



# Calgary Planning Commission

## Agenda Item: 7.2.3

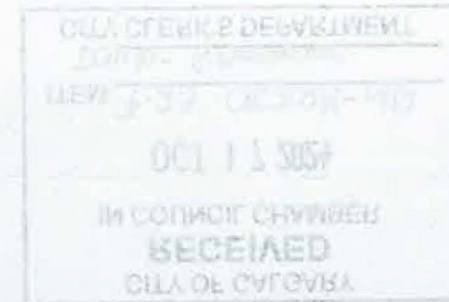


# LOC2024-0178 / CPC2024-0112

## Land Use Amendment

October 17 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 17 2024  
ITEM: 7.2.3 CPC2024-0112  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

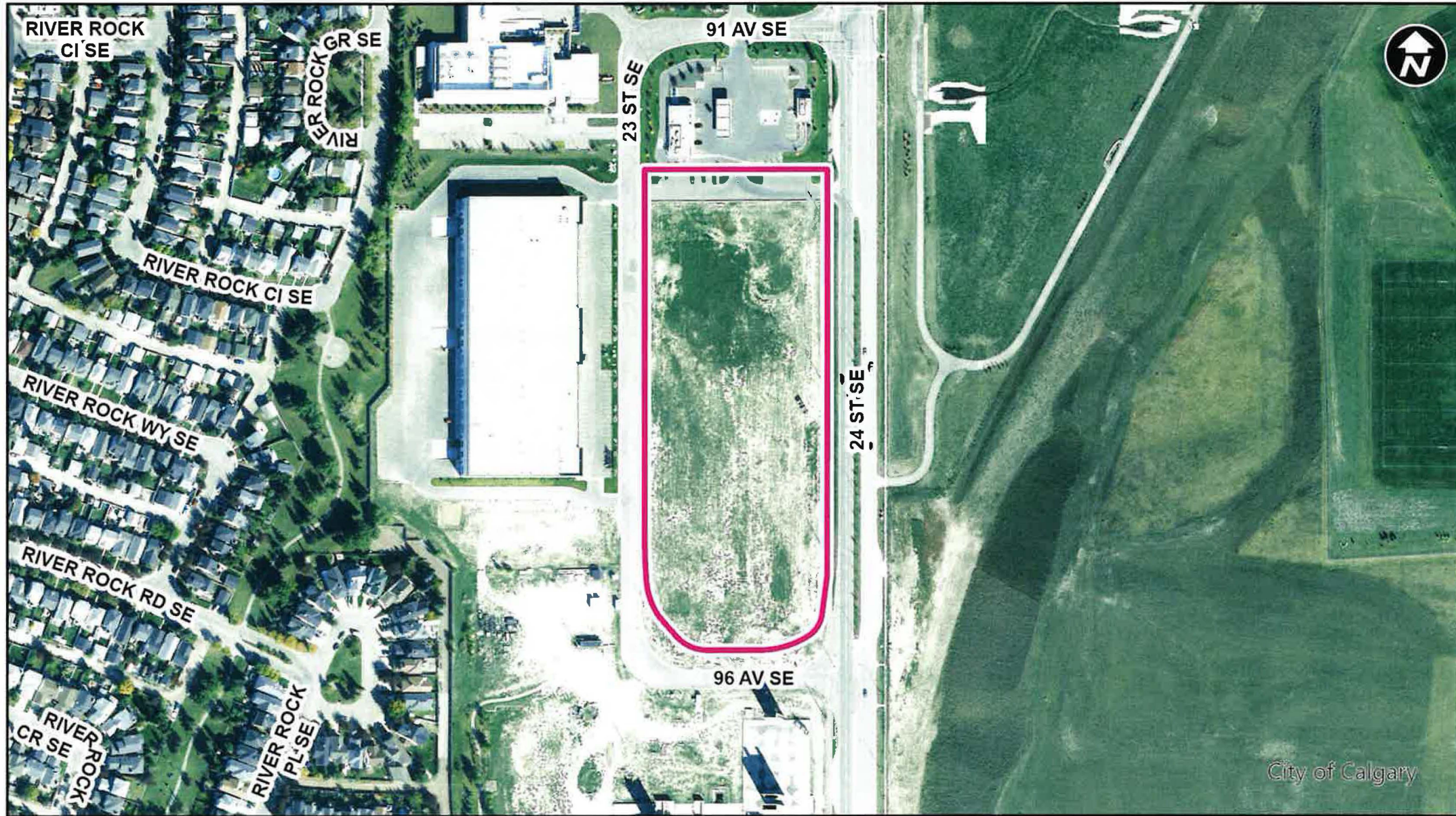


## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

