



# Public Hearing of Council

## Agenda Item: 7.1.2



# LOC2023-0247 / CPC2024-0045

## Land Use Amendment

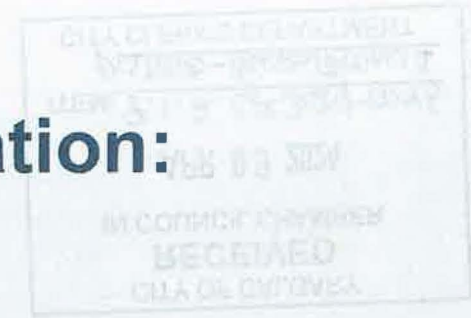
April 9, 2024

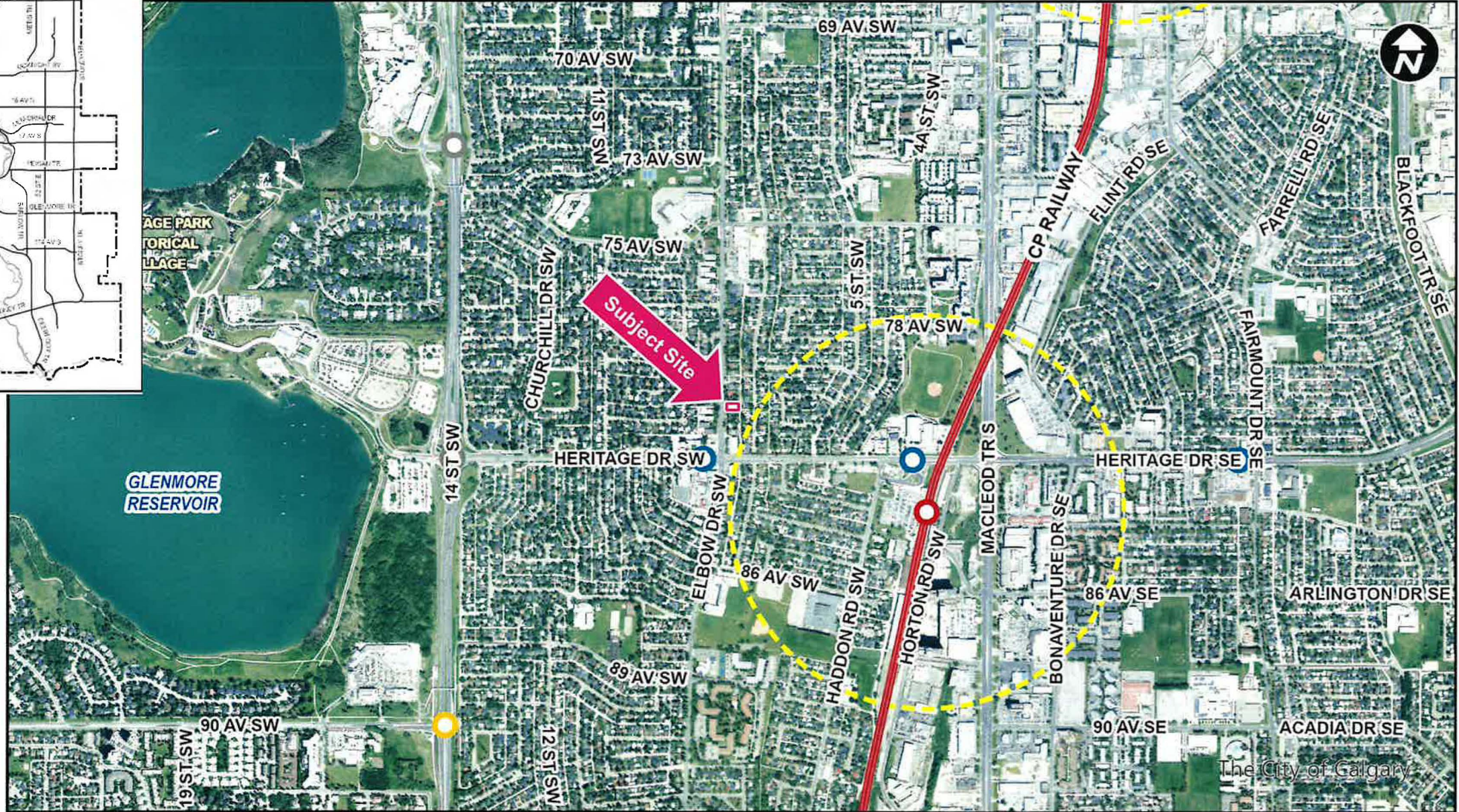
