



Public Hearing of Council

Agenda Item: 7.2.20



LOC2024-0178 / CPC2024-0112

Land Use Amendment

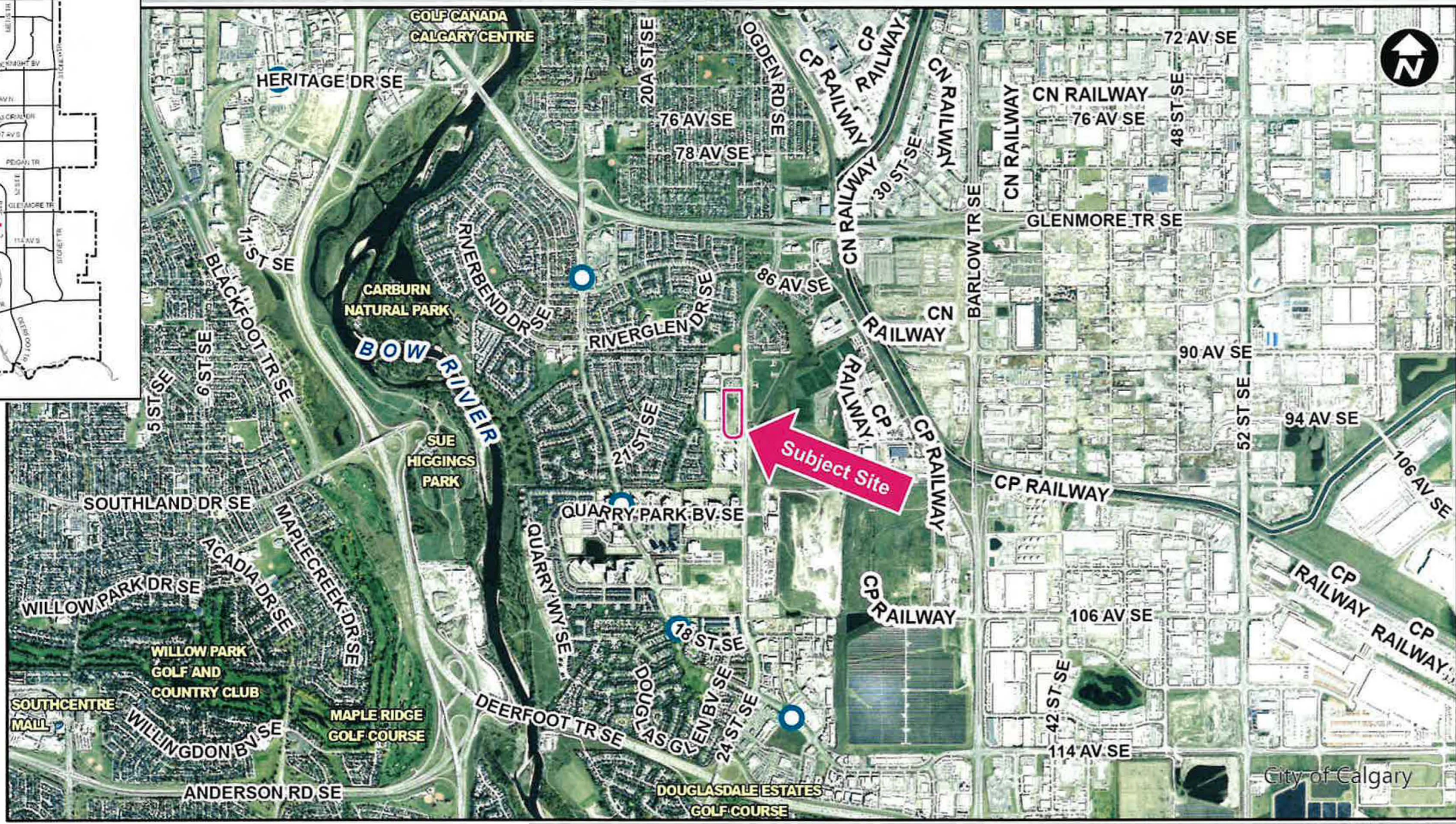
December 3, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7.2.20 CPC2024-112
Distrib - Presentation
CITY CLERK'S DEPARTMENT

