



Public Hearing of Council

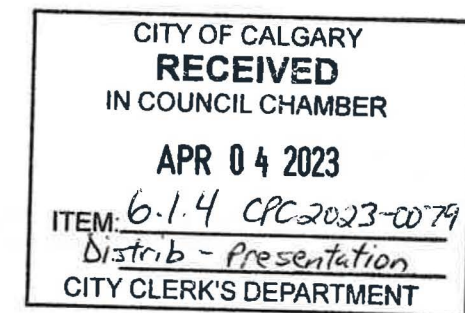
Agenda Item: 6.1.4



LOC2022-0182 / CPC2023-0079

Land Use Amendment

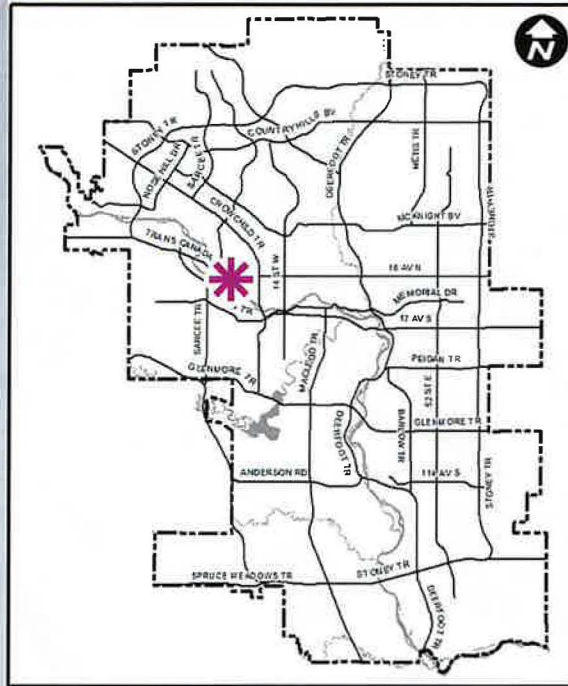
April 4, 2023



Calgary Planning Commission's Recommendation:

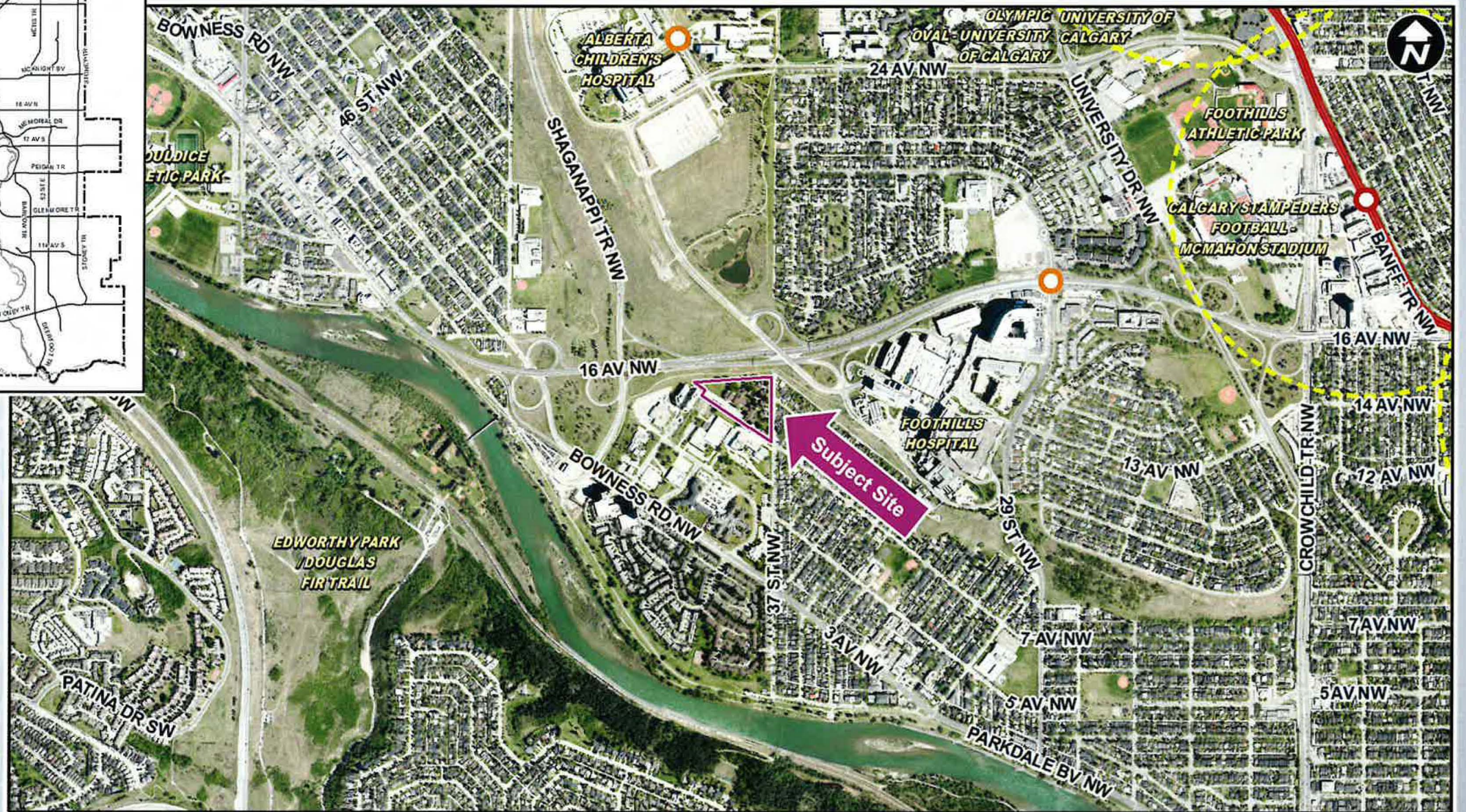
That Council:

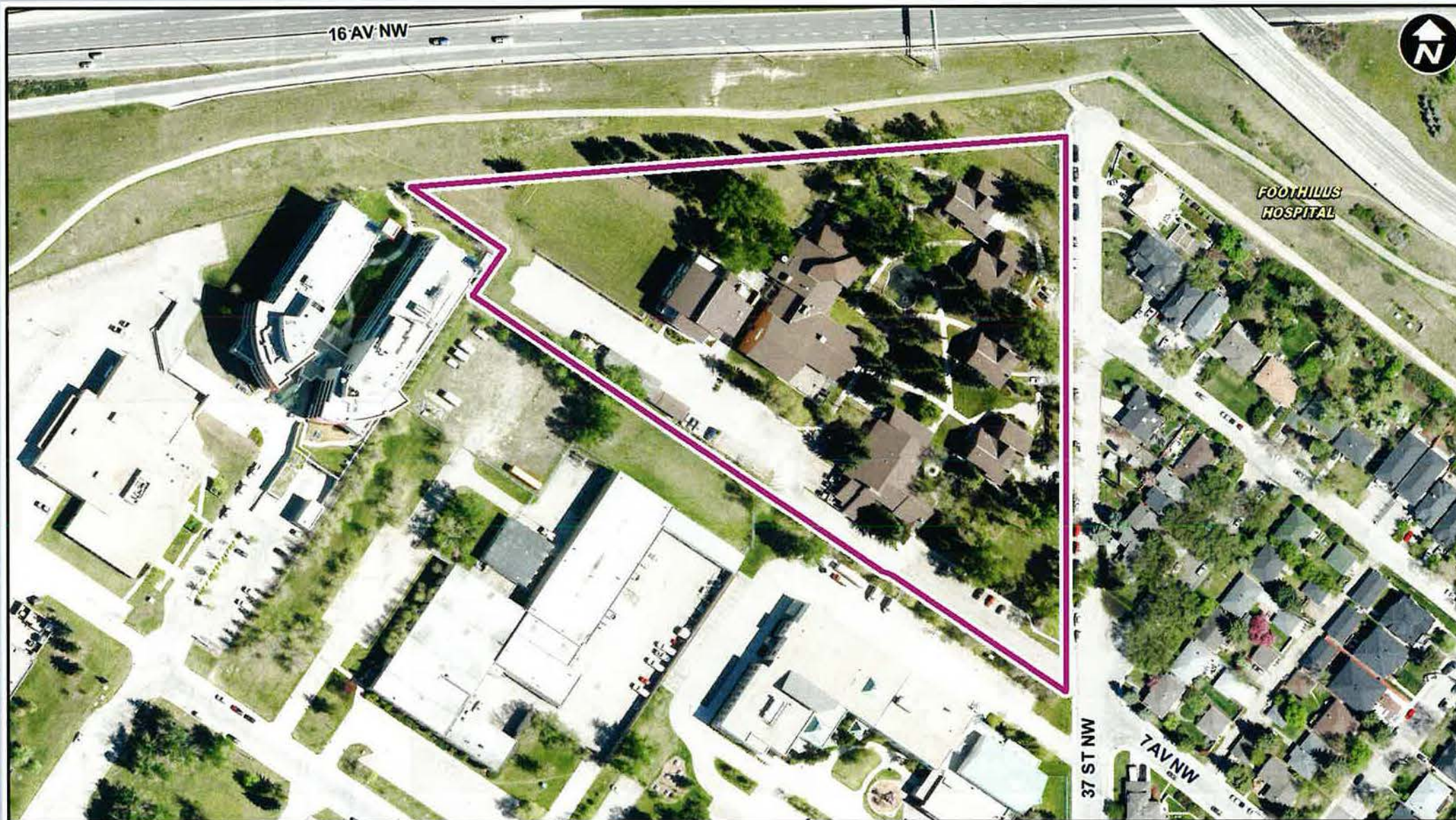
Give three readings to **Proposed Bylaw 43D2023** for the redesignation of 2.62 hectares \pm (6.46 acres \pm) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children's Health Centre, with guidelines (Attachment 2).