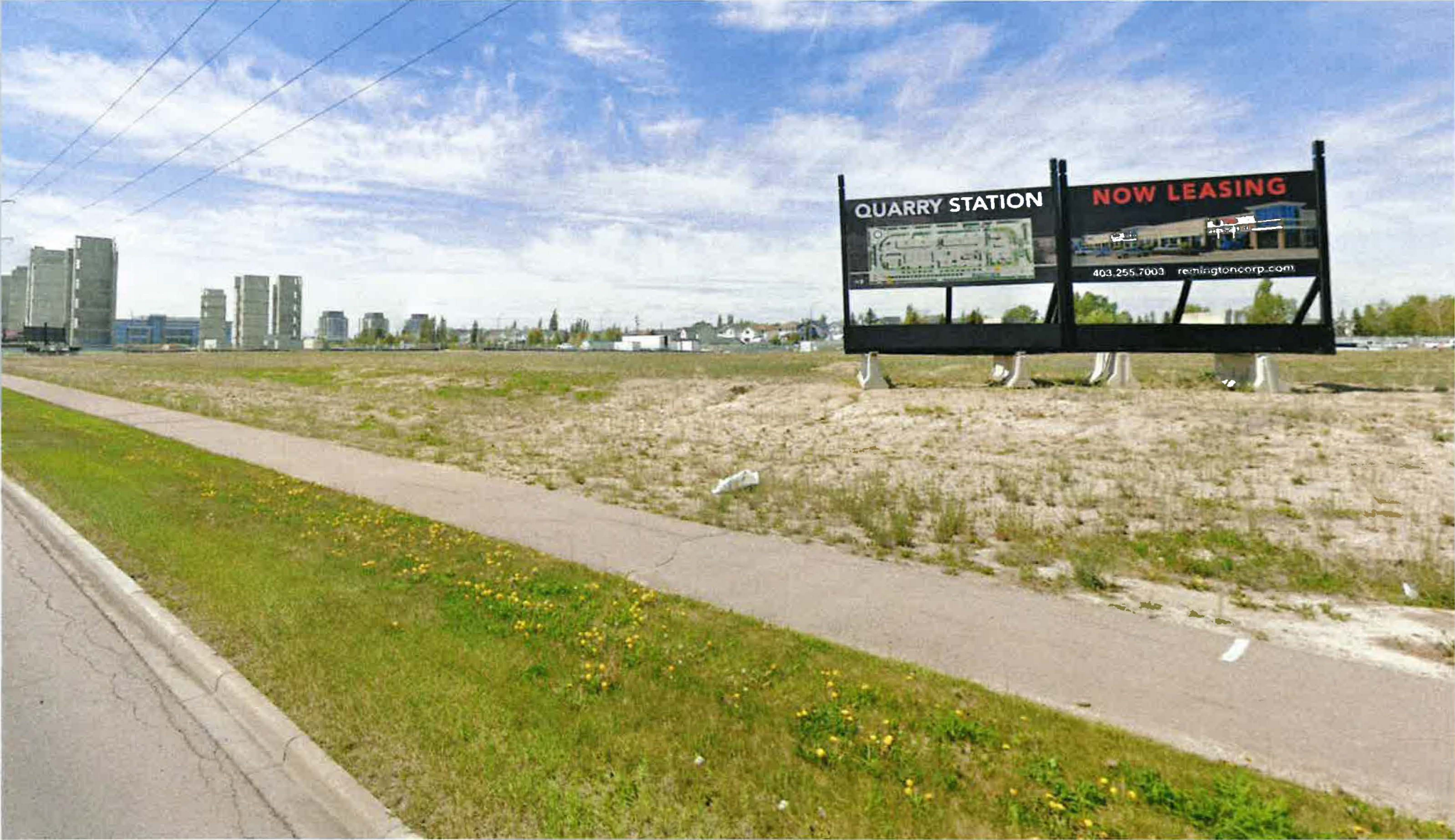
1. Give three readings to the proposed bylaw for the redesignation of 3.12 hectares  $\pm$  (7.70 acres  $\pm$ ) located at 9358, 9372, 9468, 9580 – 23 Street SE and 2456 – 96 Avenue SE (Plan 0612718, Block 40, Lots 3 to 7) from Direct Control (DC) District to Direct Control (DC) District to accommodate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





