



Calgary Planning Commission

Agenda Item: 7.2.4



LOC2022-0182

Land Use Amendment

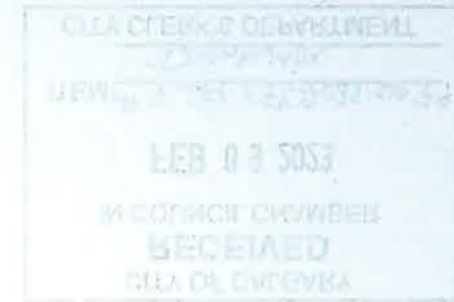
February 9, 2023

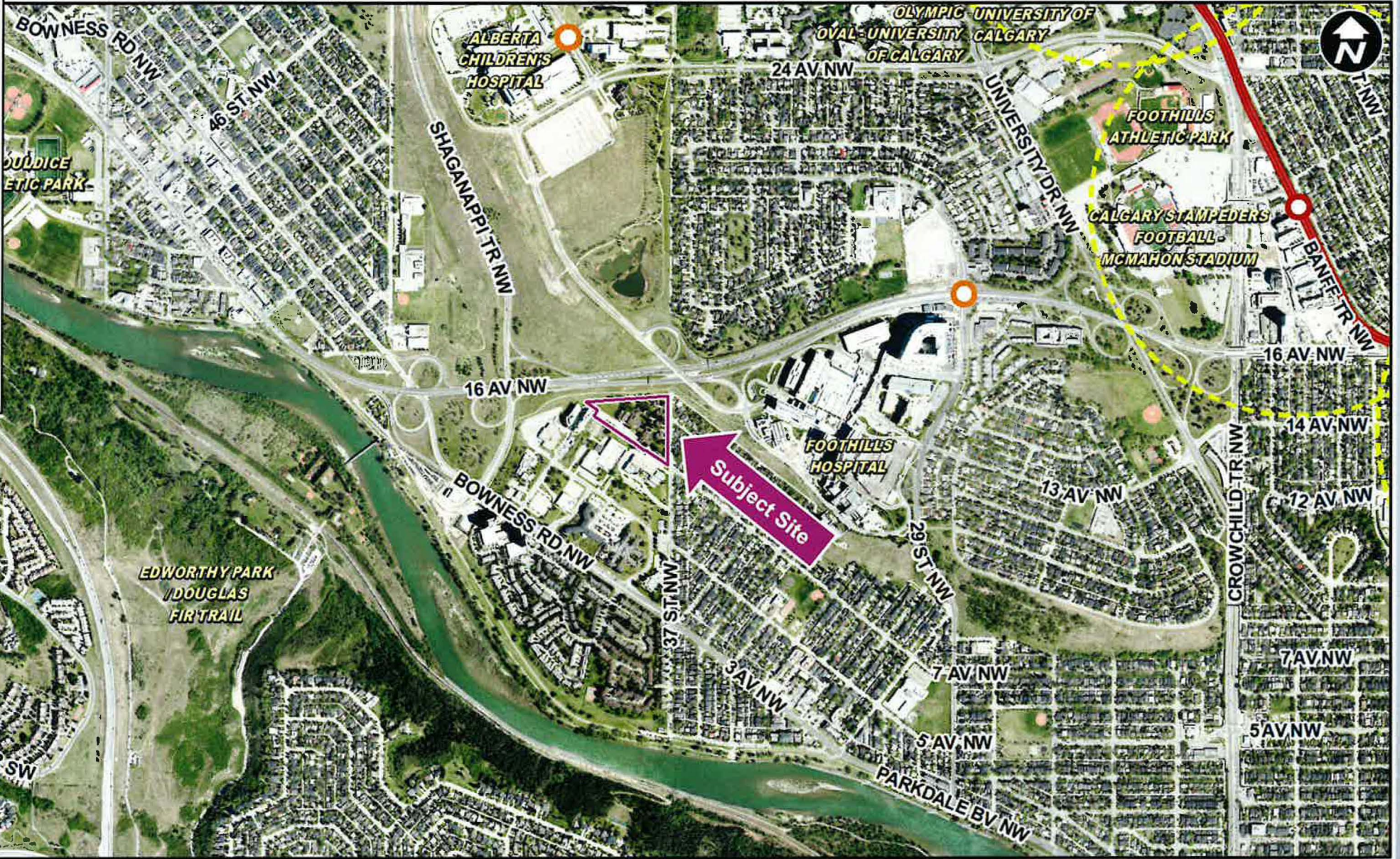
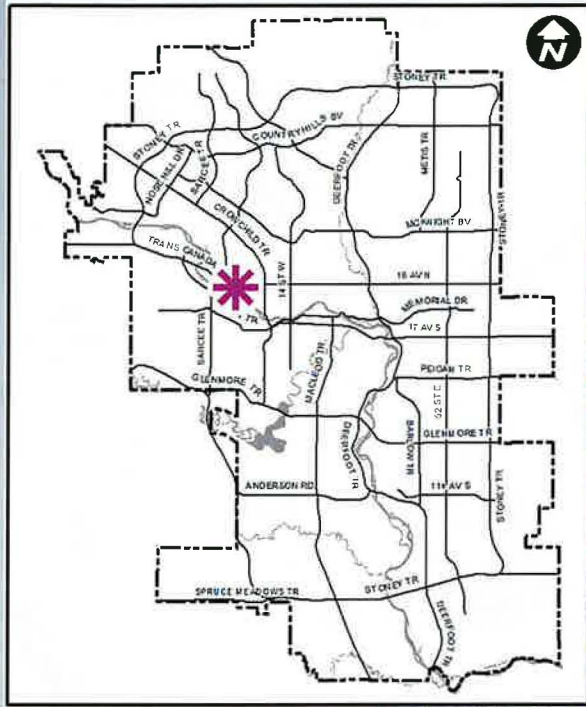
CITY OF CALGARY
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FEB 09 2023
ITEM: #7.24 CFC2023-0079
Distribution
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

