



LOC2023-0321 / CPC2024-0023

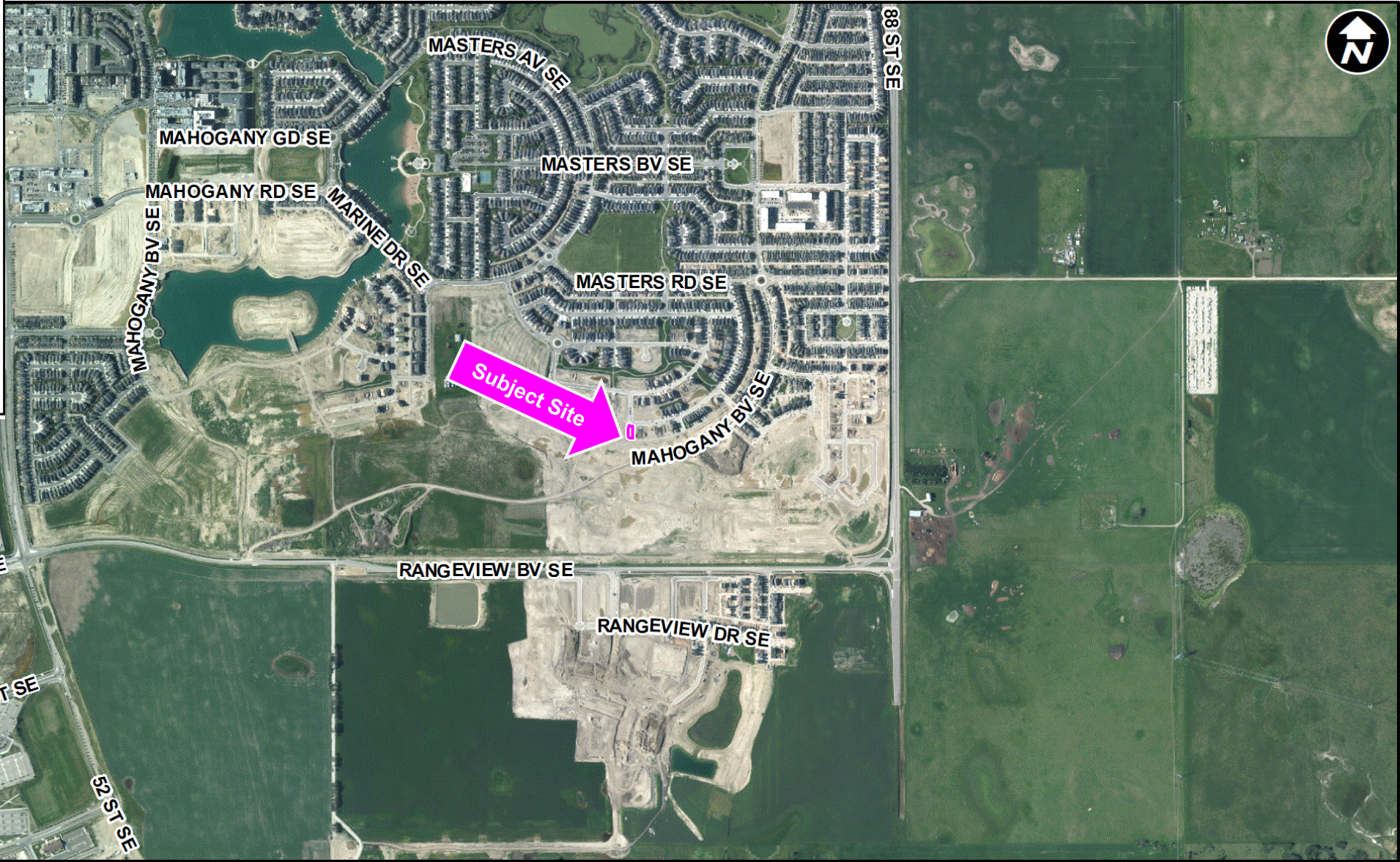
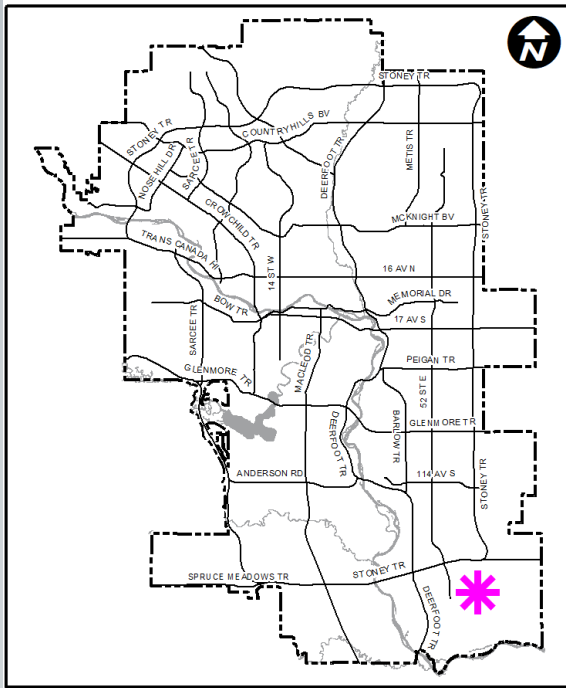
Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 135D2024** for the redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 213 and 215 Magnolia Terrace SE (Plan 2211011, Block 120, Lots 7 and 8) from Residential – Low Density Mixed Housing (R-G) District **to** Direct Control (DC) District to accommodate a Child Care Service.