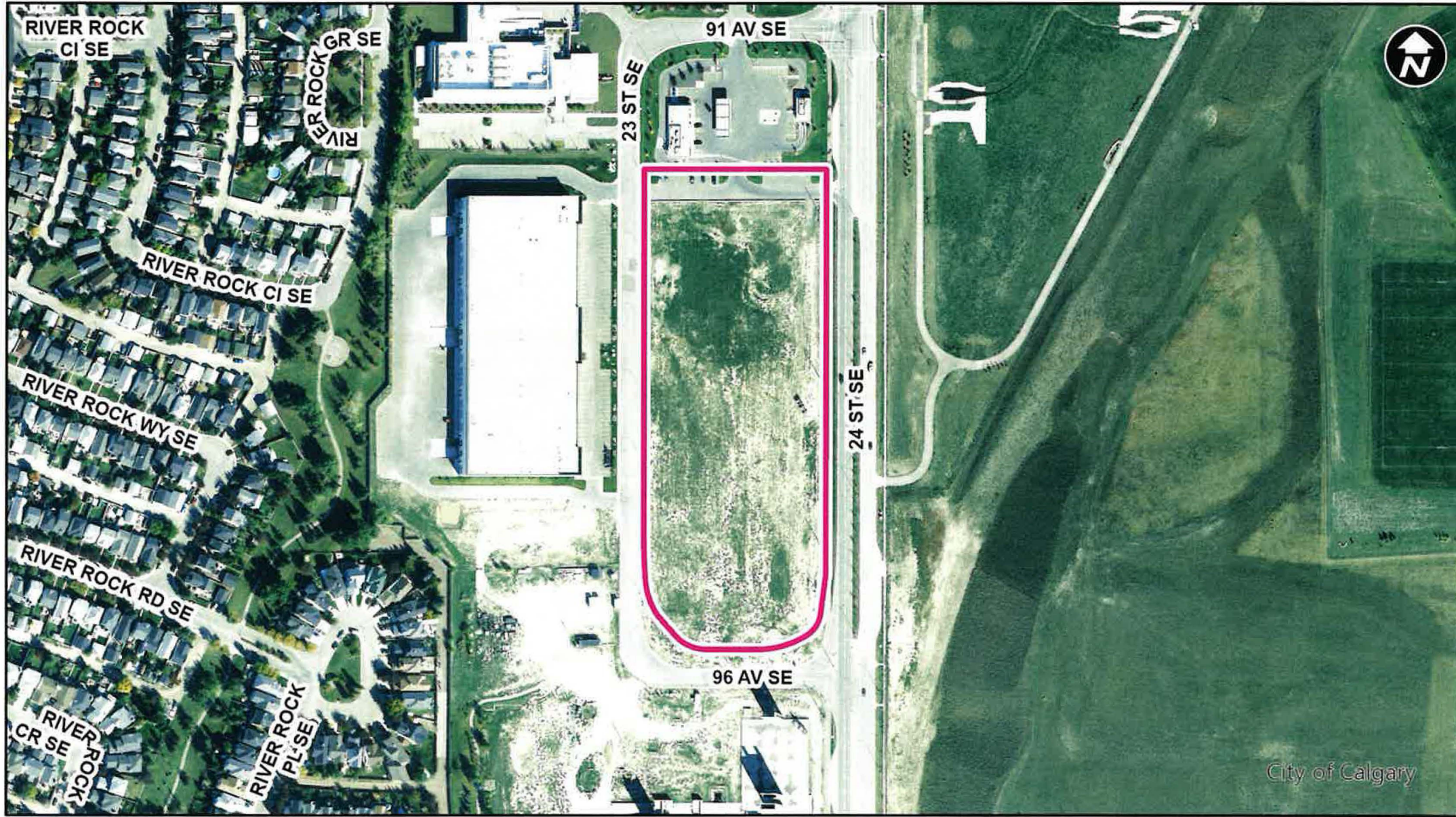
Calgary Planning Commission's Recommendation:

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.



