



## LOC2023-0246 / CPC2023-1223

### Land Use Amendment

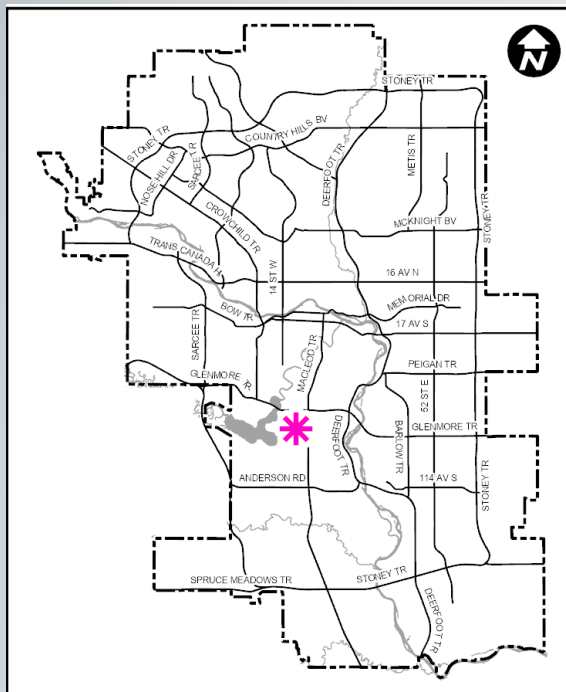
February 6, 2024

# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 37D2024** 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

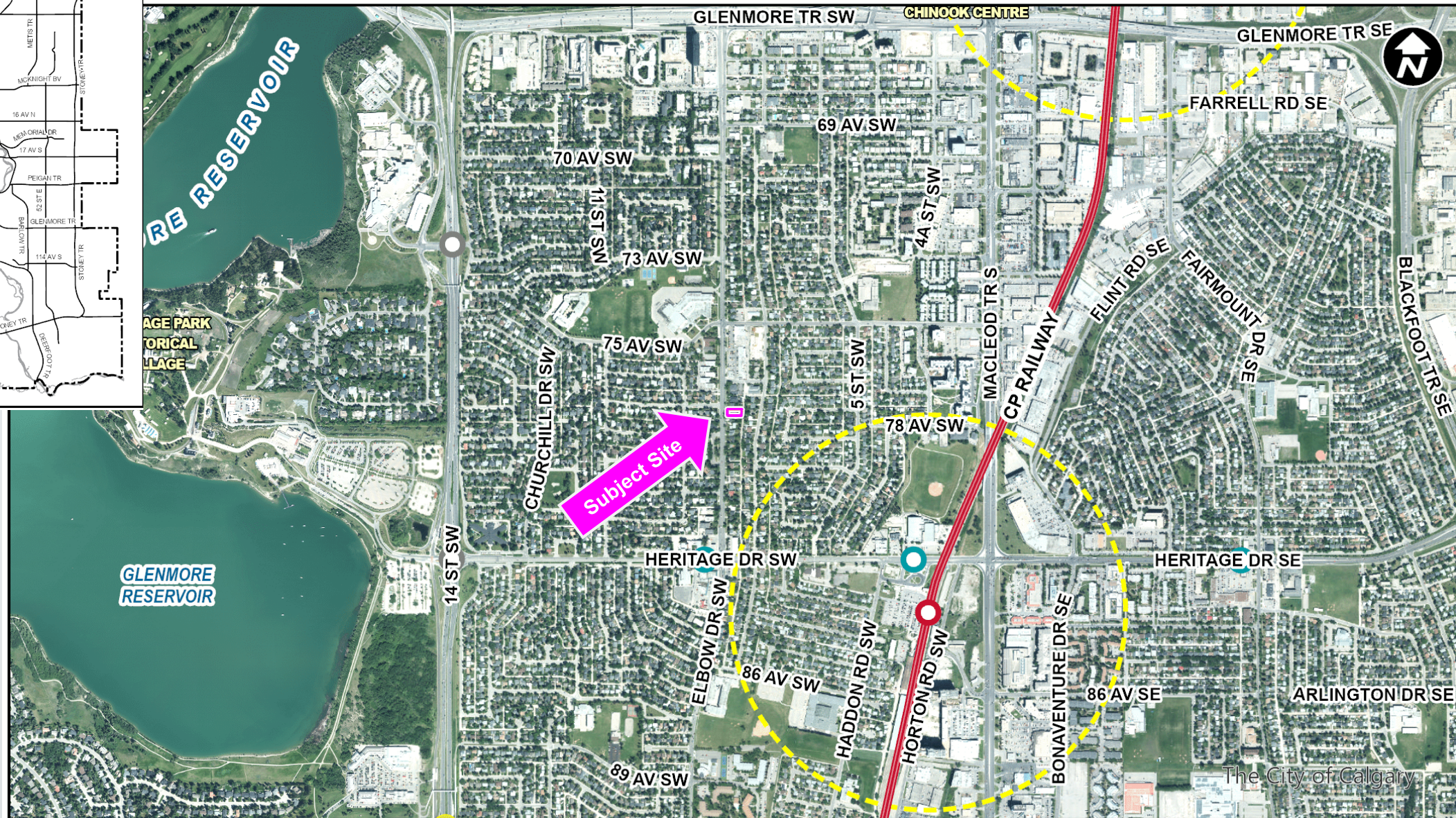
- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