LEGEND

600m buffer from LRT station

LRT Stations

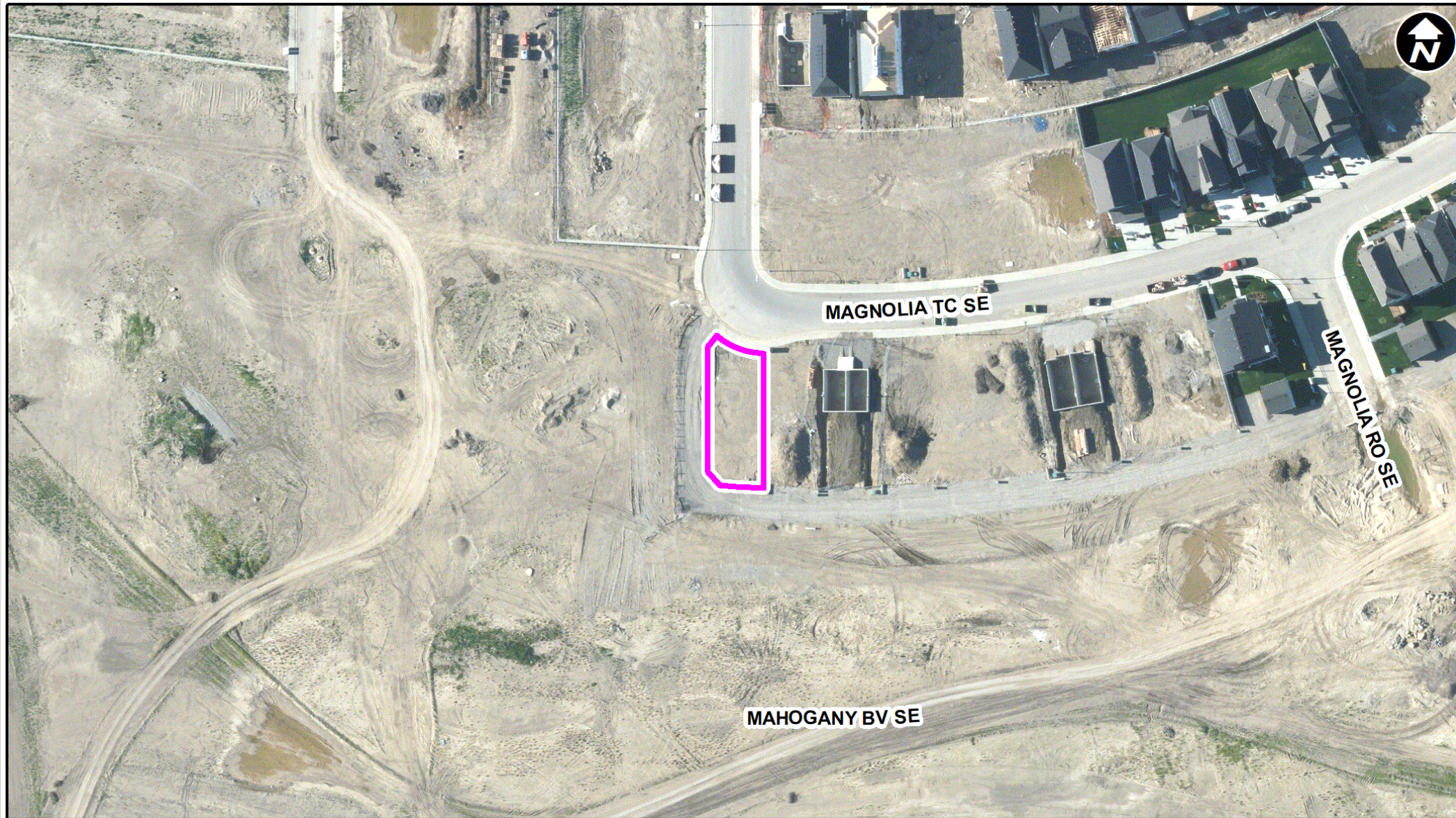
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

