



Public Hearing of Council

Agenda Item: 8.1.16



LOC2022-0043 / CPC2022-1113

Land Use Amendment

December 6, 2022

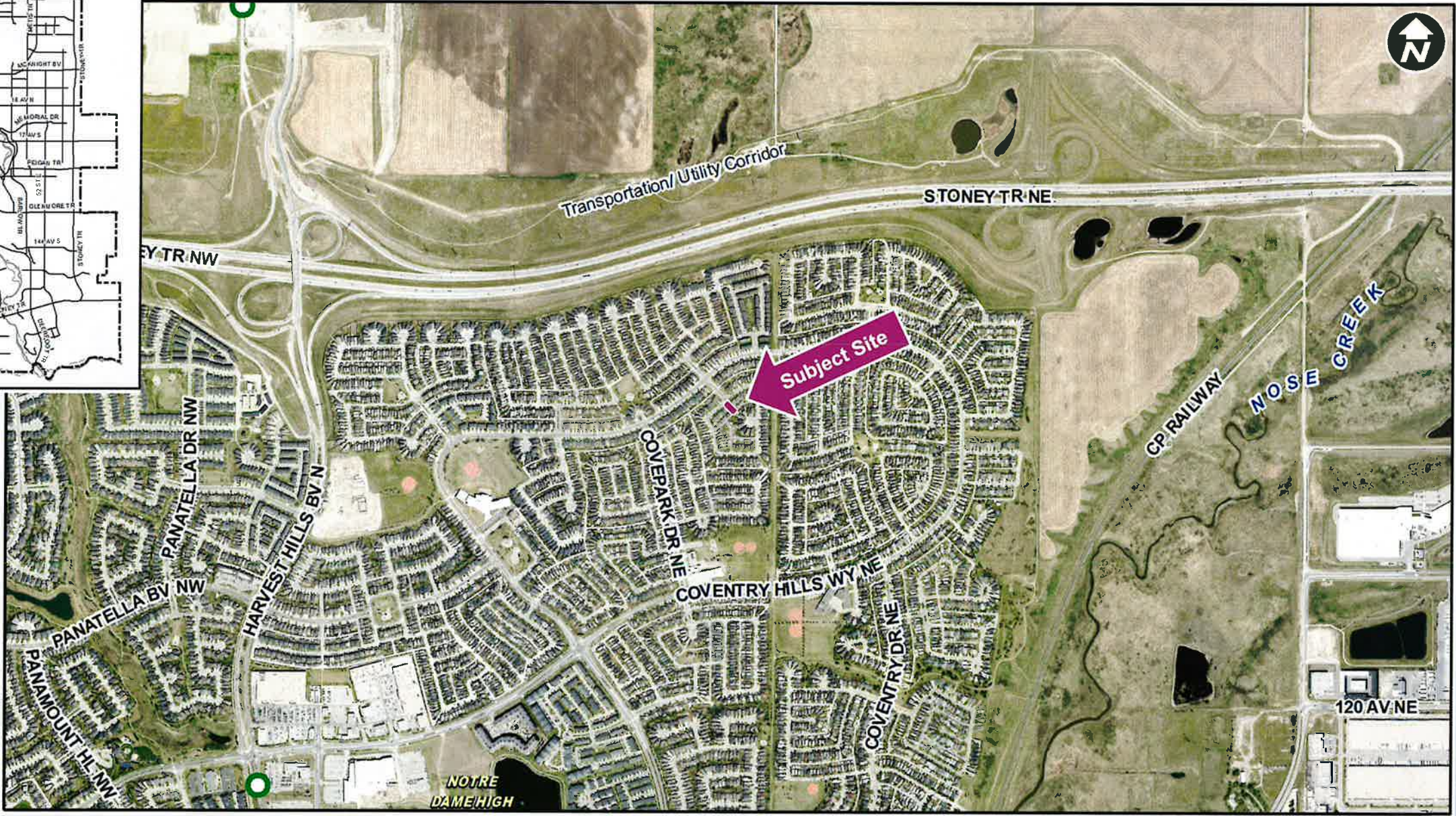
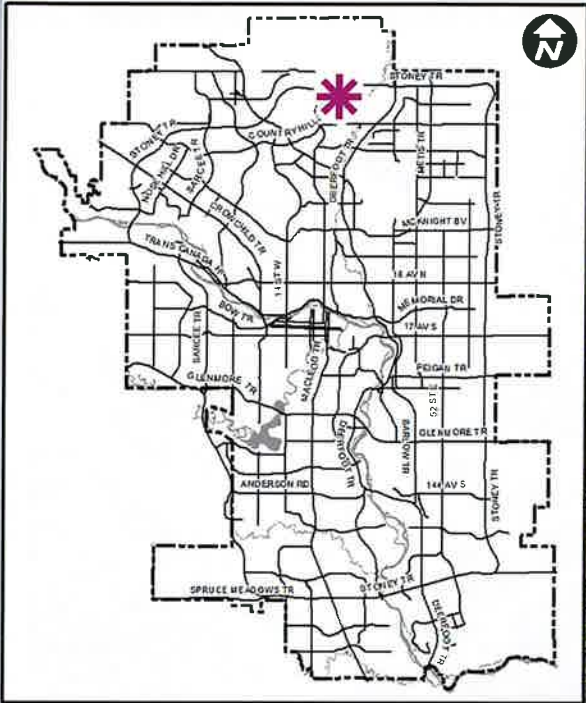
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 06 2022
ITEM: 8.1.16 CPC2022-1113
Distrib Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give first reading to **Proposed Bylaw 178D2022** for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service, with guidelines (Attachment 2); and
2. Withhold second and third readings until a Development Permit is at the point of approval.