- 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

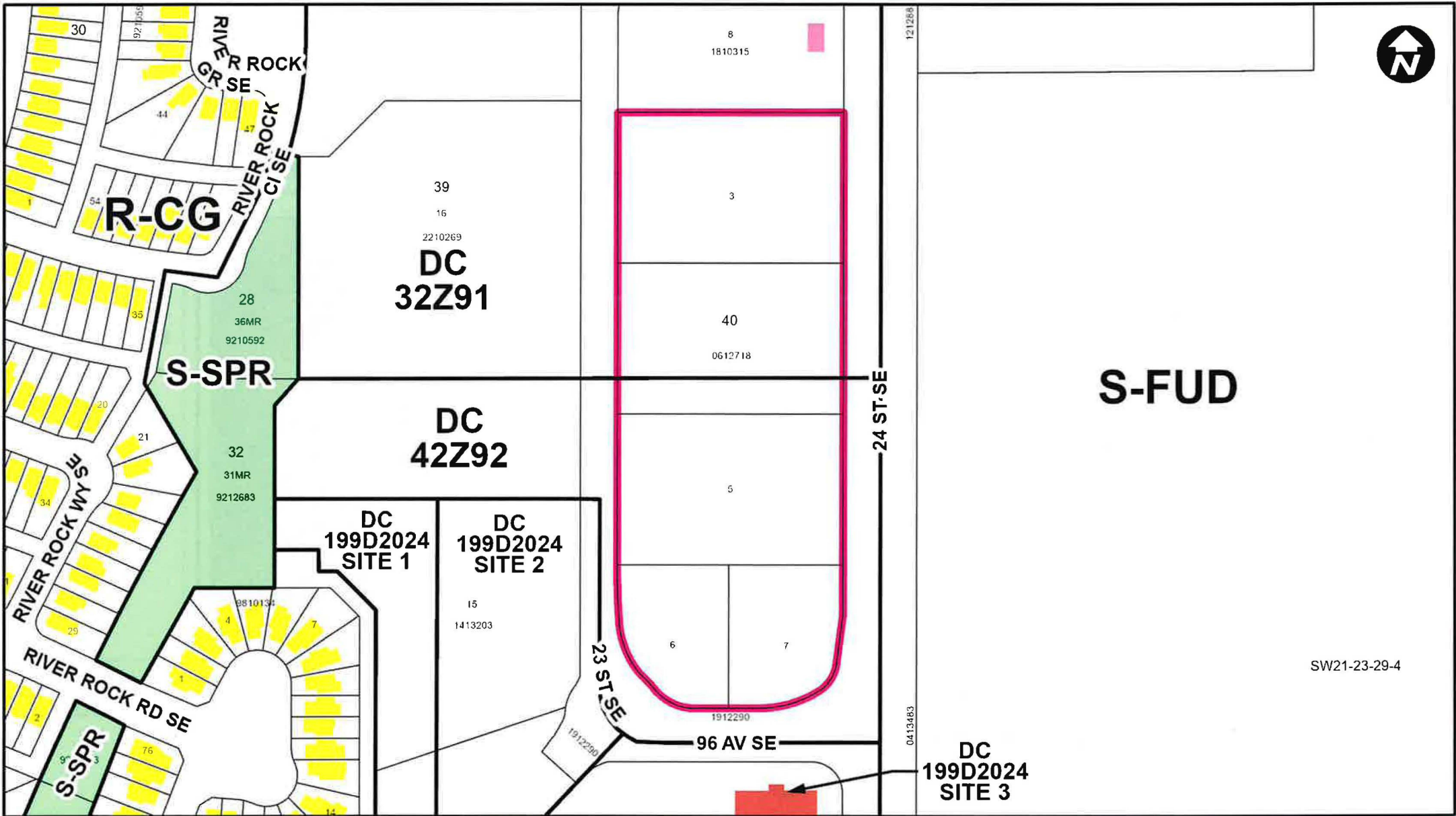


