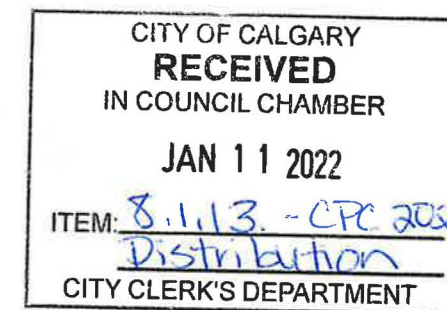




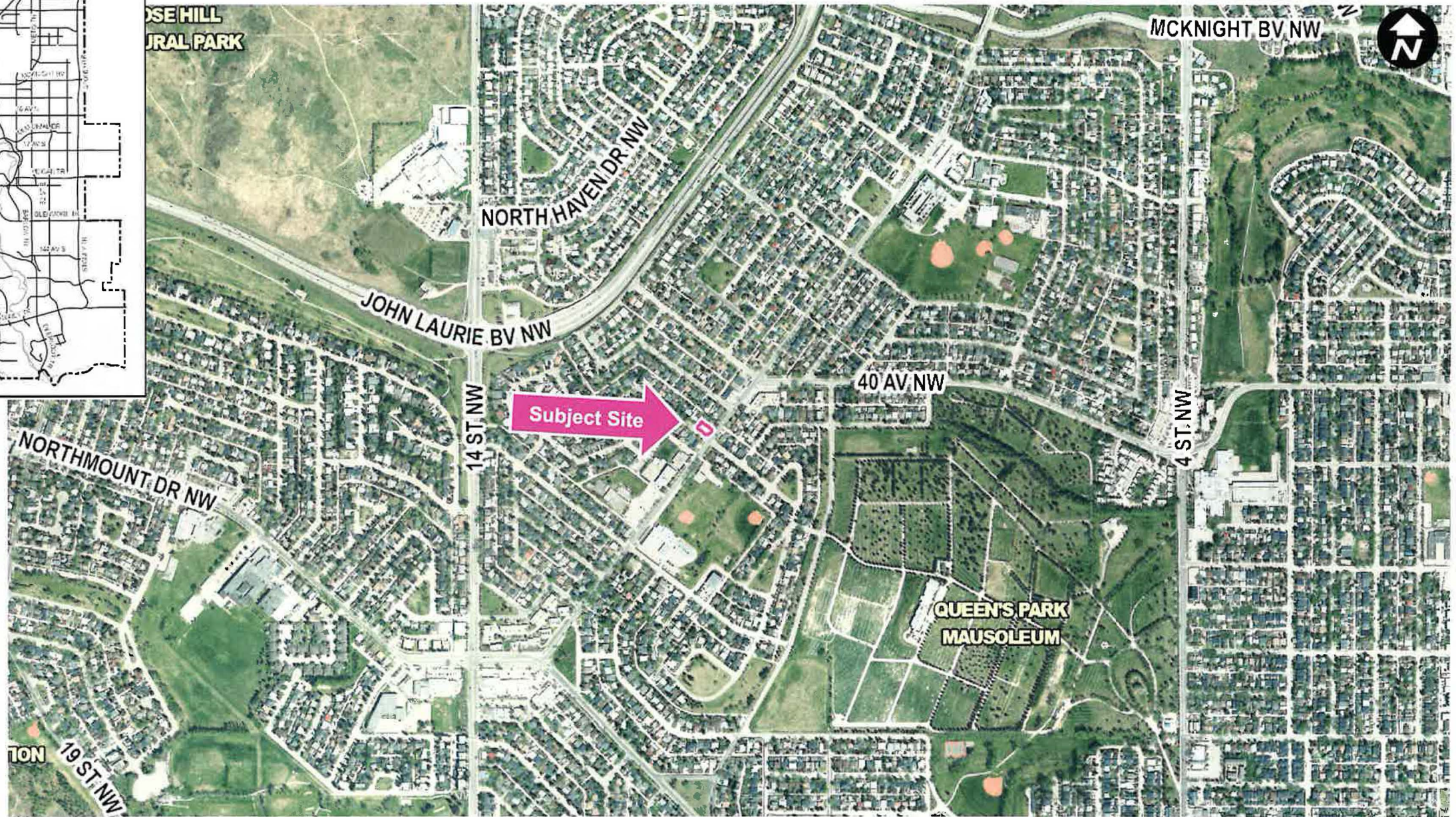
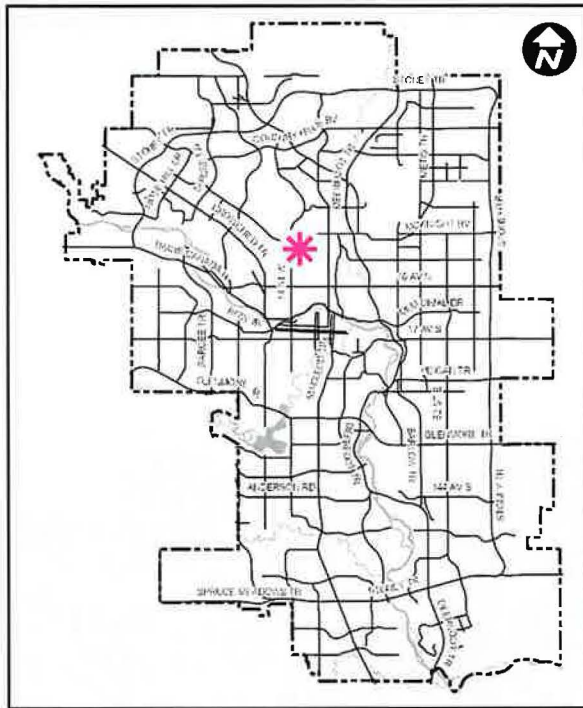
Public Hearing of Council