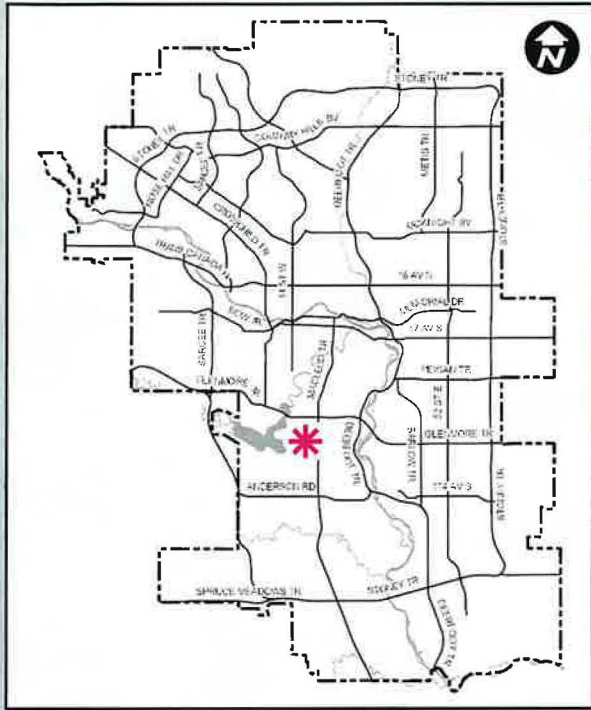
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 09 2024  
ITEM: 7.1.2 CPC2024-0045  
DISTRIB-PRESENTATION 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

