



LOC2022-0041 / CPC2023-0037 Land Use Amendment

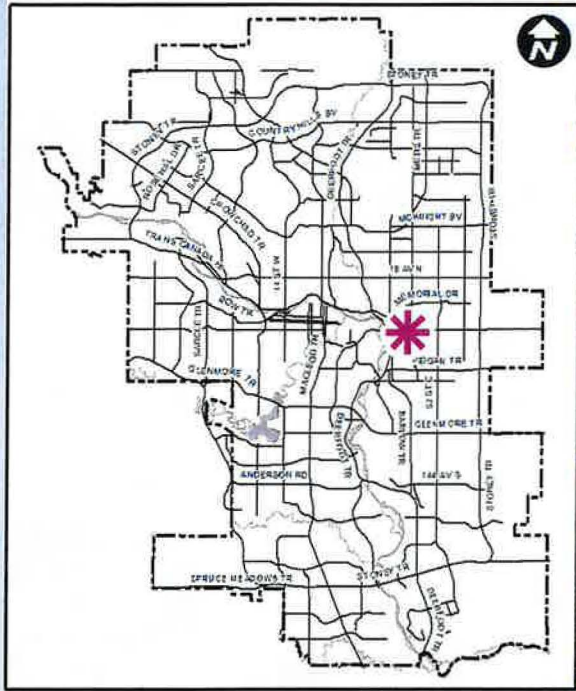
April 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 20 2023
ITEM: 7.2.1 - CPC2023-0037
Distrib - Presentation
CITY CLERK'S DEPARTMENT





RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 3413 – 19 Avenue SE (Plan 1392JK, Block 1, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to allow for the additional discretionary use of Child Care Service, with guidelines (Attachment 5).



LEGEND

-  600m buffer from LRT station
- Max BRT Stops**
-  Purple
- LRT Stations**
-  Blue
- LRT Line**
-  Blue

