



# Public Hearing of Council

Agenda Item: 7.2.17



## LOC2023-0246 / CPC2023-1223 Land Use Amendment

February 6, 2024

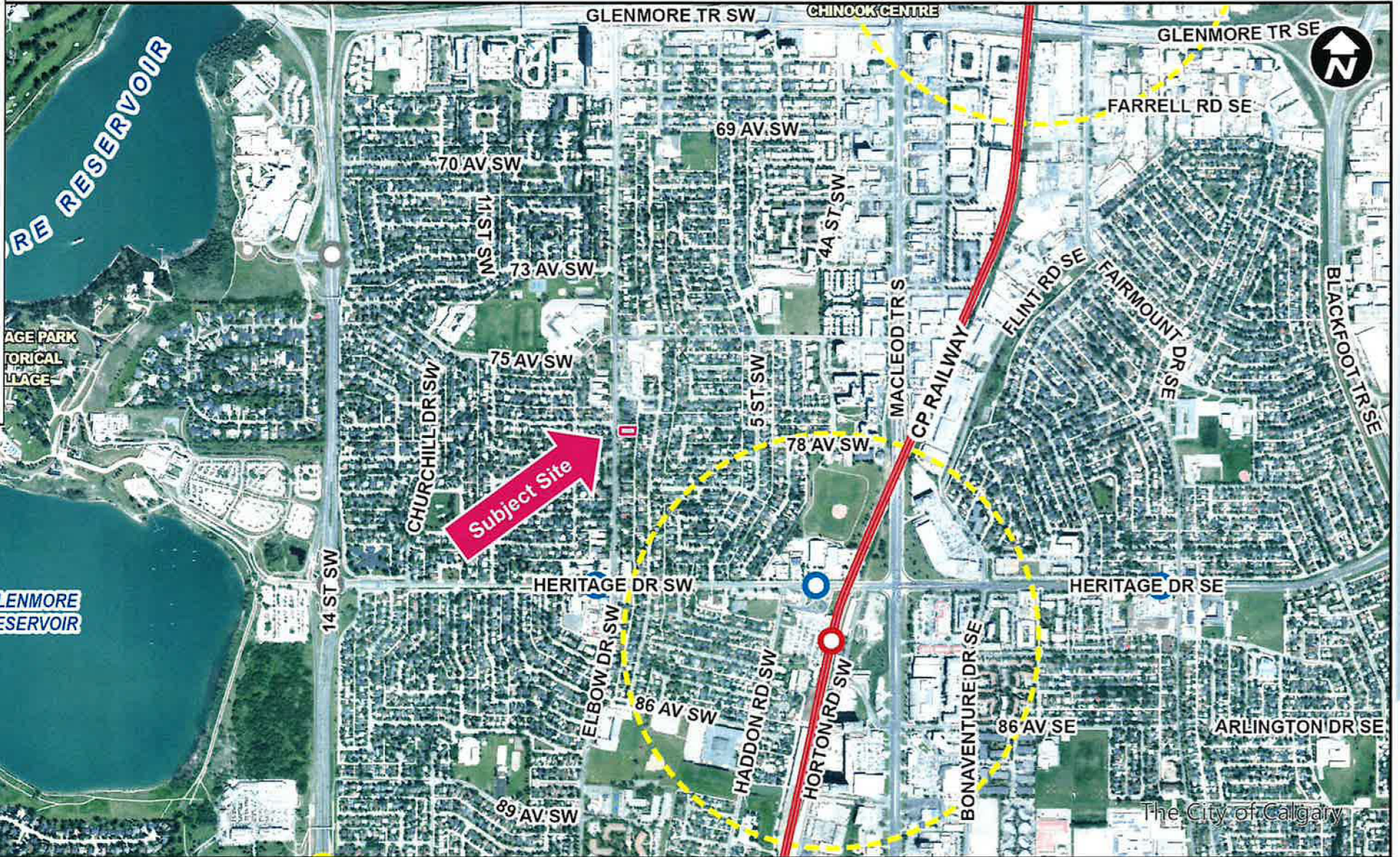
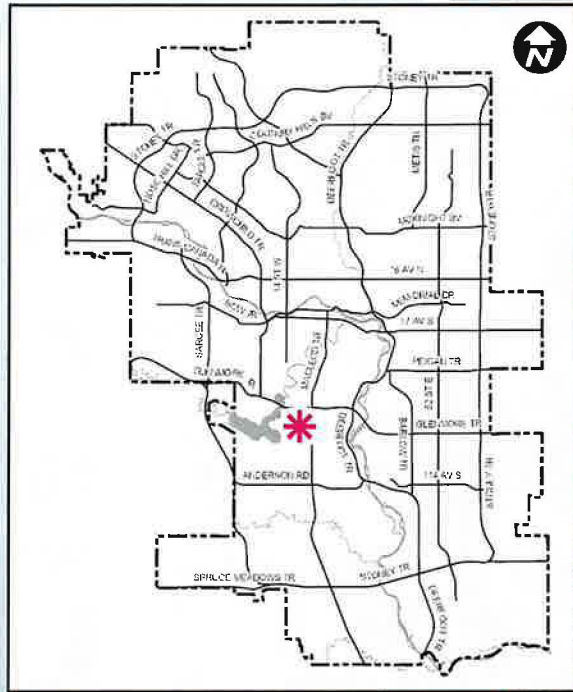
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: 7.2.17 - CPC 2023-1223  
Distrib - Presentation 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

