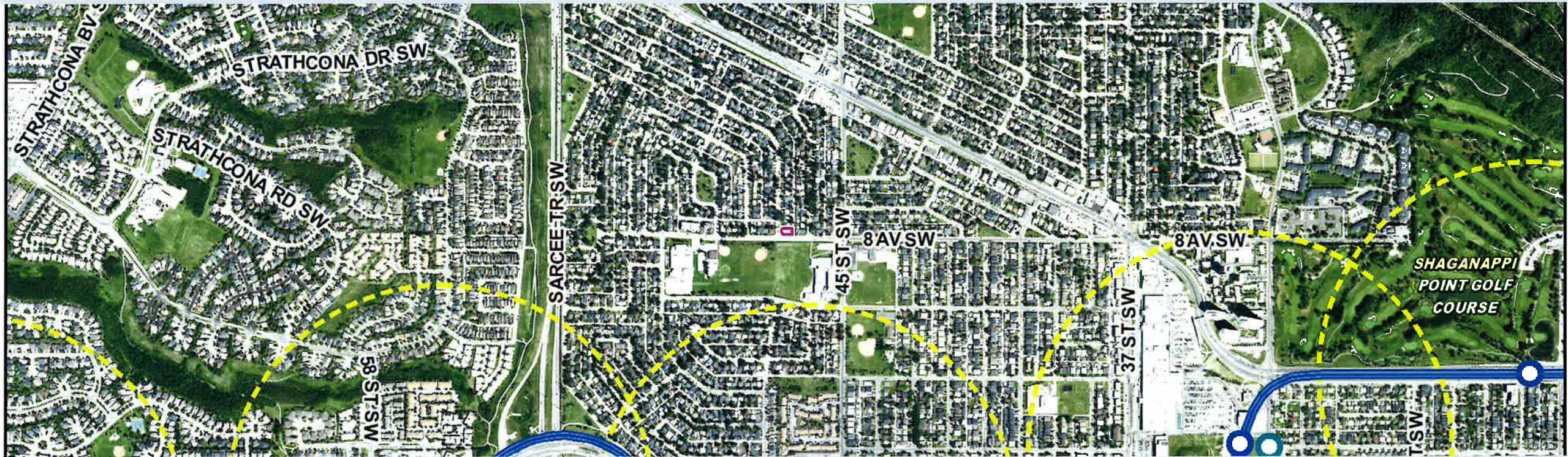


Calgary Planning Commission

Agenda Item: 7.2.5

1



LOC2023-0097 Land Use Amendment

July 06, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

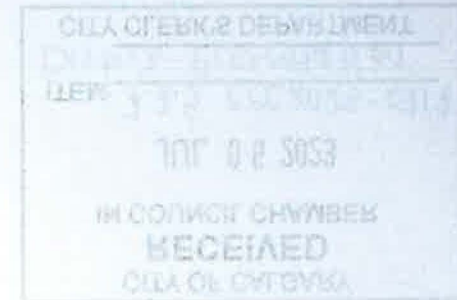
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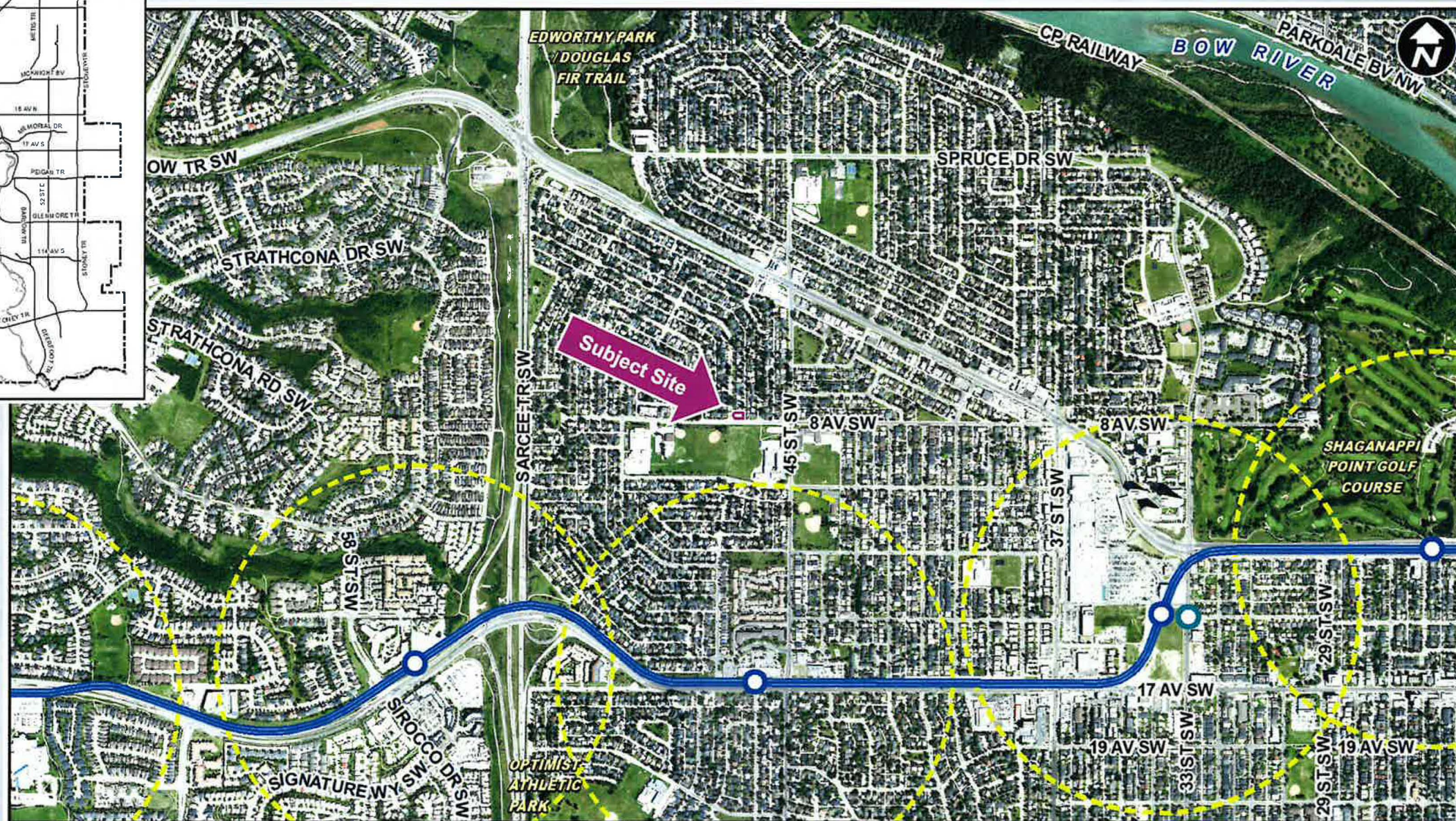