Parcel Size:

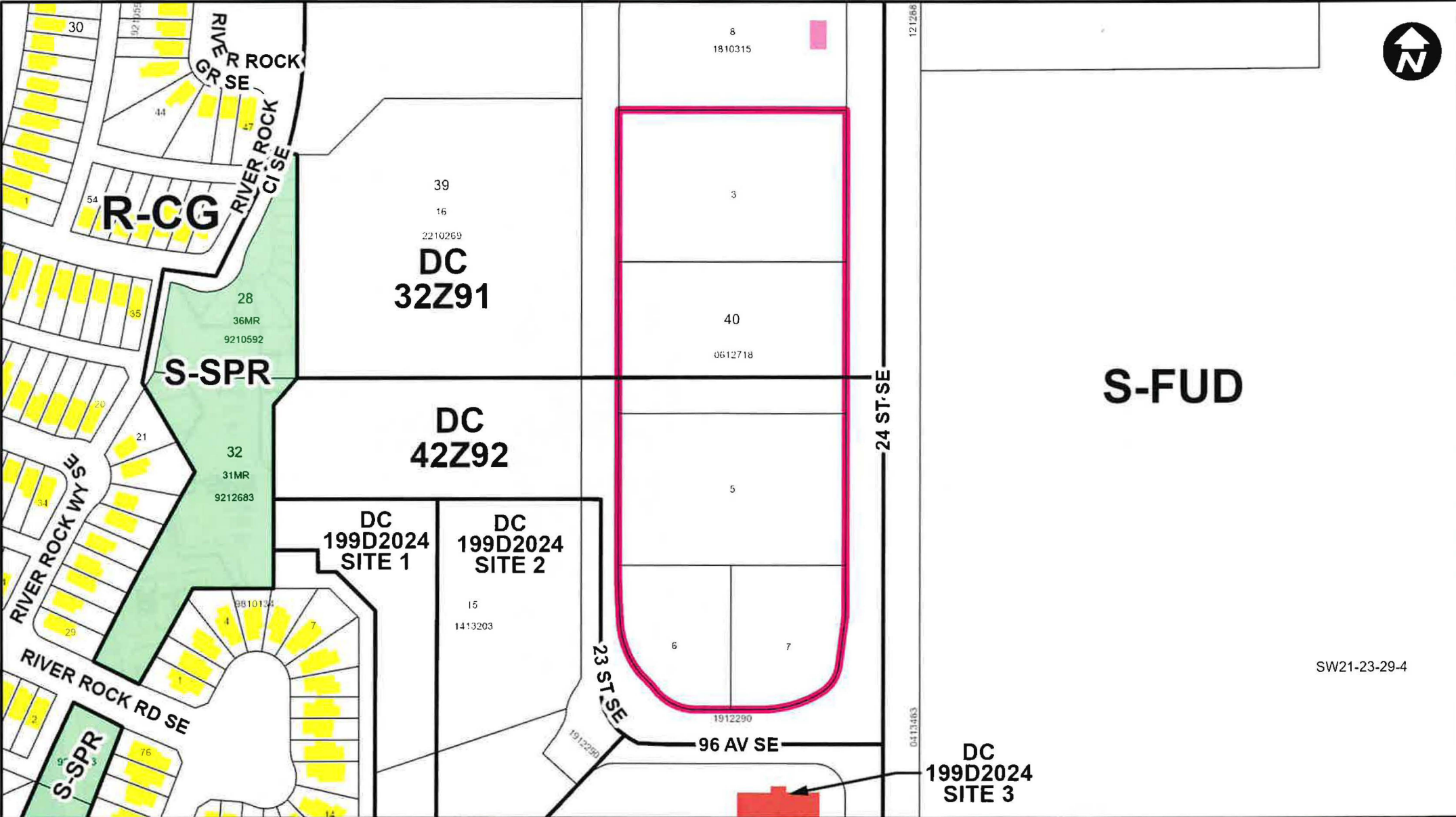
**3.12** ha  
110m x 290m

