

Public Hearing of Council

Agenda Item: 7.2.4



LOC2025-0030 / CPC2025-0464

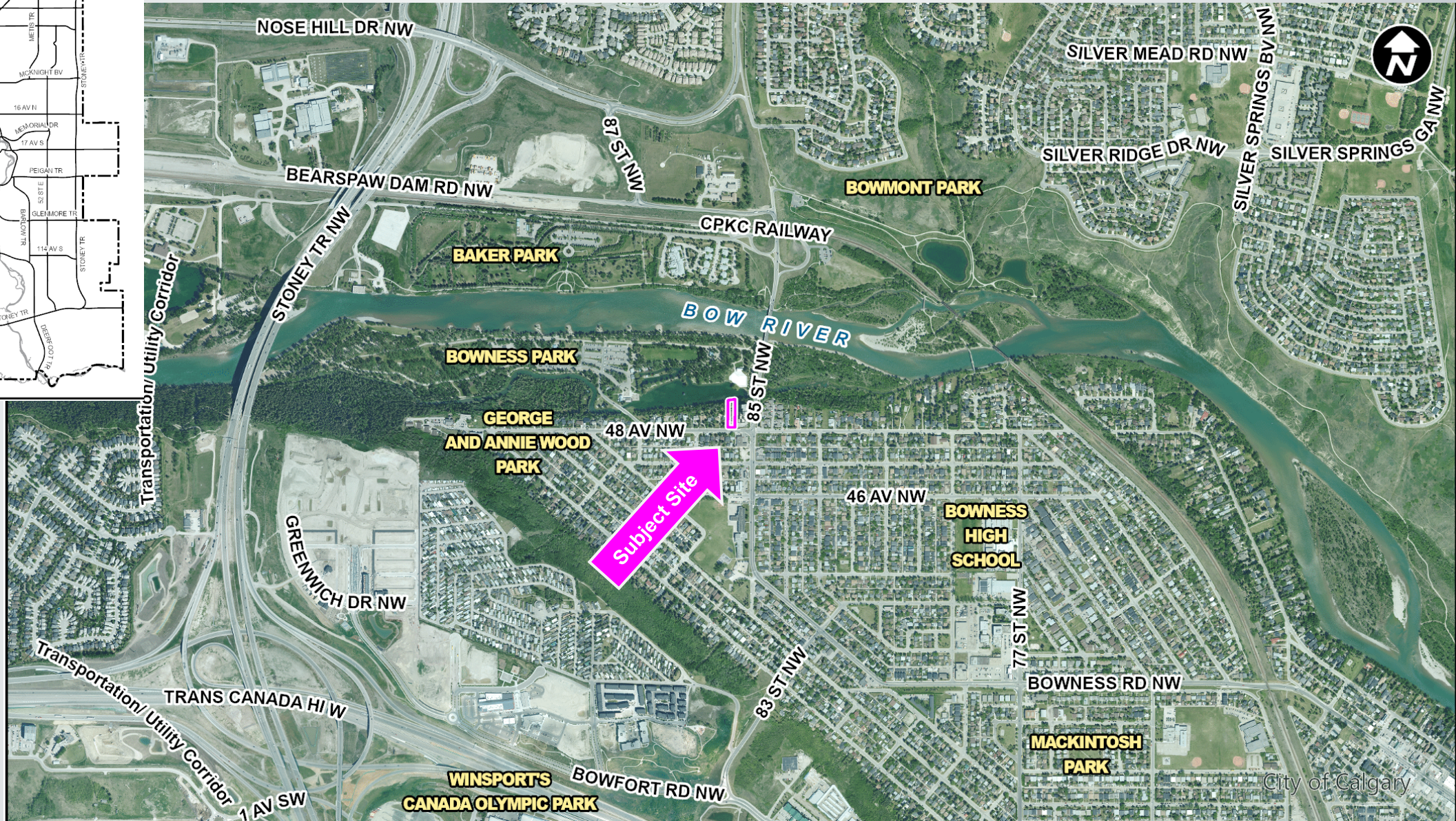
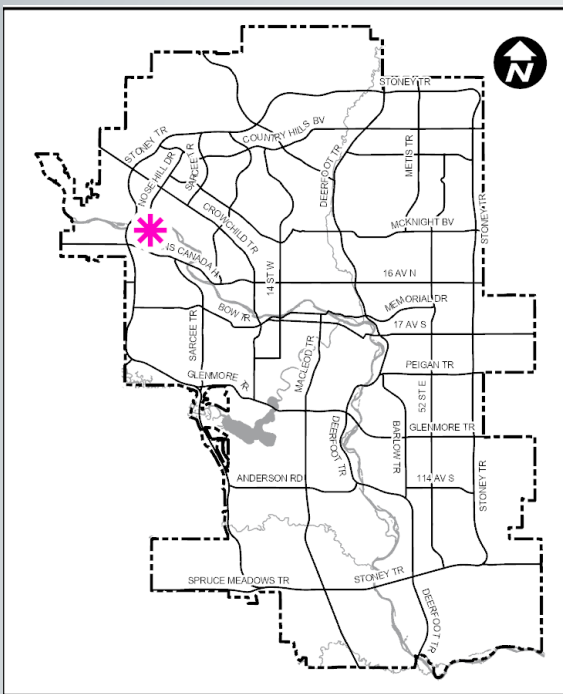
Land Use Amendment

