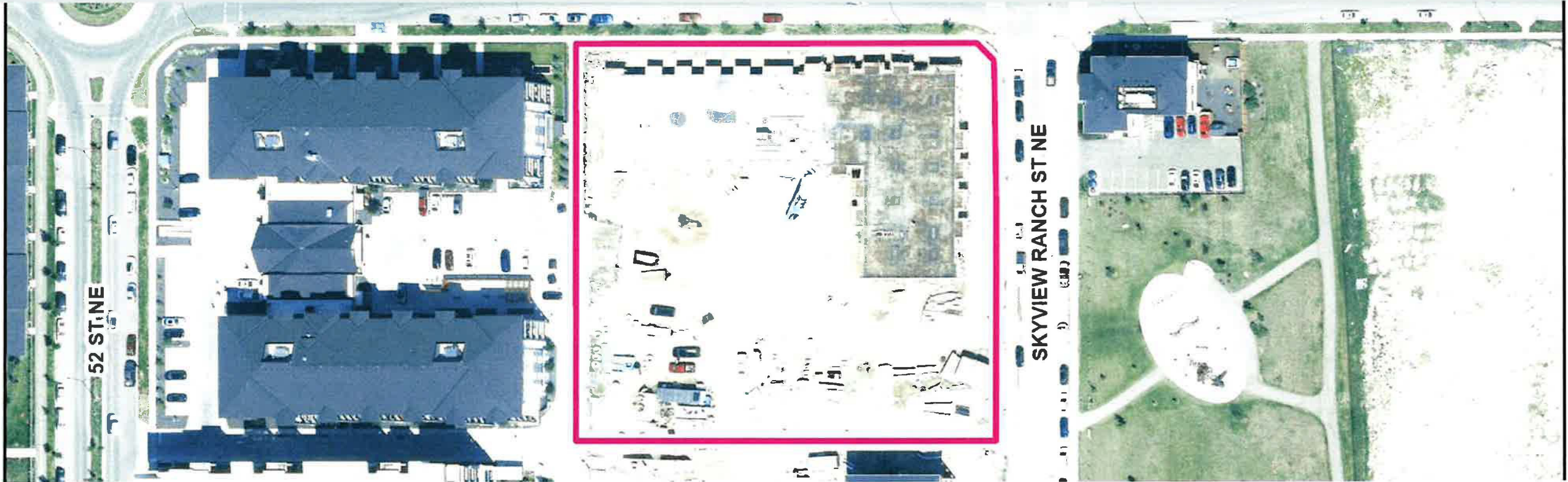




# Public Hearing of Council

## Agenda Item: 7.2.2



# LOC2024-0172 / CPC2024-1216

## Land Use Amendment

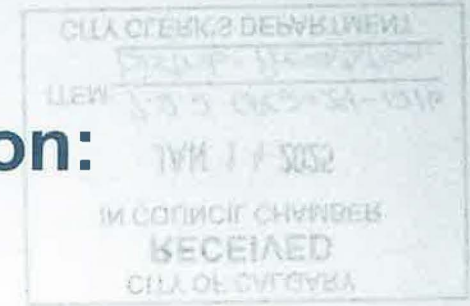
January 14, 2025