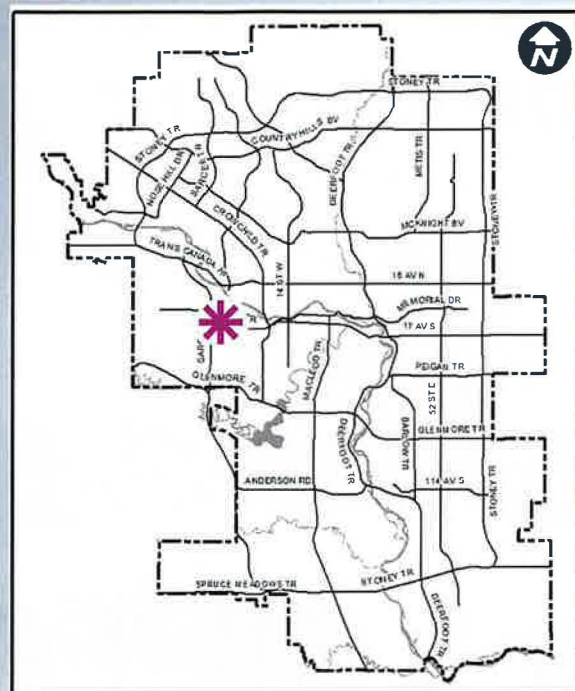
ITEM: 7.2.5, CPC2023-0717
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2 Westview Drive SW (Plan 2768HH, Block 22, Lot 29) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a Child Care Service.