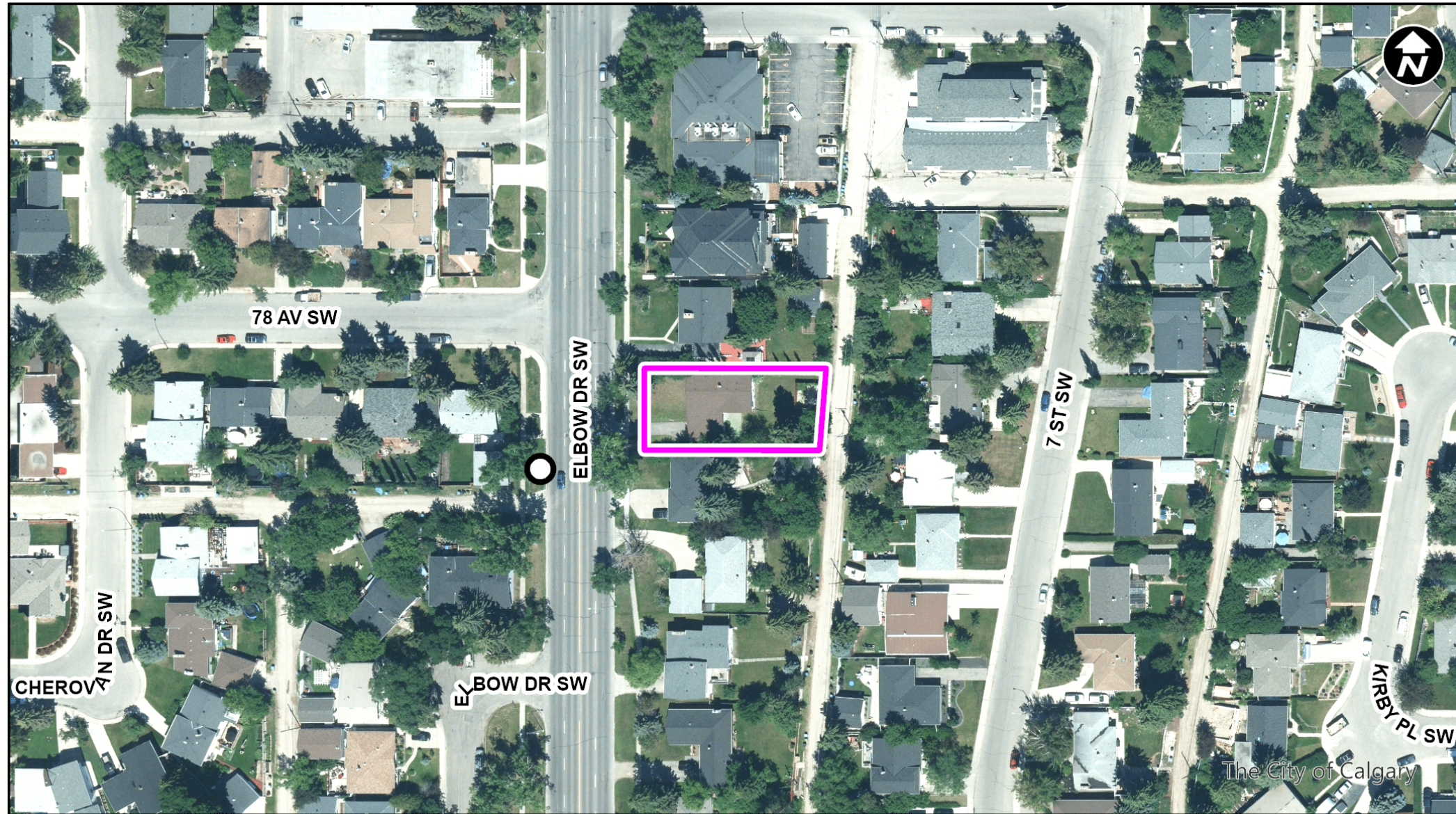
- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