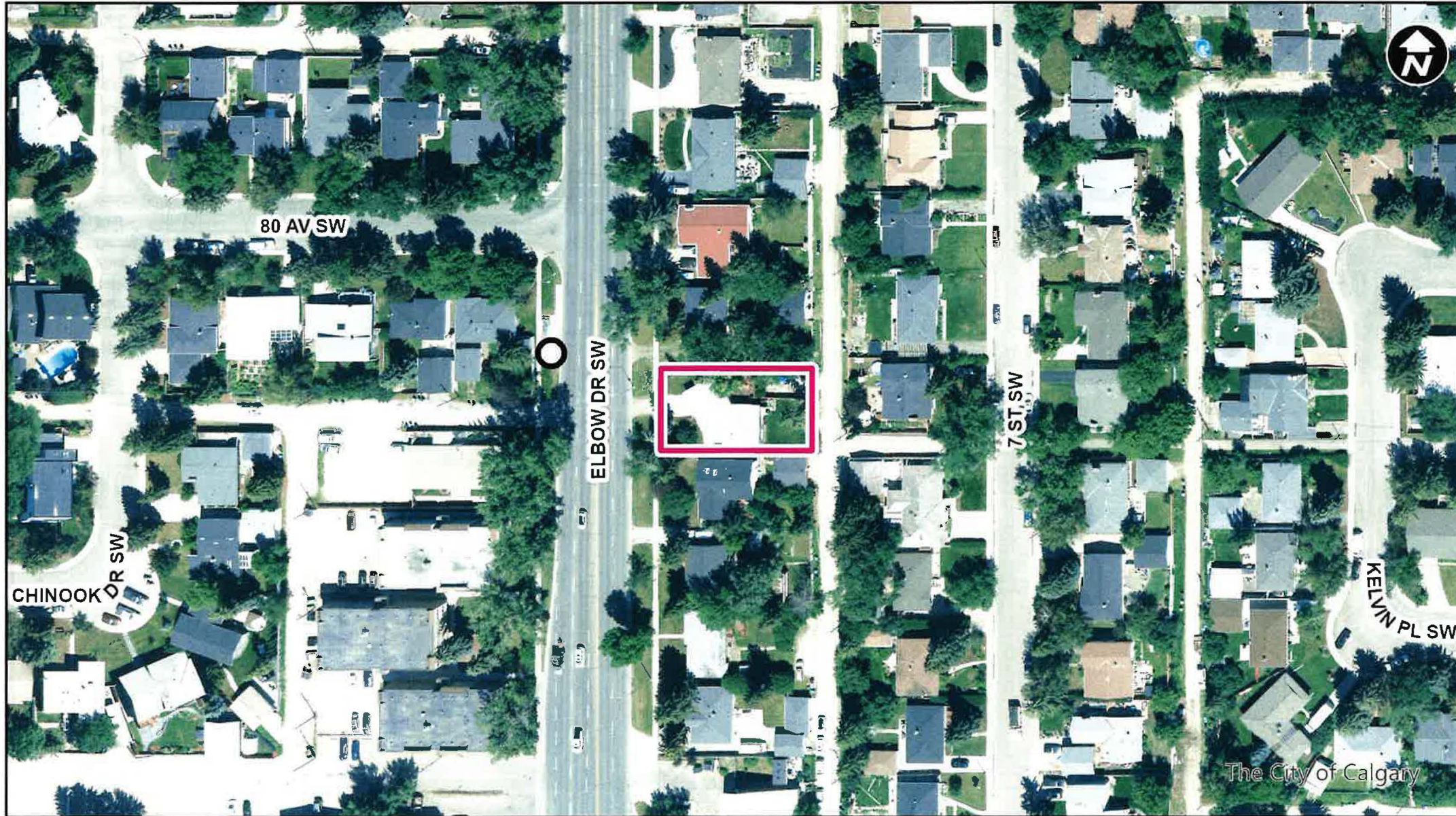
That Council:

Give three readings to **Proposed Bylaw 83D2024** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 8224 Elbow Drive SW (Plan 5375HH, Block 8, Lot 39) from Residential – Contextual One Dwelling (R-C1) 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



LEGEND

○ Bus Stop

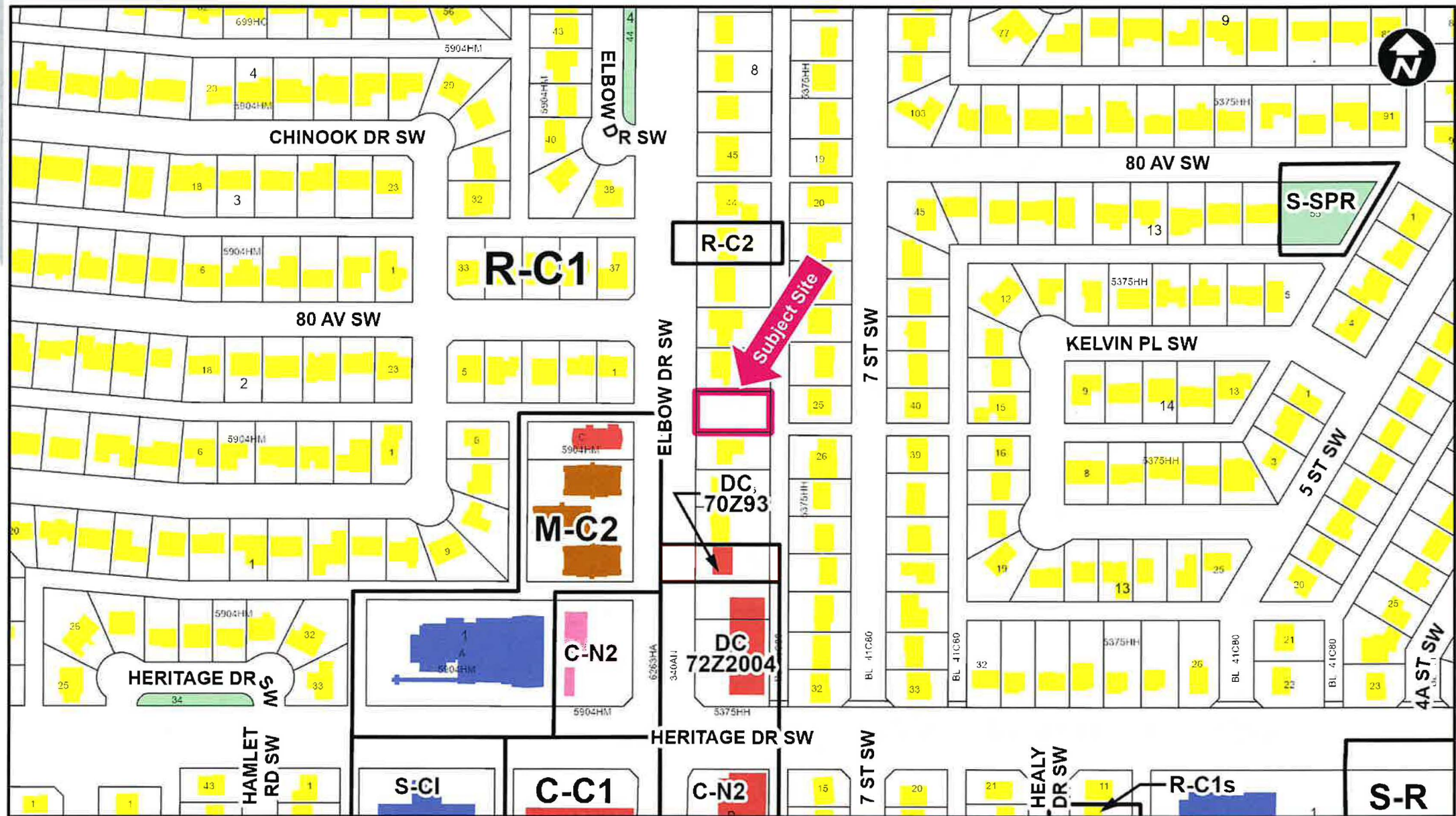
Parcel Size:

