



# Application Notice LOC2022-0013

February 23, 2022

The City of Calgary has received an application to redesignate the land at the below address(es).

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

## Application Details

**File Number:** LOC2022-0013

**File Manager:** MELANIE HORKAN melanie.horkan@calgary.ca (403) 669-8595

**Address:** 7304 ELBOW DR SW

**Legal Description:** 1712474;6;59

**Community:** KINGSLAND

**Ward:** 11

**Application Description:** Land Use Amendment to accommodate C-N1

**Existing  
Land Use District:** R-C2

**Proposed  
Land Use District:** C-N1

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
eMail: [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

**Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Organization:** \_\_\_\_\_  
(If representing an organization)

**Comments are due by: March 16, 2022**

January 28, 2022

Melanie Horkan BA, Dip TP  
File Manager  
Planner 2, South Team Community Planning  
Planning & Development  
The City of Calgary  
Development and Building Approvals  
800 Macleod Trail SE  
Calgary, AB T2P 2M5  
[melanie.horkan@calgary.ca](mailto:melanie.horkan@calgary.ca)

Dear Melanie:

**Land Use Redesignation: 7304 Elbow Drive SW – LOC2022-0013**

The purpose of this Land Use Redesignation application is to change the Land Use at 7304 Elbow Drive SW (the 'Site') from R-C2 – Residential district to C-N1 – Commercial-Neighbourhood district. We are requesting this Land Use redesignation to allow planned future development on the site with a higher and better use than the R-C2 land use will allow. Presently the Site is vacant.

Type of Development:

The intent for the Site is to develop a 1 storey office building supporting a commercial use with associated parking. The C-N1 land use has an allowable FAR of 1 and a height of 10m which will result in a 1 storey building; we are proposing a footprint of approximately 234 m<sup>2</sup> (2,500 sq.ft.). The use for the proposed development will be for a Health Services Laboratory – with clients. Calgary Ocular Prosthetics, (the "Client") will use the building as a laboratory where they make prosthetic eyeballs. There will be three full time staff and they will see approximately 5 clients through the course of an 8 hour day.

Site Location and Context:

The Site is located in the community of Kingsland between Glenmore Trail and Heritage Drive on Elbow Drive. The Site is also located on the east side of Elbow Drive. Our intent moving forward will be to address City policies for the redevelopment of Elbow Drive. We have provided a Land Use map of the surrounding context which clearly shows that the commercial and multi-family districts along Glenmore Trail are migrating southward, towards the Site, and likewise, the commercial development at Heritage Drive and at 75<sup>th</sup> Ave SW are migrating northward towards the Site. We expect that Elbow Drive will one day be the location of primarily multi-family and/or commercial developments.

Parking:

We intend to access the parking area from the lane; we believe we can accommodate 7 parking stalls, including 1 accessible stall. We will also provide a Garbage and Recycling enclosure along the lane, as per the Pre Application comments we received.

The Client and her staff will represent 3 full time staff; the business operates M-F during normal business hours and will see an average of 5 patients per 8 hour day. We are proposing a parking ratio of 3.23stalls/1,000 Sq Ft. The bylaw requirement for a Health Services Laboratory – with clients is 4 stalls/100m<sup>2</sup>, the requirement for a Health Services Laboratory – without clients is 2 stalls/100m<sup>2</sup>. The number of patients our client is seeing daily is 0-5 and we feel the 3.23stalls/1,000 Sq Ft is adequate for our purposes.



Day to Day Operations:

The ocular lab is a low-intensive commercial enterprise. The staff will remain constant; this is a unique industry and growth is minimal. Most of the work is performed by the ocularists without the patient present. During the prosthesis fabrication the client will visit the Site for fittings approximately 3 times for 1.5 hours. The fabrication process is not environmentally invasive and does not produce much waste. There is no noise or vibration associated with the fabrication process. A commercial mechanical system will be required to provide a sterile environment. Deliveries to the Site will occur 2, 3 times per month and will be from the parking lot at the rear or east side of the building. The amount of garbage to be removed is minimal compared to a typical commercial development, however we will provide a standard Garbage and Recycling enclosure adjacent to the lane.

Setbacks:

We intend to design the building to 'fit' into the existing low-profile residential context. We will provide ample landscape on the side yards to buffer the commercial uses and parking from residential uses. The building will respect the side yard setbacks (3m) as well as the ROW along the south side of the site (1.5m). The parking area, however, will require the entire width of the site from the ROW to the North property line. Therefore, we will be asking for a relaxation along these two edges of the Site in the parking area. We are not proposing to park on the 1.5m ROW but we will be proposing that the parking extend to the edge of the ROW. We will keep the parking and Garbage enclosure 3m from the rear property line as per the Commercial District setback requirements. The front yard setback is 3m and we have provided considerable landscaping to soften this edge as we are closer to the Property Line than the existing residences which currently form the block. Future development along Elbow Drive will likely be closer to the 3m setback rather than back as far as the existing residential houses, which are approximately 11m from the front property line.

