



LOC2024-0224 / CPC2025-0330 Land Use Amendment

March 27, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 27 2025

ITEM: 7.2.7 CPC2025-0330
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 110 Bishop Way SW (Portion of Plan 1612440, Block 5, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of Health Care Service and Retail Drive Through, with guidelines.

Location Map 4



Direct
Control Size:

0.52 ha
~ 52m x 100m



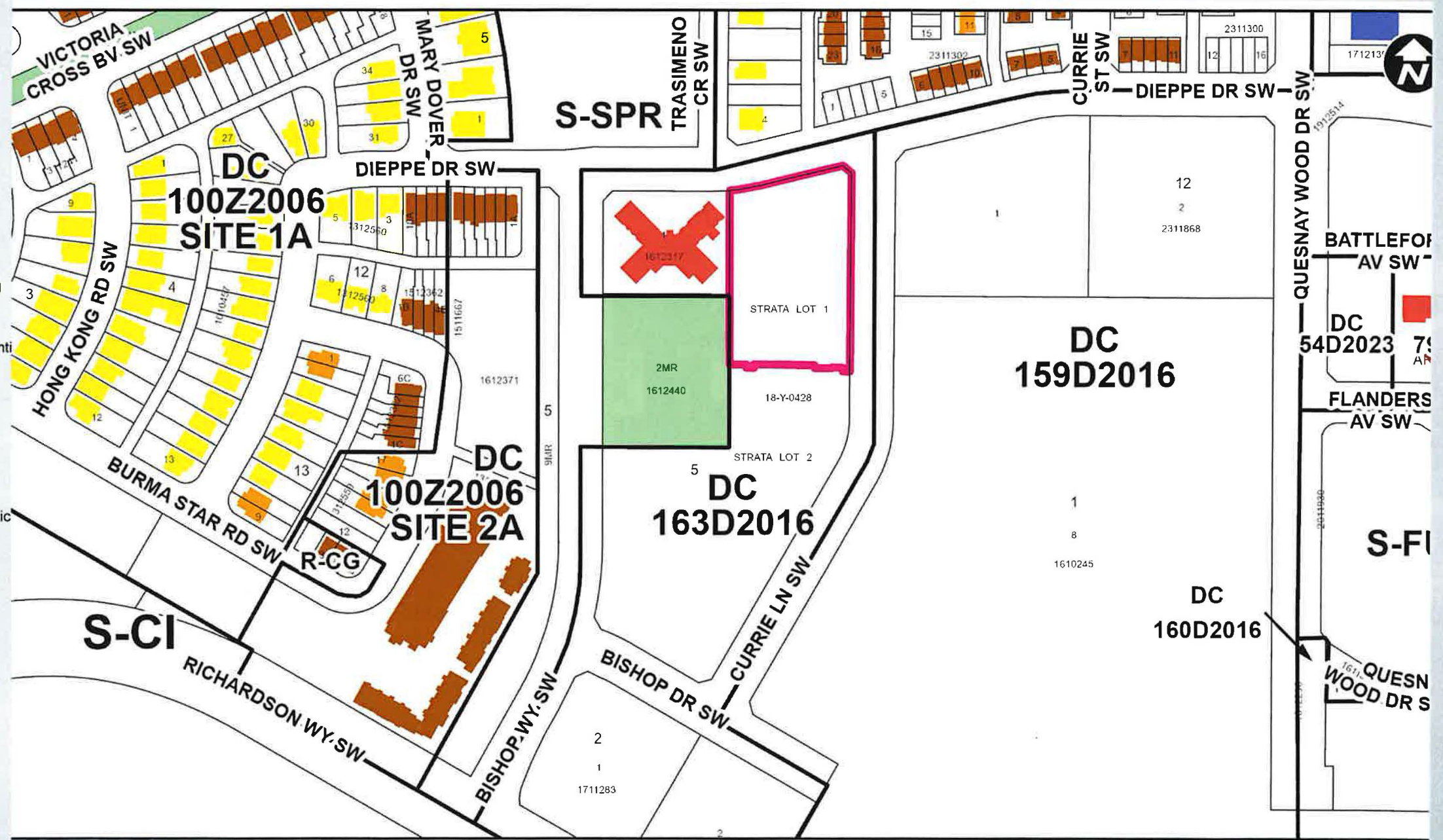
View looking South



View looking West

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



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Supplementary Slides

Defined Uses

4 In this Direct Control District:

- (a) “**Retail Drive Through**” means a *use*:
 - (i) where services are provided to patrons who are in a motor vehicle; and
 - (ii) that must be approved with a **Retail and Consumer Service use**.

