



LOC2023-0246 / CPC2023-1223 Land Use Amendment

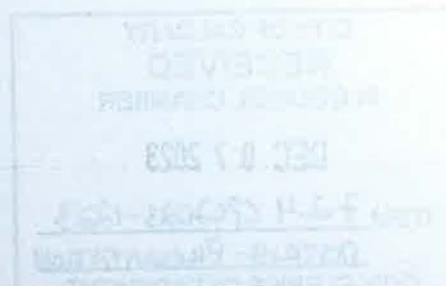
December 7, 2023

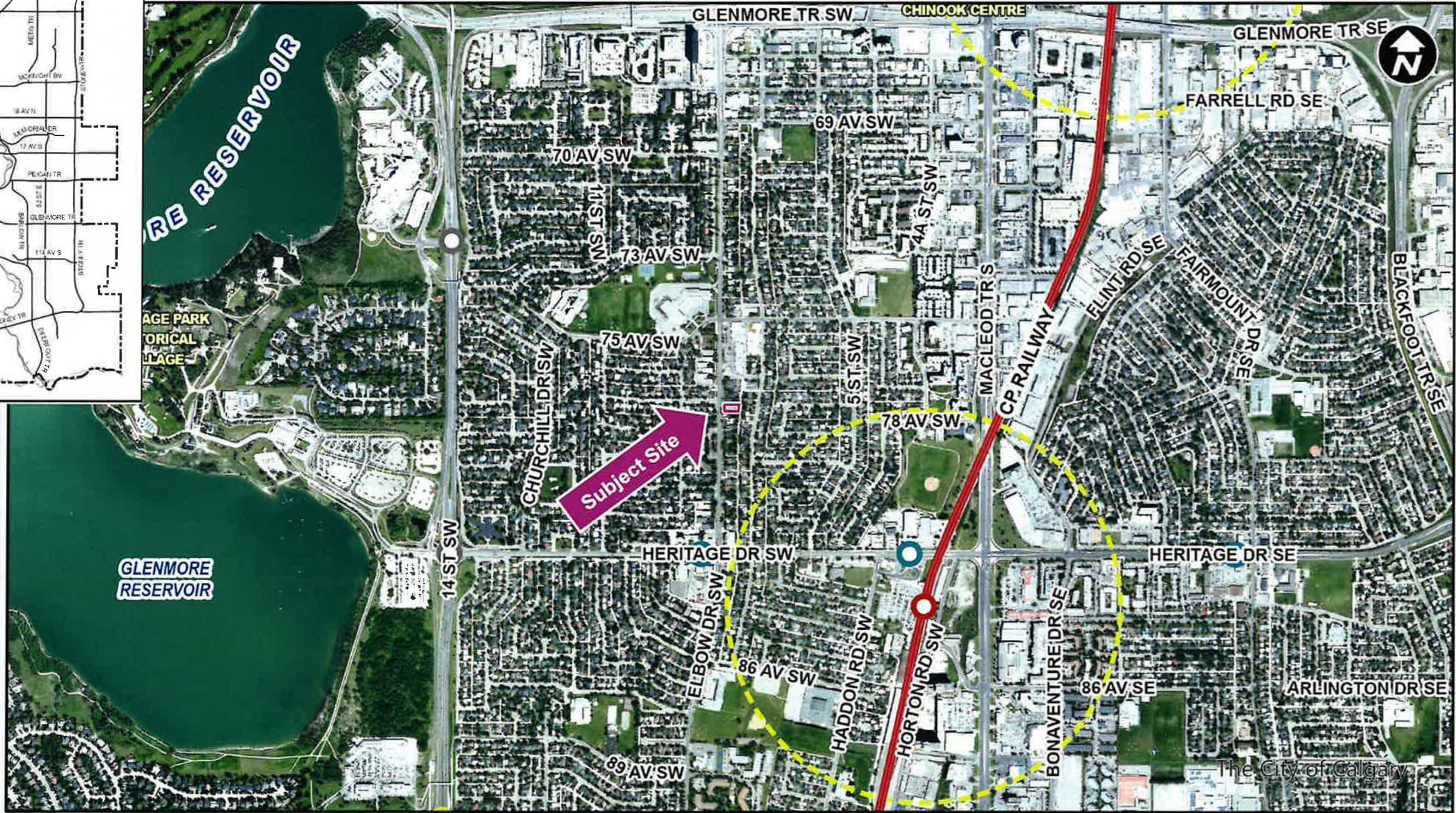
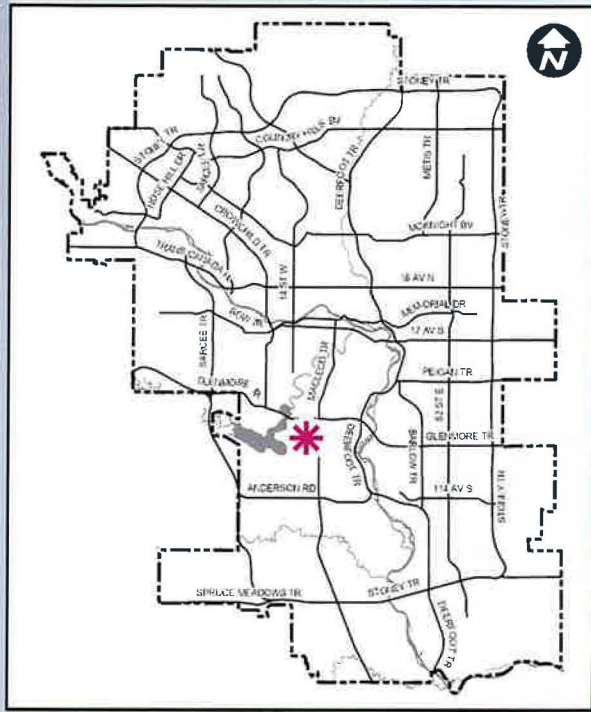
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 07 2023
ITEM: 7.2.4 CPC2023-1223
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