We have coordinated meetings with the Ward Councillor, the Community Association of Kingsland and the immediate neighbours who may be impacted by the development.

Thank you for providing guidance to our proposed development to this point. We believe the proposed land use redesignation will be a good addition to the ever-changing streetscape of Elbow Drive from single family residential to commercial and multi-family developments. We are looking forward to receiving your DTR comments for the Land Use Redesignation application.

Yours truly,  
Riddell Kurczaba  
Architecture Engineering Interior Design Ltd.

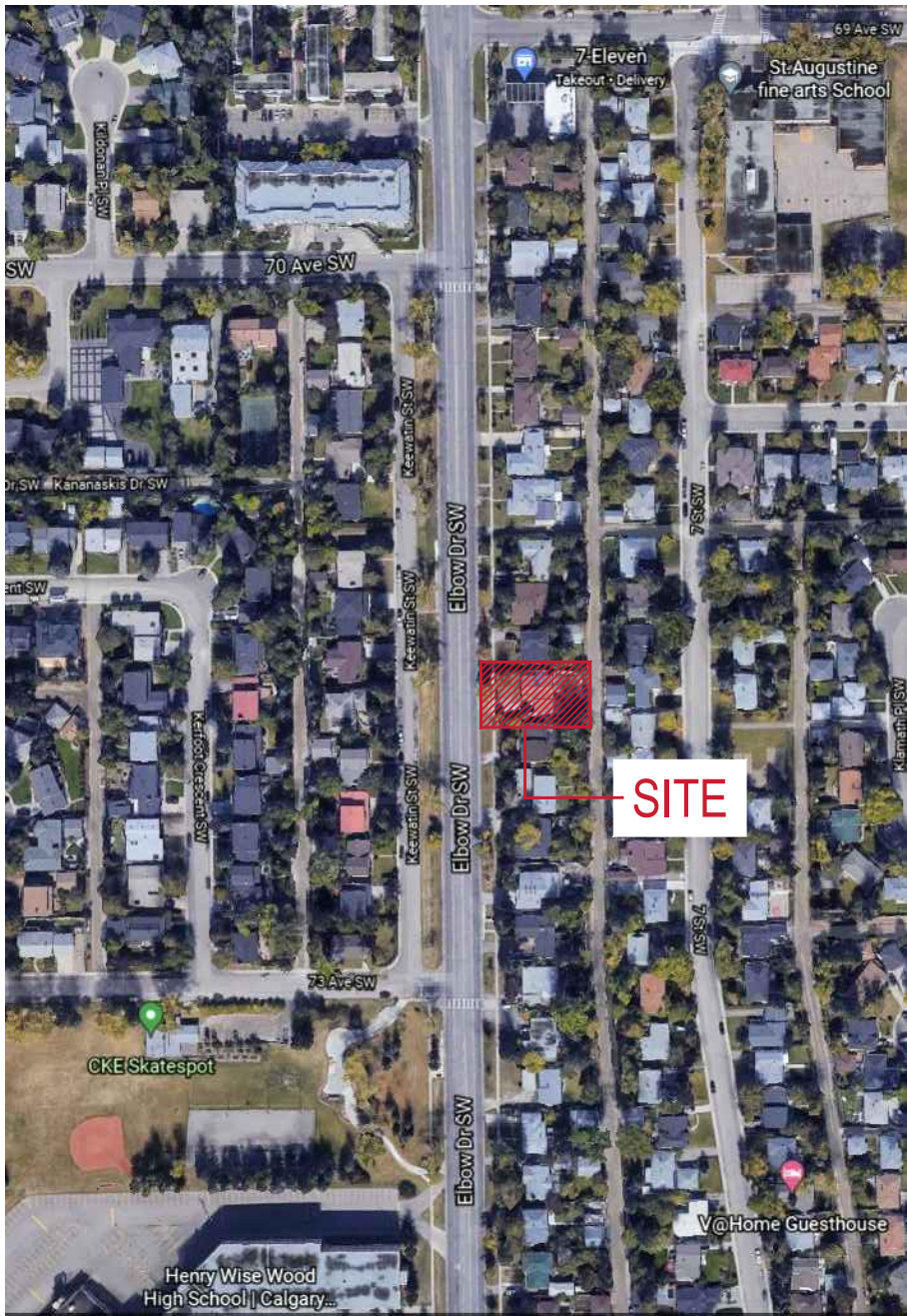


Erin Shilliday, AAA  
Architect

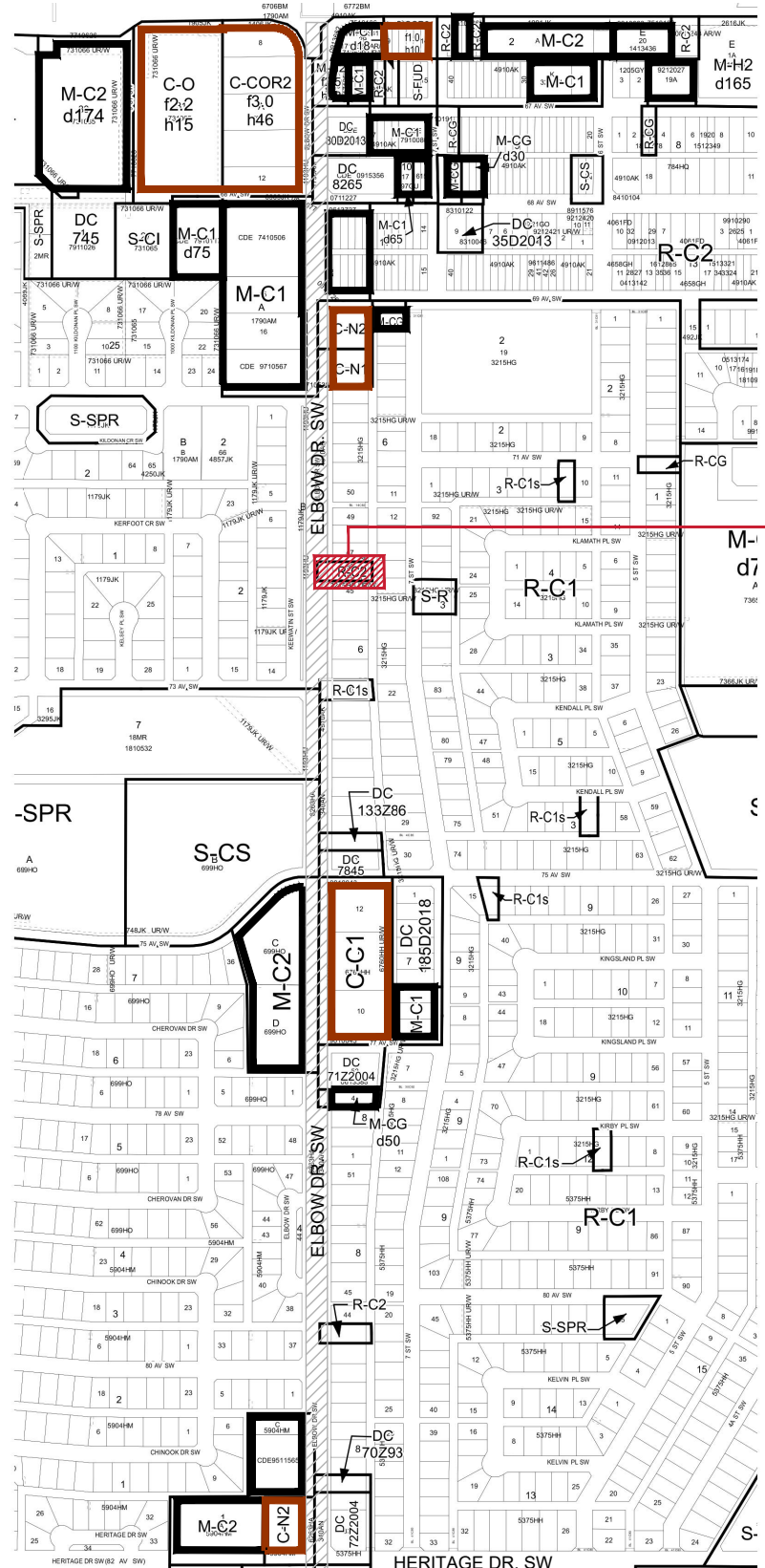


**Application Number:** LOC2022-0013  
**Site Address:** 7302 ELBOW DR SW  
7304 ELBOW DR SW  
**Community:** KINGSLAND  
**Description:** From: R-C2  
To: C-N1

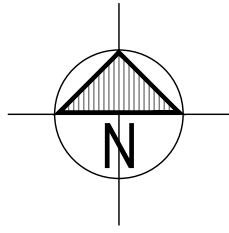




Context Plan  
Scale: N.T.S.



Land Use Plan  
Scale: N.T.S.



SITE