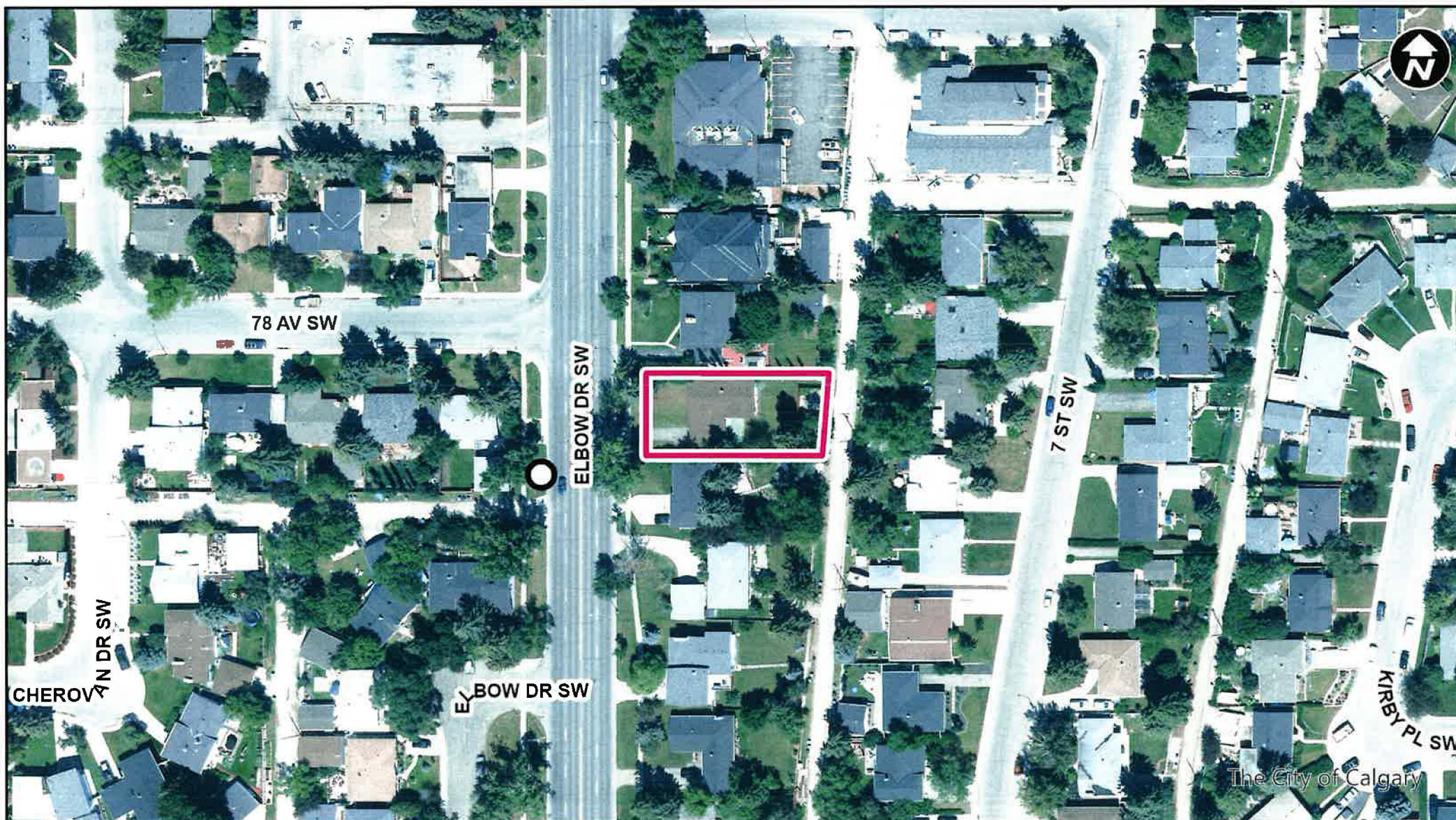
Give three readings to **Proposed Bylaw 37D2024** for the redesignation of 0.09 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 7820 Elbow Drive SW (Plan 3215HG, Block 8, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd50) District to Housing – Grade Oriented (H-GO) District.