July 15, 2025

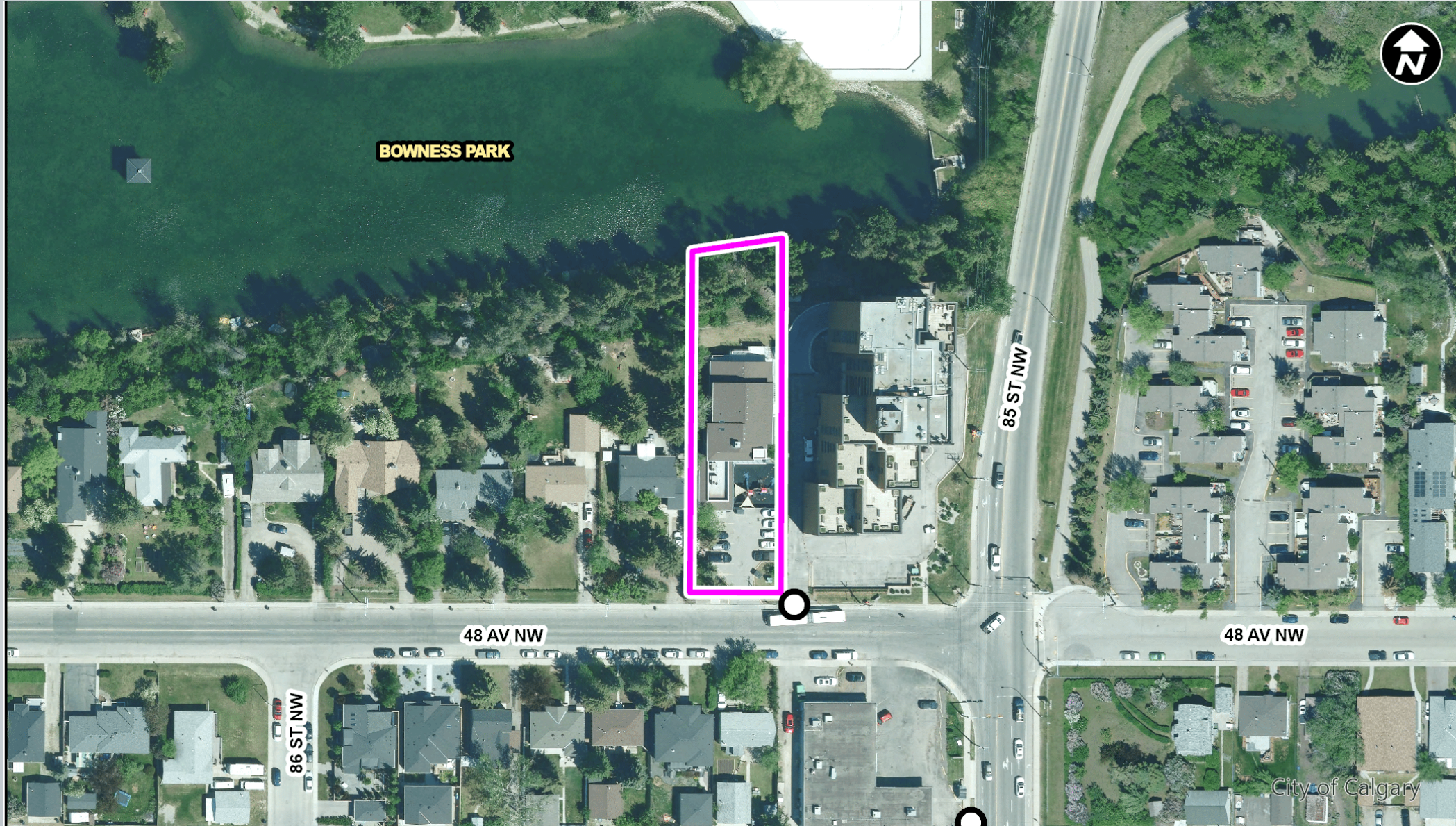
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 121D2025** for the redesignation of 0.19 hectares $\pm$ (0.47 acres $\pm$) located at 8620 – 48 Avenue NW (Plan 5565AH, Block 39, a portion of Lot 17) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate the additional uses of childcare service and health care service, with guidelines (Attachment 2).



