



# Public Hearing of Council

## Agenda Item: 7.1.2



# LOC2023-0128 / CPC2023-0777

## Land Use Amendment

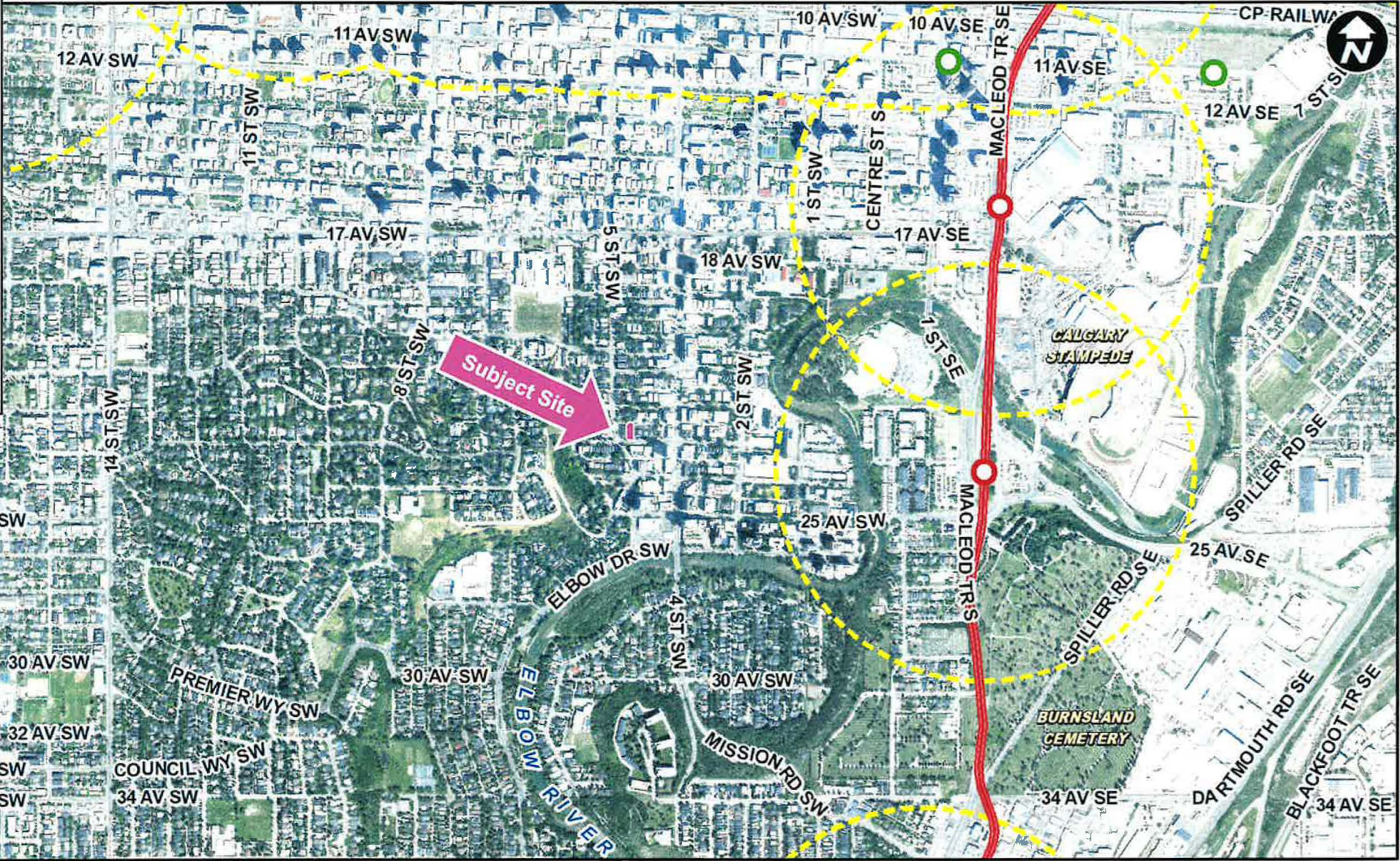
October 3, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 03 2023  
ITEM: 7.1.2 CPC2023-0777  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