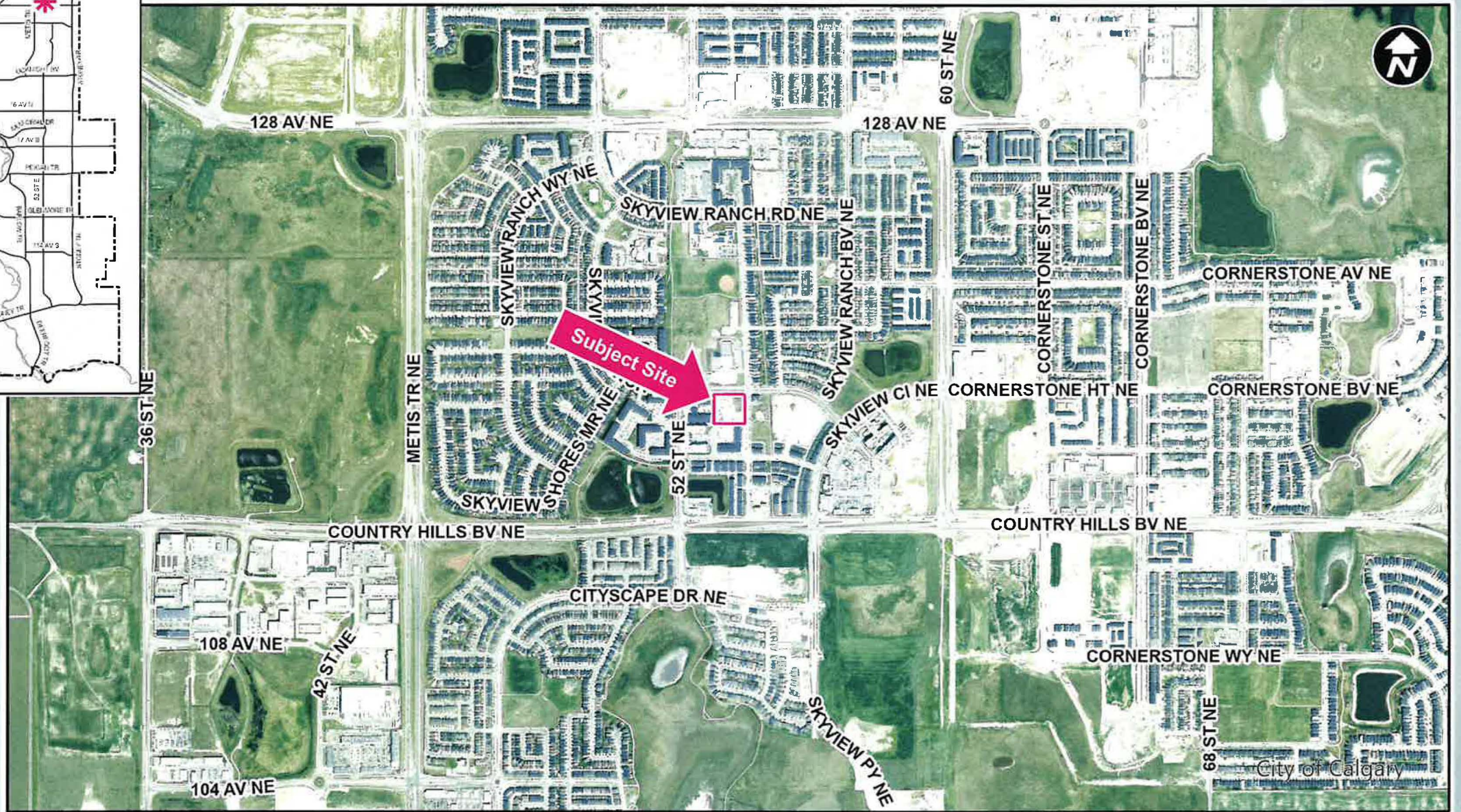
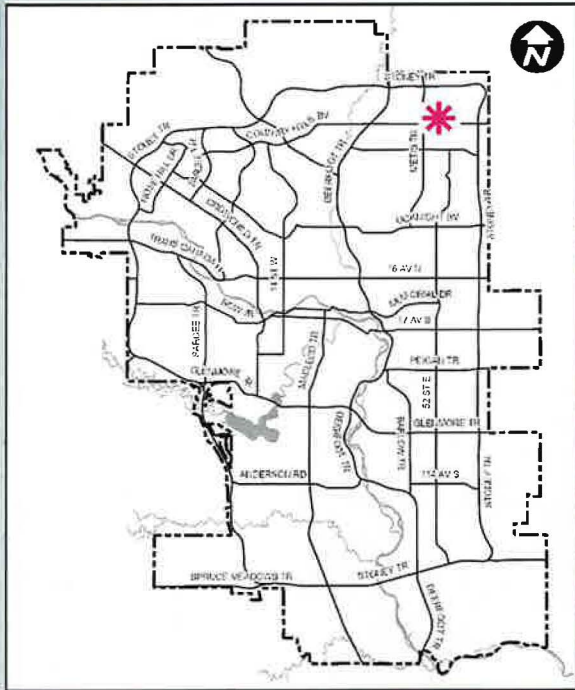
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 14 2025  
ITEM: 7.2.2 CPC2024-1216  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