LEGEND

○ Bus Stop





19 Avenue SE

Outdoor Play Area

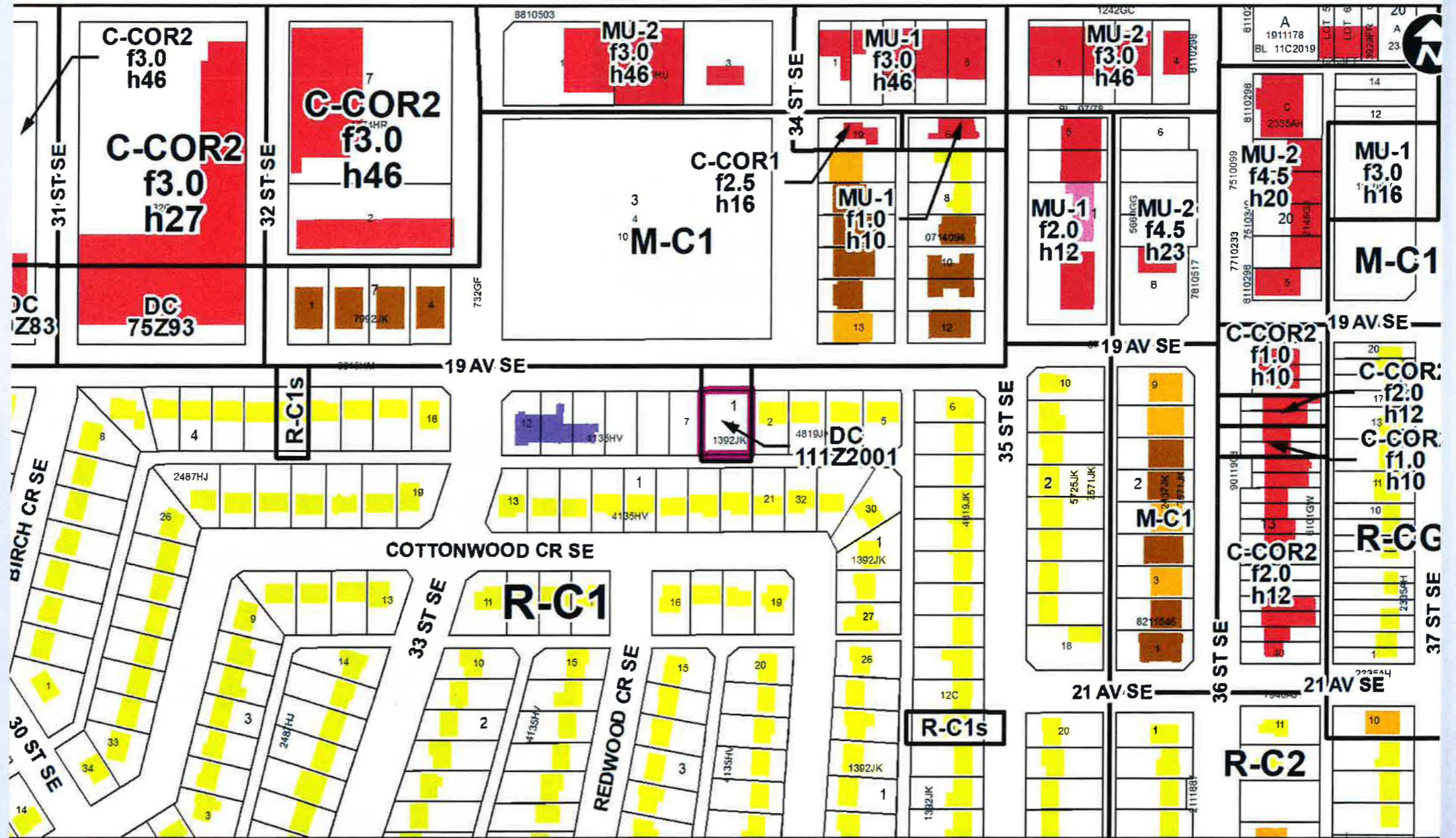


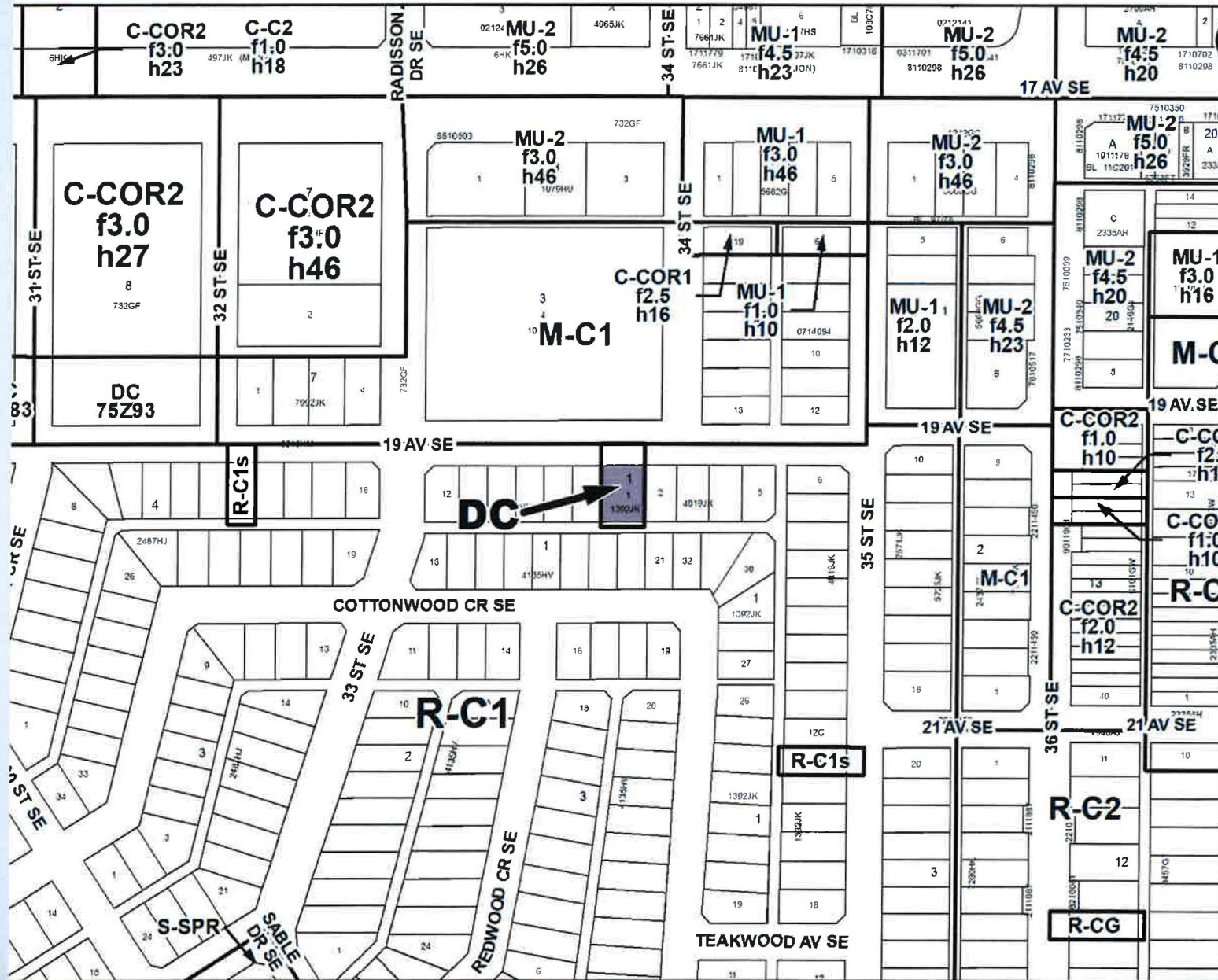
Surrounding Land Use



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





Proposed DC/R-C2 District:

- Child Care Services – Discretionary Use.
- Removes existing DC District limit of 60 children.
- Max. Building Height – 10 metres (approx. 3 storeys).

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Supplementary Slides

1. Located close to activity-focused areas such as schools and parks;
2. Located on a site with sufficient parking for staff and parents;
3. Located on sites large enough for outdoor play areas;
4. Located on collector and other major streets;
5. Located on a corner parcel to minimize impact on adjacent residences and aid in pick-up and drop-off parking; and
6. No other childcare services available on the same block