



Calgary Planning Commission

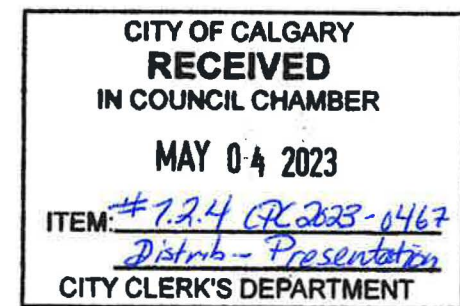
Agenda Item: 7.2.4

LOC2023-0026 / CPC2023-0467

Land Use Amendment

May 4, 2023

ISC: Unrestricted



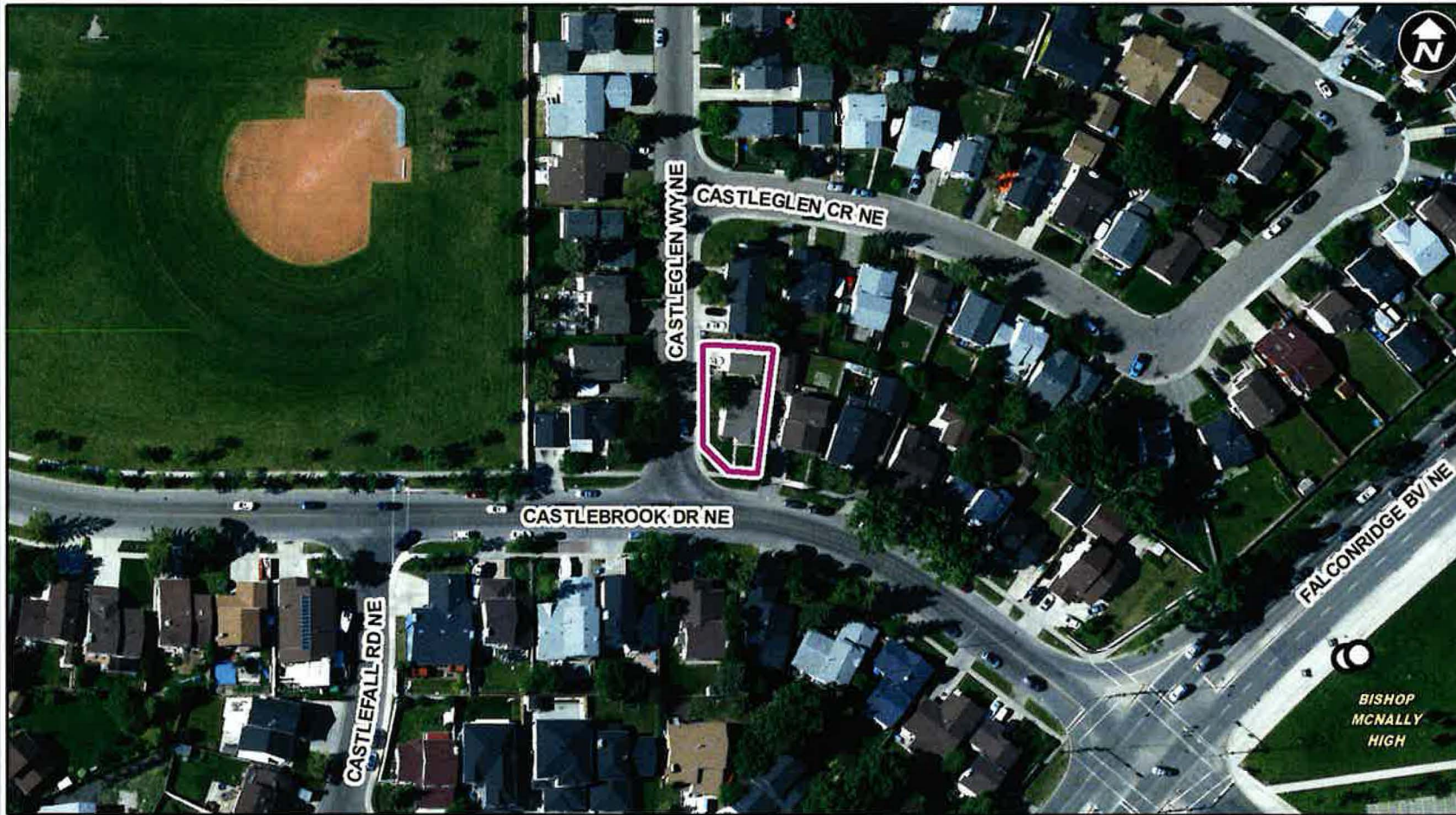
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.049 hectares \pm (0.12 acres \pm) located at 28 Castlebrook Drive NE (Plan 7911471, Block 8, Lot 75) from Residential – Contextual One Dwelling (R-C1) District **to** Direct Control (DC) District to accommodate Child Care Service, with guidelines.



