



Public Hearing of Council

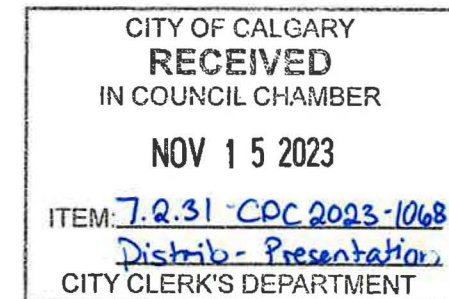
Agenda Item: 7.2.31



LOC2022-0189 / CPC2023-1068

Land Use Amendment

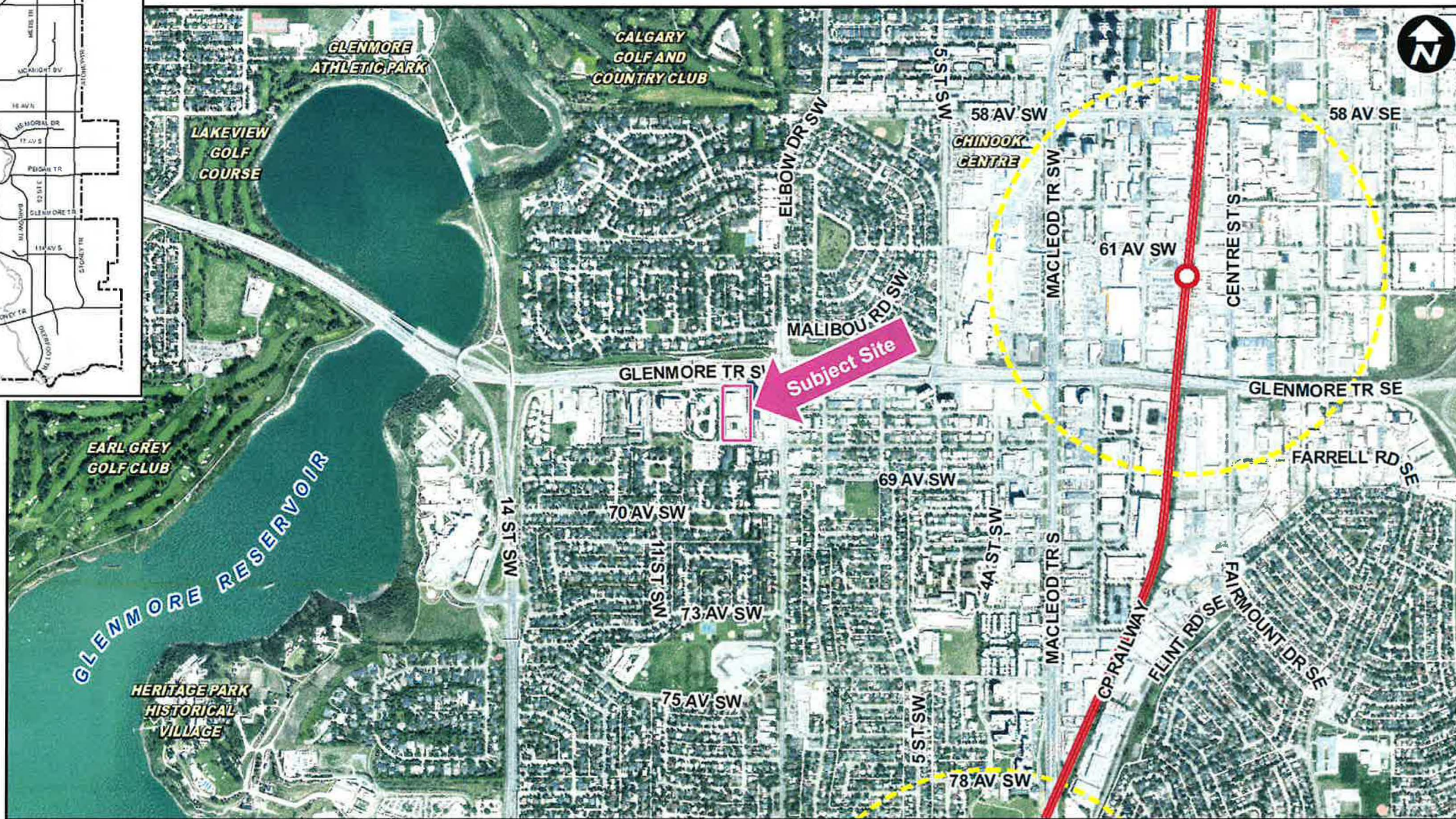
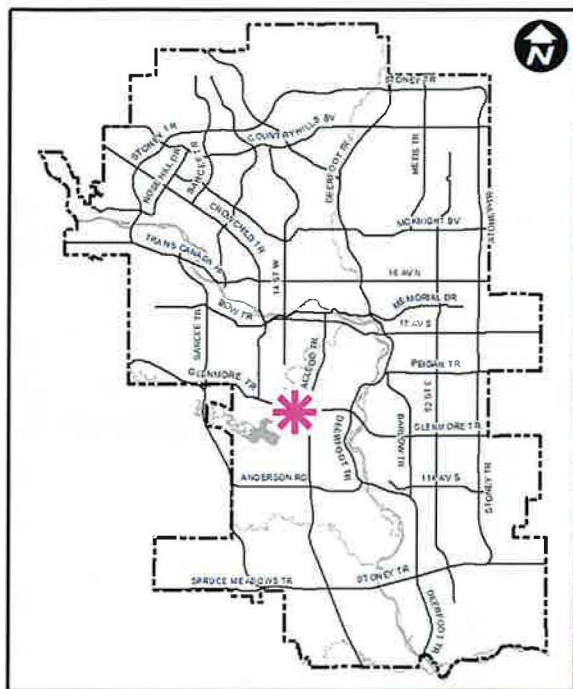
November 14, 2023