City of Calgary

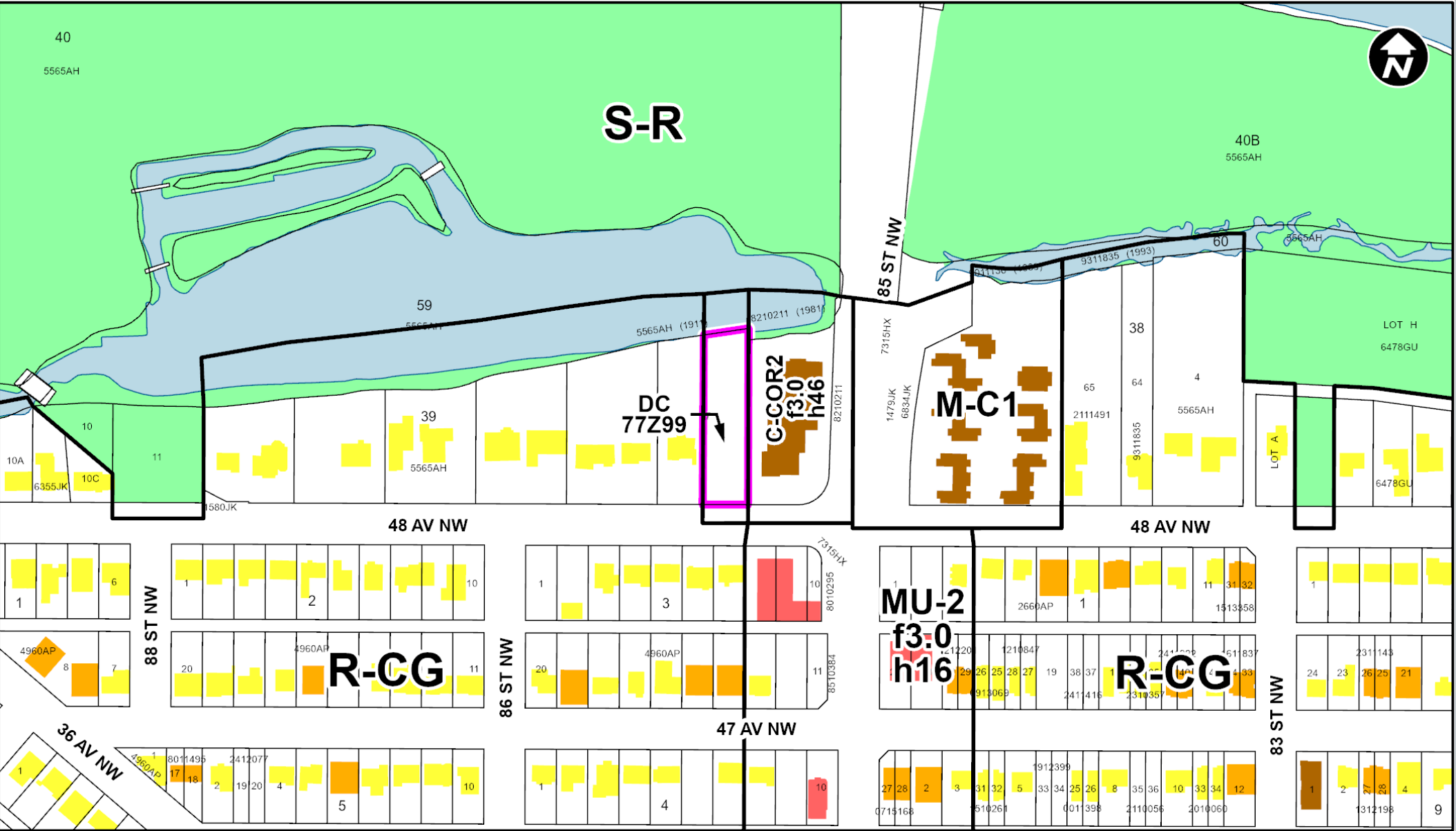


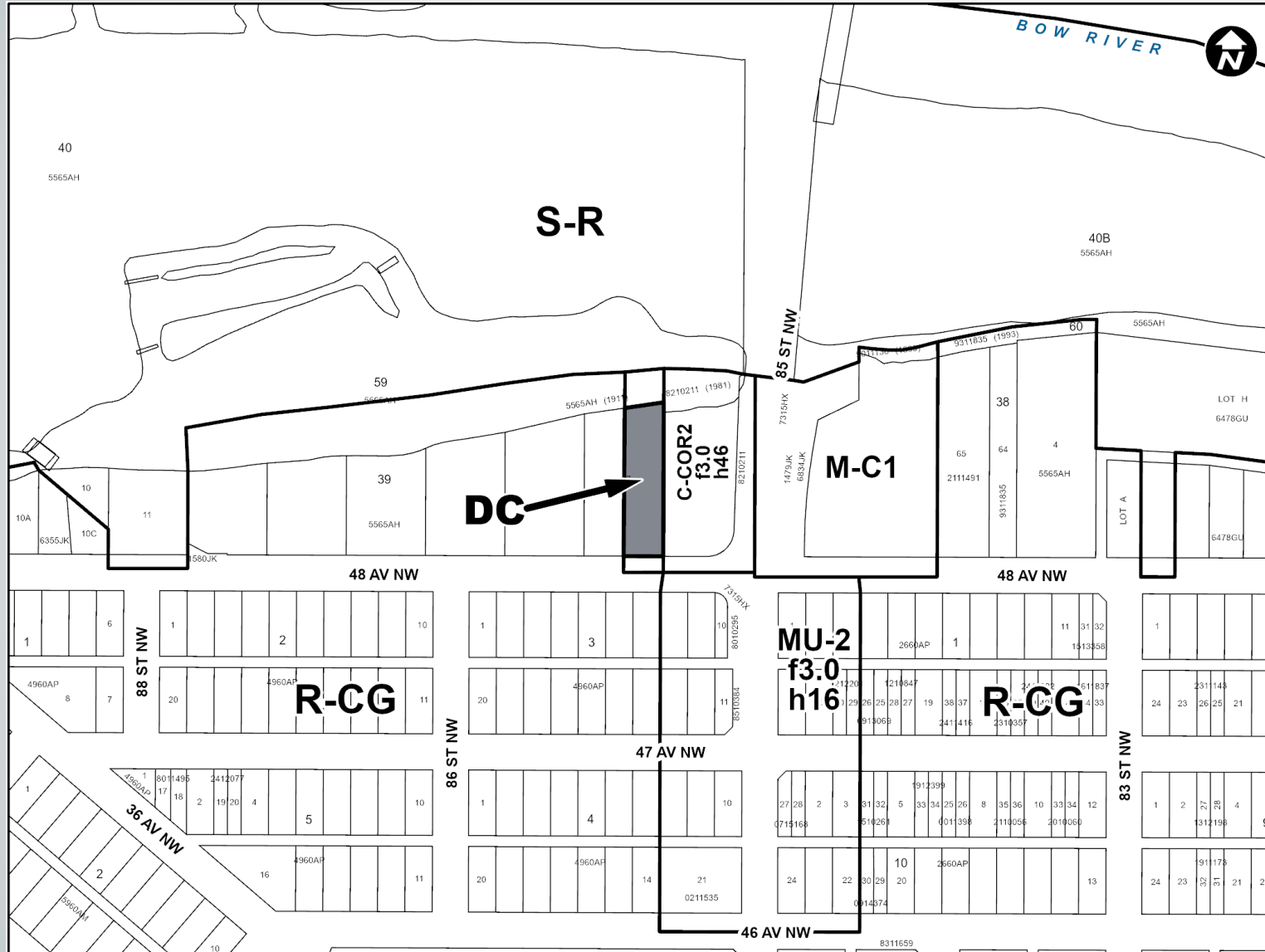
Legend

○ Bus Stop

Parcel Size:

0.19 ha
22 m x 85 m





Proposed Direct Control (DC) District:

- Based on the Residential – Grade-Oriented Infill (R-CG) District
- Adds Child Care Service and Health Care Service as discretionary uses