Location Map 4

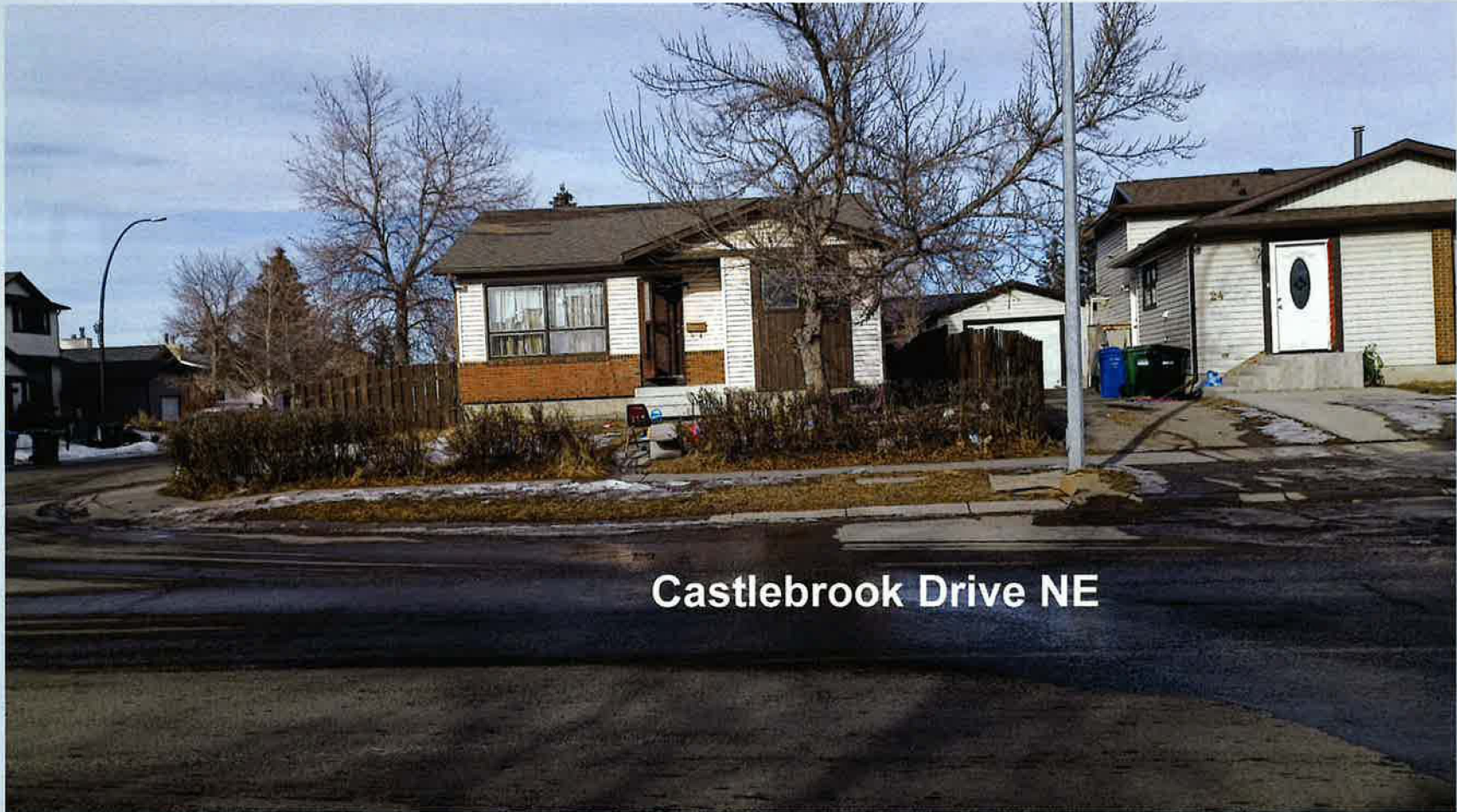


○ Bus Stop

Parcel Size:

