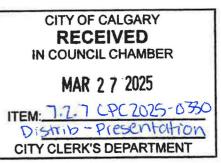
Calgary Planning Commission Agenda Item: 7.2.7



LOC2024-0224 / CPC2025-0330 Land Use Amendment

March 27, 2025



4

ISC: Unrestricted

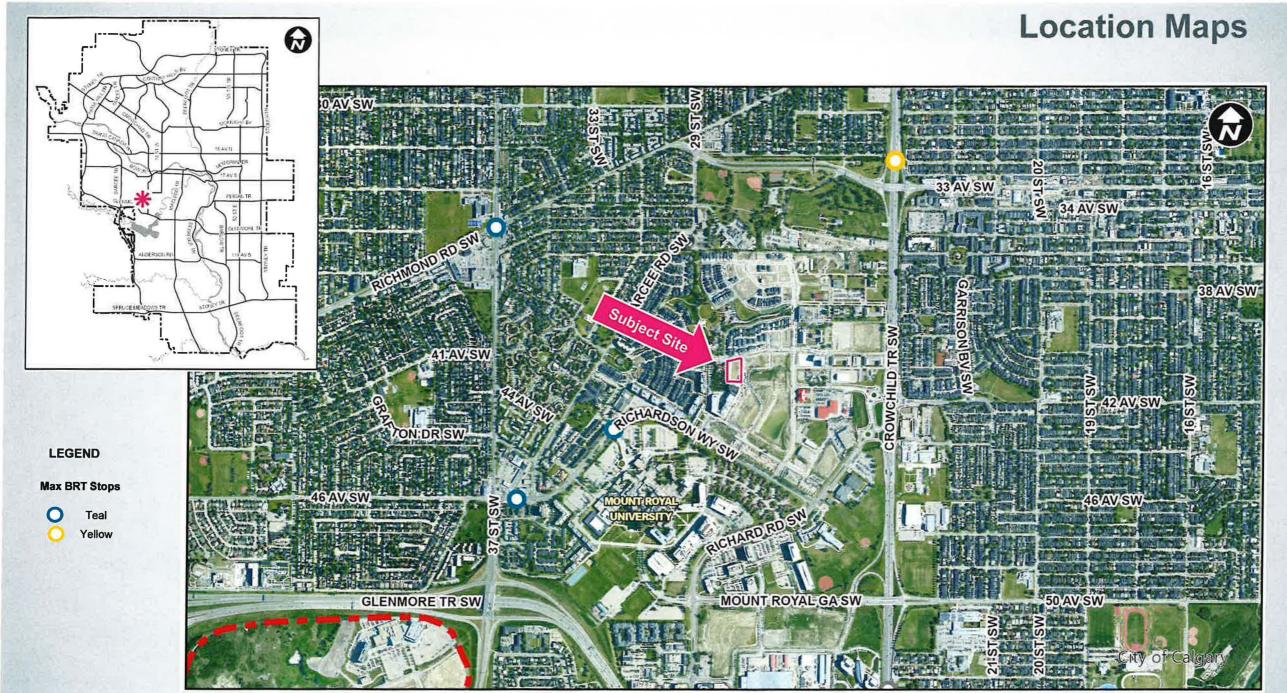
Calgary

RECOMMENDATION:



That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.52 hectares ± (1.28 acres ±) 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.



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Direct **Control Size:**

4

0.52 ha ~ 52m x 100m

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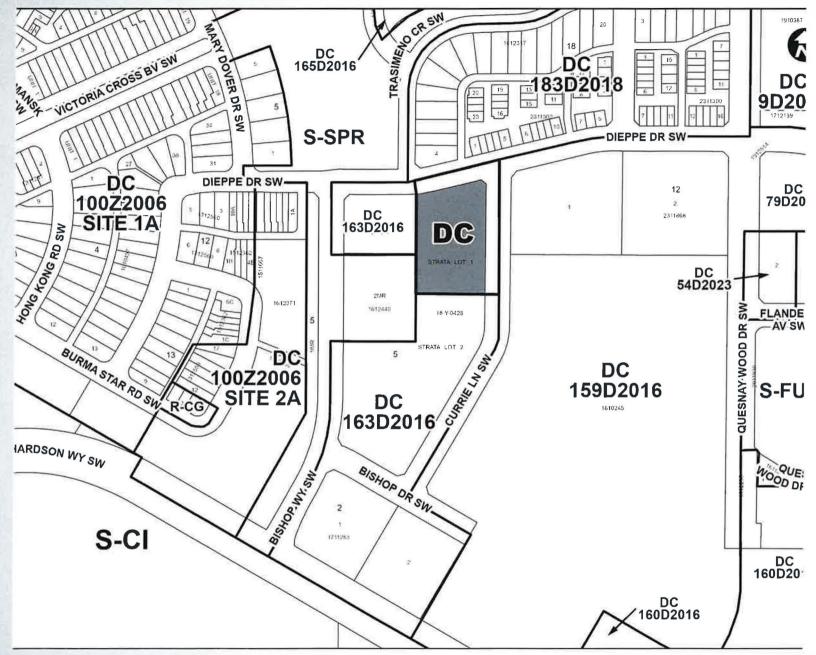
VICTORIA CROSS BV SW SIMENO MARY 2311300 231130 17121 DR D S S-SPR 6111 OVE R QUESNAY WOOD DC DIEPPE DR SW. 12 100Z2006 2 SITE 1A 2311868 BATTLEFOR SW LEGEND AV SW RD Single detached dwelling HONG FONG F Semi-detached / duplex STRATA LOT 1 DC detached dwelling DC 54D2023 7: Rowhouse / multi-residenti 159D2016 Commercial 2MR 1612371 Heavy Industrial 1612440 **FLANDERS** 18-Y-0428 Light Industrial AV SW Parks and Openspace BURMA STAR RD SW, R-CG Public Service DC STRATA LOT 2 5 Service Station DC 100Z2006 Vacant 163D2016 Transportation, Communic SITE 2A and Utility S-FI CURRELNSW. Rivers, Lakes 1610245 Land Use Site Boundary DC S-CI 160D2016 BISHOP DR SW RICHARDSON WY.SW WOOD DR S -MS: IniaOHSI8. 2 1 1711283