Calgary Planning Commission's Recommendation:

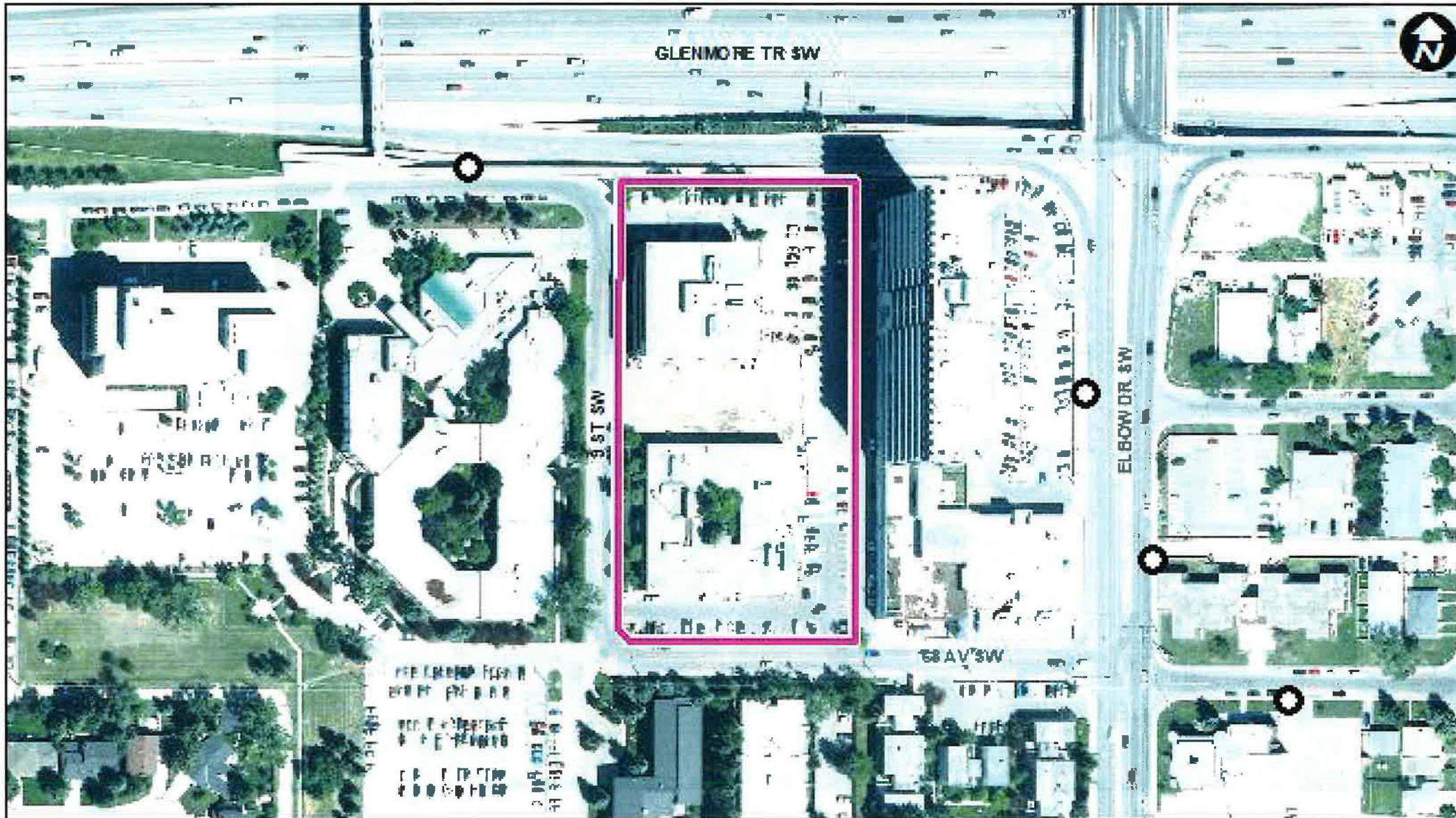
That Council:

Give three readings to **Proposed Bylaw 230D2023** for the redesignation of 1.42 hectares \pm (3.4 acres \pm) located at 1011 Glenmore Trail SW and 1016 – 68 Avenue SW (Plan 731065, Block 31) from Commercial – Office f2.2h15 (C-O f2.2h15) District to Direct Control (DC) District to accommodate for the additional uses of health services – medical care and recovery and health services laboratory – without clients (Attachment 2).



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:

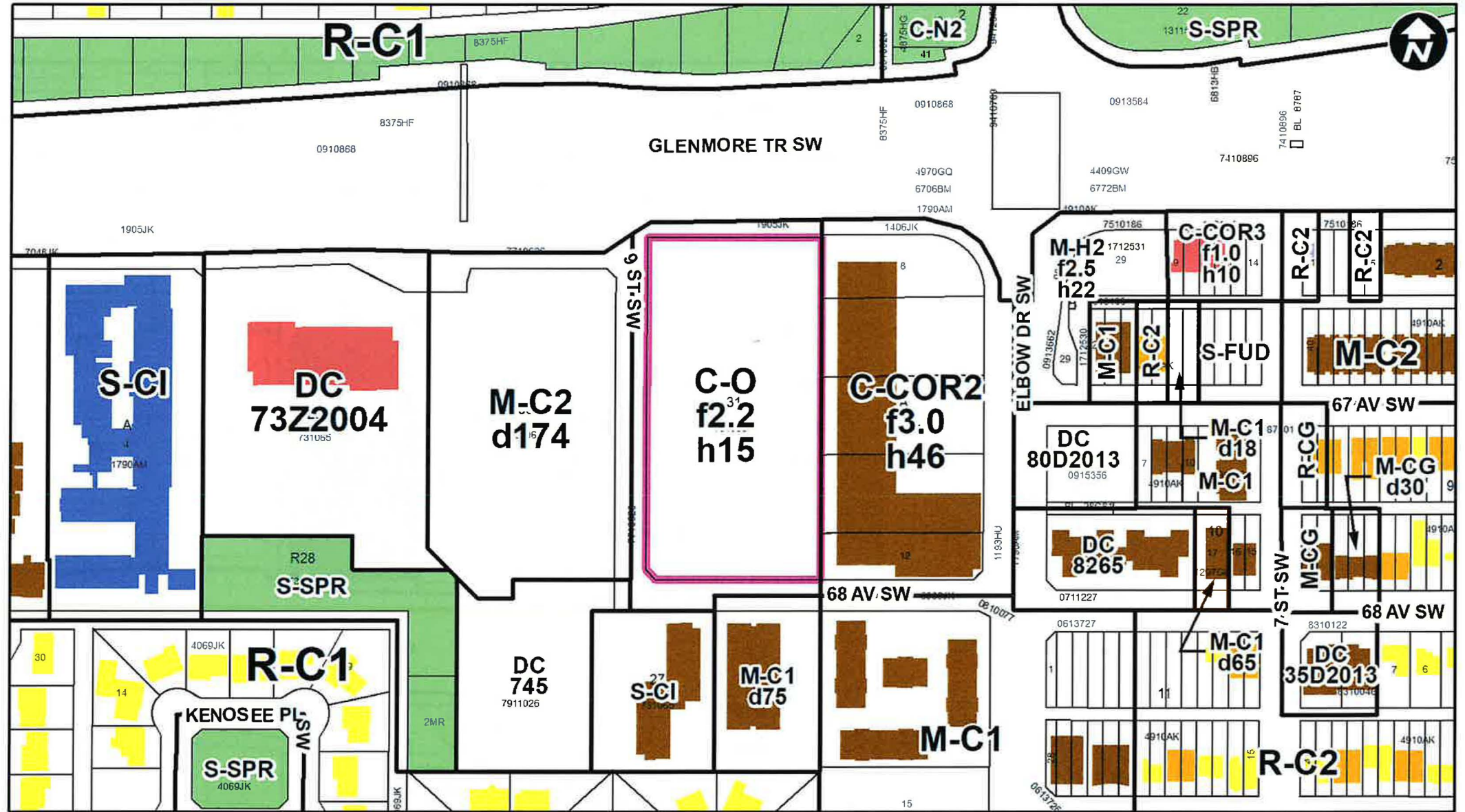
1.42 ha

84m x 166m