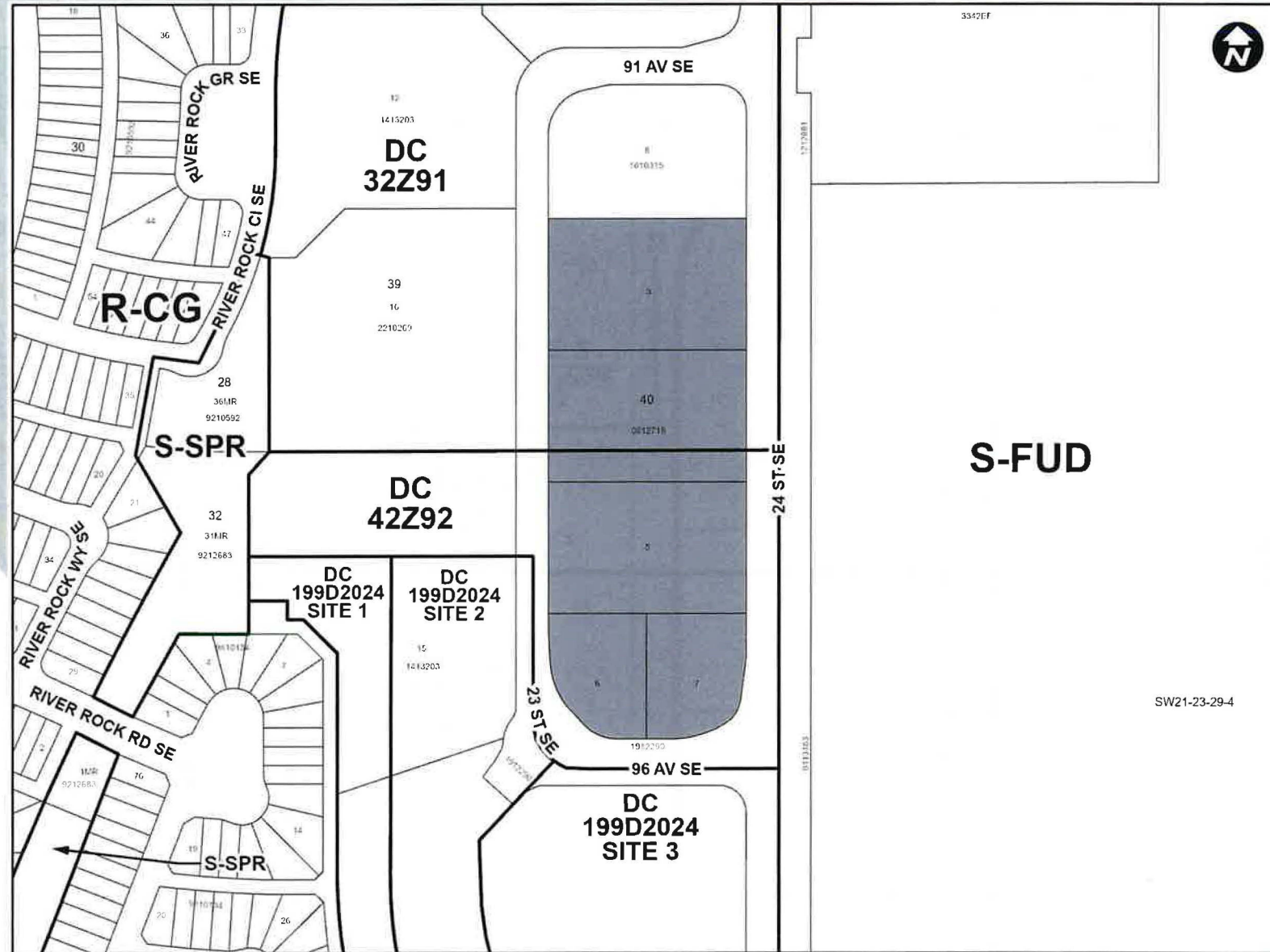




LEGEND

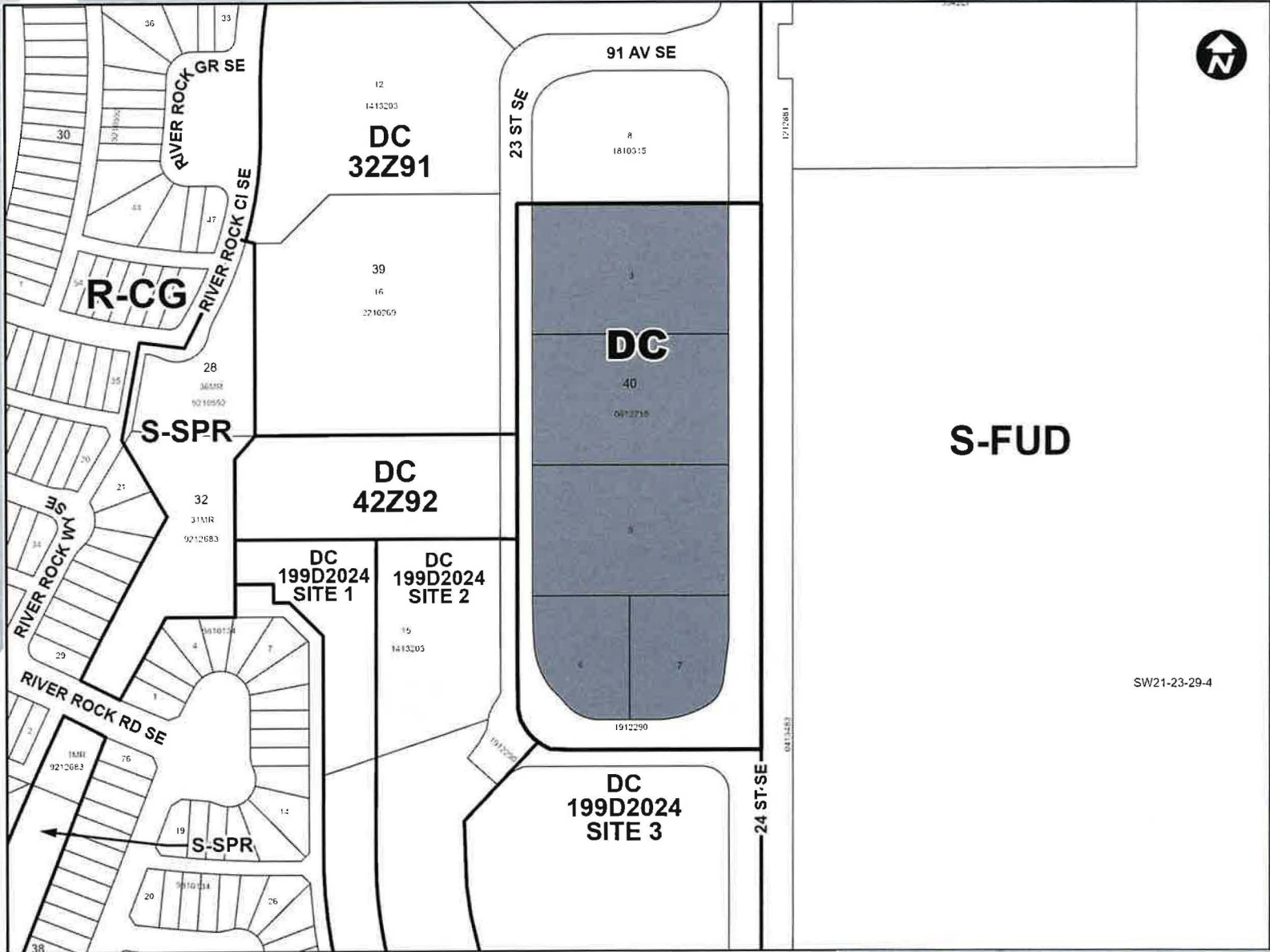
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