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Surrounding Land Use



Proposed Land Use Map

Proposed Direct Control District:

- addition of Health Care Service use; and
- addition of custom "Retail Drive Through" use; and
- deletion of all low-density residential uses and associated rules; and
- deletion of interim uses, which are no longer required.

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.52 hectares ± (1.28 acres ±) 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.

Supplementary Slides

Retail Drive Through 10

Defined Uses

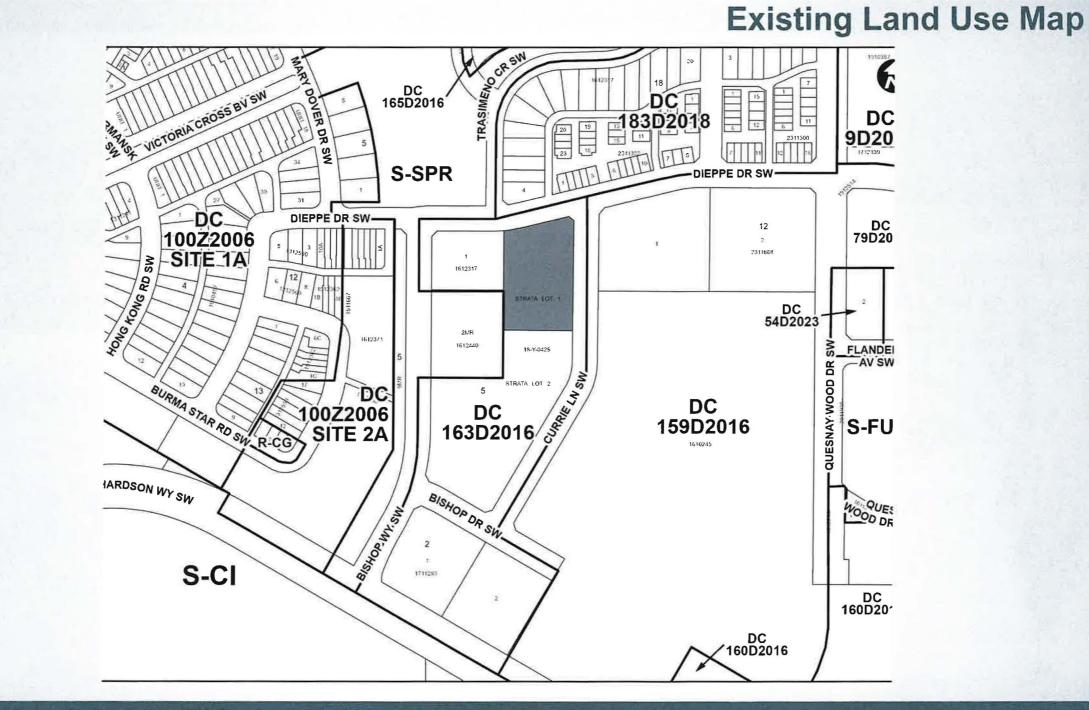
- 4 In this Direct Control District:
 - (a) "Retail Drive Through" means a use:
 - (i) where services are provided to patrons who are in a motor vehicle; and
 - (ii) that must be approved with a Retail and Consumer Service use.

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* <u>use</u>:
 - (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 <u>street;</u>
 - (5) must not have pedestrian access into the building that crosses a drive through <u>aisle;</u>
 - (6) must have a maximum of 3.0 vehicle stacking spaces for the purpose of queuing motor <u>vehicles</u>:
 - (7) does not require *bicycle parking stalls class 1* or *class 2*.



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View looking Southeast from Alexandria Park

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