Proposed DC District:

- Retains all existing R-1N District rules
- Allows for Child Care Service as a discretionary use on this parcel
- Maximum number of children, parking, and amenity space would be further reviewed at the DP stage

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Supplementary Slides

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 (preferred) **OR** if a parcel shares a side property line with a lane, has significant parcel area/frontage, or is on the same block as other community services



Concentration of child care services should be considered, including if there is more than one child care service on the same block

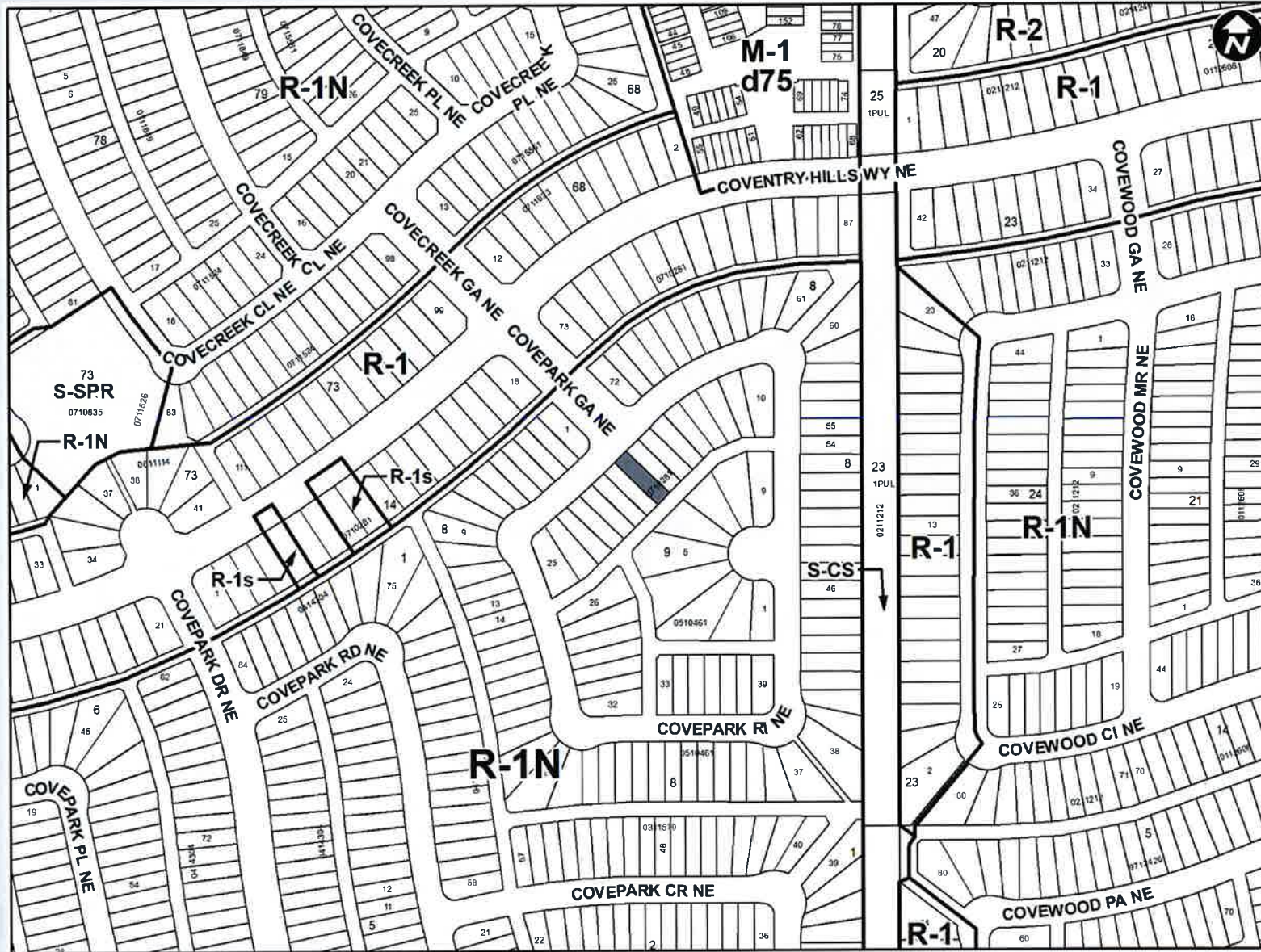


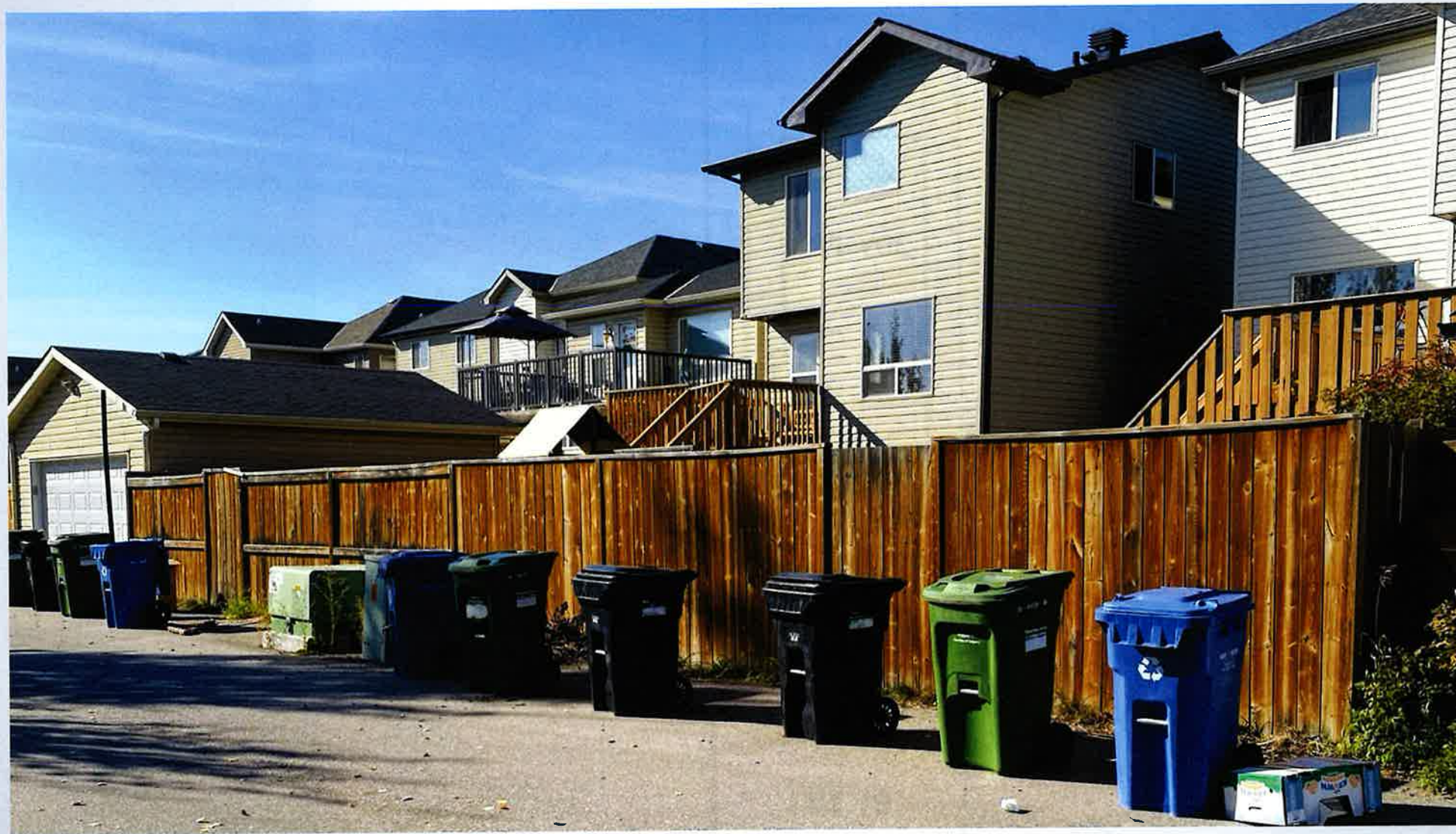


Parcel Size:

0.03 ha

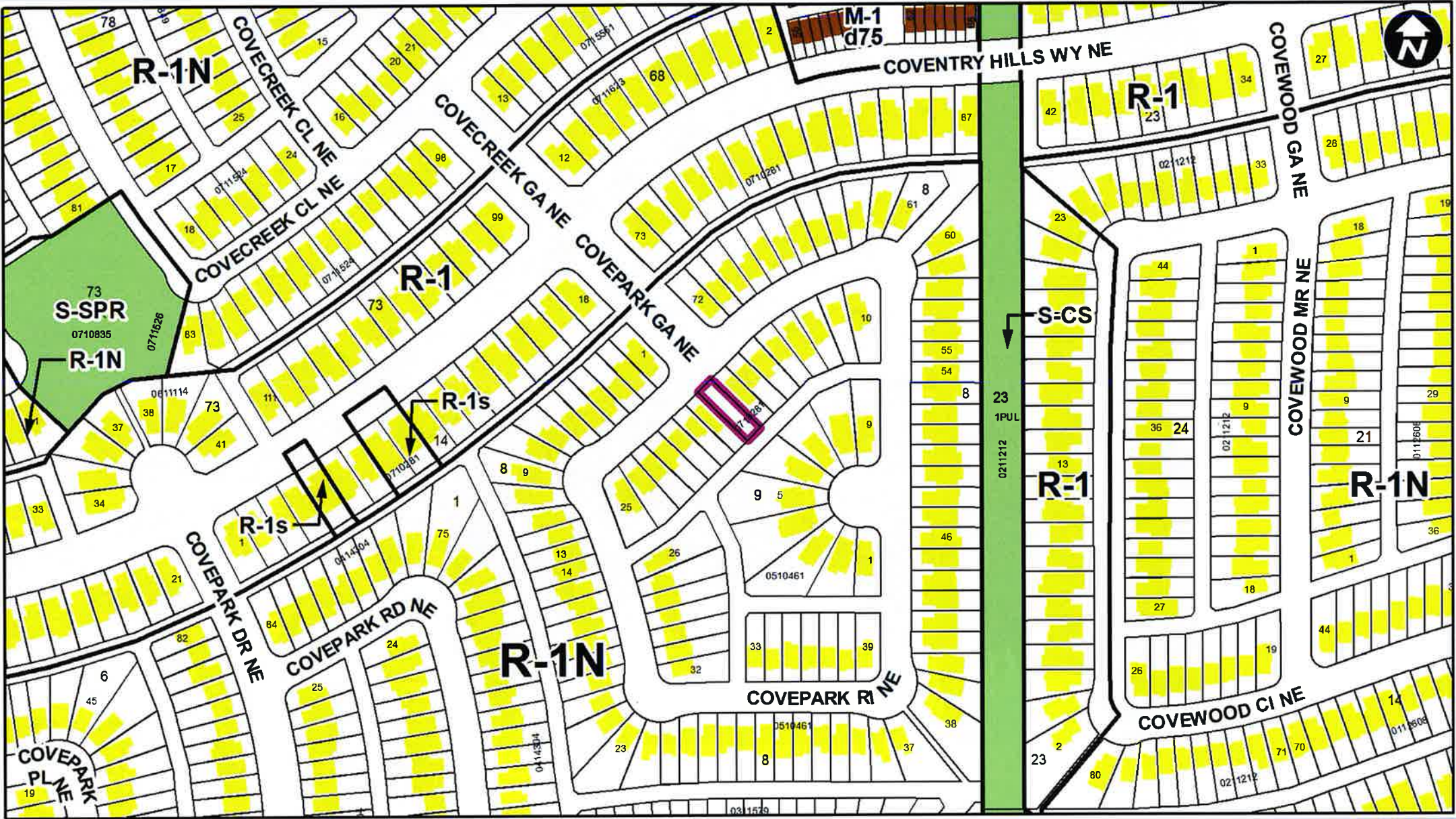
9 m x 34 m







- 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



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