- Proposes two regulations to maintain riparian integrity

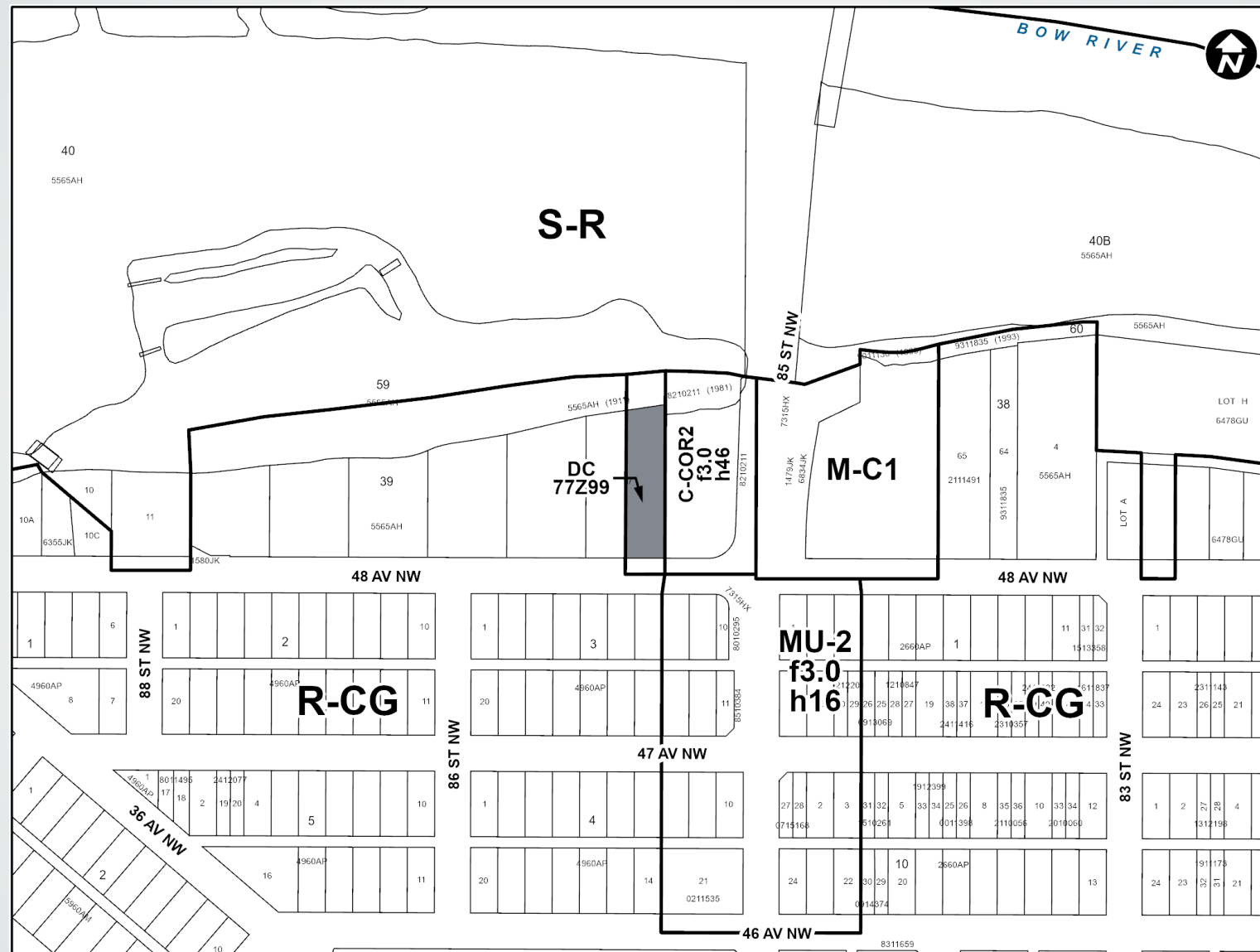
Site Selection Criteria	
located in relationship to activity focused areas such as schools, community centres, recreation facilities, parks and local commercial areas;	
located on a site that can provide sufficient staff parking and pick-up and drop-off parking;	
on sites that can accommodate outdoor play area;	
close to intersection of higher order street;	
located on a corner parcel (preferred) or a parcel with low impact on adjoining properties;	
concentration of Child Care Services in an area should be avoided.	

