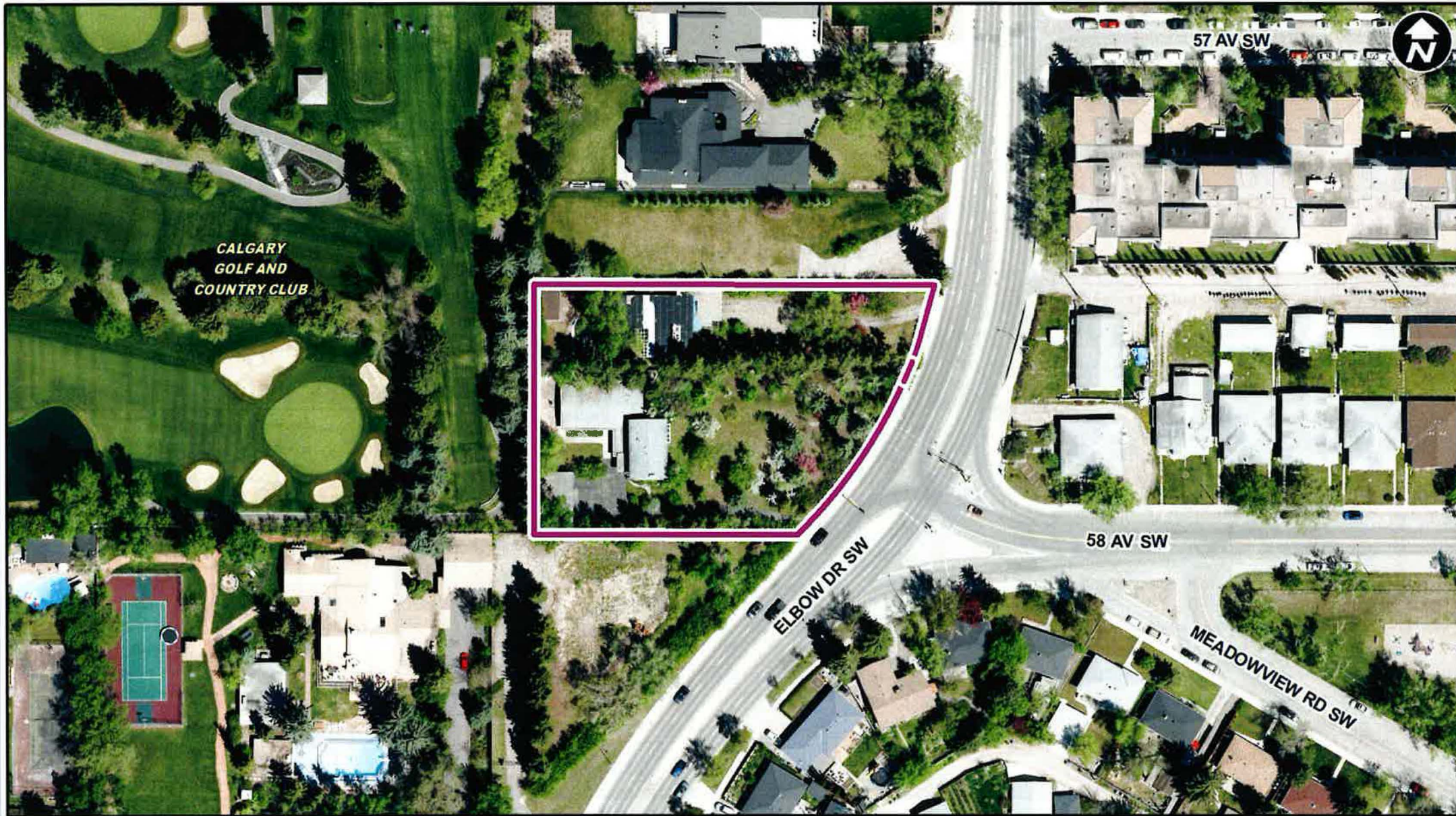
Give three readings to **Proposed Bylaw 163D2022** for redesignation of 0.51 hectares  $\pm$  (1.26 acres  $\pm$ ) located at 5815 and 5819 Elbow Drive SW (Plan 9500DV, a portion of Lot K) from Residential – Contextual Large Parcel One Dwelling (R-C1L) District and Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd16) District.