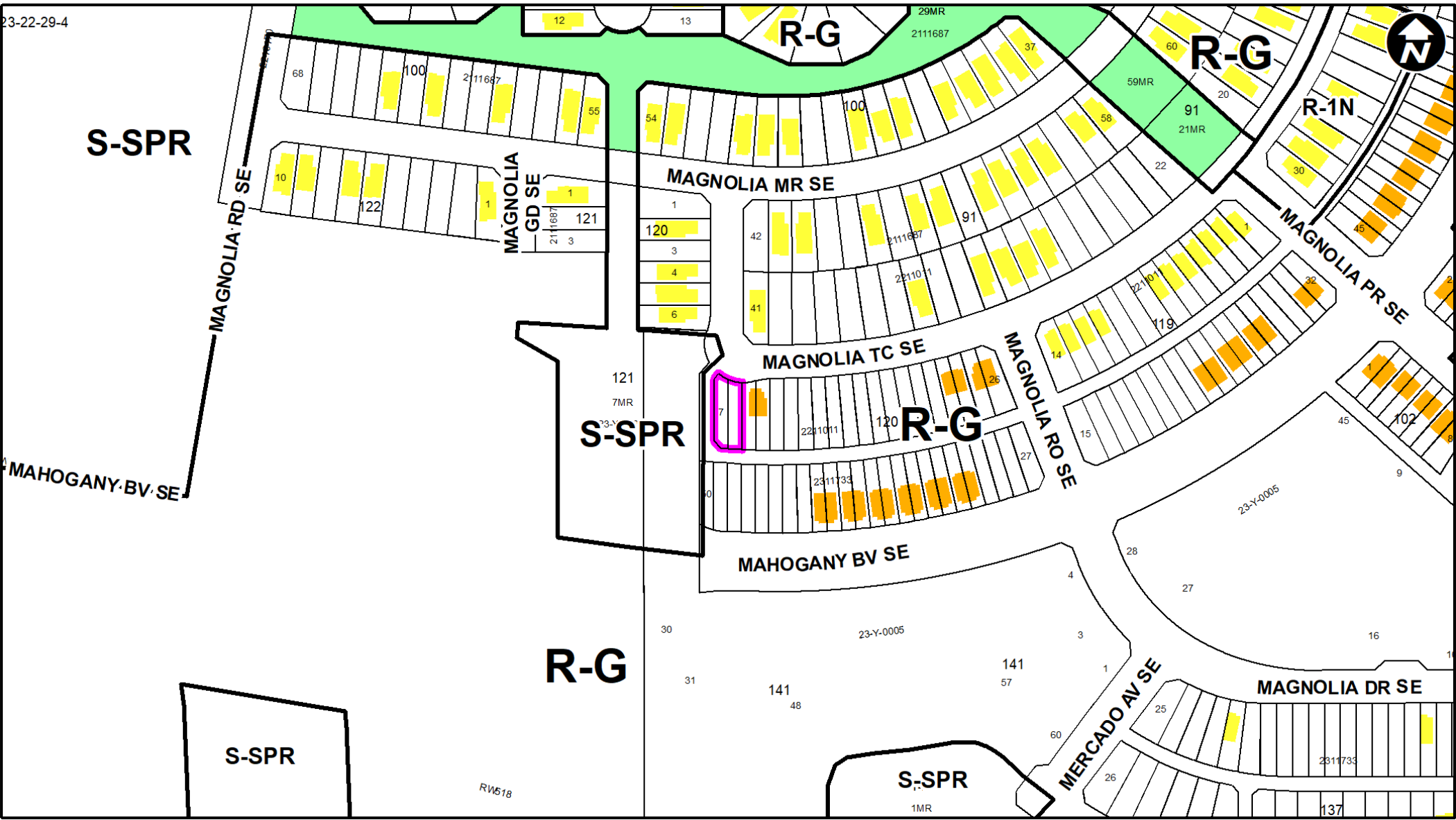
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