0.05 ha

15m x 30m



Castlebrook Drive NE

Site Photo - Looking East

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Castleglen Way NE

Surrounding Land Use

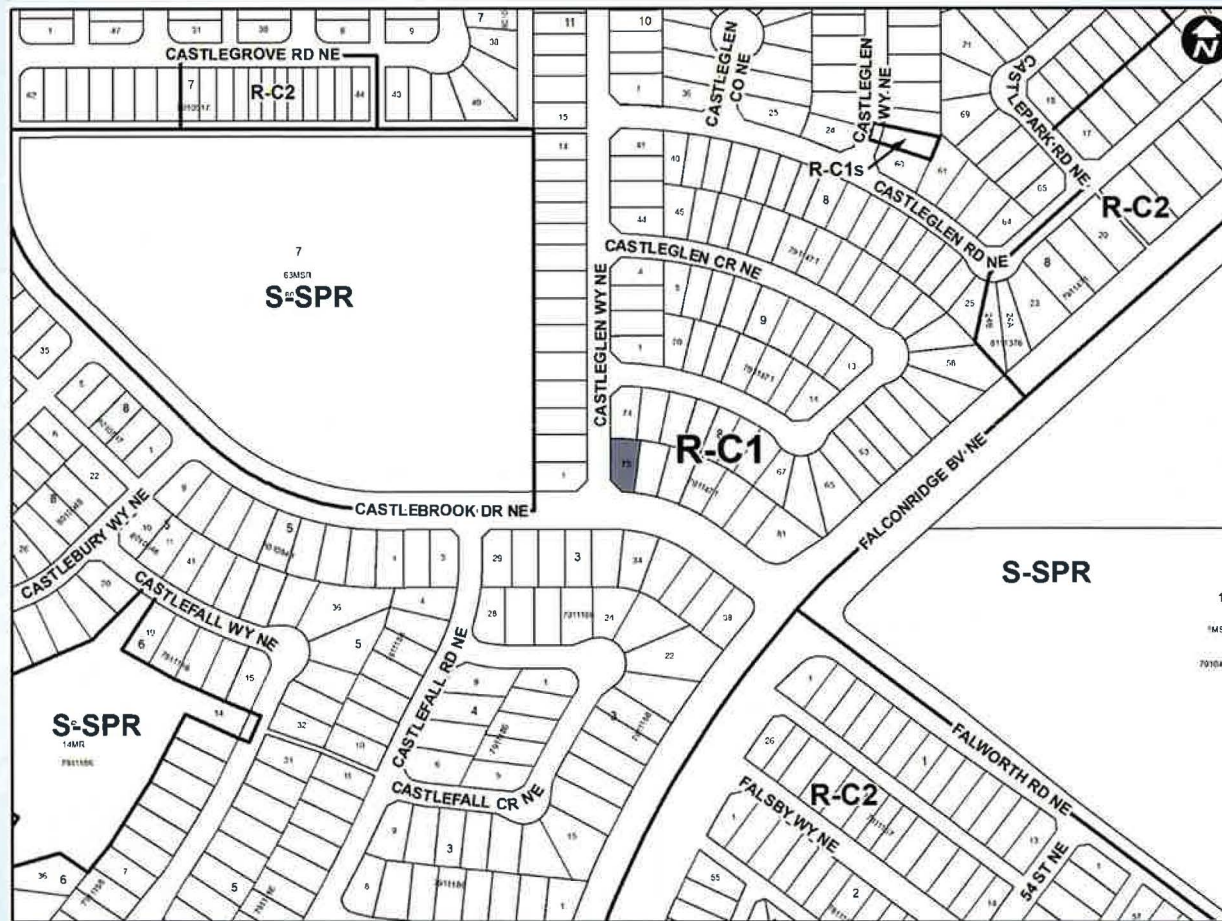
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LEGEND