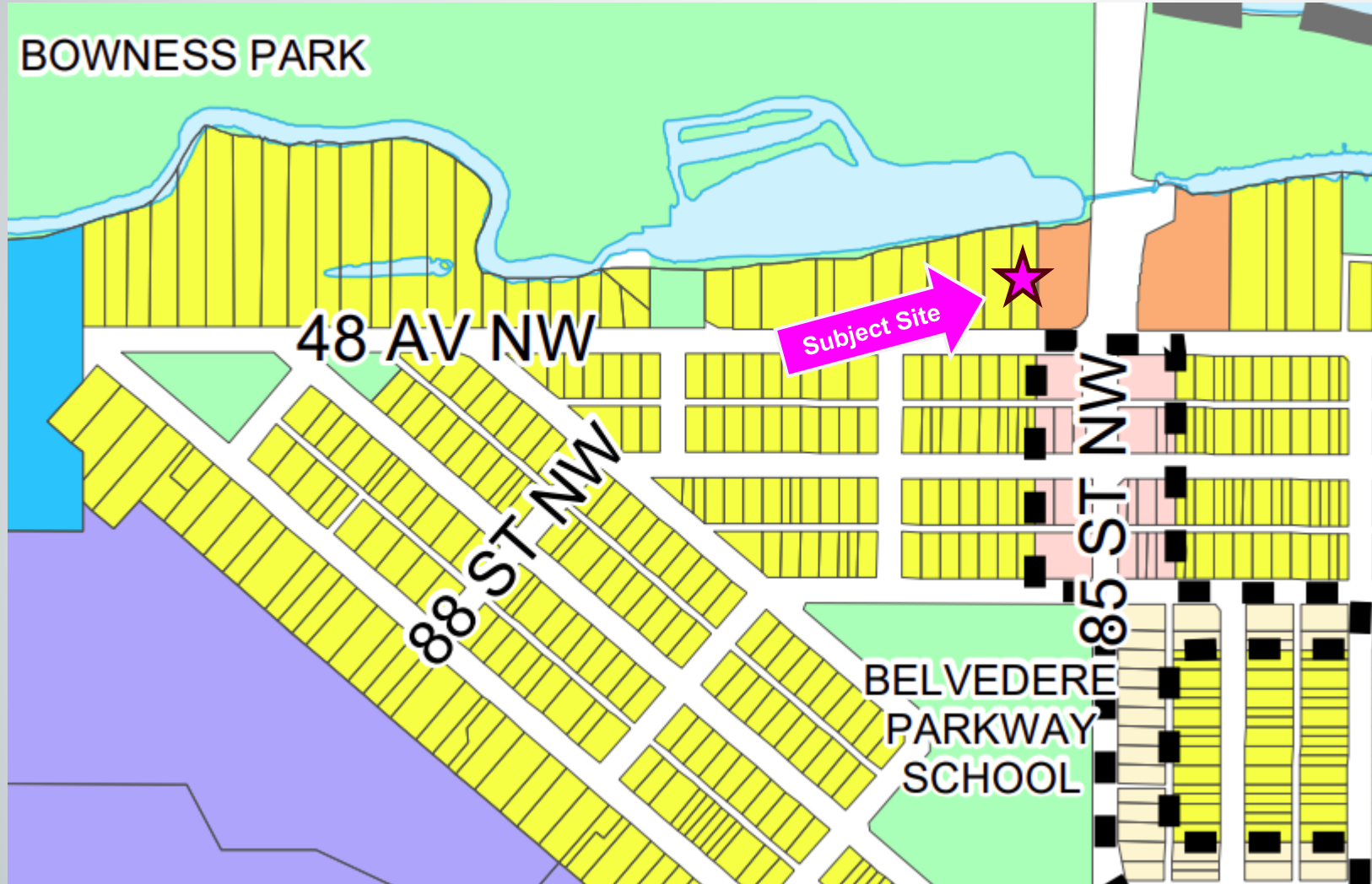
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Supplementary Slides

