

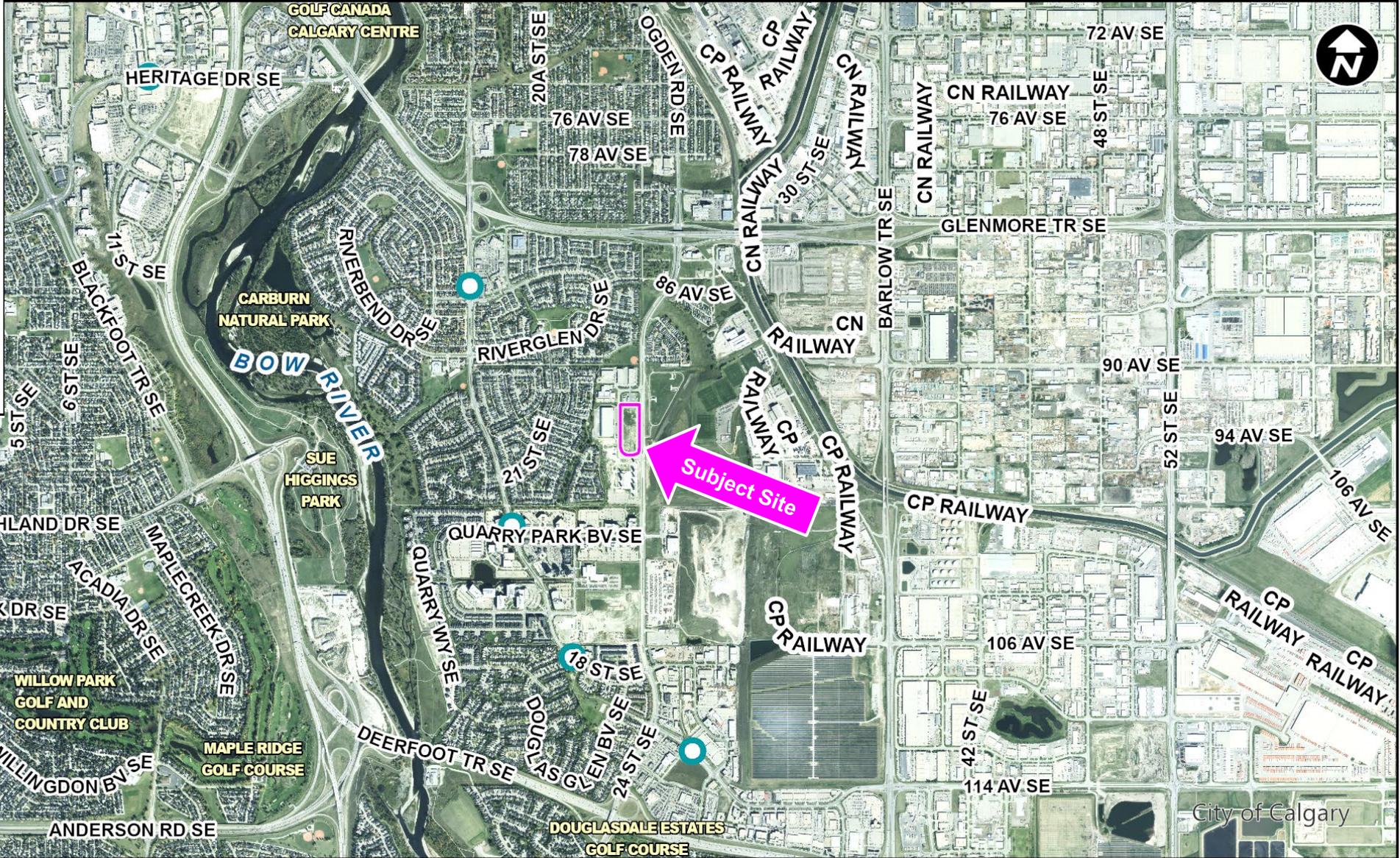
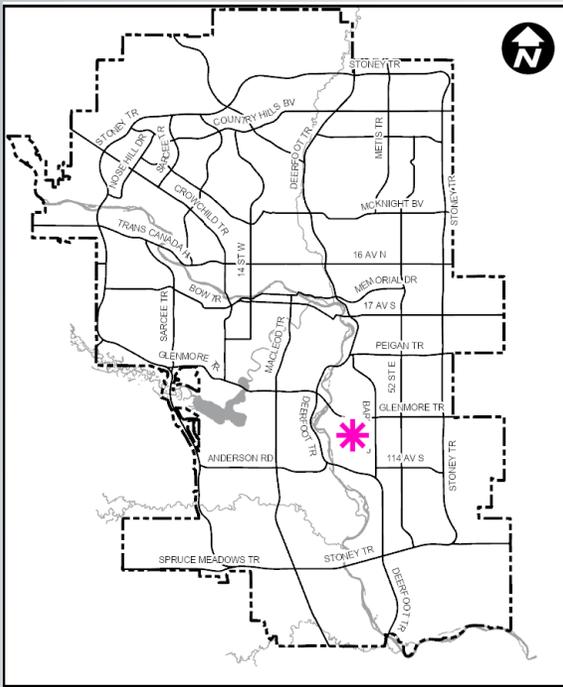
LOC2024-0178 / CPC2024-0112 Land Use Amendment