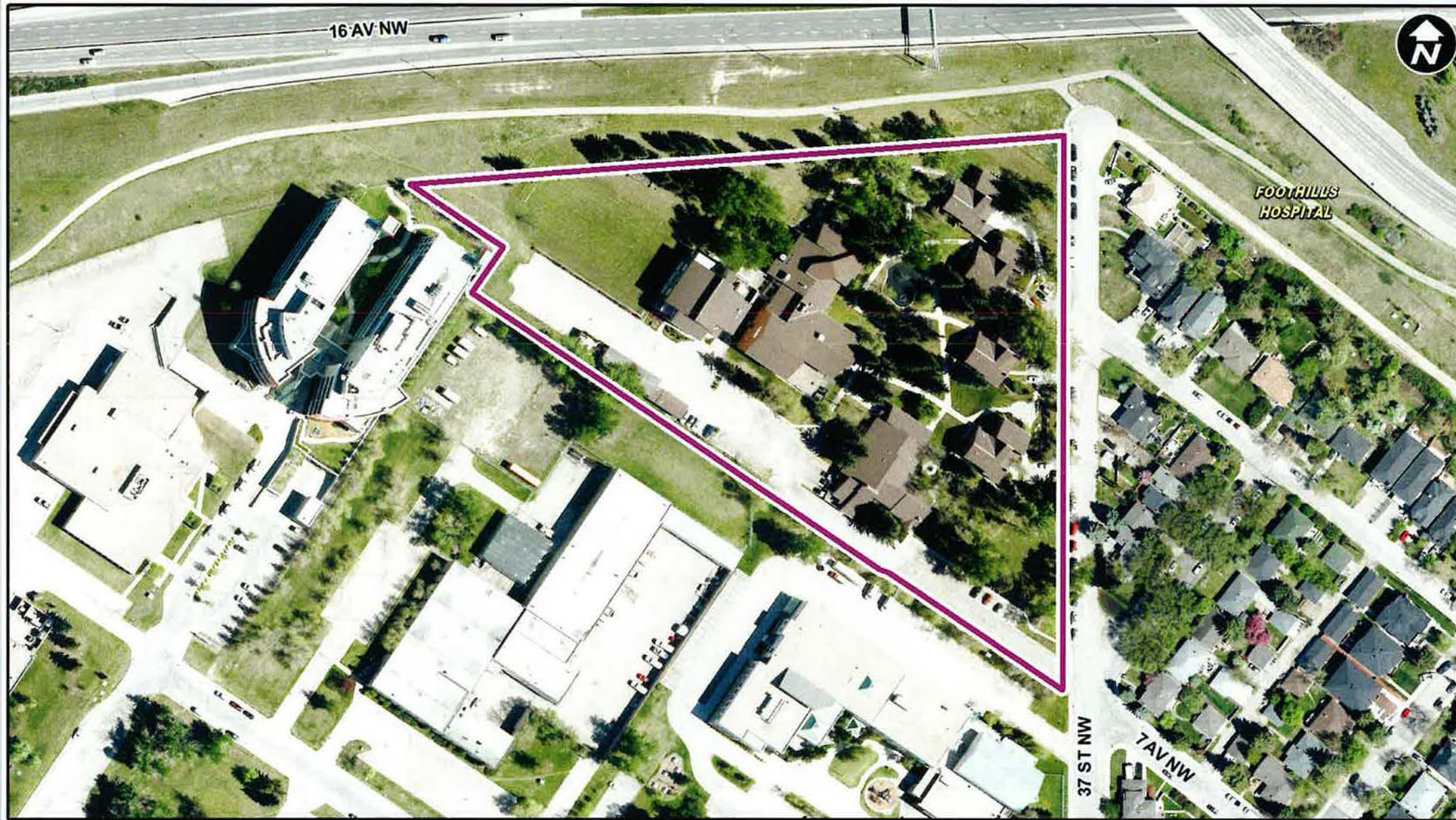
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.62 hectares \pm (6.46 acres \pm) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District.