Retail Drive Through Rules

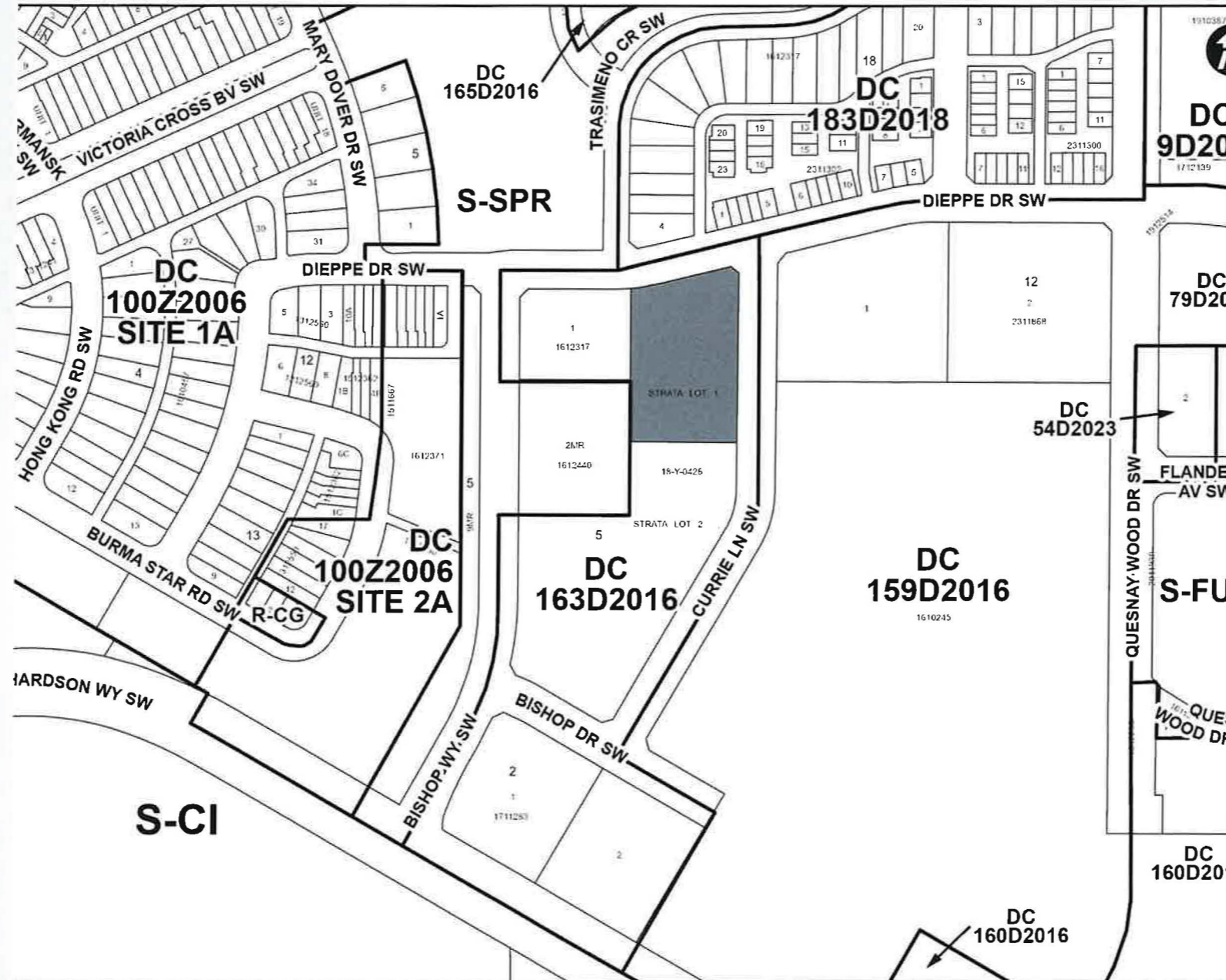
12 (1) A **Retail Drive Through** in this Direct Control District:

- (a) must not have outdoor speakers;
- (b) may have a maximum of one service window;
- (2) There may be a maximum of one **Retail Drive Through** in this Direct Control District.

Additional Retail Drive Through Rules

13 (1) A **Retail Drive Through** in this Direct Control District:

- (2) must **screen** any drive through aisles that are **adjacent** to a **residential use**;
- (3) must not have any drive through aisles in a **setback area**;
- (4) must **fence** any drive through aisles, where necessary, to prevent access to a **lane** or street;
- (5) must not have pedestrian access into the building that crosses a drive through aisle;
- (6) must have a maximum of 3.0 vehicle stacking spaces for the purpose of queuing motor vehicles;
- (7) does not require **bicycle parking stalls** – **class 1** or **class 2**.





View looking Southeast from Alexandria Park