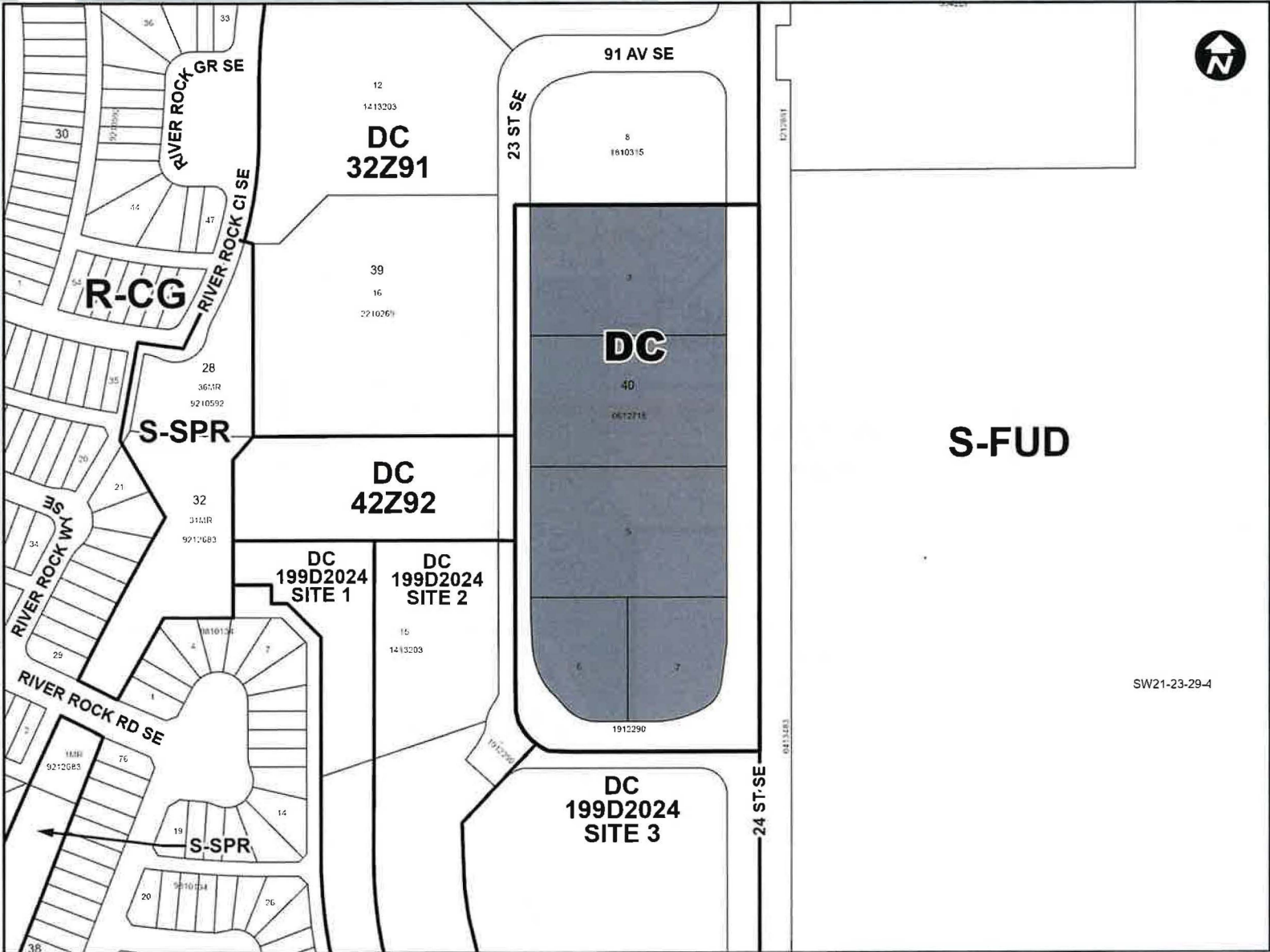
Parcel Size:

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

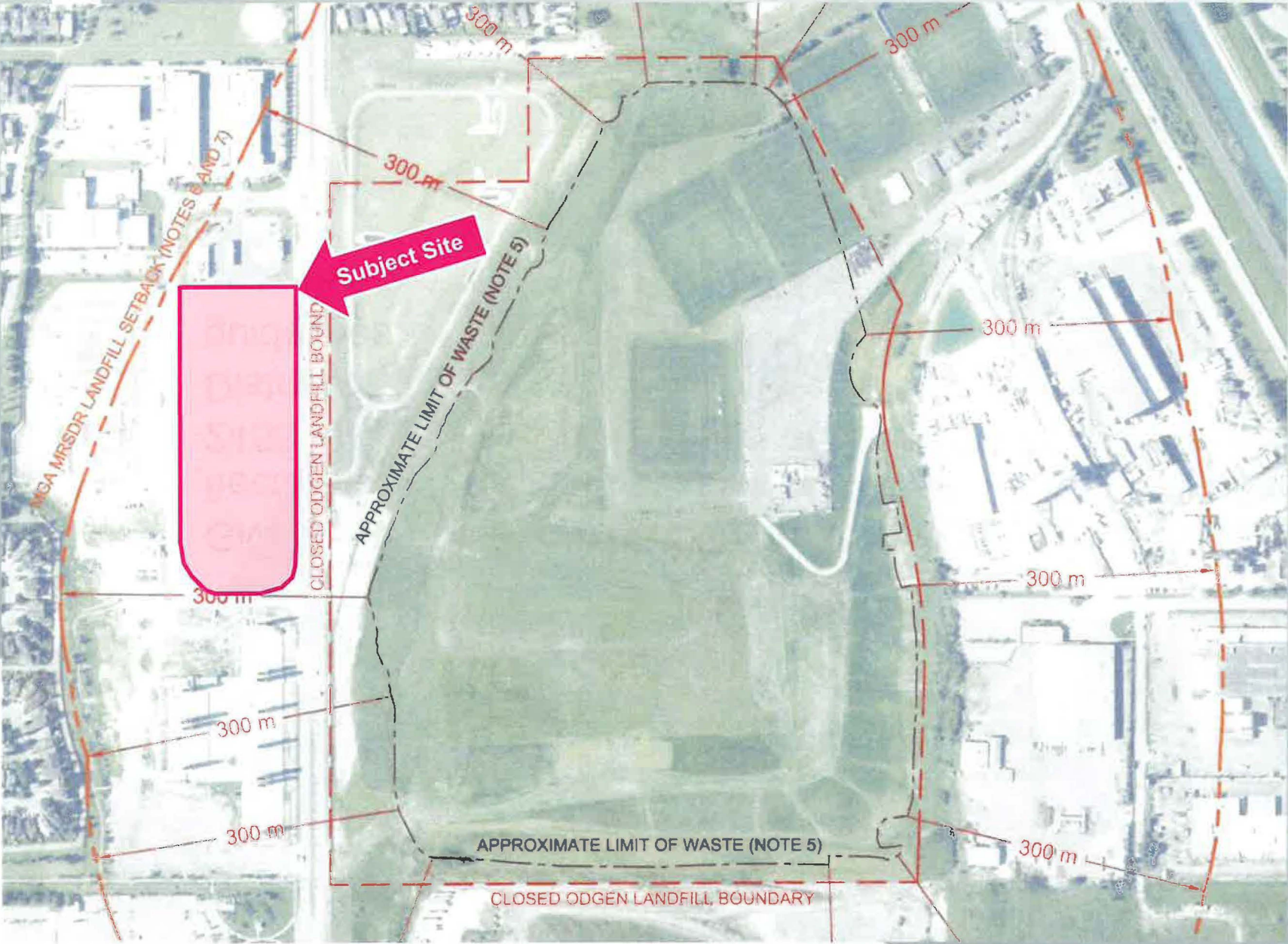




Proposed Direct Control (DC) District:

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

Landfill and Waste Management Facilities Setbacks



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
- These setbacks may be varied by The City of Calgary through the development permit review

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Supplementary Slides