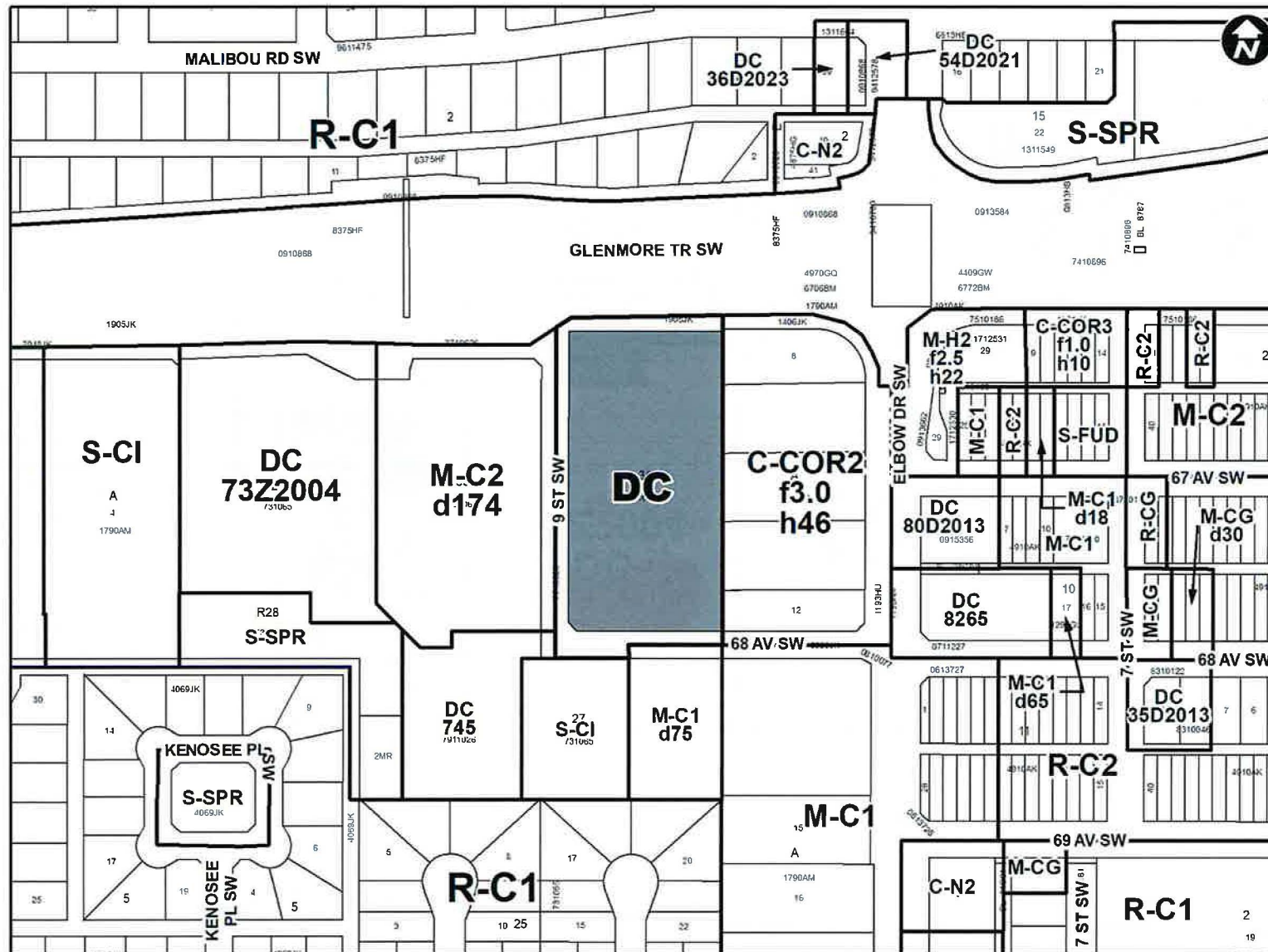
Surrounding Land Use

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

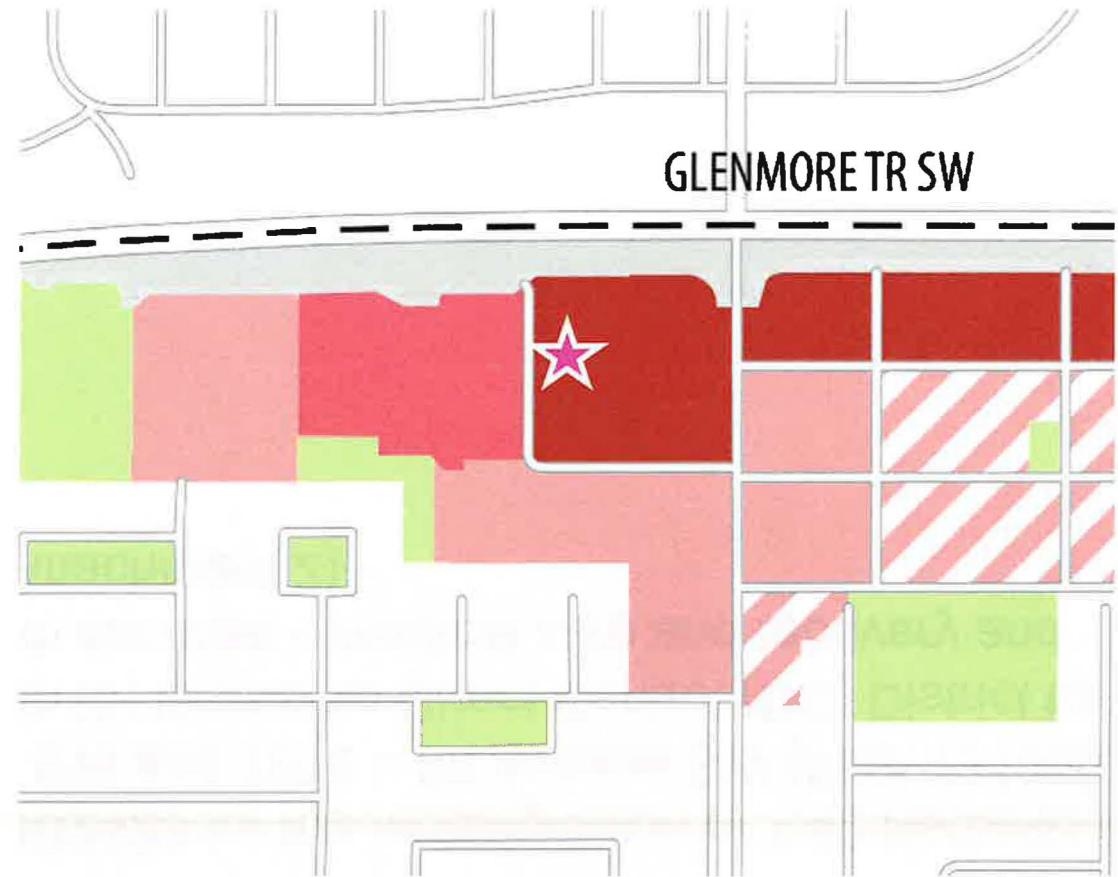
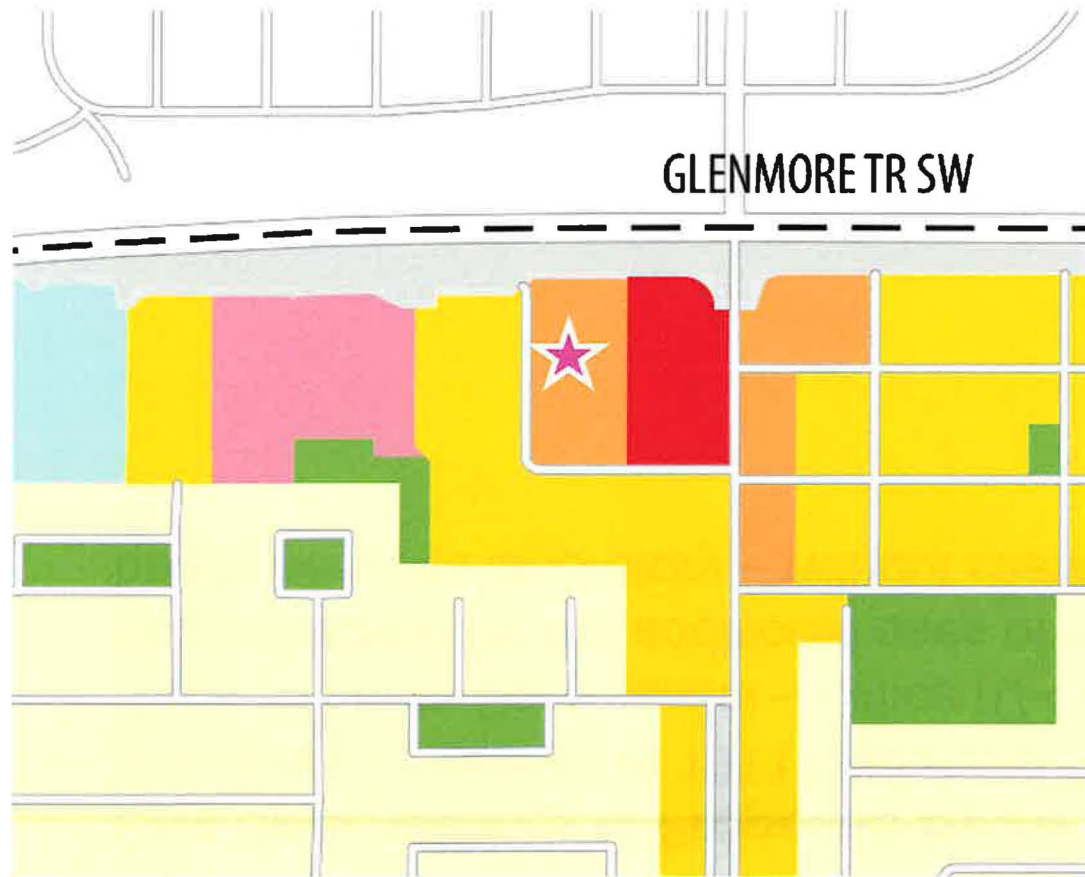


Proposed Land Use Map






Proposed DC District:

- based on the Commercial - Office (C-O) District;
- would allow for the additional discretionary uses of Health Services Laboratory – Without Clients and newly defined use of Health Services – Medical Care and Recovery; and
- maintains the maximum floor area ratio of 2.2 and maximum height is 15 metres.