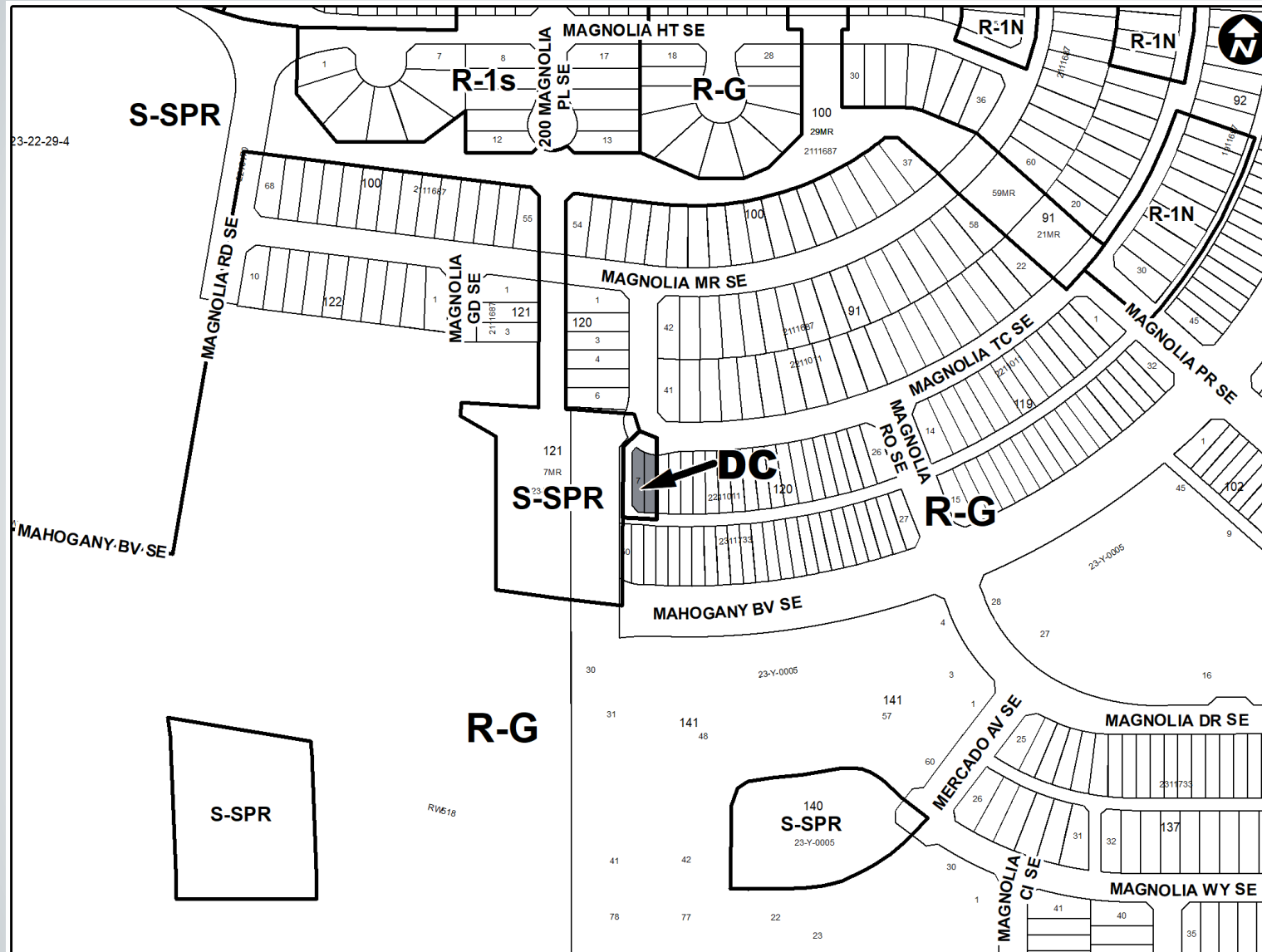


Parcel Size:

0.05 ha
13 m x 34 m



- 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:

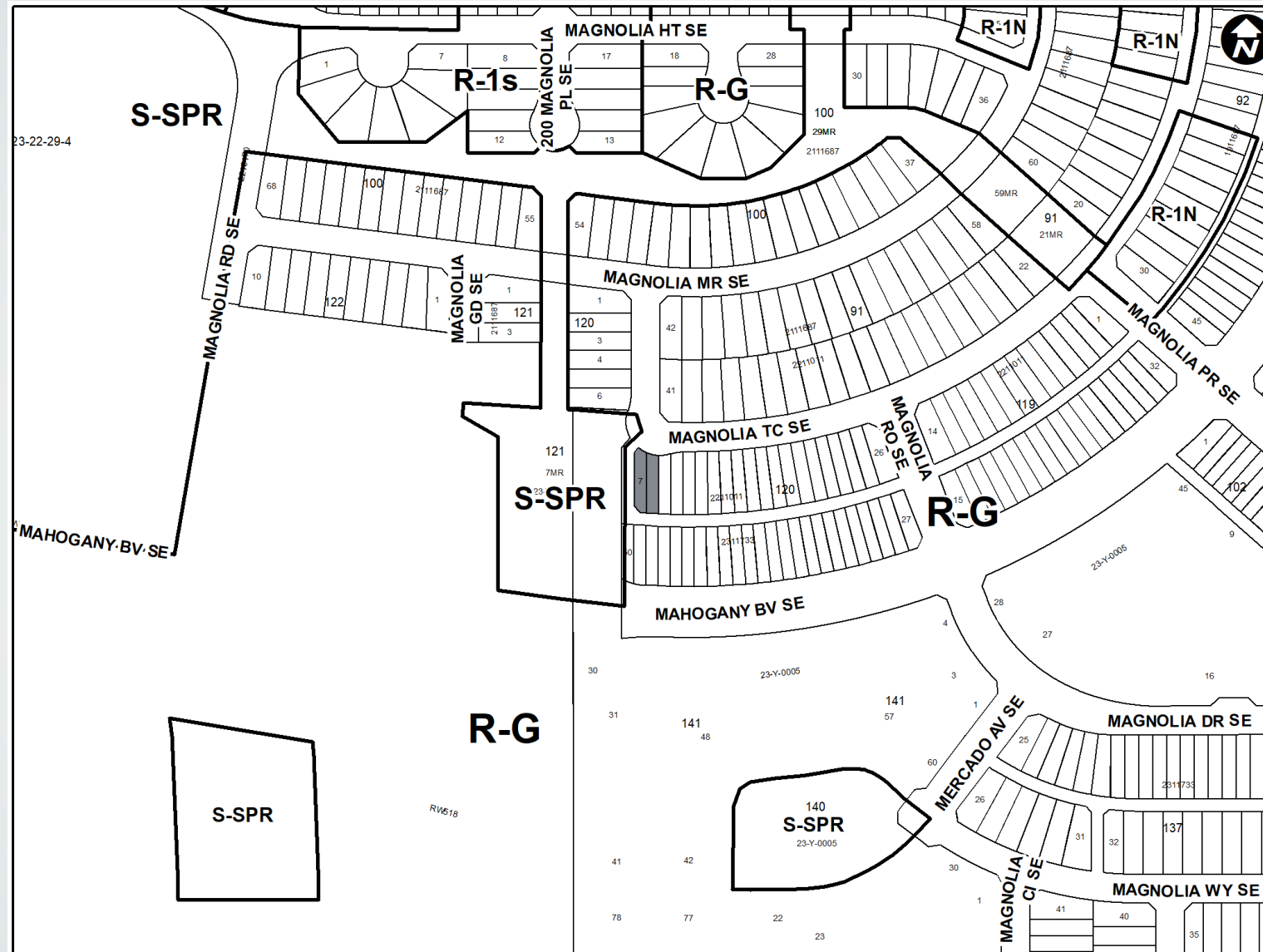
- Based on Residential – Low Density Mixed Housing (R-G) District
- Additional discretionary use of Child Care Service
- Maximum building height of 12 metres

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 135D2024** for the redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 213 and 215 Magnolia Terrace SE (Plan 2211011, Block 120, Lots 7 and 8) from Residential – Low Density Mixed Housing (R-G) District **to** Direct Control (DC) District to accommodate a Child Care Service.

Supplementary Slides





View towards the subject site



View towards the subject site from the lane, facing northeast



Location of future park to the west, view looking north



Location from the rear lane facing northeast



Site Selection Criteria	Met
B.2. Located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas.	X
B.3. Sufficient staff parking, pick-up and drop-off parking	X
B.4 Outdoor play area	X
B.5. Collector Street or near collector/major streets	
B.6. Corner parcel	
B.7. Non corner parcels if the parcel shares a side property line with a lane	X
B.8. No concentration of Child Care Services in an area	X