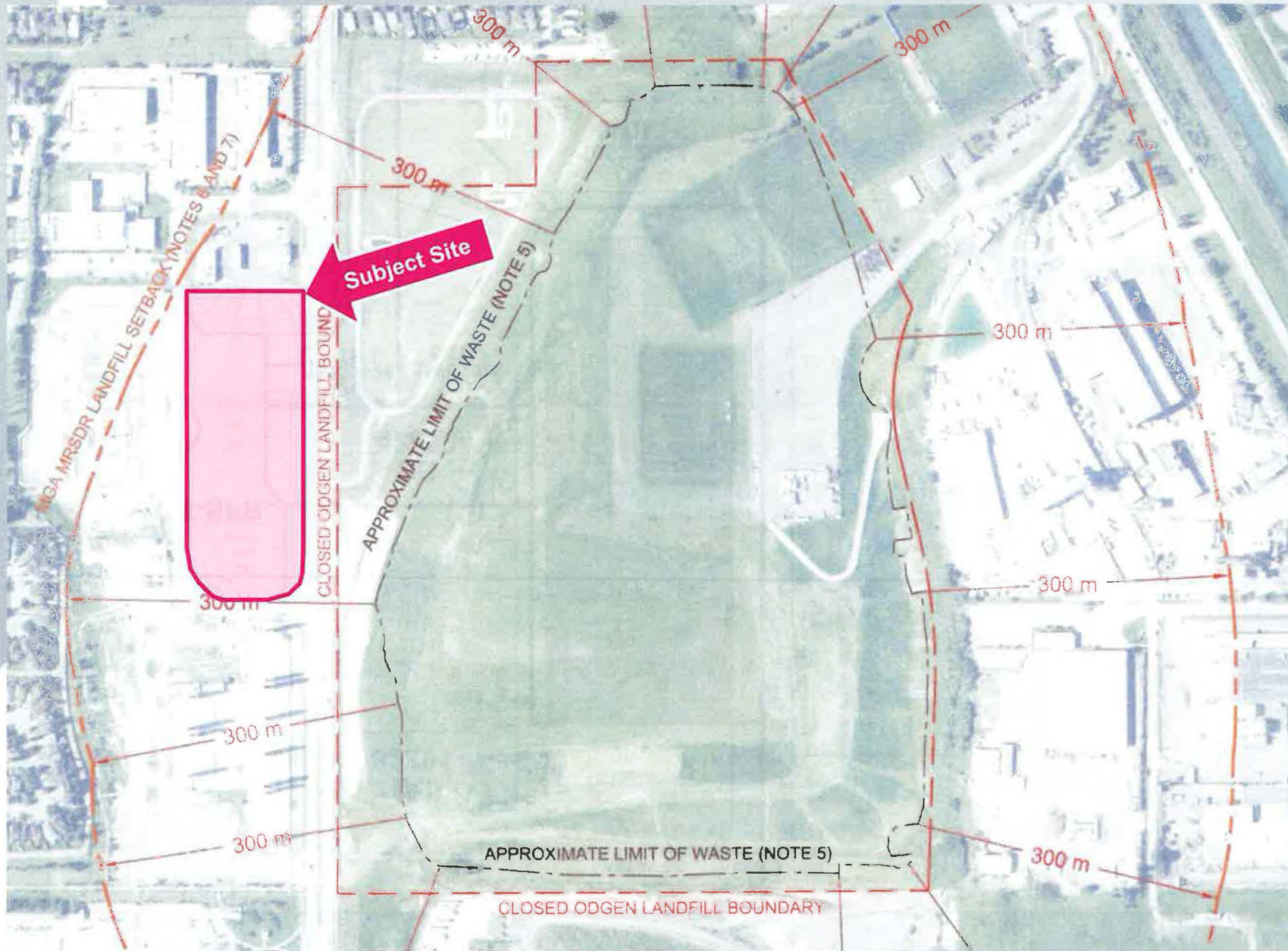


# Proposed Land Use Map



## 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

## RECOMMENDATION:

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# Supplementary Slides