October 17 2024

RECOMMENDATION:

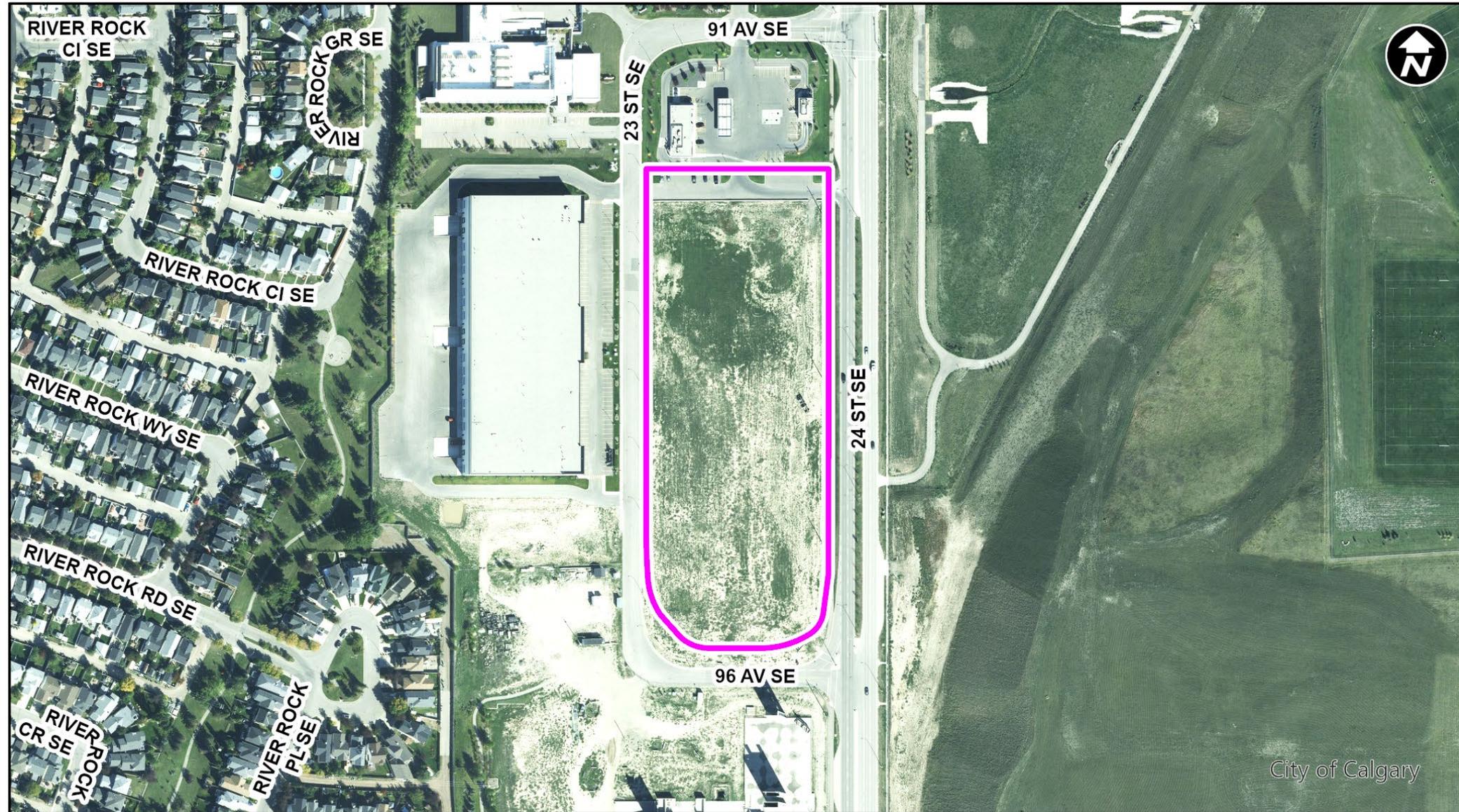
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 3.12 hectares \pm (7.70 acres \pm) located at 9358, 9372, 9468, 9580 – 23 Street SE and 2456 – 96 Avenue SE (Plan 0612718, Block 40, Lots 3 to 7) from Direct Control (DC) District to Direct Control (DC) District to accommodate medical services, with guidelines.



