



Public Hearing of Council

Agenda Item: 7.2.15



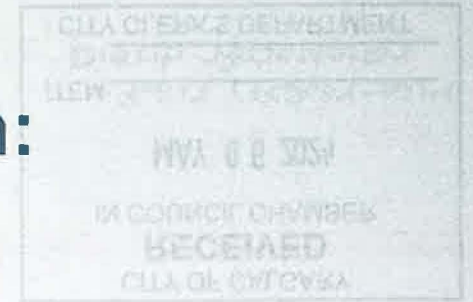
LOC2023-0310 / CPC2024-0254

Land Use Amendment

May 7, 2024

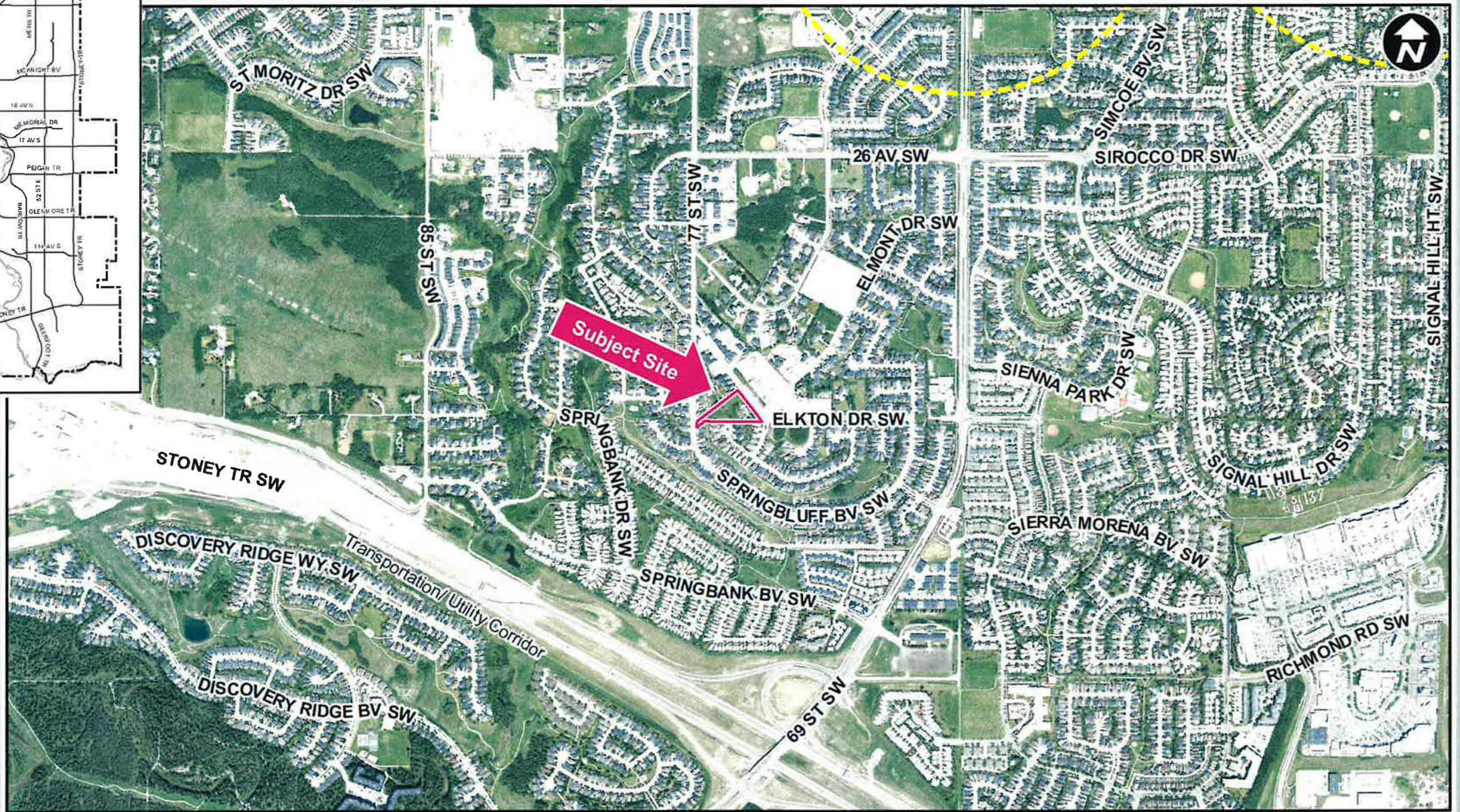
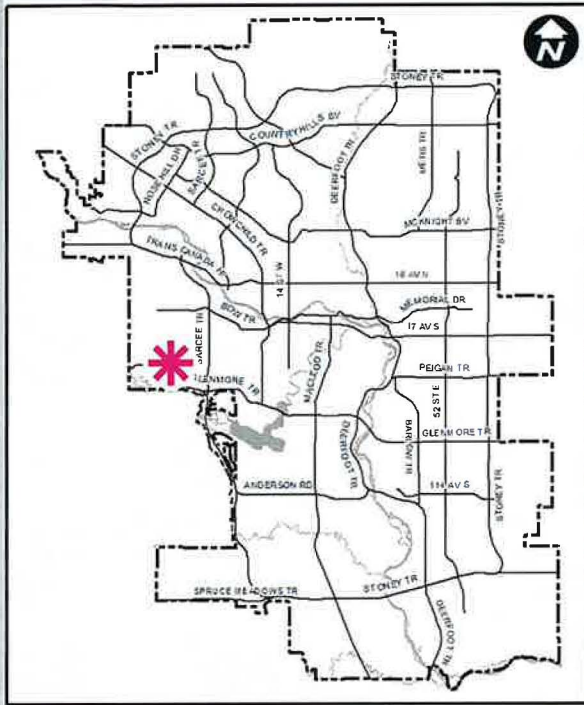
CITY OF CALGARY
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IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.15 (CPC2024-0254)
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 127D2024** for the redesignation of 1.00 hectares \pm (2.47 acres \pm) located at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW (Plan 252HP, Block 4; Plan 2370IB, Block 3, Lot 3) from Residential – One Dwelling (R-1) District and Direct Control (DC) District **to** Residential – One Dwelling (R-1s) 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