0.07 ha  
20m x 37m

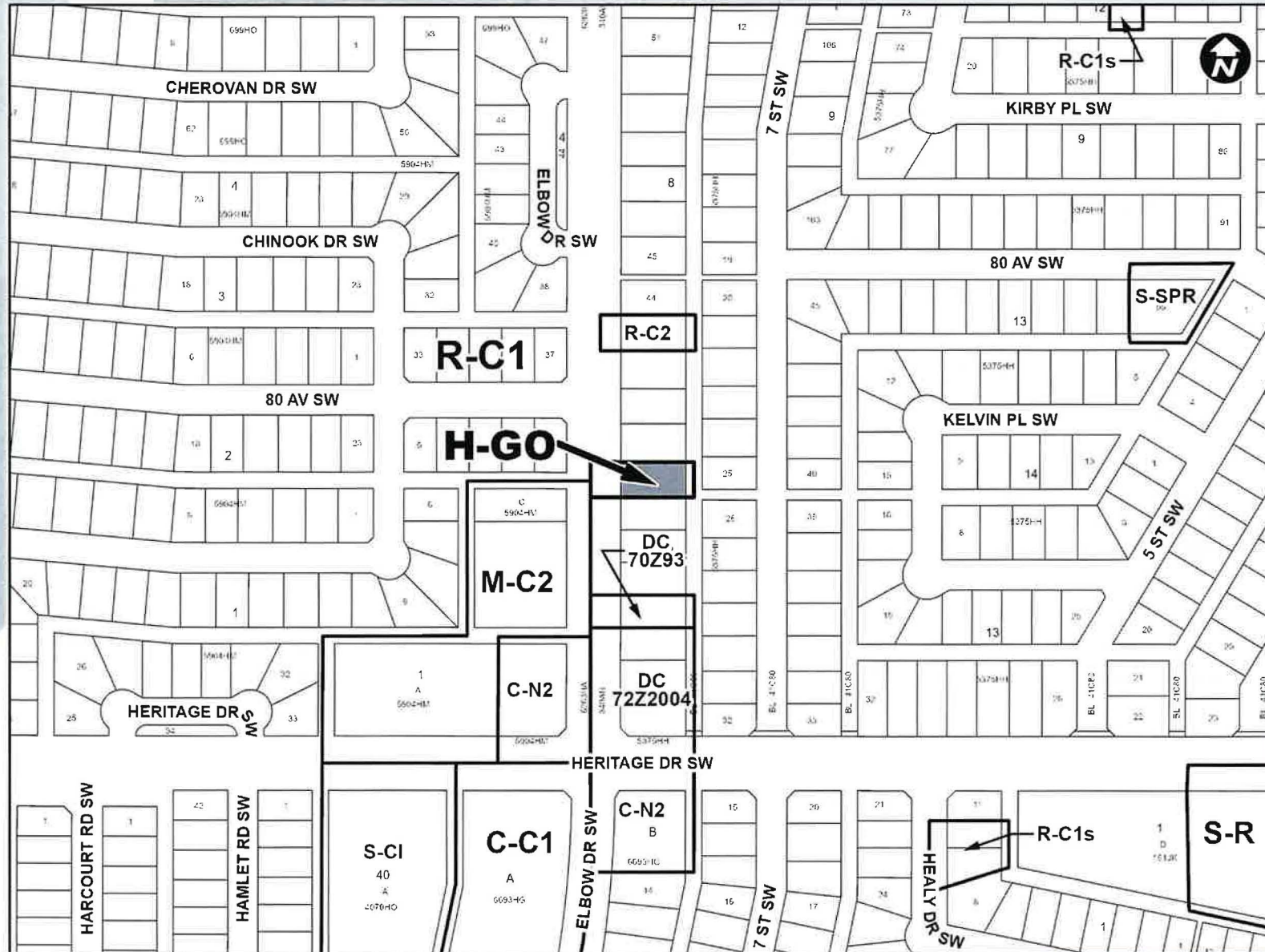
# Surrounding Land Use

### 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 Land Use Map



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

- allows for grade-oriented housing in a variety of attached, stacked or clustered forms
- maximum building height of 12 metres
- maximum floor area ratio of 1.5 (1,080 square metres)
- development permit for 6 units and 6 suites ready for approval

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 83D2024** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 8224 Elbow Drive SW (Plan 5375HH, Block 8, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