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





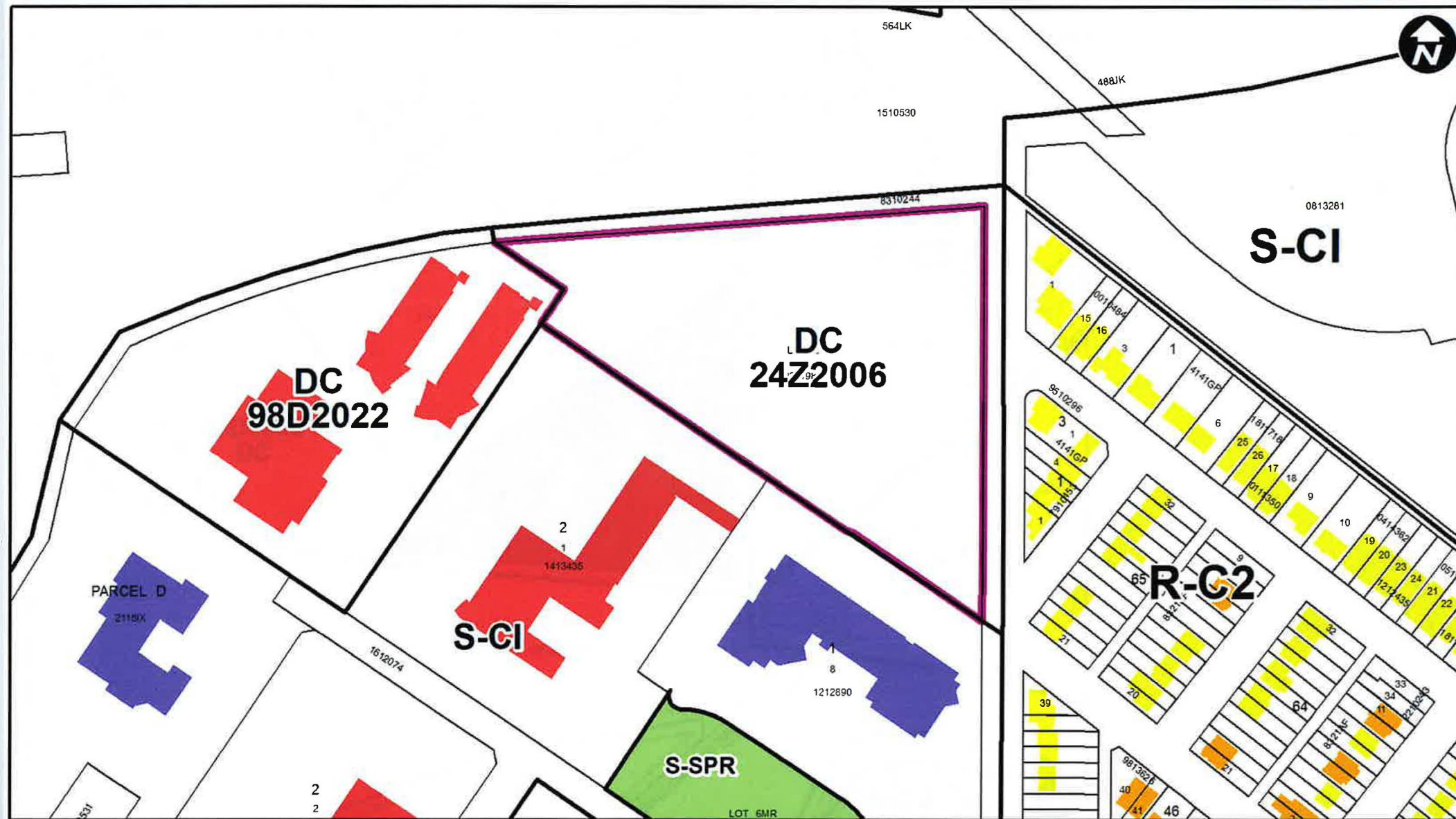
Parcel Size:
2.62 ha

Surrounding Land Use

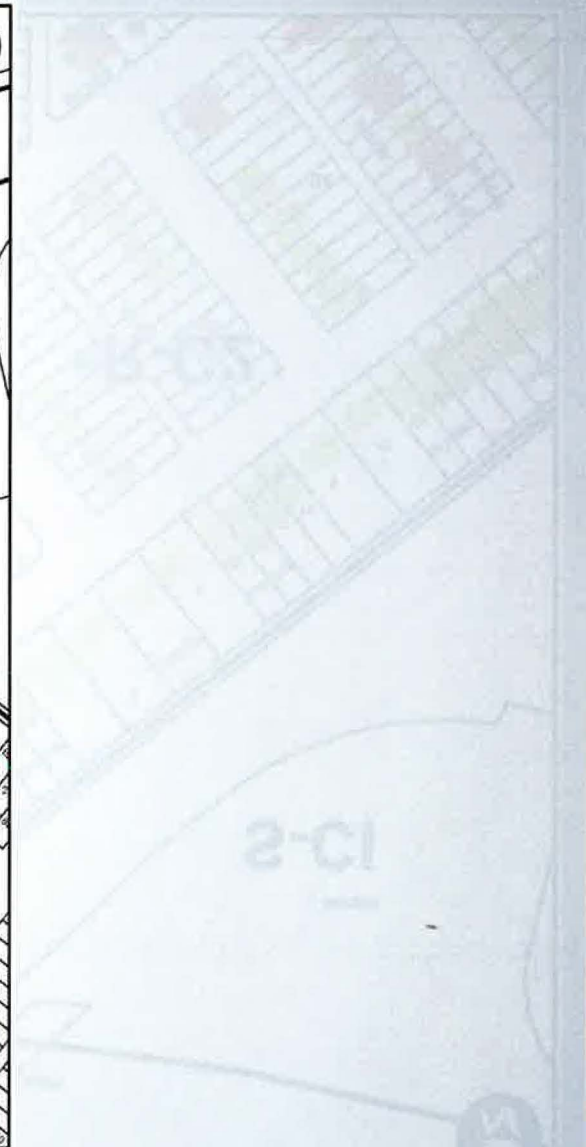