- 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

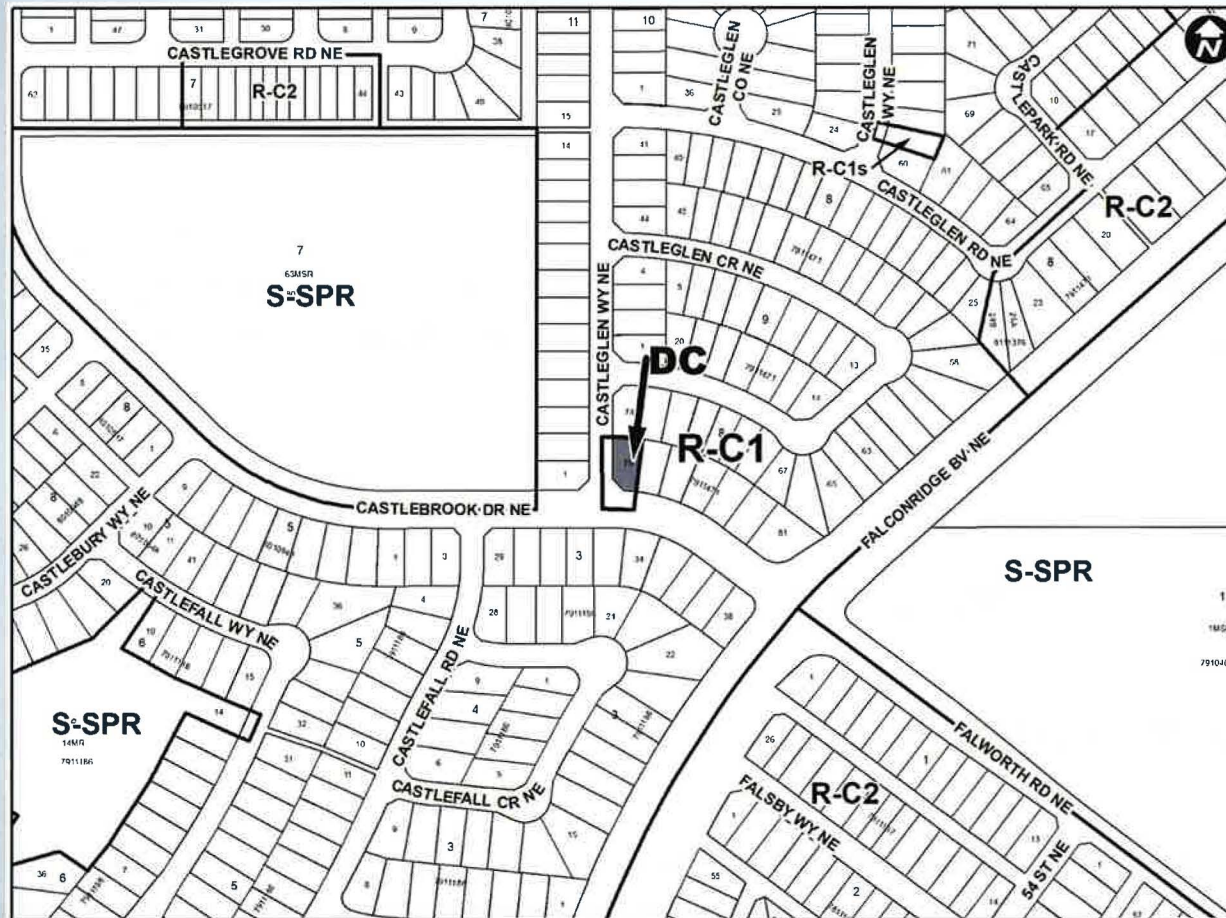


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Proposed Land Use Map

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Proposed DC District:

- Based on R-C1 District
- Additional discretionary use of Child Care Service
- Maximum number of children, parking, and amenity space to be reviewed at 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



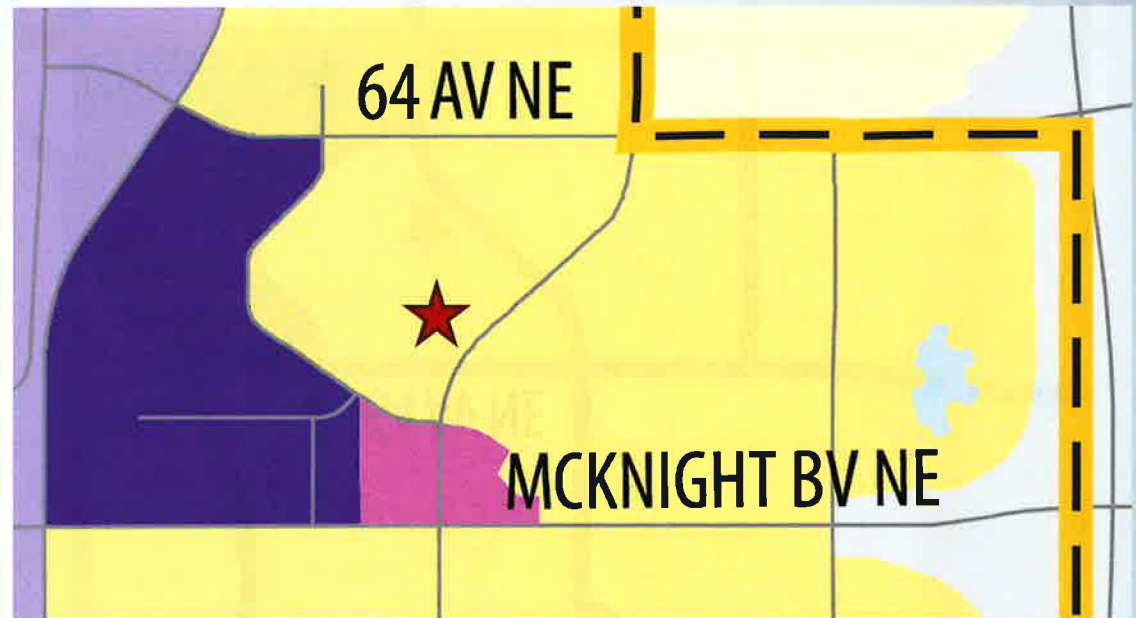
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Supplementary Slides

Municipal Development Plan (MDP) – Urban Structure 13



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

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary



Hospital



University

Transportation/Utility Corridor

City Limits



Site Location (approx.)

Municipal Development Plan (MDP) – Road and Street Network

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- 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.)