Agenda Item: 8.1.13















1

LOC2021-0140 / CPC20-1571
Land Use Amendment
January 11, 2022

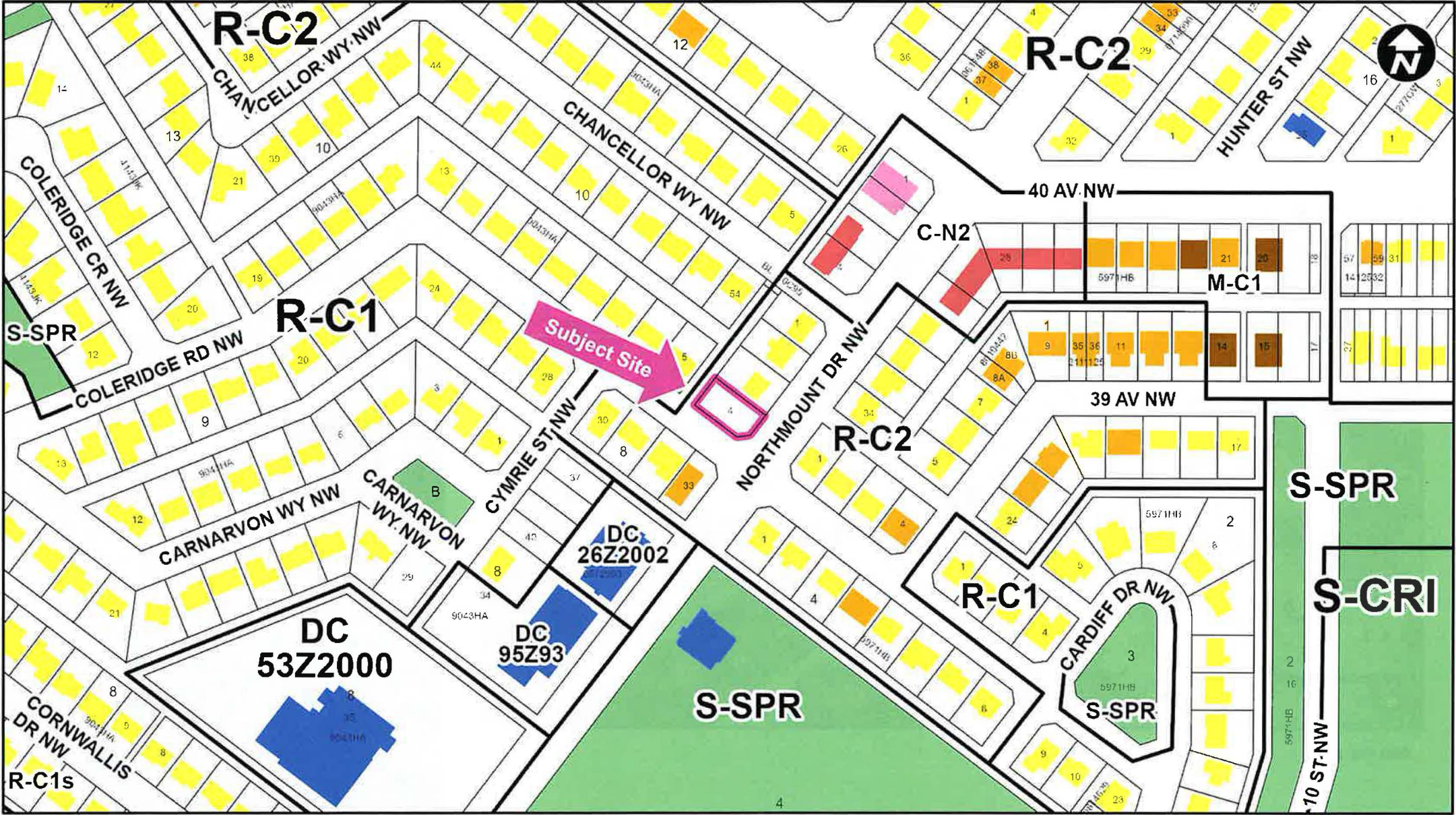


LEGEND

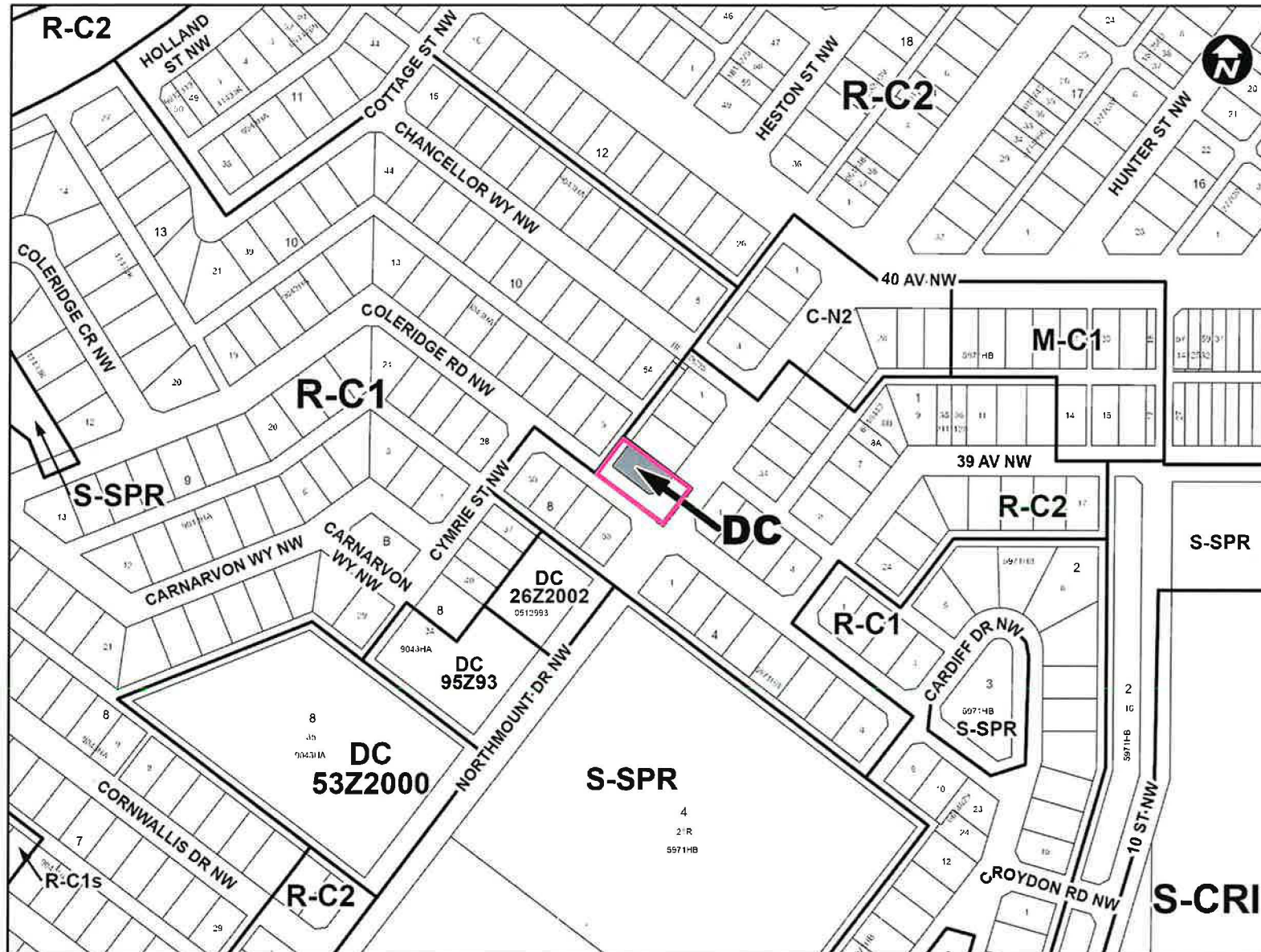
-  600m buffer from LRT station
- LRT Stations**
 -  Blue
 -  Downtown
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  Orange
 -  Purple
 -  Teal
 -  Yellow