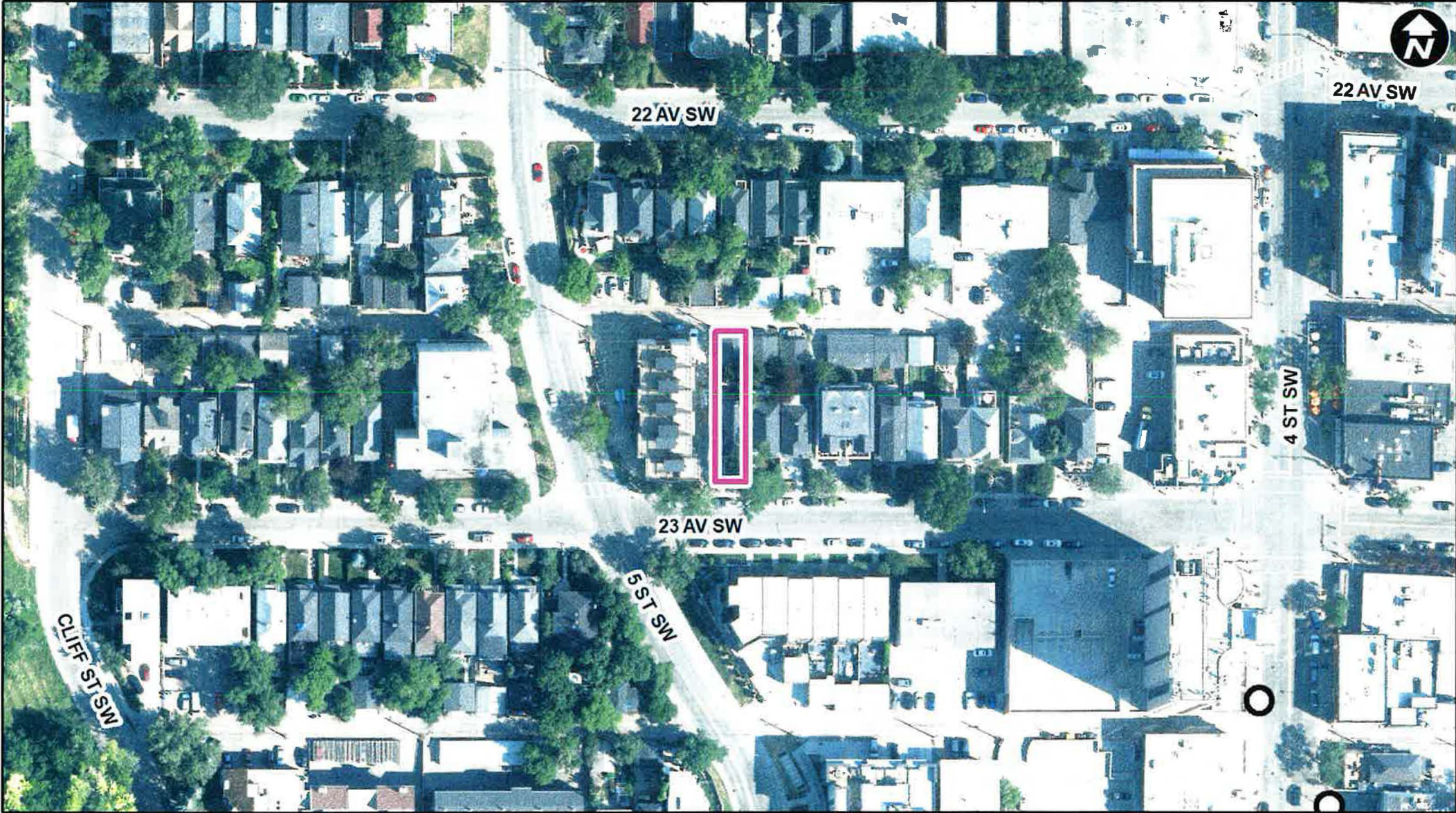
That Council:

Give three readings to **Proposed Bylaw 150D2023** for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 534 – 23 Avenue SW (Plan 4453L, Block 6, a portion of Lot 20) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Direct Control (DC) District to accommodate Health Care Service, with guidelines (Attachment 2).



