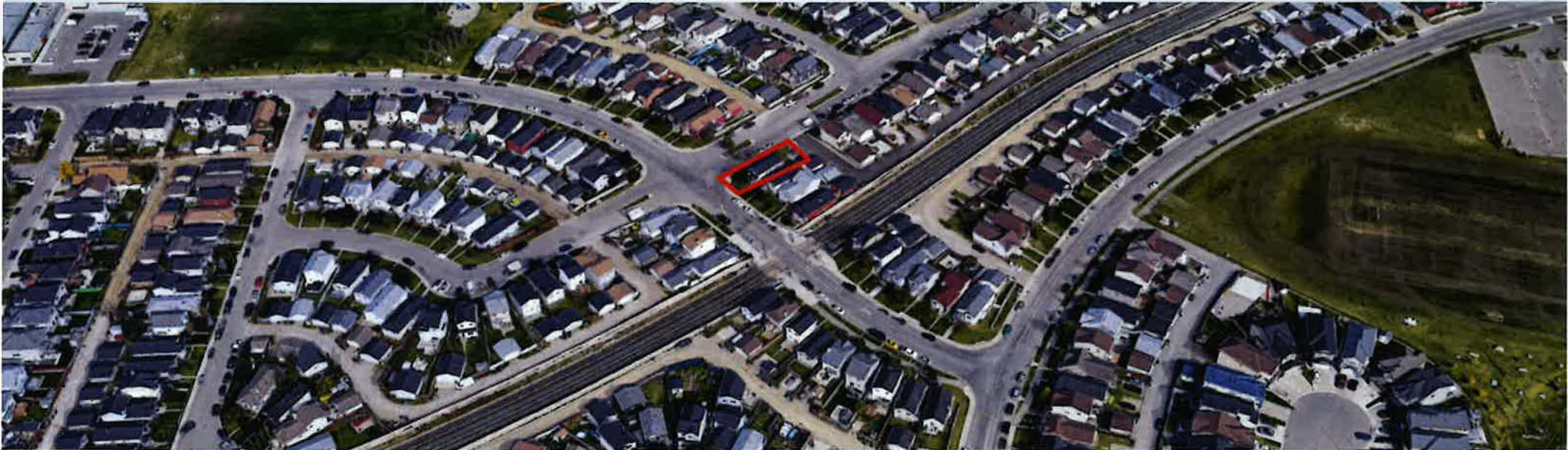




# Public Hearing of Council

## Agenda Item: 6.1.12



# LOC2022-0147 / CPC2022-1085

## Land Use Amendment

January 17, 2023

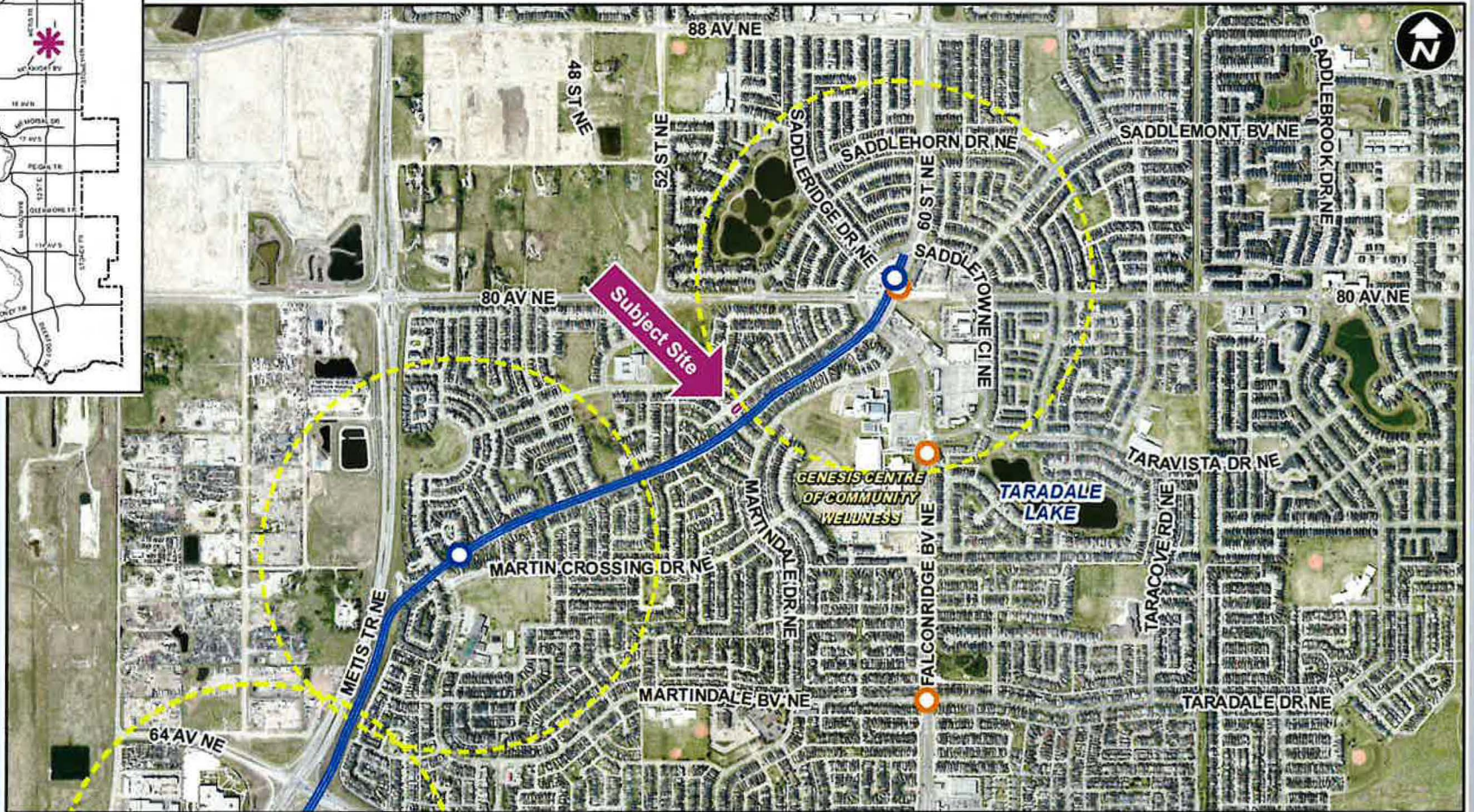
ISC: Unrestricted