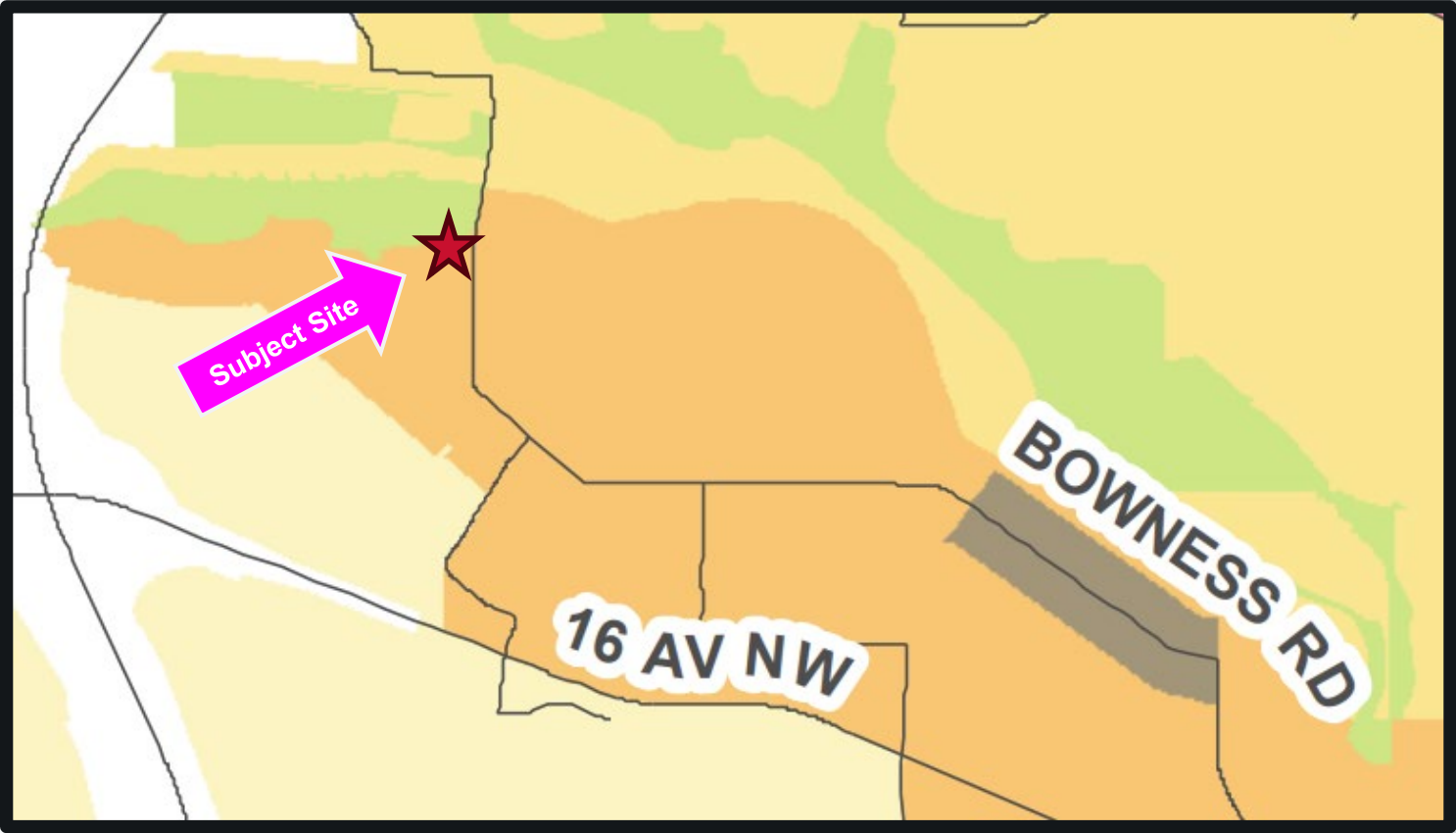
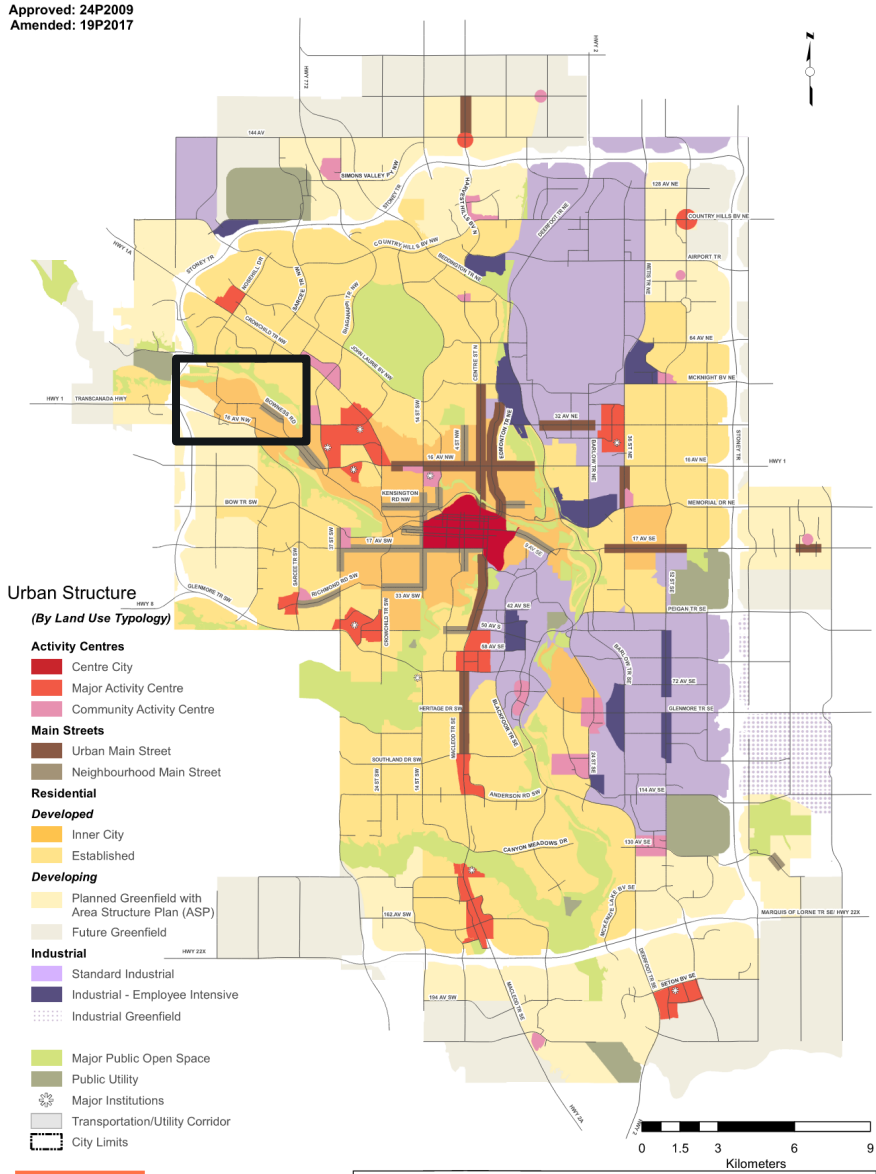




Residential: Low Density, Conservation & Infill

Residential: Low Density, Conservation & Infill:

- Intended to maintain Bowness as a low-density, family-oriented community
- Sensitive infill development is encouraged where compatible with the scale and form of existing and adjacent homes



Urban Structure

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This map represents a conceptual land use structure and transportation networks for the city as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental contamination, as well as the future financial capacities of the City of Calgary must be considered before any land use or City investment decisions are made.