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



**LEGEND**  
○ Bus Stop

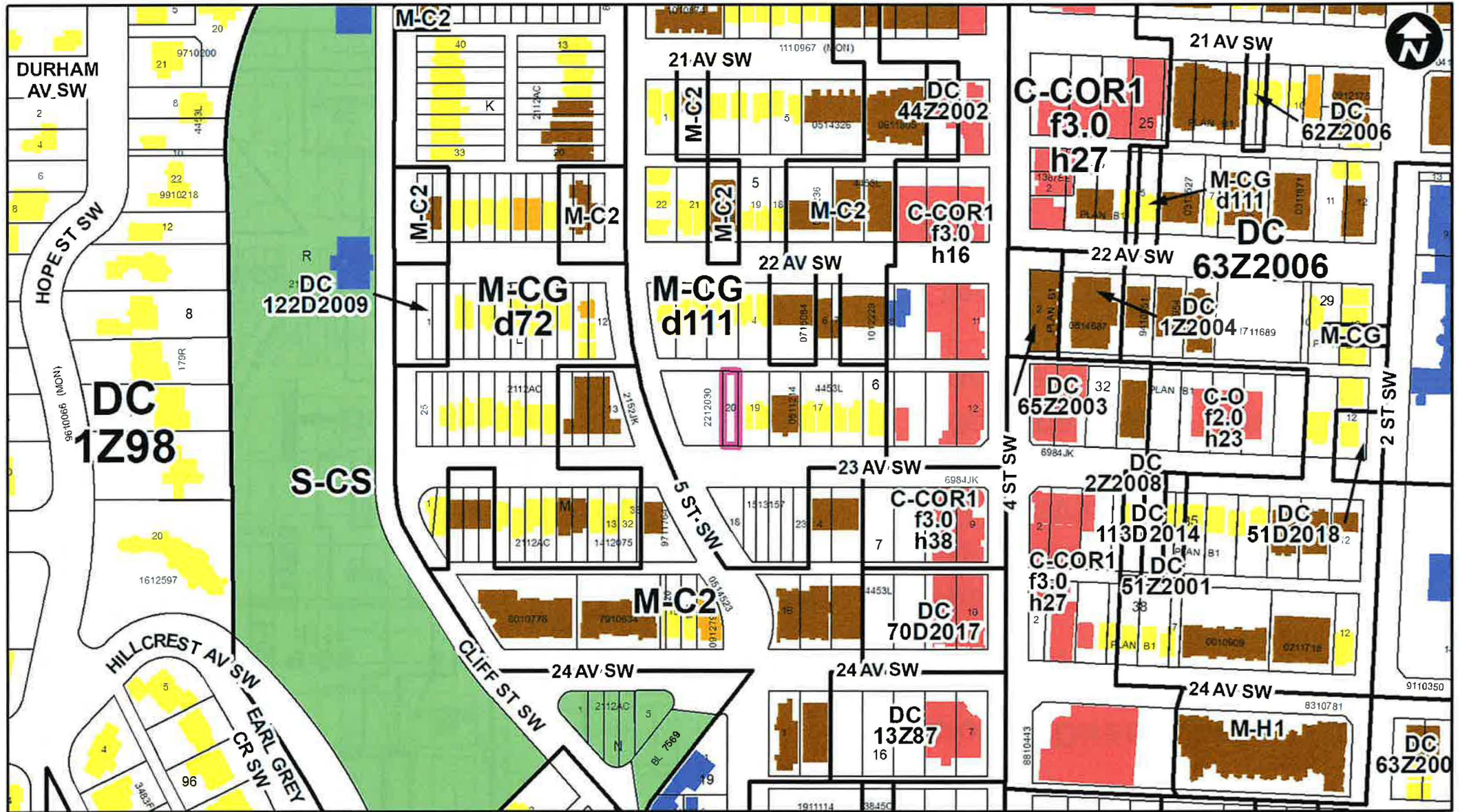
**Parcel Size:**

**0.03 ha  
37m x 8m**

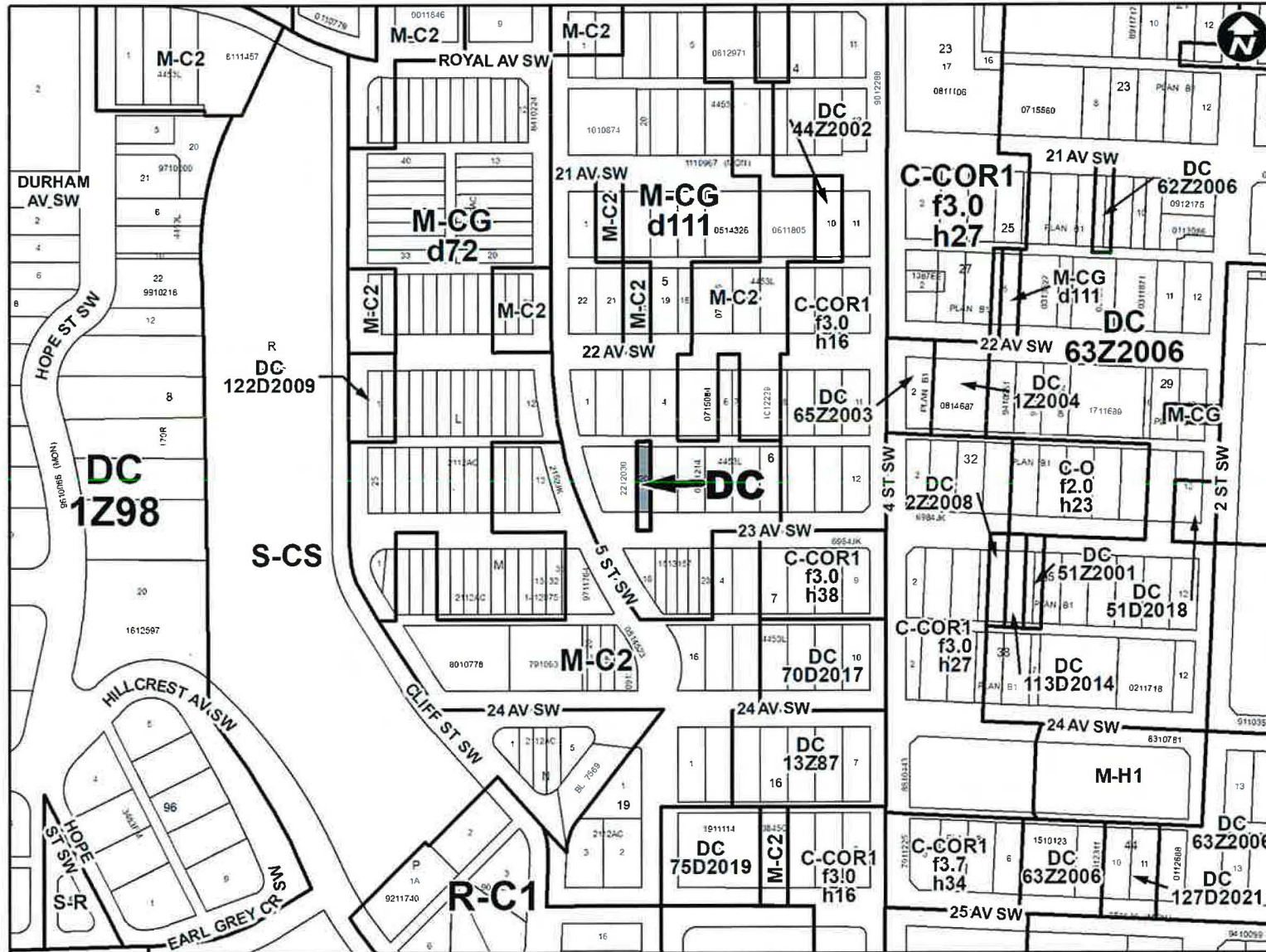
# Surrounding Land Use

### 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 Direct Control (DC) District:

- Based on Multi-Residential – Contextual Grade-Oriented (M-CG) District
- Additional use of Health Care Service
- Discretionary within an existing building

## Calgary Planning Commission's Recommendation:

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## Supplementary Slides