- 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:
2.62 ha

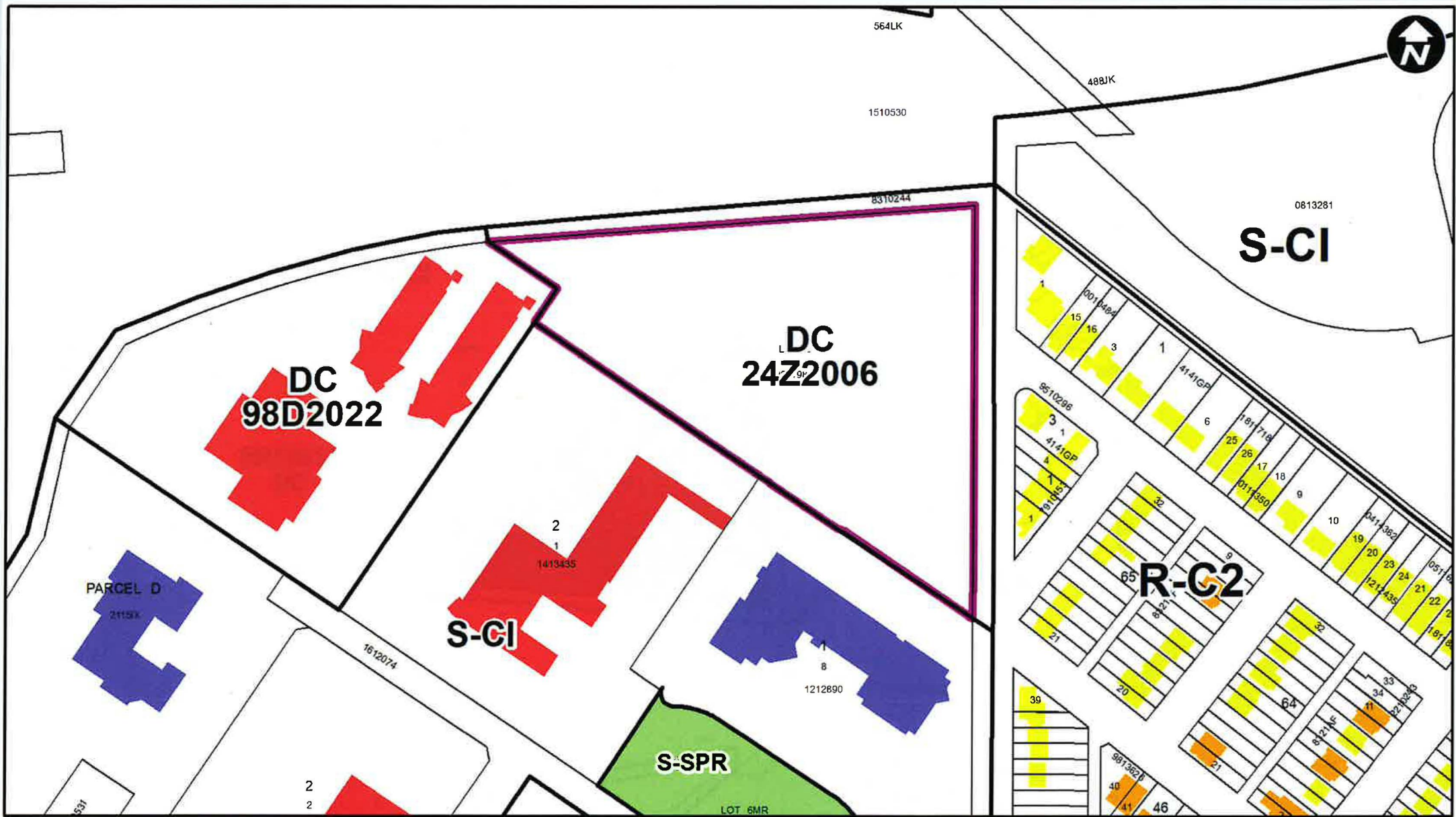
Site Photos – Looking Northwest



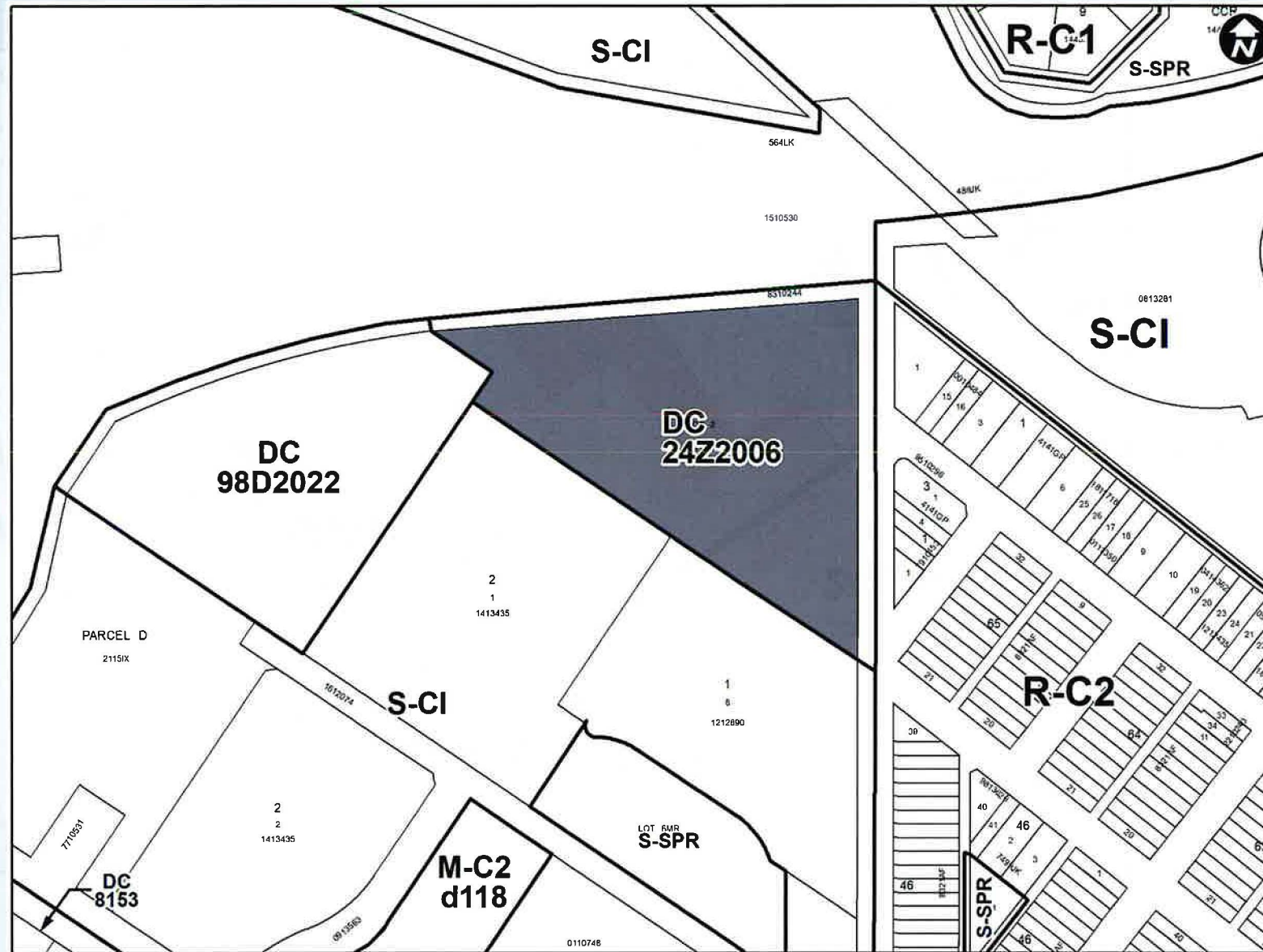
Site Photo – Looking Southwest

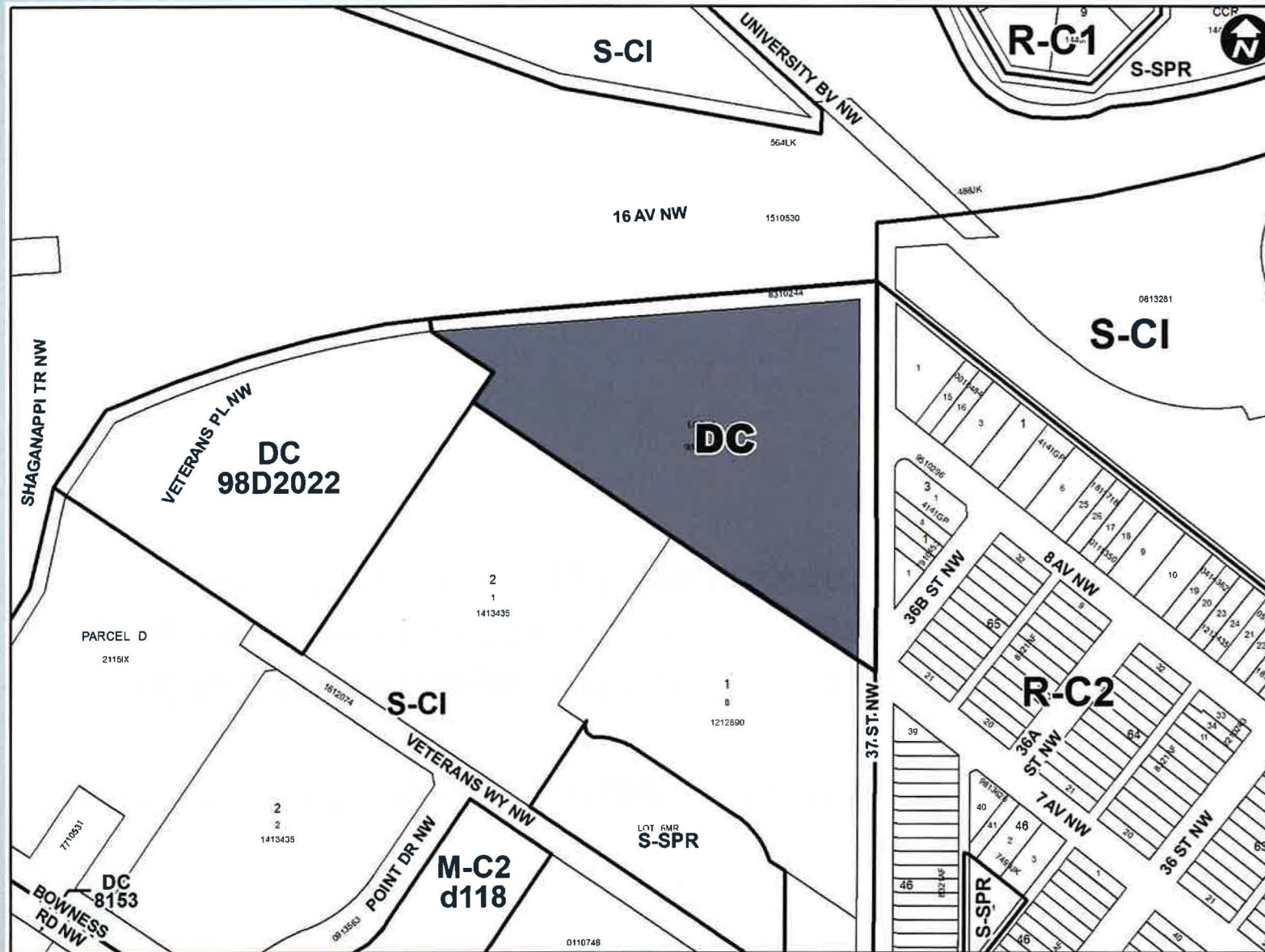


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Existing Land Use Map





Proposed DC District:

- Based on rules of M-CG District
- Allow for additional defined use of Children's Health Centre
- Maximum of 50 residents
- Maximum building height of 15 metres

RECOMMENDATION:

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Supplementary Slides

In this Direct Control District:

(a) “**Children’s Health Centre**” means a *use*:

- (i) where social, physical or mental care is provided to children who live full time in the facility;
- (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
- (iii) that may provide programming for the social, creative, educational and physical development of children;
- (iv) that may include temporary accommodations for family or guardians; and
- (v) that may include the administrative functions associated with the *use*.