Parcel Size:
0.05 ha
17m x 30m



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed DC District:

- Retains all existing R-C2 District rules
- Allows for Child Care Services as a discretionary use on this parcel

Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

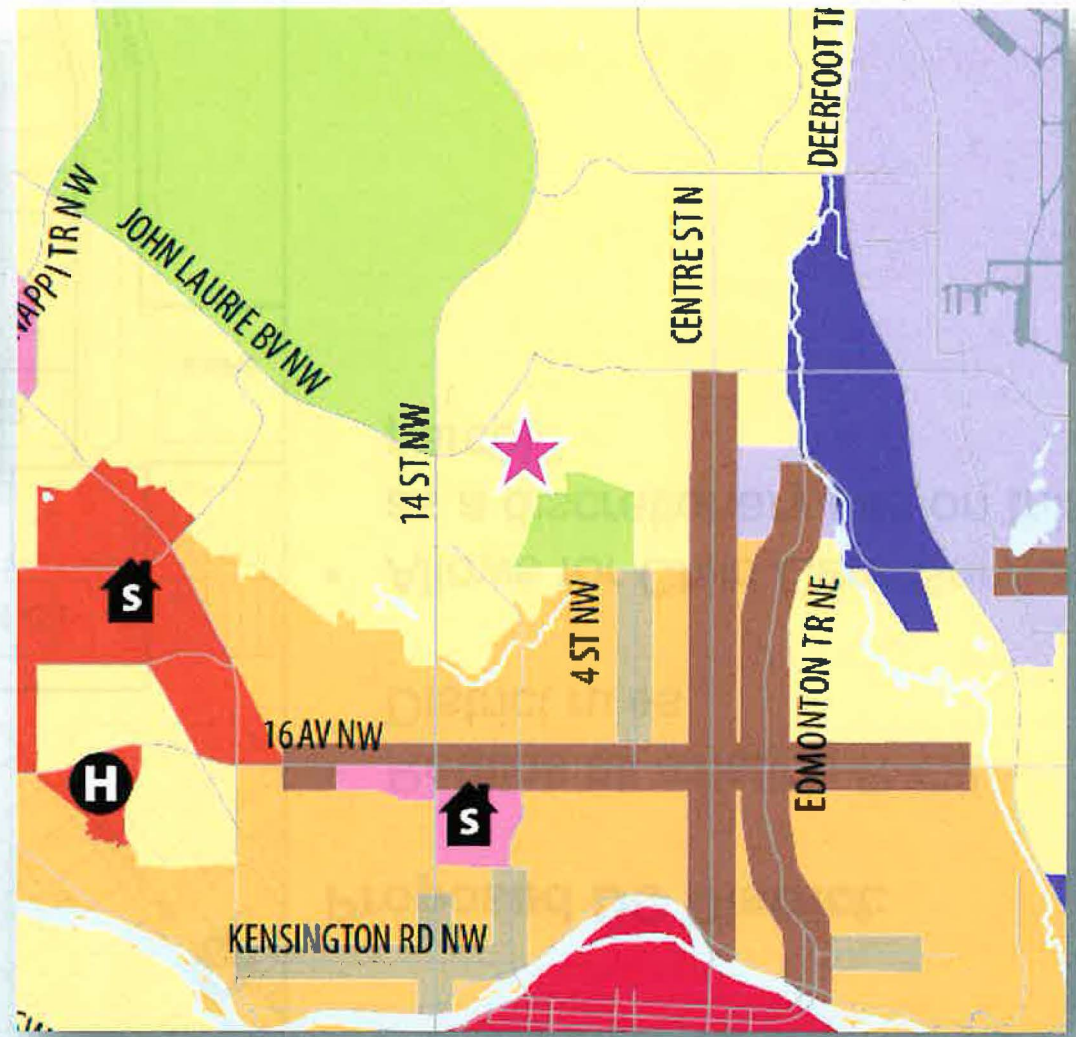
Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