# Supplementary Slides





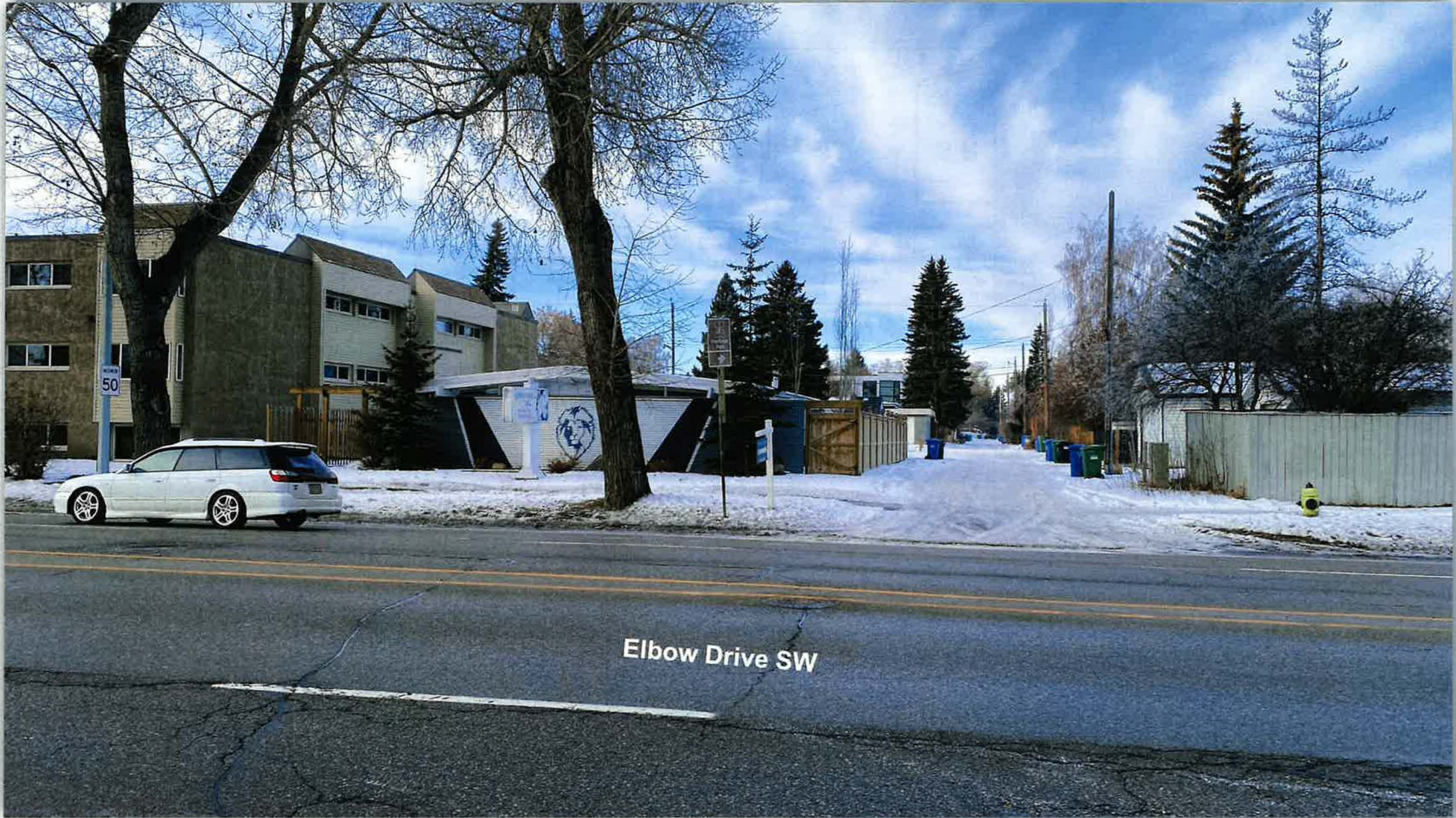
Site Photo – Along Adjacent Street 10

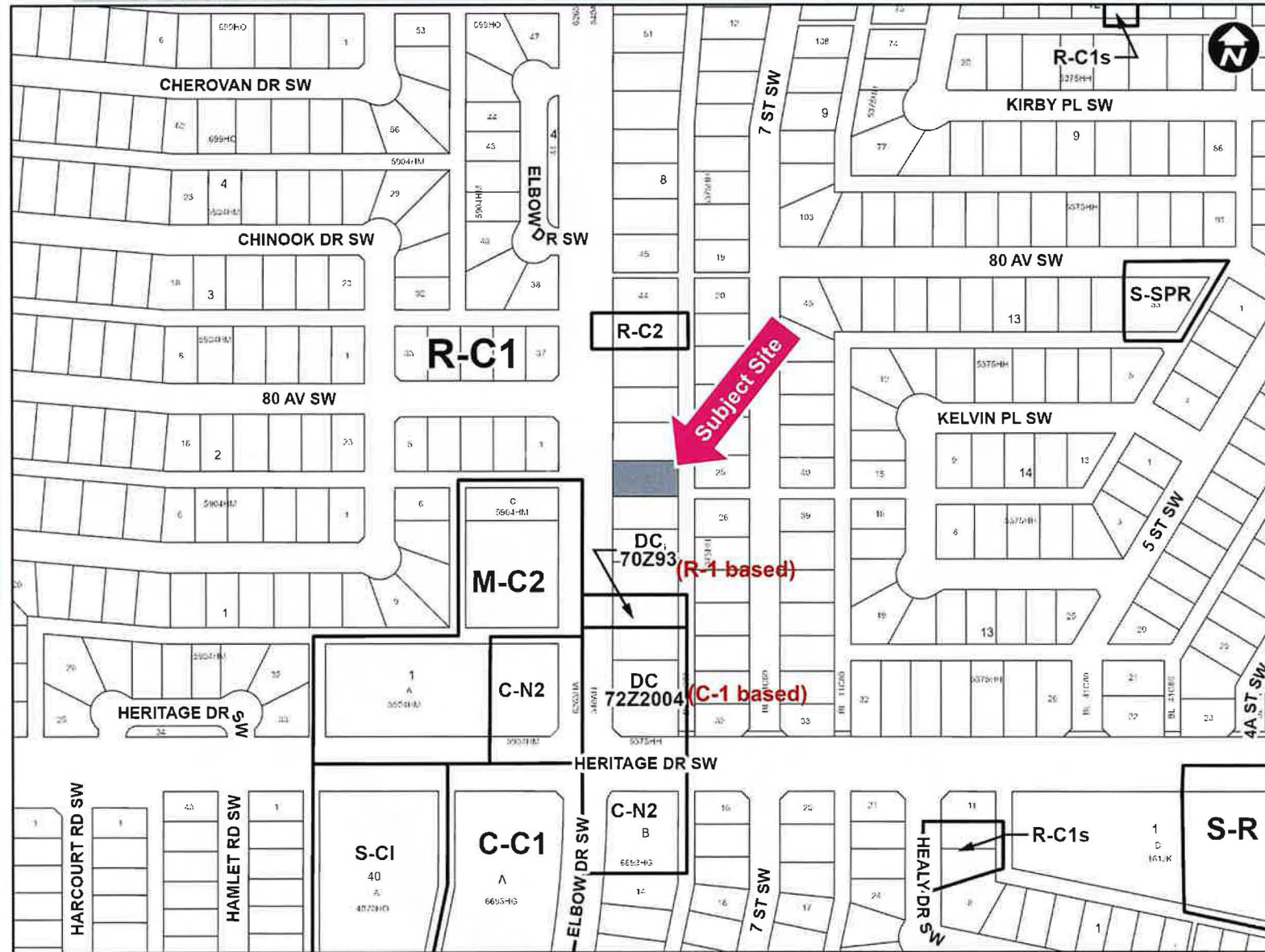
Left – North Direction



Right – South Direction



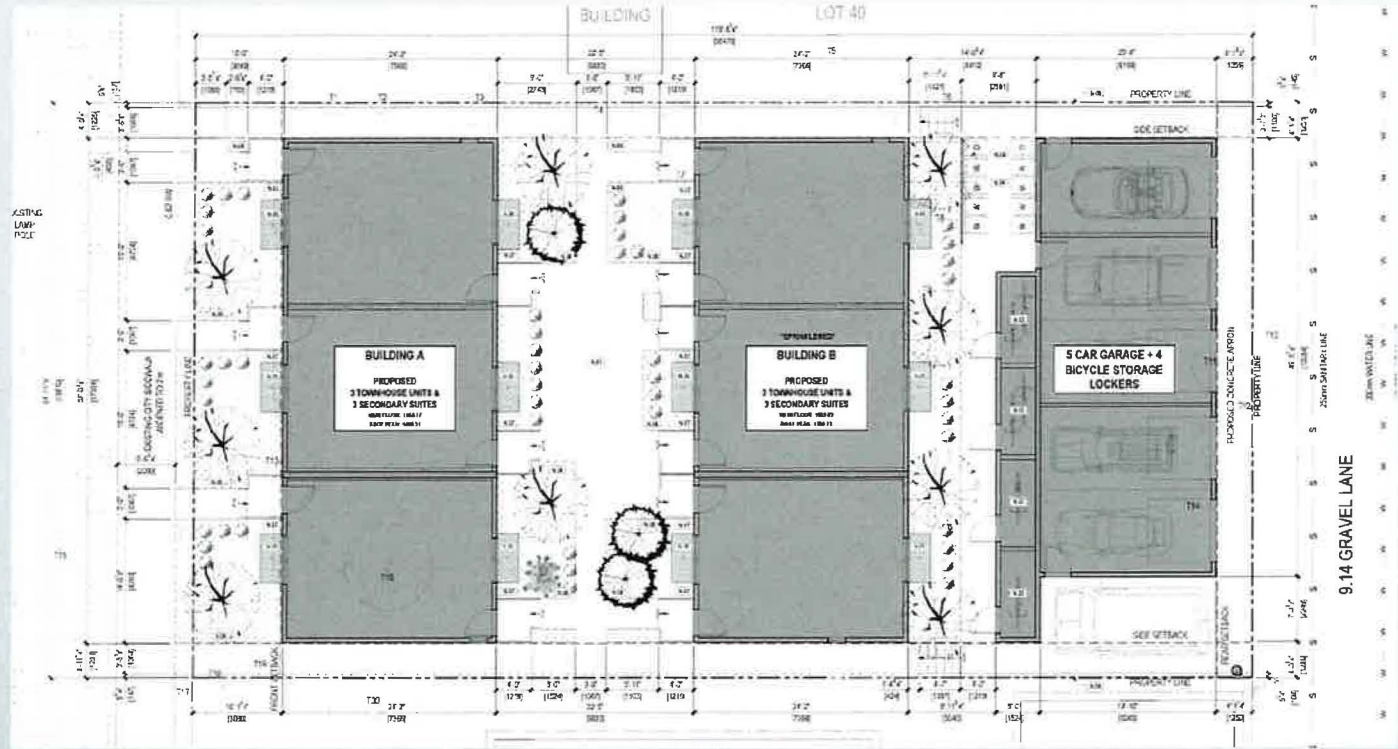




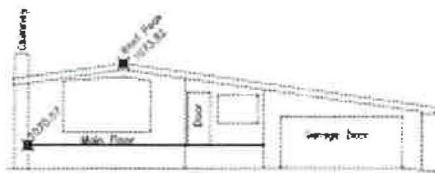
## Existing R-C1 District:

- Maximum height = 10.0 metres