5

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



6



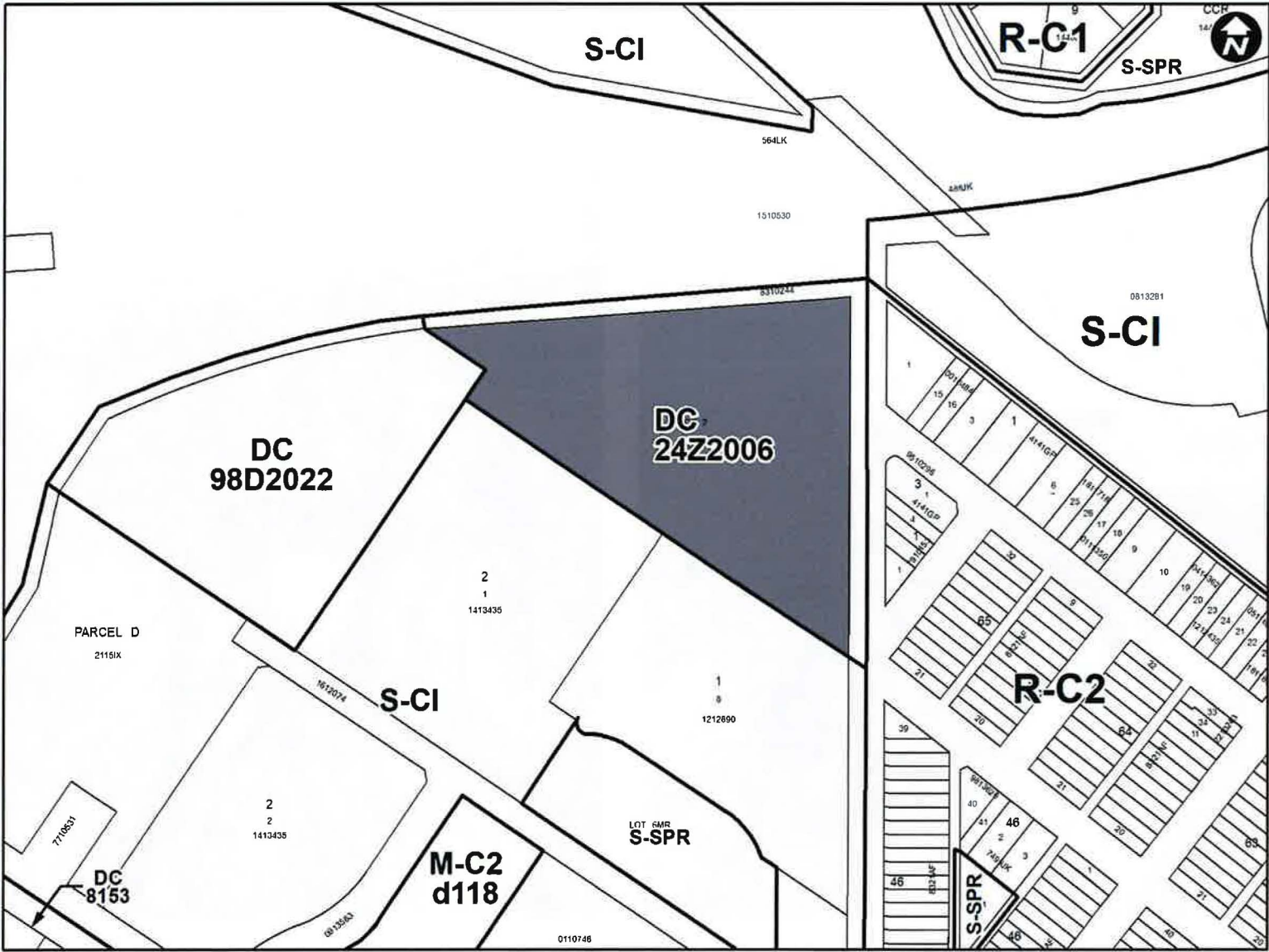
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Supplementary Slides

Existing Land Use Map



Site Photos – Looking Northwest 10



Site Photo – Looking Southwest 11



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*.