- 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



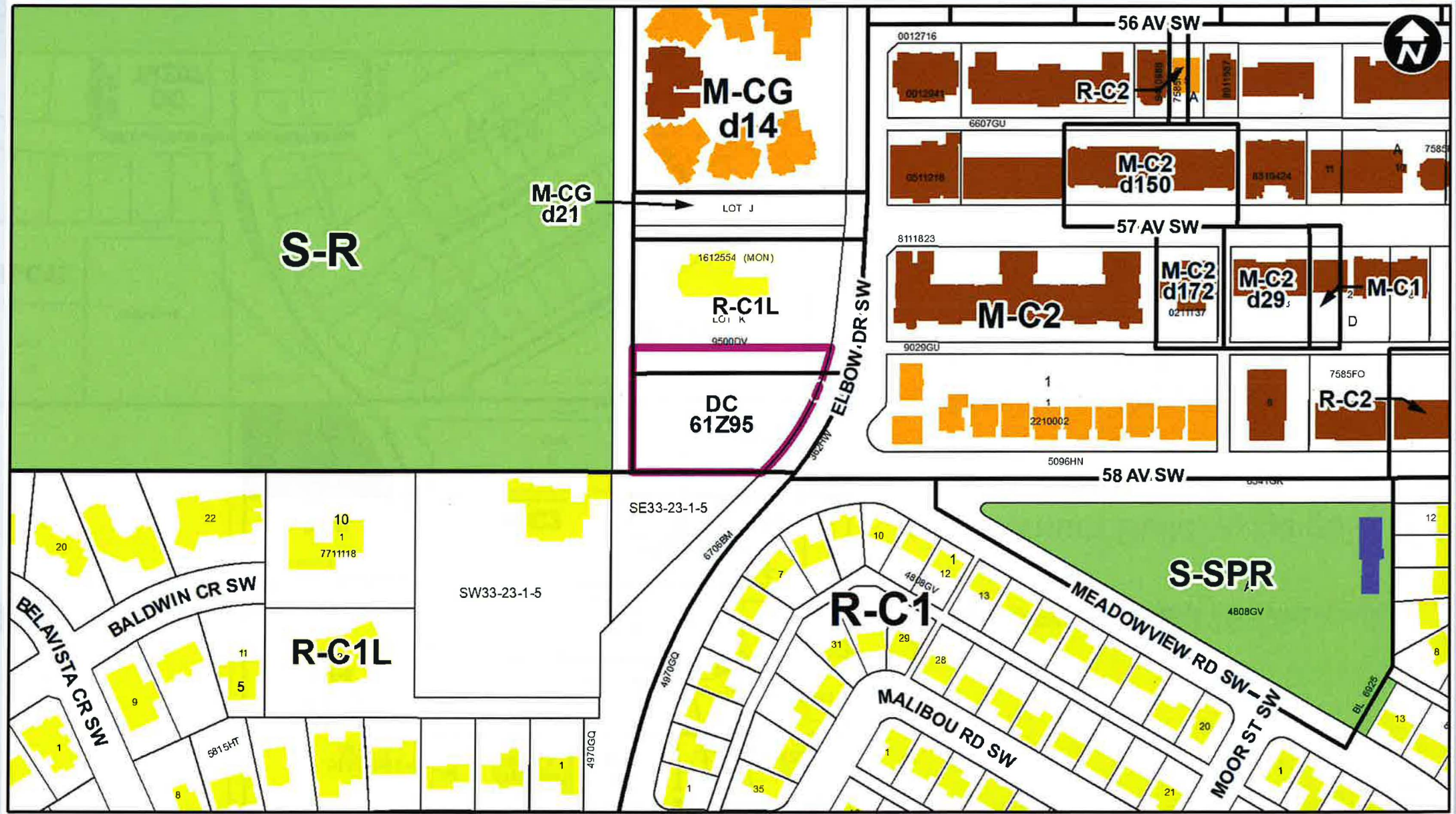


**Parcel Size:**

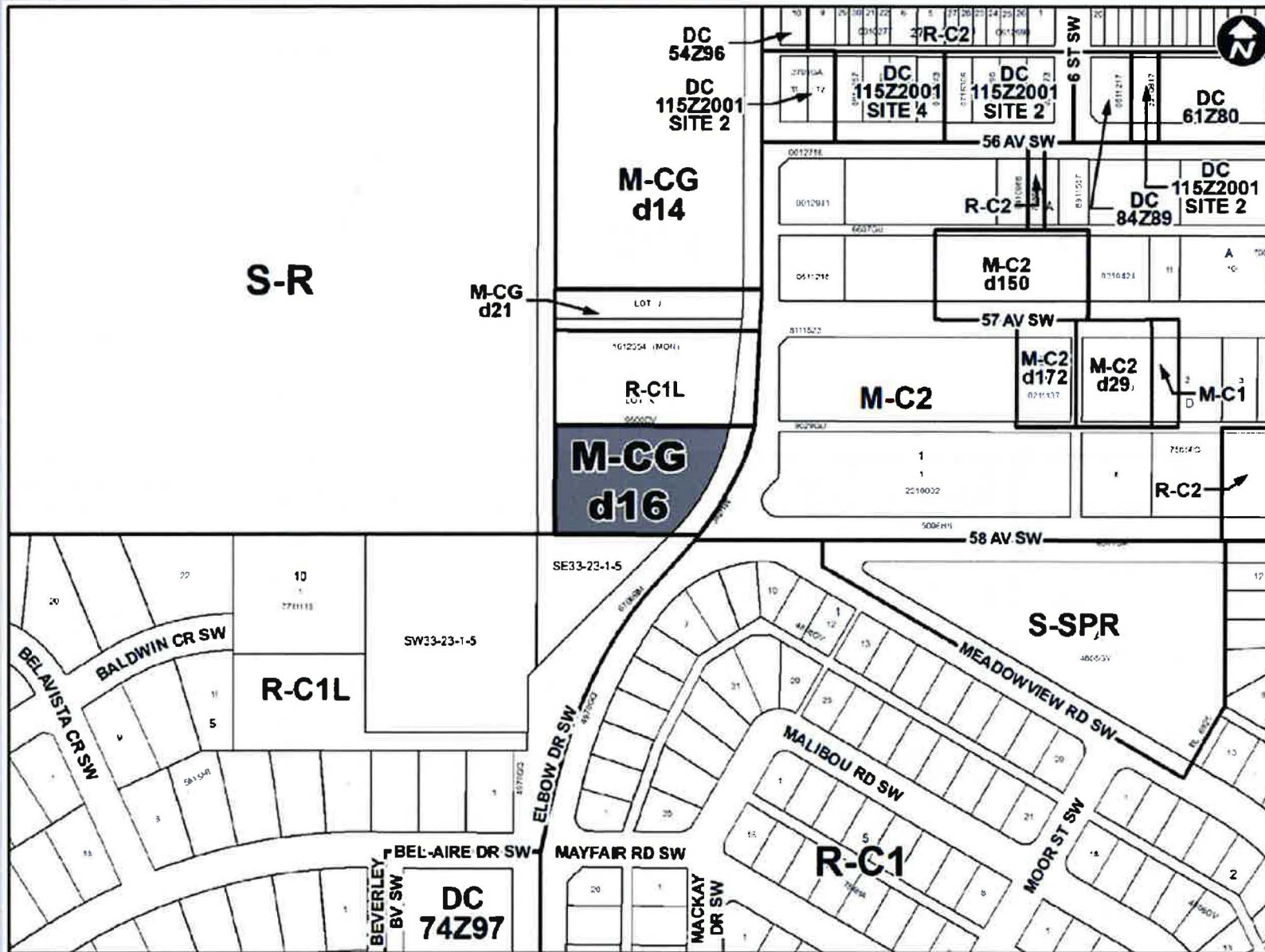
**0.51 ha  
70 m x 80 m**



- 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-CGd16 District:**

- Maximum Building height of 12.0 metres
- Maximum Density of 16 units per hectare (8 units)

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 163D2022** for redesignation of 0.51 hectares  $\pm$  (1.26 acres  $\pm$ ) located at 5815 and 5819 Elbow Drive SW (Plan 9500DV, a portion of Lot K) from Residential – Contextual Large Parcel One Dwelling (R-C1L) District and Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd16) District.