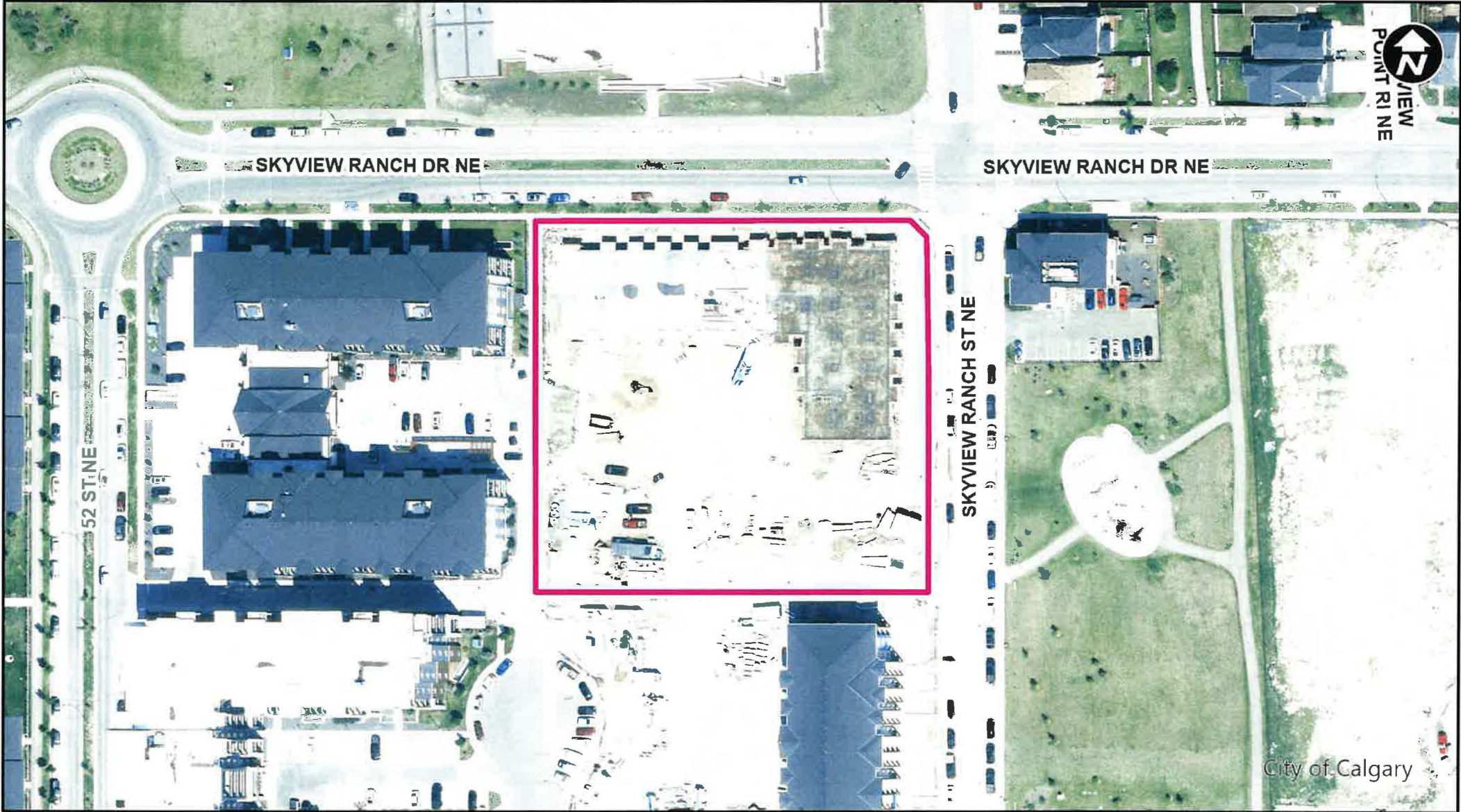
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 11D2025** for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).