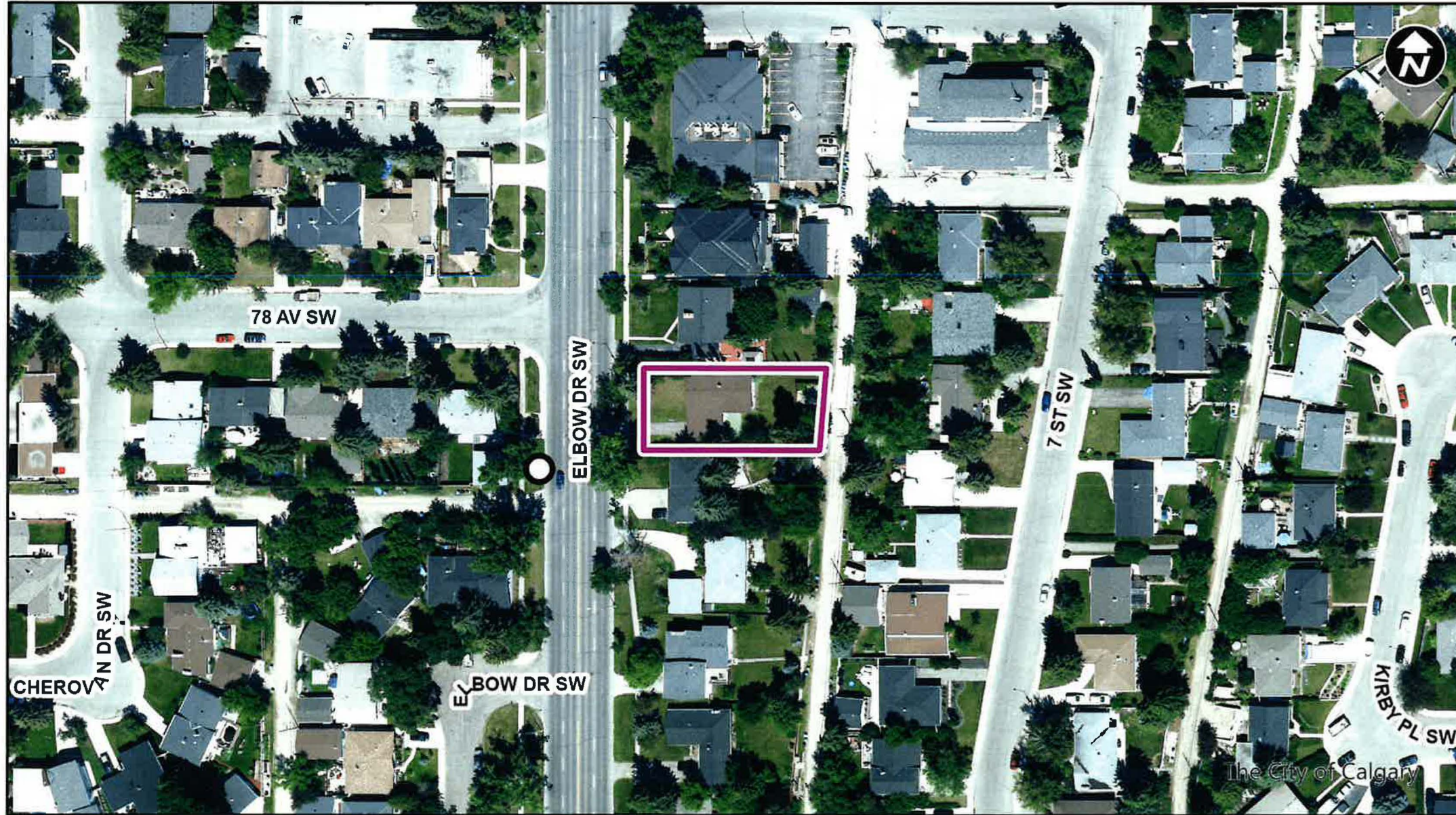
Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd50) District to Housing – Grade Oriented (H-GO) District.