Urban Form Categories

-  Neighbourhood Commercial
-  Neighbourhood Flex
-  Neighbourhood Connector

-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)

Calgary Planning Commission's Recommendation:

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Supplementary Slides

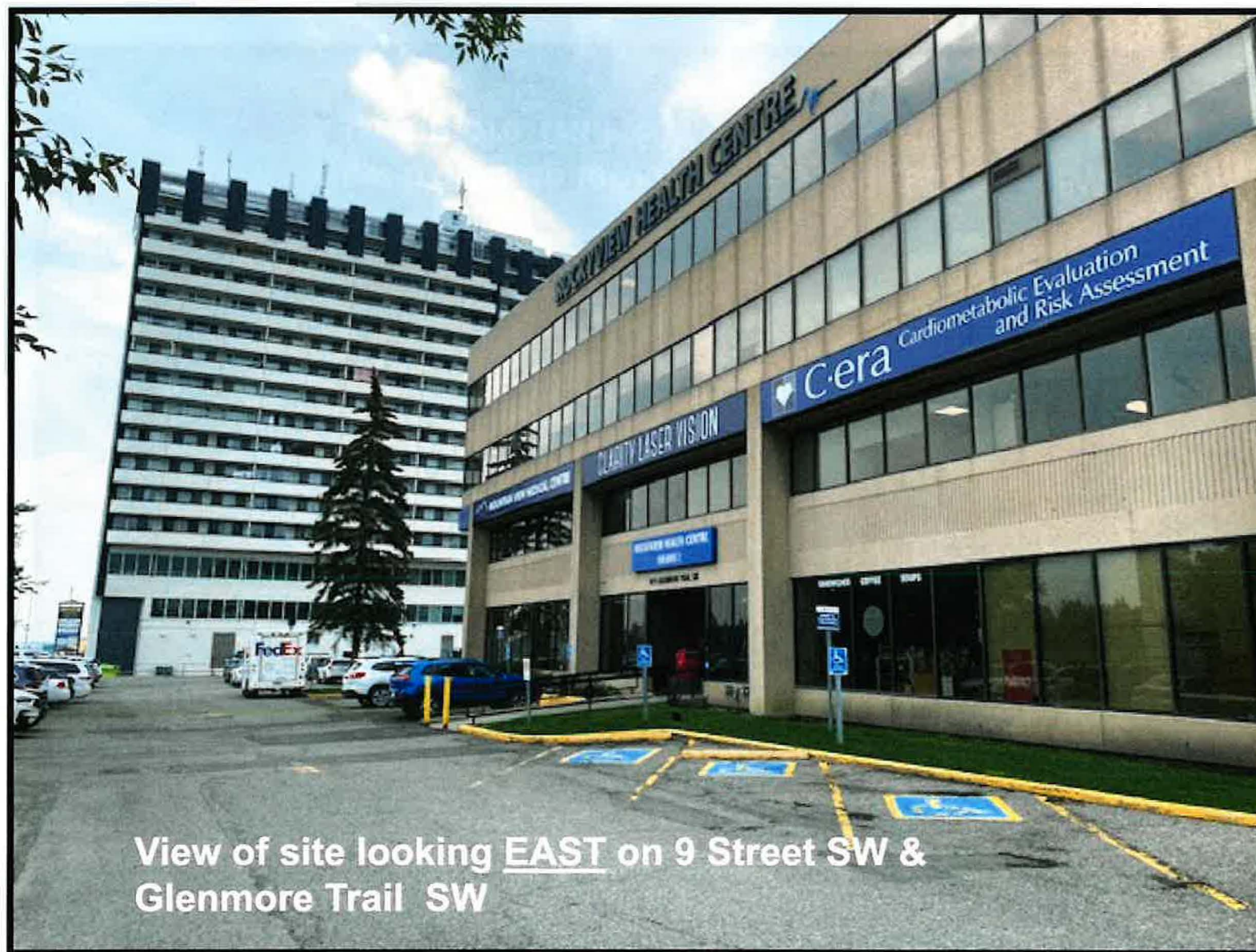
Health Services - Medical Care and Recovery:

- maintains and operates facilities for both inpatient and outpatient medical care;
- provides health services that may be of a preventive, diagnostic, treatment, therapeutic or rehabilitative nature;
- allows for recovery from surgical services or other medical treatment **which may include overnight stays**; and
- does not include emergency, intensive or long-term care.