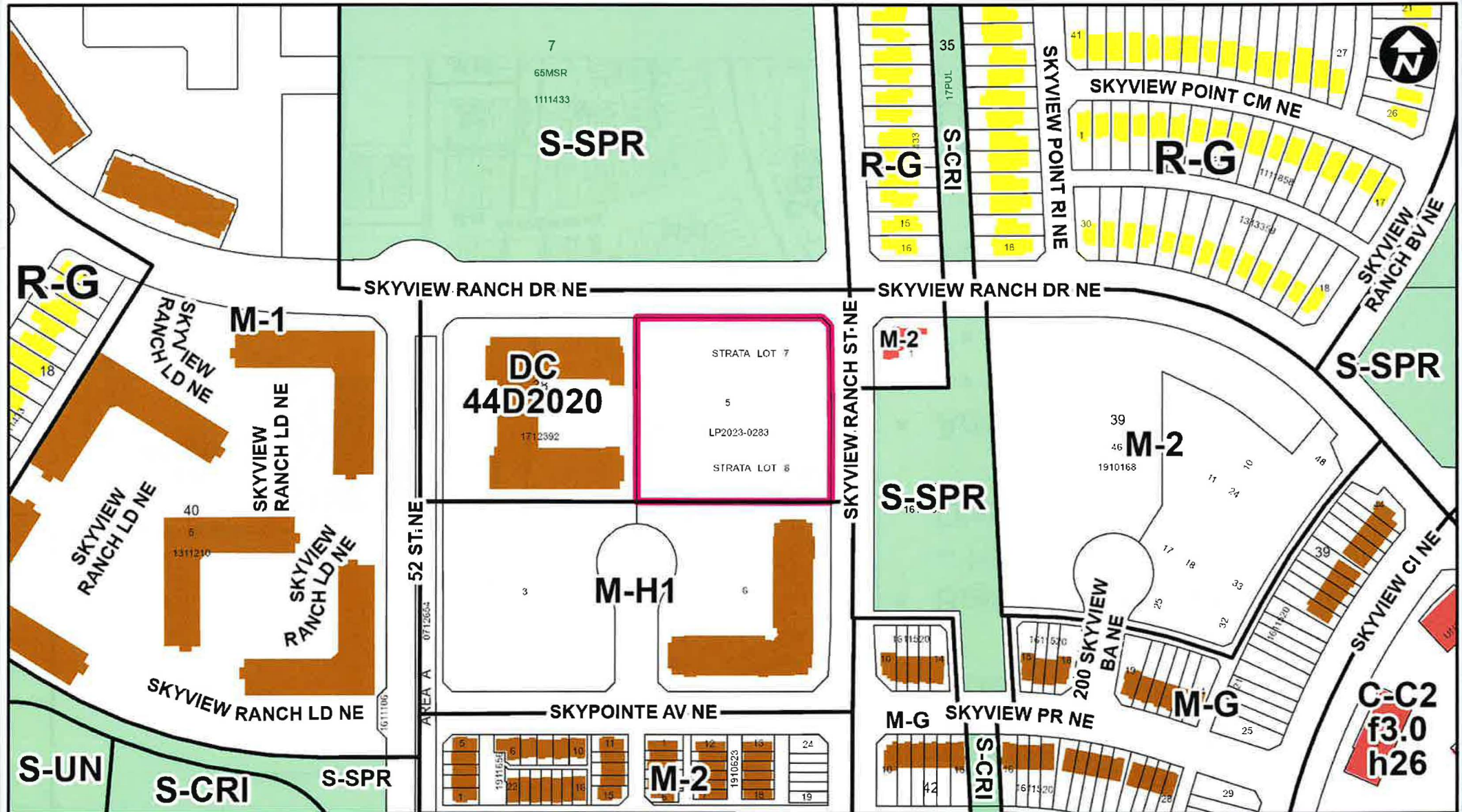
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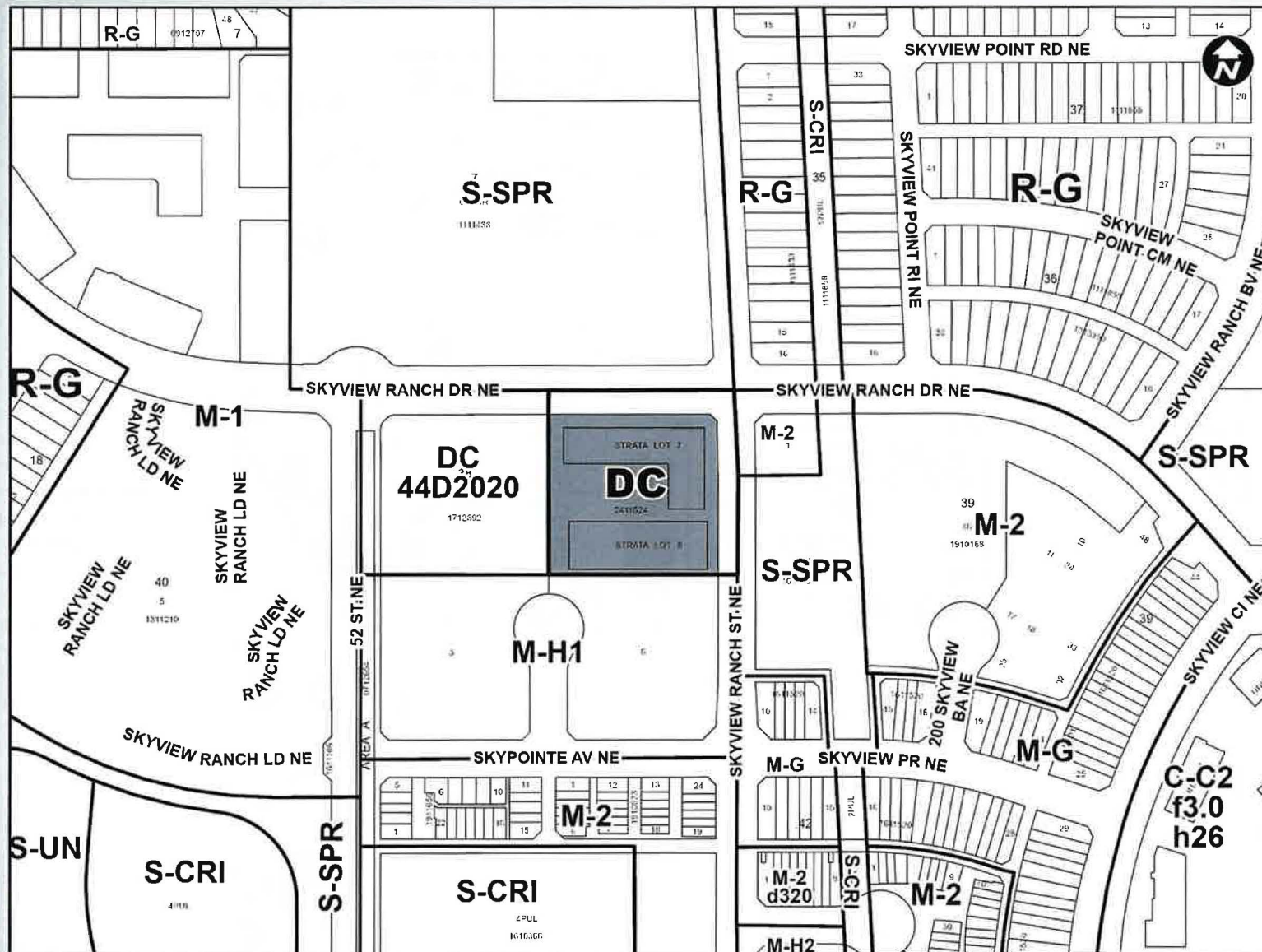
0.85 ha  
95m x 90m

# 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 Direct Control (DC) District:

- Based on the Multi-Residential – High Density Low Rise (M-H1) District.
- Adds Discretionary Uses:
  - Fitness Centre
  - Instructional Facility
  - Pet Care Service
  - Supermarket
- Aligns existing DC with current Land Use Bylaw uses and rules

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 11D2025** for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).

## Supplementary Slides



# Existing Land Use Map



## Existing Direct Control (DC) District:

- Based on Multi-Residential – High Density Low Rise (M-H1) District.
- This Direct Control District added more commercial uses than what is allowed in the base M-H1 District.