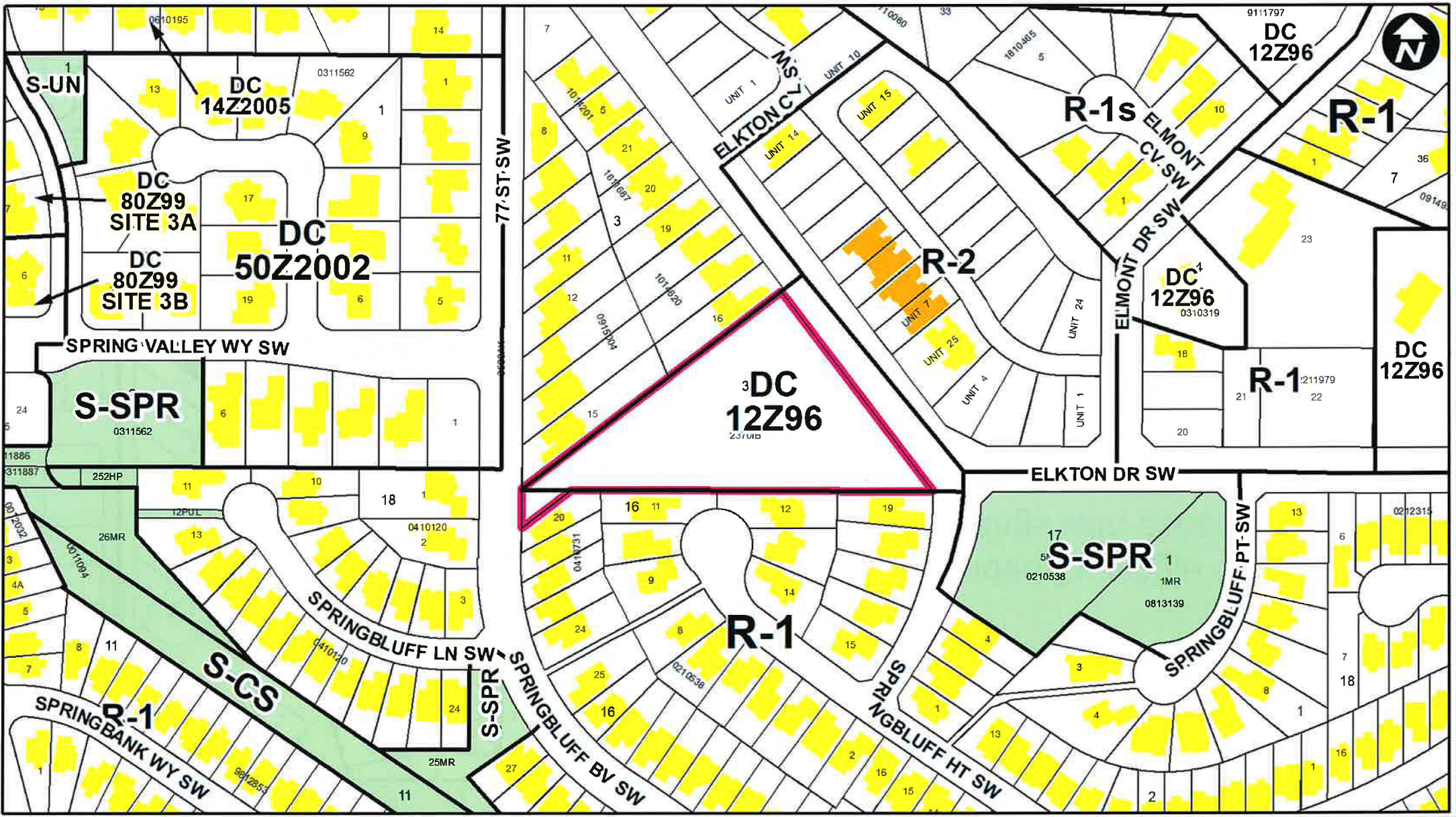
○ Bus Stop

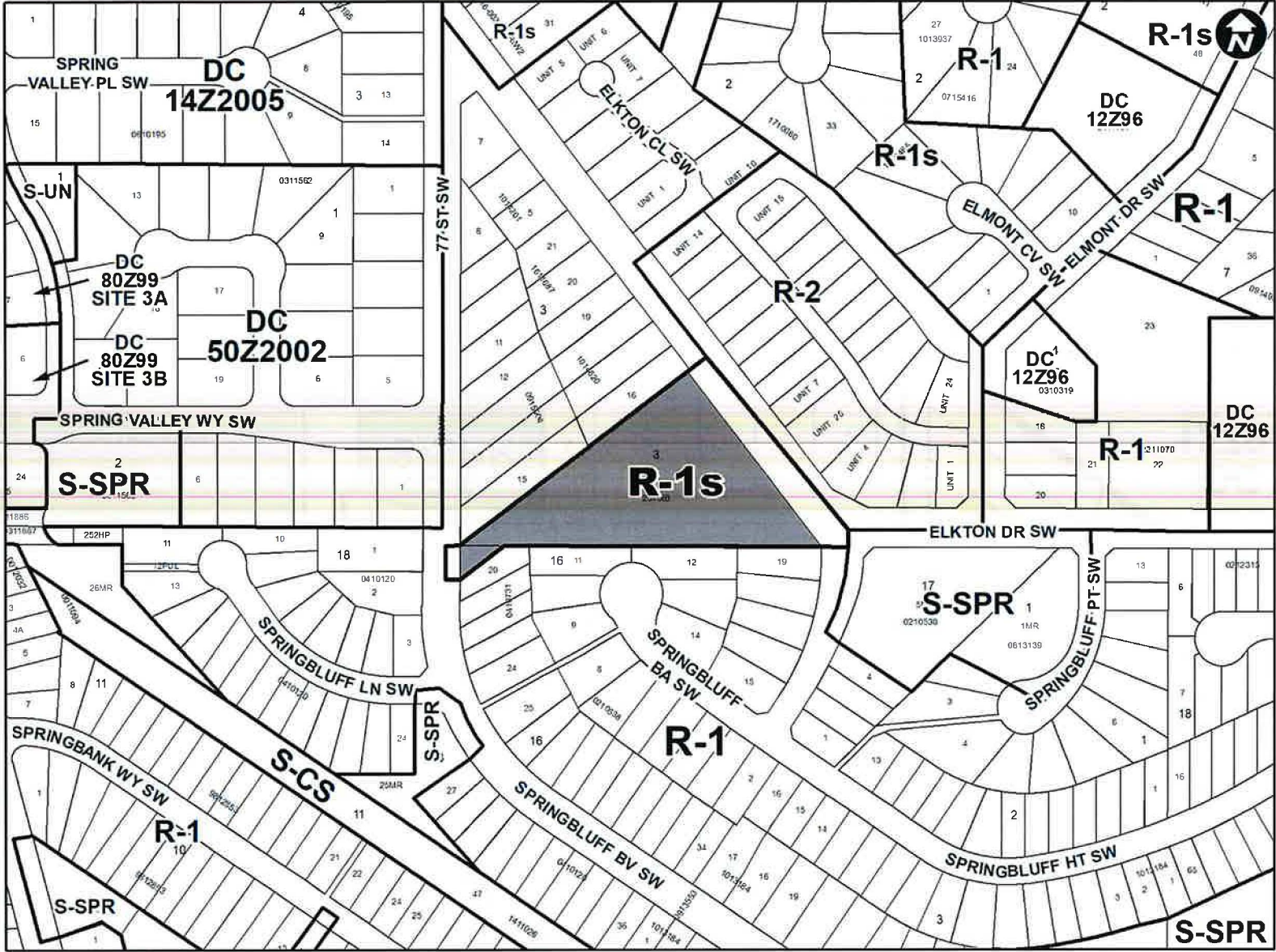
Parcel Size:

1.00 ha
122m x 159m

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 Residential – One Dwelling (R-1s) District:

- Intended for single detached dwellings with secondary suites in new communities
- Maximum building height of 10.0 metres
- Minimum parcel size of 330 square metres.

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Supplementary Slides

Proposed Site Layout