- 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

City of Calgary

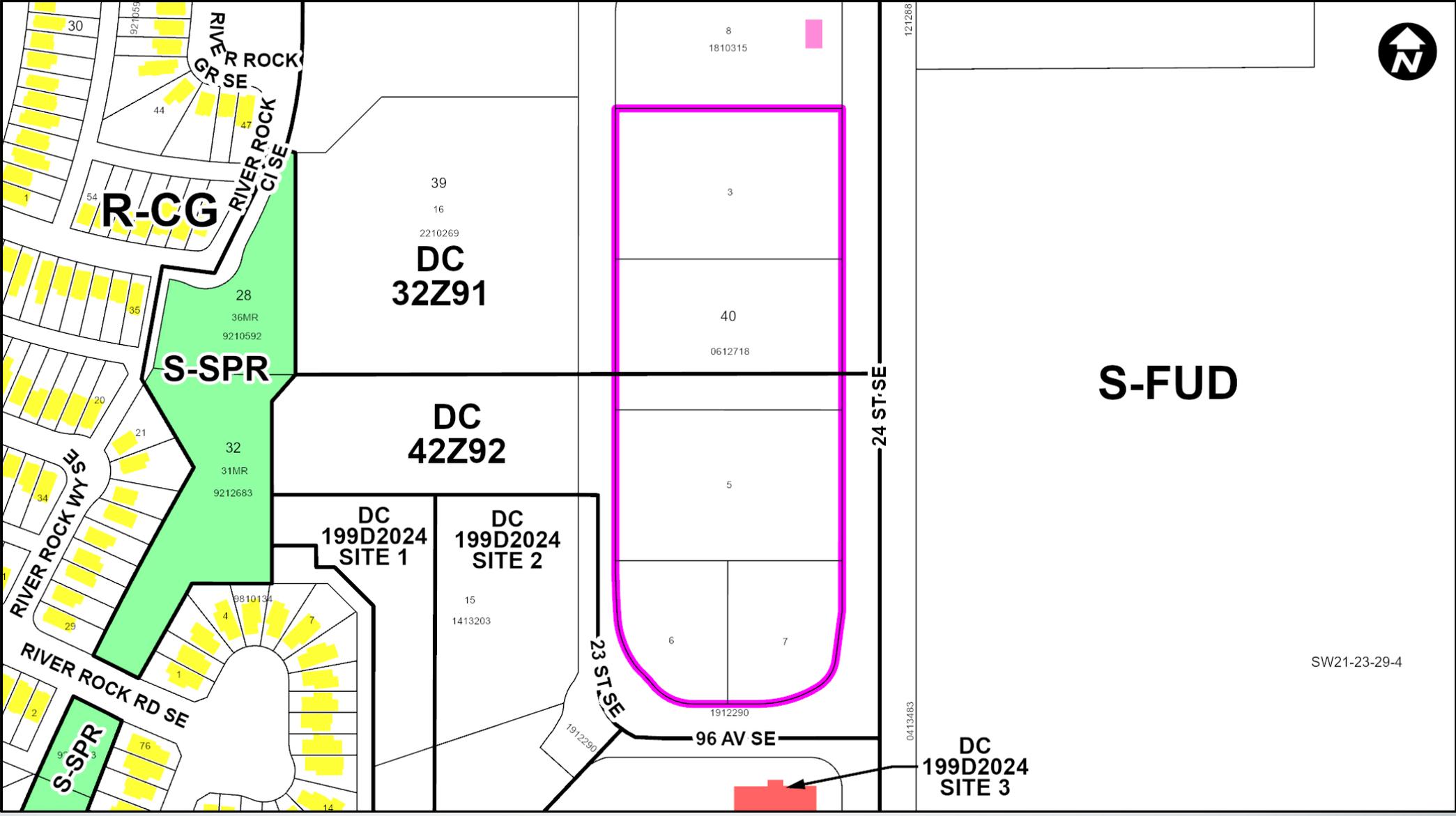


Parcel Size:

3.12 ha
110m x 290m

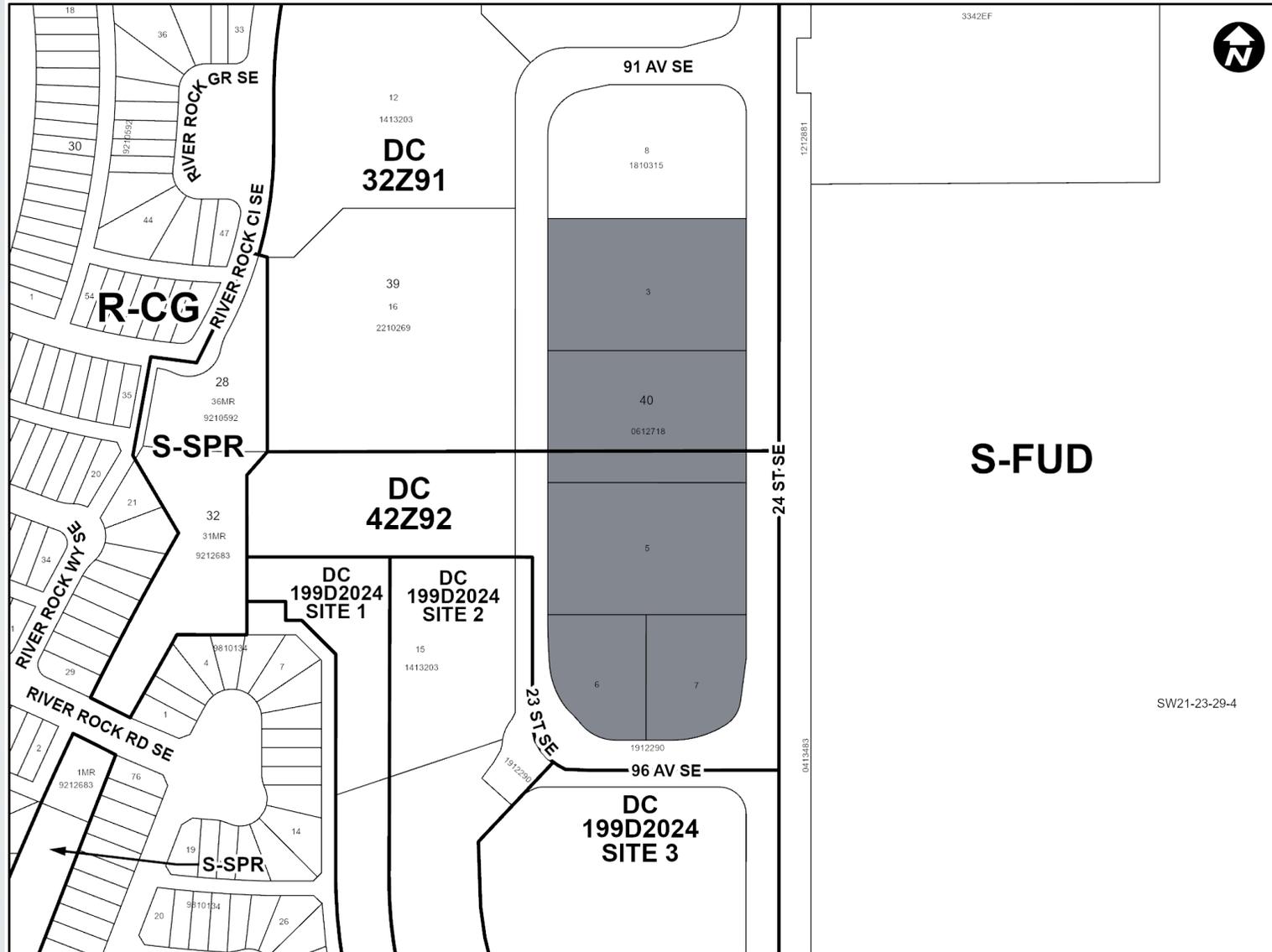


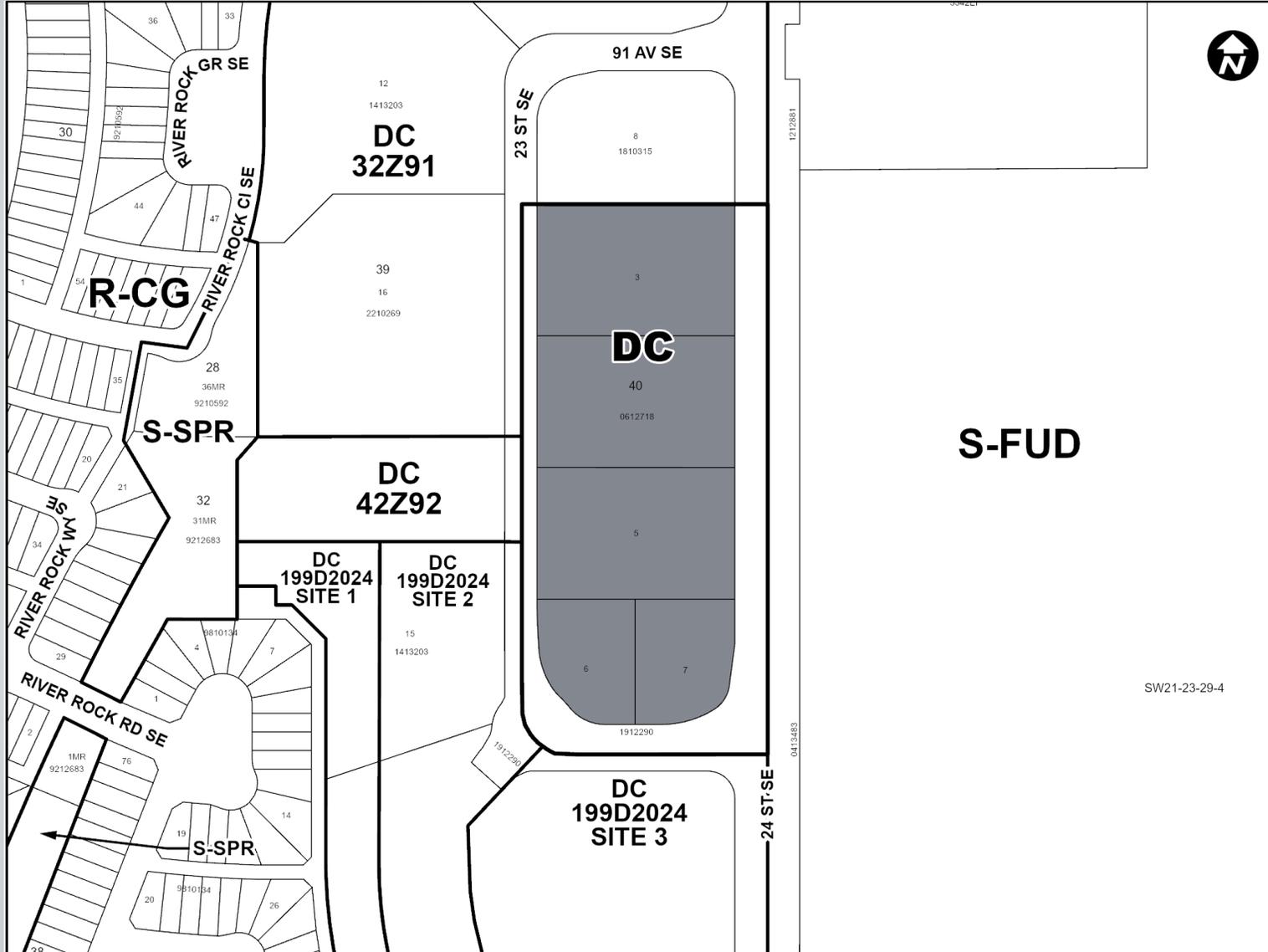




- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary







Proposed Direct Control (DC) District:

- Based on the Industrial – Commercial (I-C) District
- allowance of an additional **discretionary** use of Health Services – Medical Care and Recovery
- maximum FAR: 2.0 (approximately 63,080 square metres)
- maximum height is 16.0 metres (approximately four storeys)



Matters Related to Subdivision and Development Regulation – Section 17

- Minimum separation distance of **300 m** between waste management facilities and three categories of uses: school, hospital, and residence
- If deemed appropriate, these setbacks may be varied by The City of Calgary

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Supplementary Slides