**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

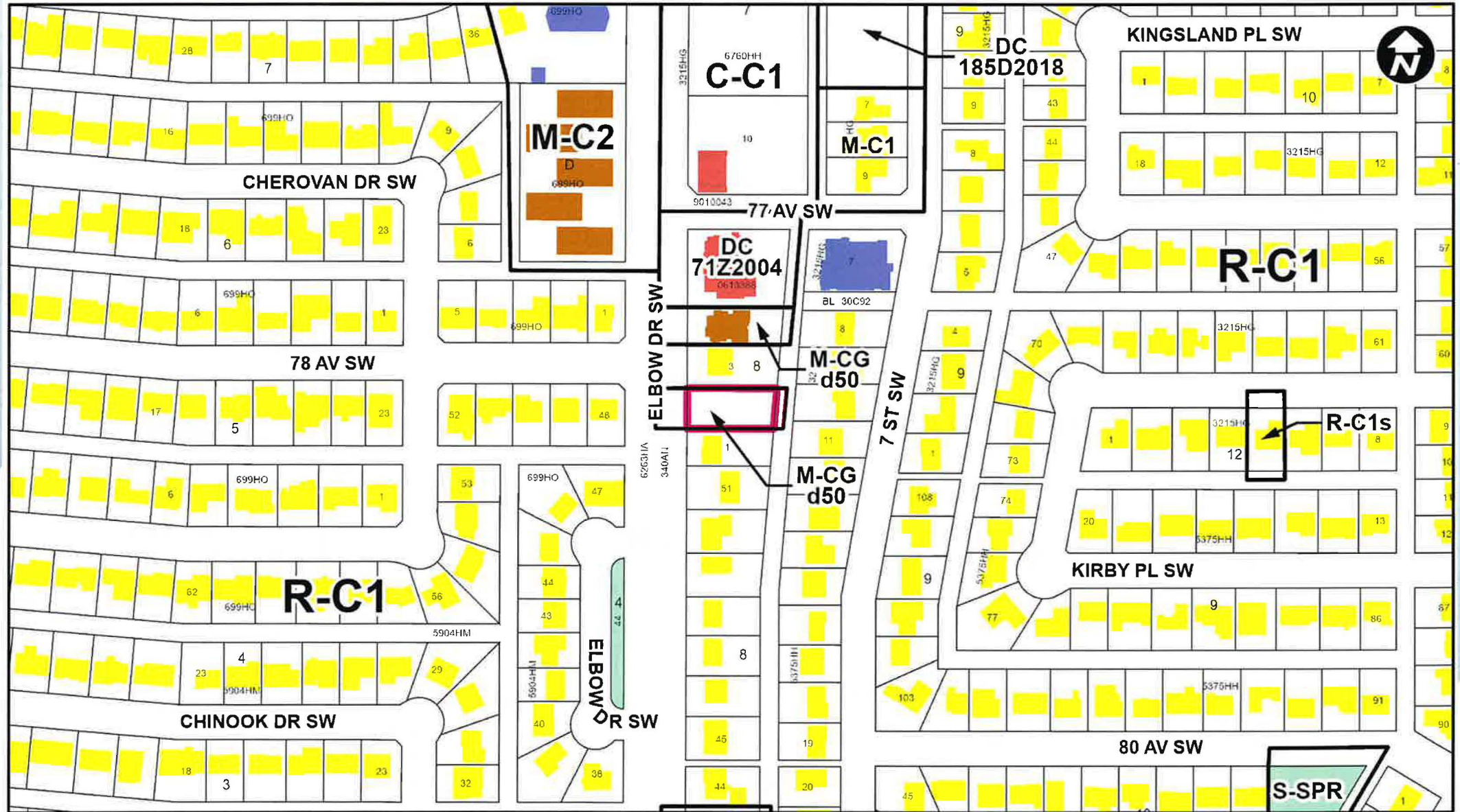
Parcel Size:

0.09 ha  
19m x 44m

The City of Calgary

### 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:

- 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

# Heritage Communities Local Area Plan



## 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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That Council:

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# Supplementary Slides