★ Subject Site

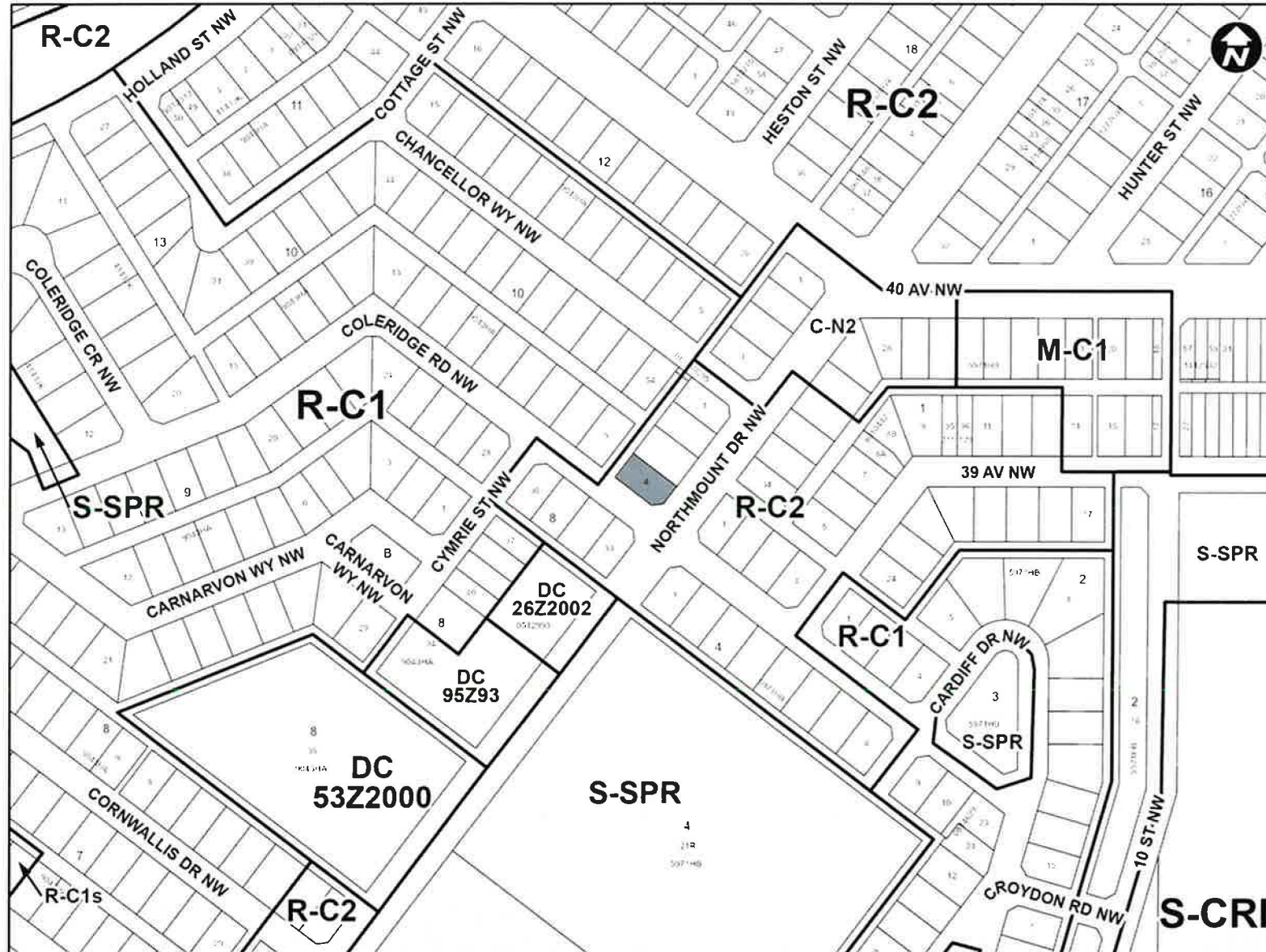


Calgary Planning Commission's Recommendation:

That Council:






Give three readings to **Proposed Bylaw 14D2022** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 577 Northmount Drive NW (Plan 9043HA, Block 10, Lot 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

Supplementary Slides



Residential Contextual (R-C2) District:

- Max height 2-3 stories (10 m)
- Max 2 Dwelling Units
- Home Based Child Care - Class 1 allows for up to 6 children

Site Selection Criteria for Low Density Residential Areas	
Located in relationship to activity focused areas such as schools, community centers, recreation facilities etc.	
Located on a site that can provide sufficient staff parking and for pick-up and drop-off	
On sites that can accommodate outdoor play areas for the type of child care being proposed	
On a collector or higher standard roadway	
Located on a corner parcel	
Concentration of child care services should be considered, including if there is more than one child care service on the same block	