CITY OF CALGARY <b>RECEIVED</b> IN COUNCIL CHAMBER
JAN 17 2023
ITEM: <u>6.1.12 Distrib presentation</u>
<u>CPC2022-1085</u>
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

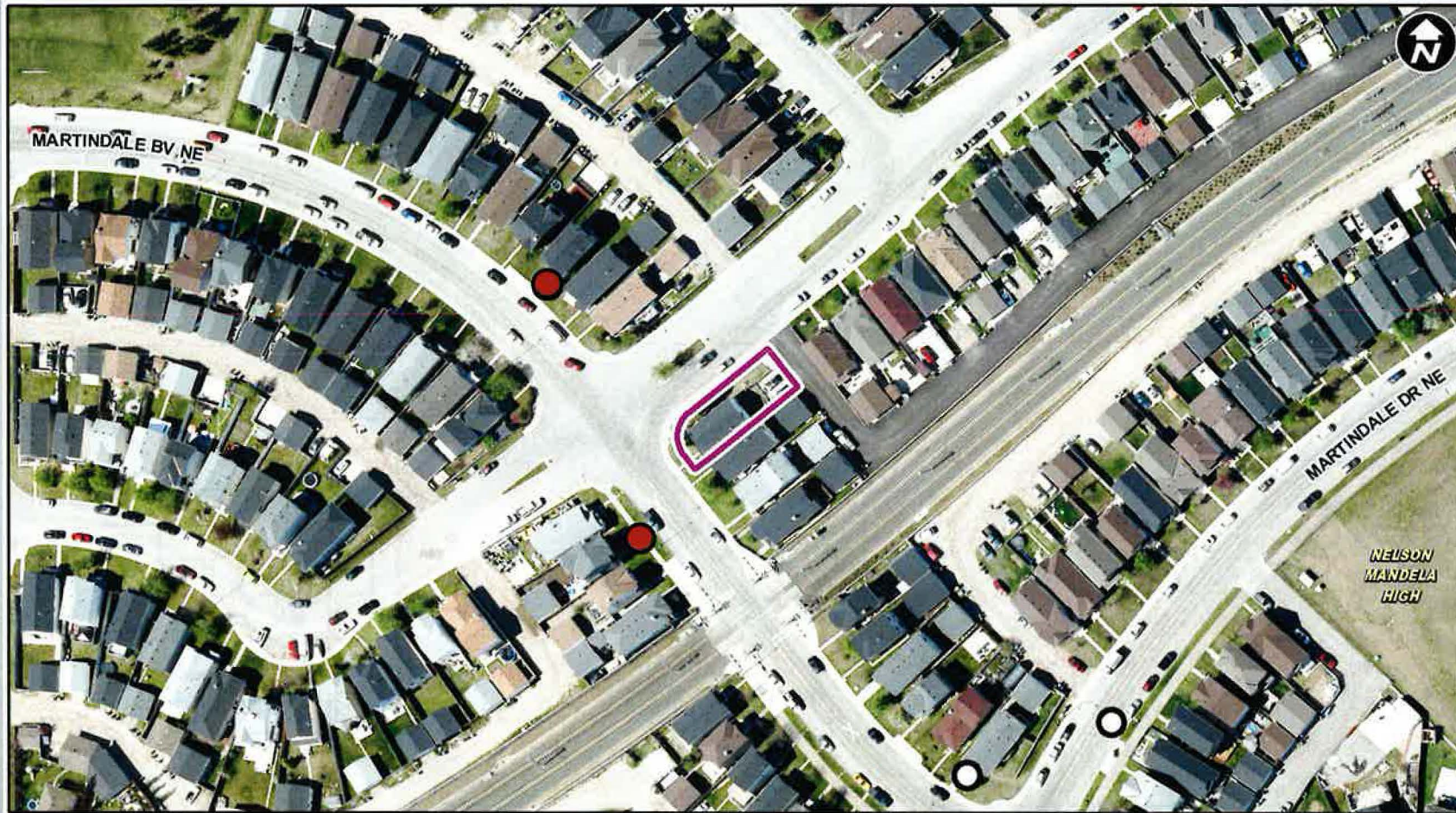
That Council:

Give three readings to **Proposed Bylaw 5D2023** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1203 Martindale Boulevard NW (Plan 991410, Block 36, Lot 4) from Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District to Direct Control (DC) to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).



**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



Legend

- Bus Stop
- Bus Stop (Future)

Parcel Size:

0.04 ha  
12m x 32m



**Proposed DC based on R-C1N District:**

- Retains all existing R-C1N 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.

## Site Selection Criteria for Low Density Residential Areas

Located in relationship to activity focused areas such as schools, community centres, 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



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 5D2023** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1203 Martindale Boulevard NW (Plan 991410, Block 36, Lot 4) from Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District to Direct Control (DC) to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

# Supplementary Slides





1203 Martindale Blvd NE from the rear lane (north)

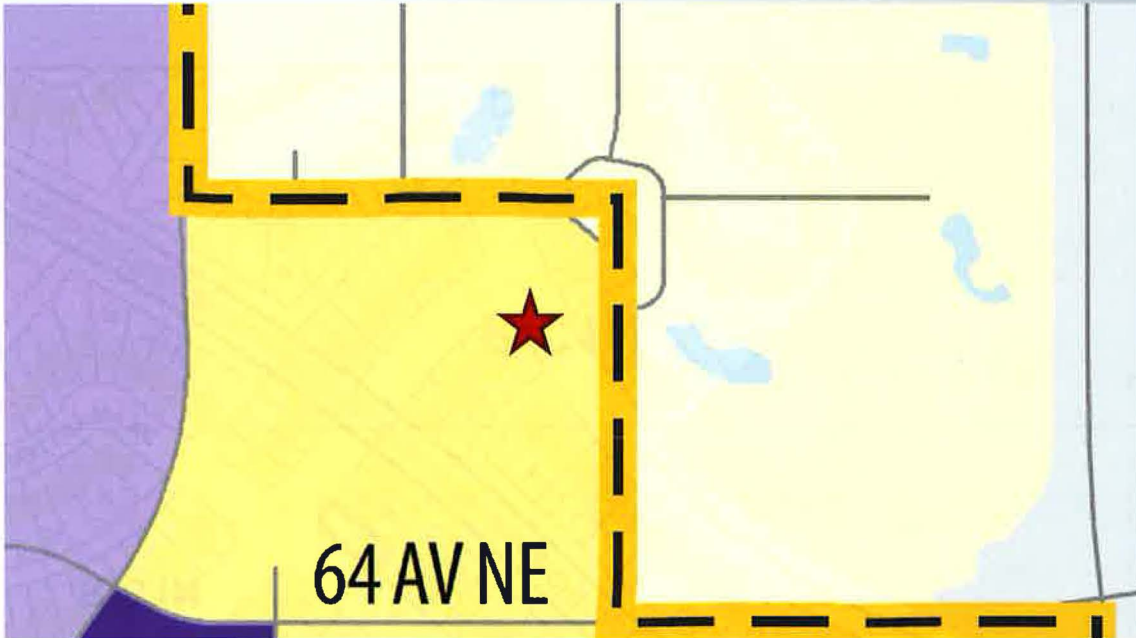


1203 Martindale Blvd NE viewed from Martindale Blvd NE



- 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

**Public Open Space**

- Major Public Open Space
- Public Utility

**Boundaries**

- Balanced Growth Boundary

- H Hospital
- S University
- Transportation/Utility Corridor
- City Limits
- Site Location (approx.)







# Municipal Development Plan (MDP) – Road and Street Network


## Legend

### Roads and Street Network

-  Skeletal Road
-  Arterial Street
-  Urban Boulevard
-  Industrial Arterial
-  Neighbourhood Boulevard
-  Parkway
-  Roadway within City limits  
(To be classified through future local area plans)
-  Roadway outside City limits
-  Connection to Route in Region
-  Collector Roads
-  Transportation/Utility Corridor
-  City Limits

### Urban Structure

-  Greater Downtown
-  Major Activity Centre
-  Community Activity Centre
-  Urban Main Street
-  Neighbourhood Main Street
-  Future Greenfield
-  Industrial - Employee Intensive

 Site Location (approx.)