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



○ Bus Stop

Parcel Size:

**0.09 ha
19m x 44m**

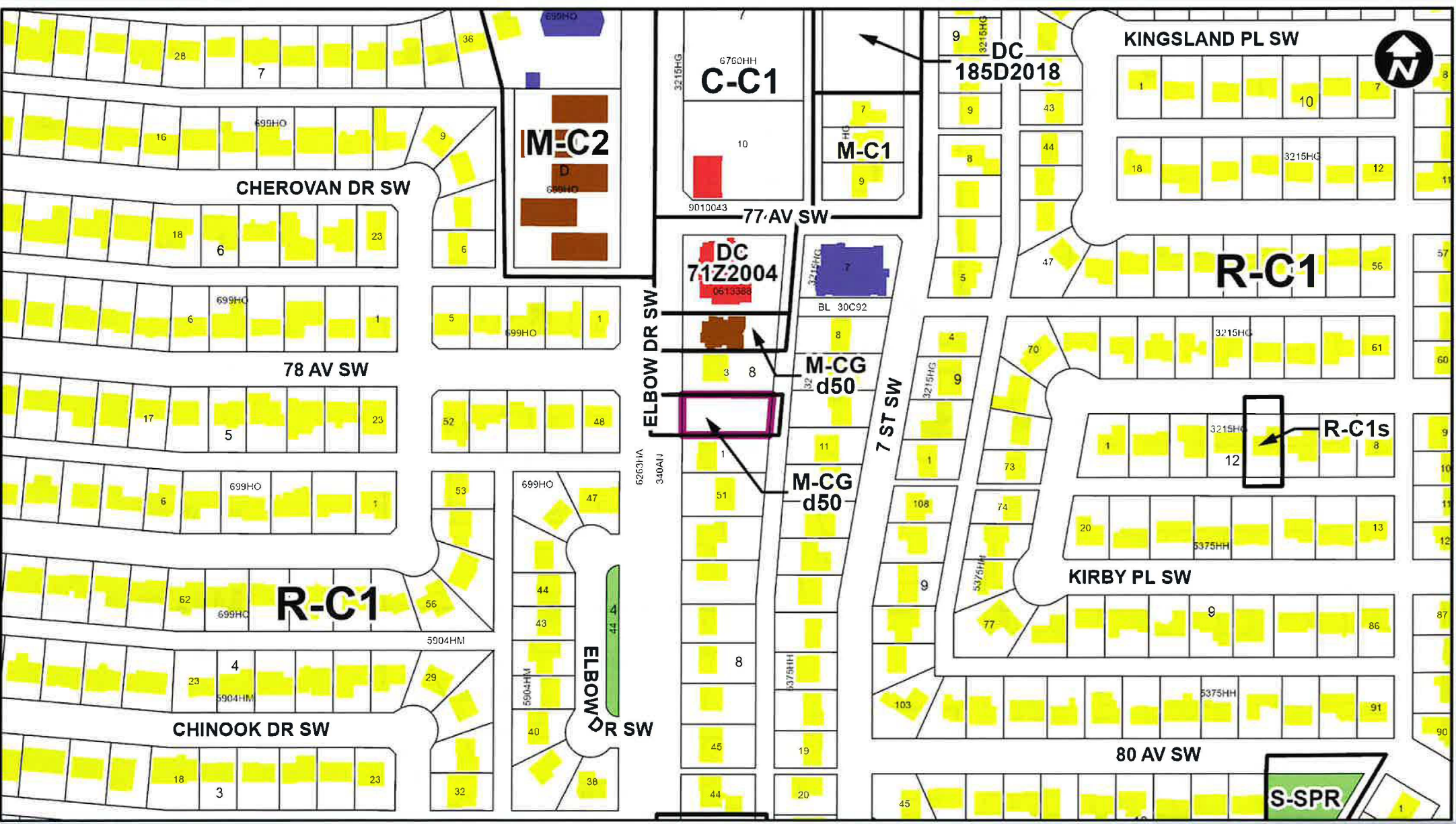
The City of Calgary

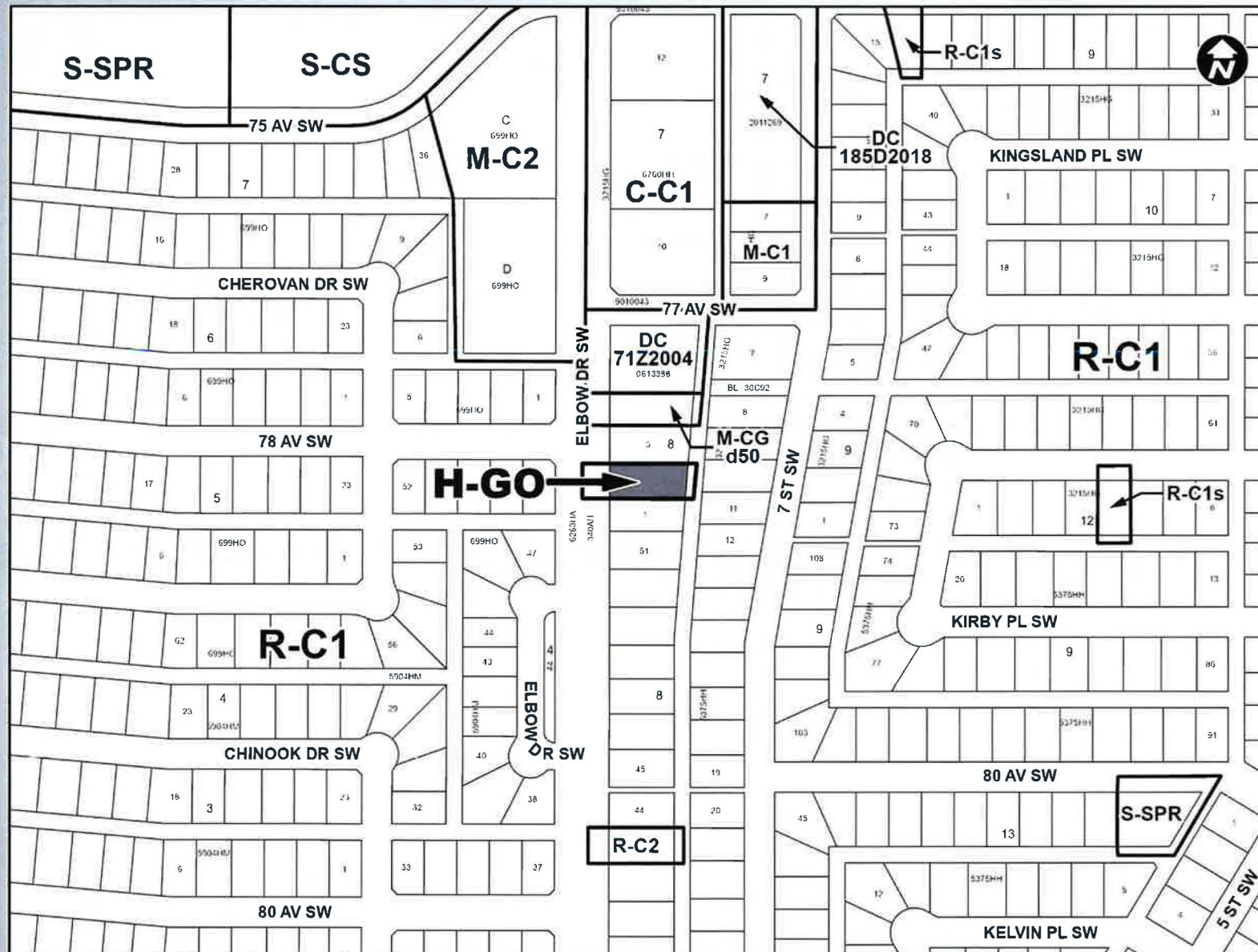




Surrounding Land Use

- 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 H-GO District:

- Accords with policies in Heritage Communities Local Area Plan
- Grade-oriented development
- Maximum building height of 12 metres
- Maximum floor area ratio of 1.5

Heritage Communities Local Area Plan

9



Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- Regional Campus
- No Urban Form Category

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Supplementary Slides

