

Land Use Amendment in Riverbend (Ward 11) at Multiple Addresses, LOC2024-0178

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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 (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 OCTOBER 17:**

That Council give three readings to **Proposed Bylaw 288D2024** 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 (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for a new discretionary use that will accommodate recovery from medical services and other treatment which may include overnight stays that do not fall under the definition of a hospital.
- The proposal broadens the uses allowed on the site in an acceptable manner and aligns with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would maintain the existing commercial/industrial nature of the area while accommodating a new use that is currently undefined in Land Use Bylaw 1P2007.
- Why does this matter? The Direct Control (DC) District would allow for the continuity of existing commercial/industrial development uses while allowing for a new use that would enable additional employment and service opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Riverbend, was submitted by B&A Studios on behalf of the landowner, Remington Development Corporation, on 2024 July 09. This application proposes to redesignate the site to a DC District based on the Industrial – Commercial (I-C) District and include a new defined use that allows for inpatient and outpatient medical care and may include overnight stays.

This application includes five parcels located between 23 Street SE and 24 Street SE, north of 96 Avenue SE. The approximately 3.12 hectare (7.70 acre) site is located immediately west of the former Ogden Dry Disposal Site, a non-operational waste management facility that closed in 1997.

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As indicated in the Applicant Submission (Attachment 3), the intent of this redesignation is to allow for a new defined use, Health Services – Medical Care and Recovery, to allow for recovery from medical treatment which may include overnight stays that do not fall under the definition of a hospital.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. No comments from the Riverbend Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Application of the land use bylaw and development specific building and site design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed redesignation enables the continuation of development in the commercial/industrial oriented area in the community of Riverbend. The development of this site will enable a more efficient use of land and infrastructure, support surrounding uses and amenities and allow the provision of a medical-oriented service for Calgarians.

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Environmental

This application does not include any specific actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This application would expand the commercial/industrial base for future development on the subject site. The inclusion of this additional use aligns with the surrounding context of the area and may create additional employment opportunities for the surrounding communities and greater area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 288D2024**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform