

Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0224 / CPC2025-0330

Land Use Amendment

May 6, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 06 2025

ITEM: 7.2.2 CPC2025-0330
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 79D2025** 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.

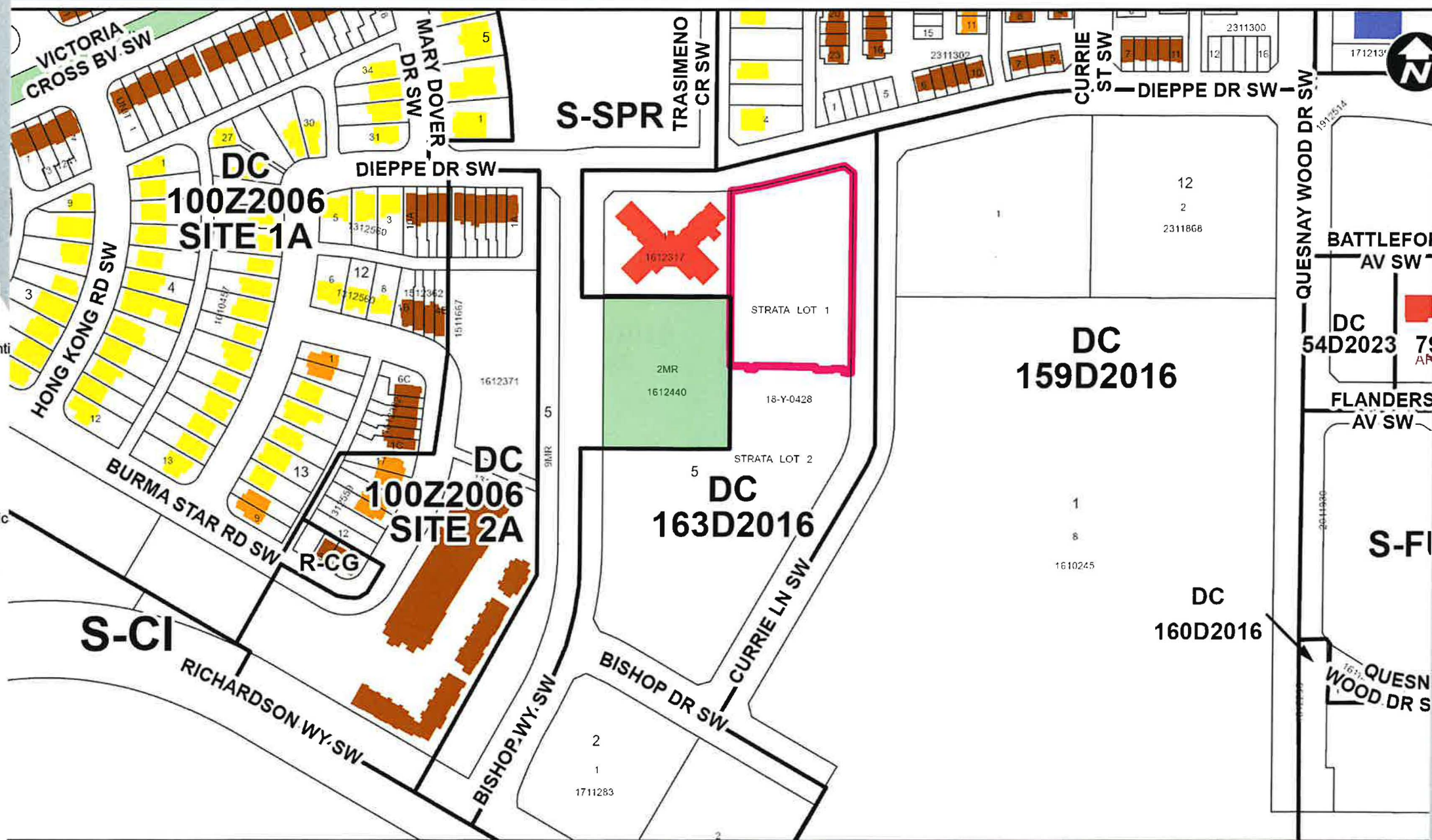


Direct
Control Size:

0.52 ha
~ 52m x 100m

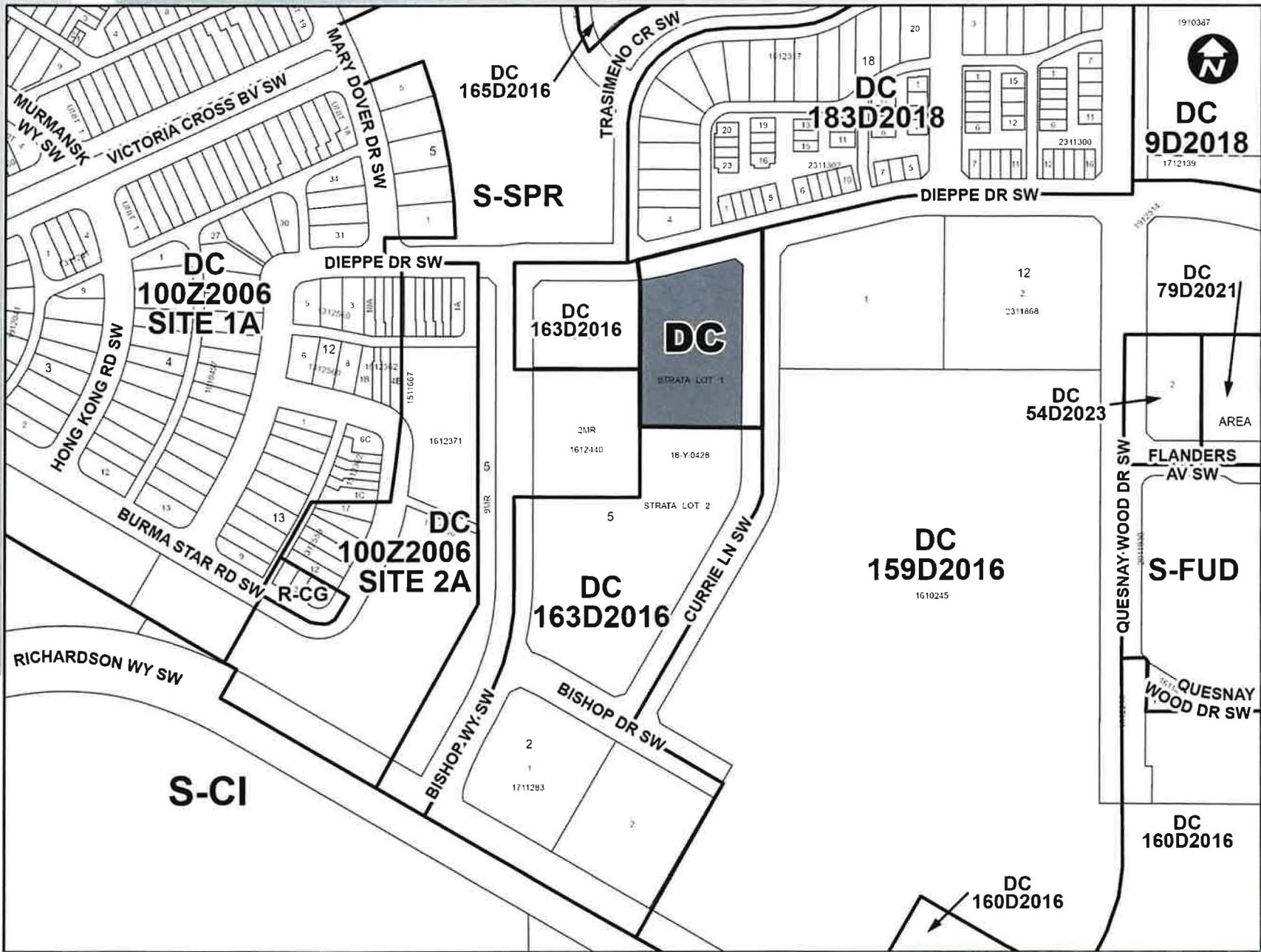
LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residenti
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communic and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Land Use Map

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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.

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Supplementary Slides



View looking South



View looking West



View looking Southeast from Alexandria Park

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*.

Existing Land Use Map 12