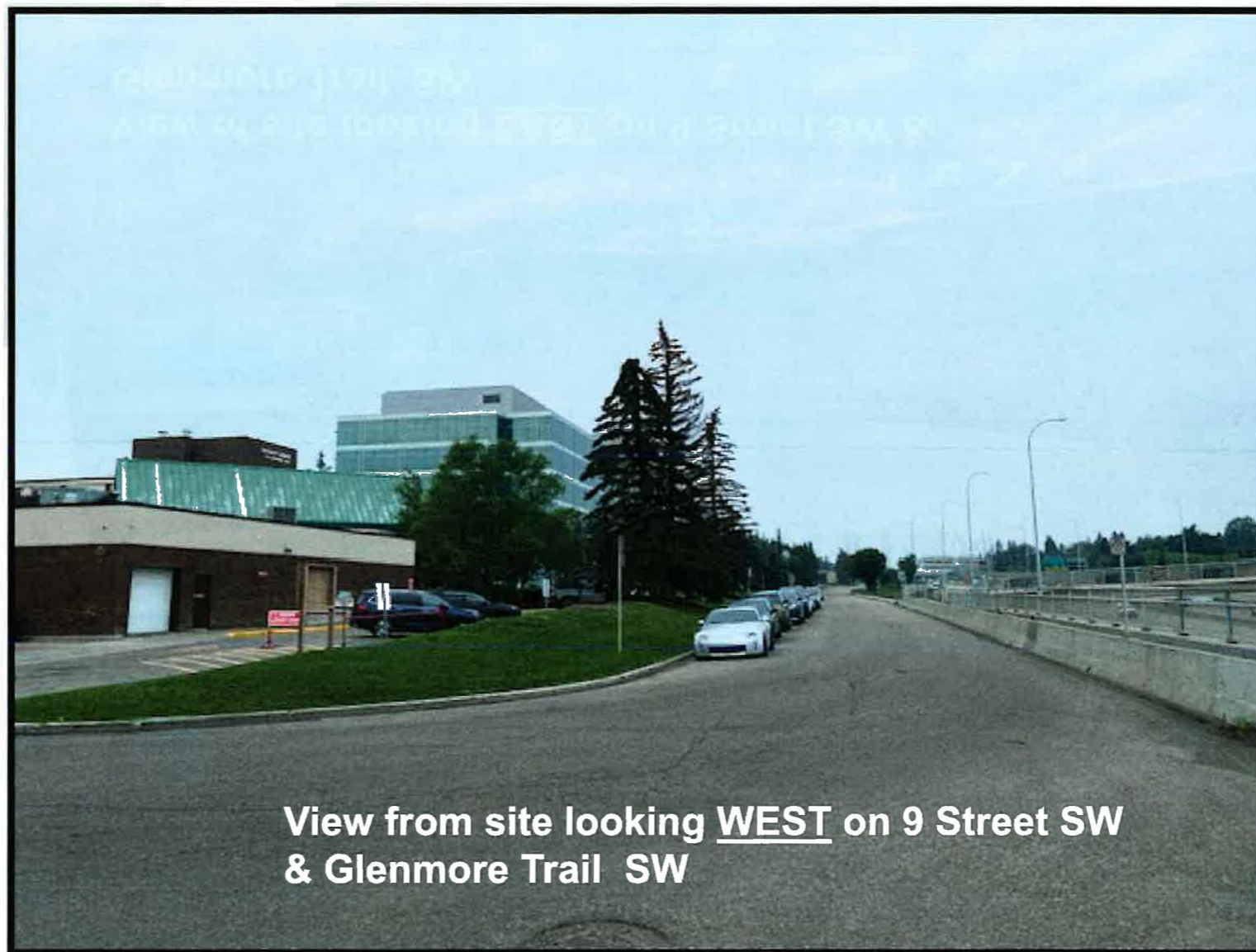
Existing Land Use Map 11



	Previous DC Application	Current DC Application
Base District	C-COR2	C-O
Discretionary Uses	Health Services – Overnight Stays	<ul style="list-style-type: none"> • Health Services – Medical Care and Recovery • Health Services Laboratory – Without Clients
Maximum Height	15 metres	15 metres
Maximum FAR	2.8	2.2



View of site looking EAST on 9 Street SW & Glenmore Trail SW



**View from site looking WEST on 9 Street SW
& Glenmore Trail SW**



View of Site looking EAST on 68 Avenue SW



View of Site looking NORTH on 9 Street SW