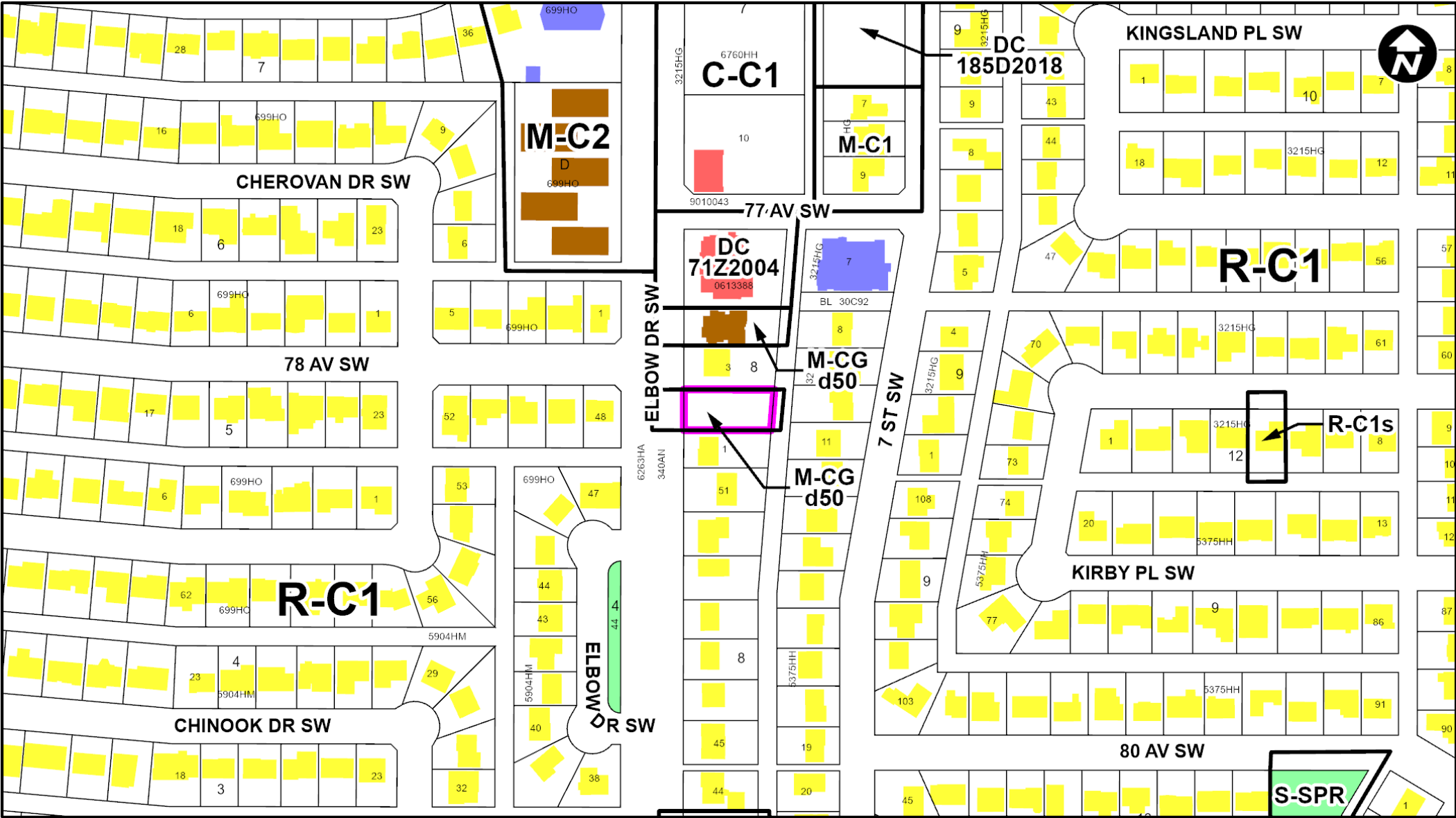


○ Bus Stop

Parcel Size:

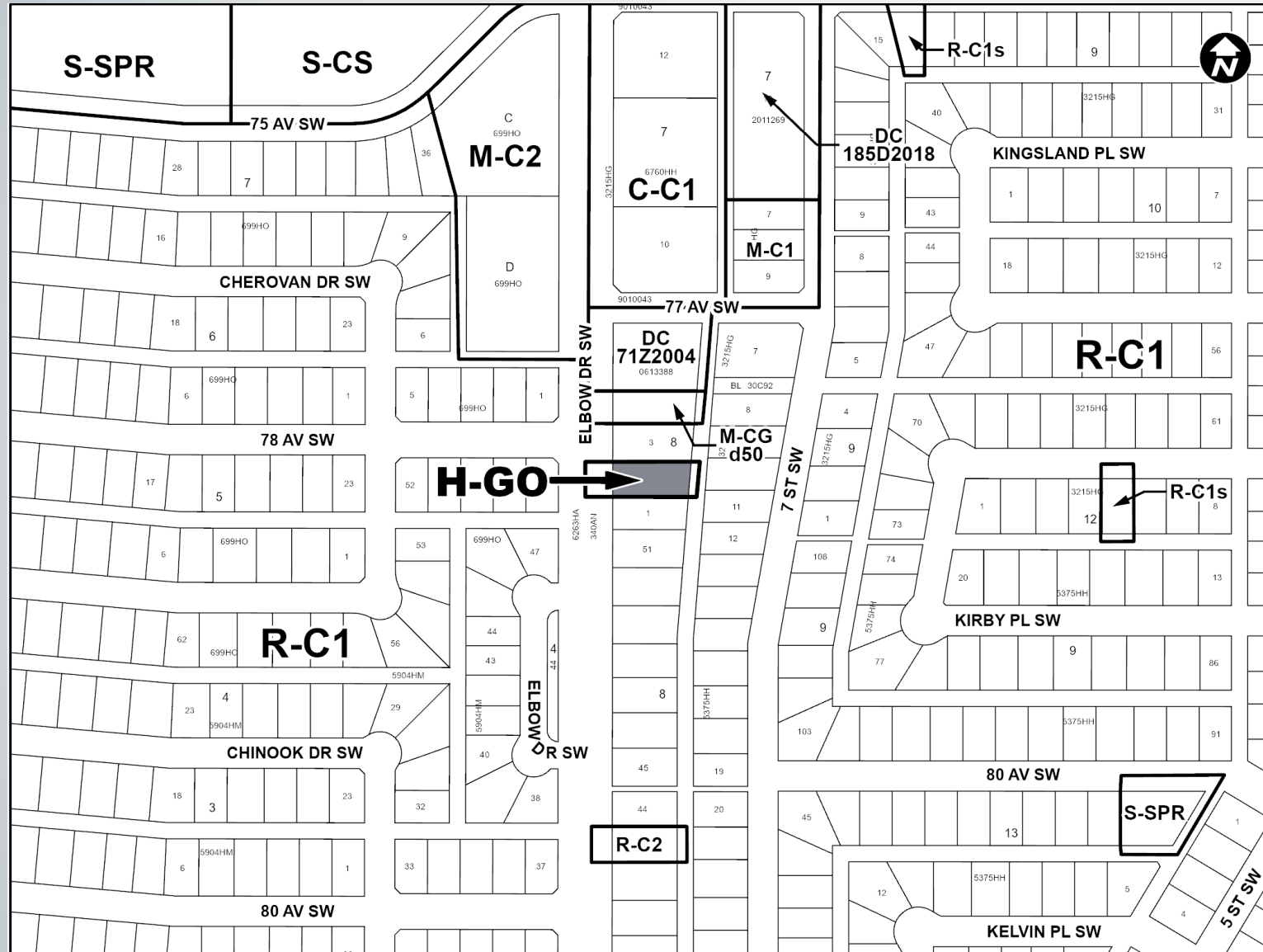
0.09 ha  
19m x 44m





- 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

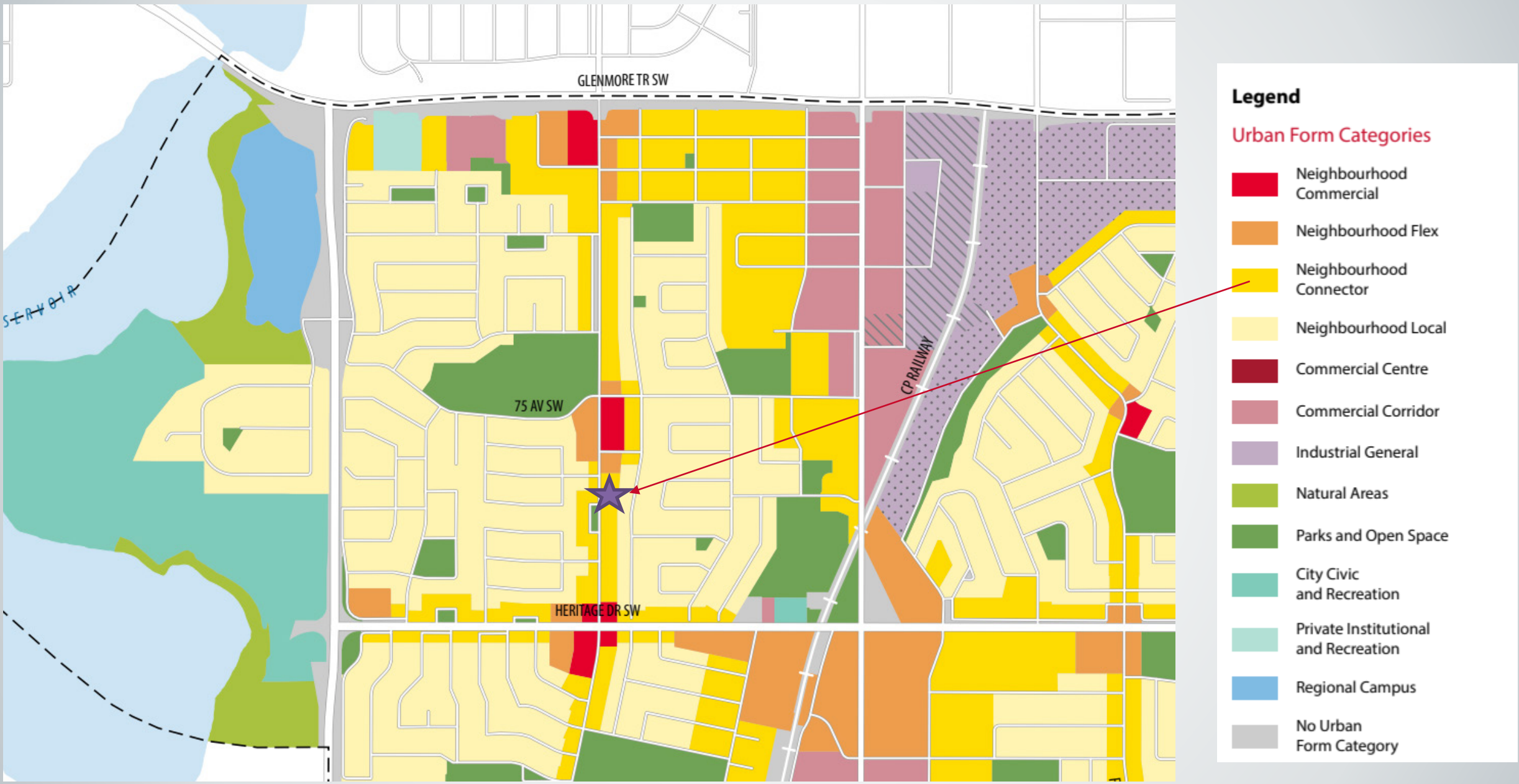




## Proposed Housing – Grade Oriented (H-GO) District:

- Aligns with policies in the Heritage Communities Local Area Plan
- Allows for grade-oriented development
- Maximum building height of 12 metres
- Maximum floor area ratio of 1.5







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# Supplementary Slides











## Existing Land Use Map 12