- Maximum of 1 dwelling units
- Single detached dwellings

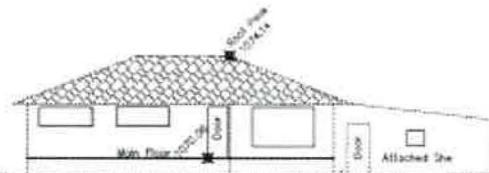
# Development Permit (DP2023-06073) Summary 13



1 BLOCK PLAN  
DP 00 1/4" = 1'-0"



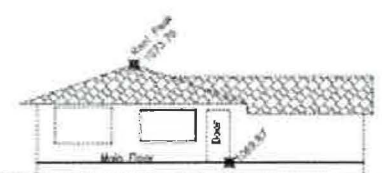
8216 Elbow Drive S.W.  
(Lot 41, Block 8, Plan 5375 HH)  
Facing Elbow Drive S.W.



8220 Elbow Drive S.W.  
(Lot 40, Block 8, Plan 5375 HH)  
Facing Elbow Drive S.W.



8224 Elbow Drive S.W.  
(Lot 39, Block 8, Plan 5375 HH)  
Facing Elbow Drive S.W.



8228 Elbow Drive S.W.  
(Lot 38, Block 8, Plan 5375 HH)  
Facing Elbow Drive S.W.

WEST STREETSCAPE

2 STREETSCAPE  
DP 00 1/4" = 1'-0"