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

Location Map 4



○ Bus Stop

Parcel Size:

**0.05 ha
18m x 30m**

1. Front – Facing Westview DR SW



2. Garage – Facing 8 Avenue SW

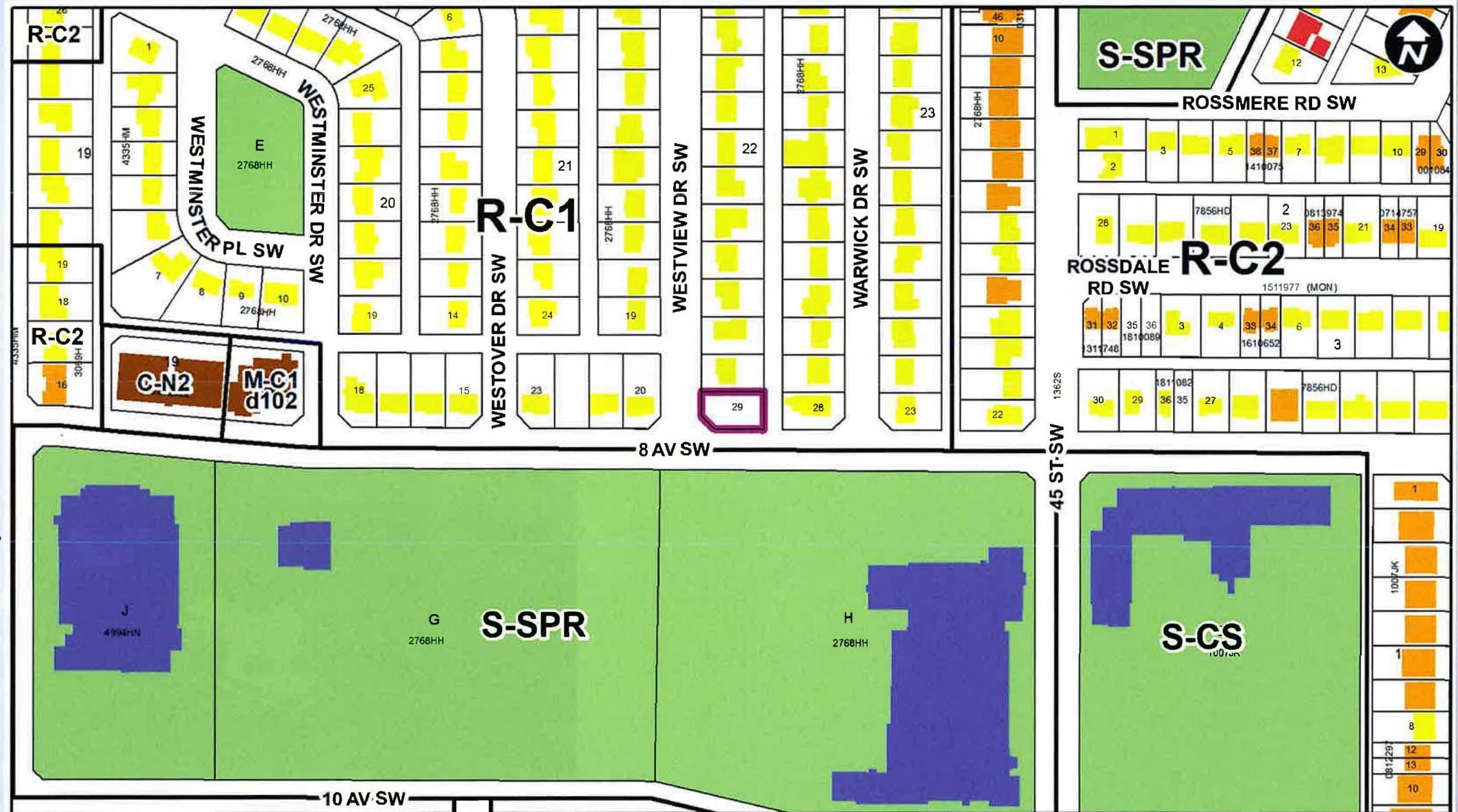


Surrounding Land Use

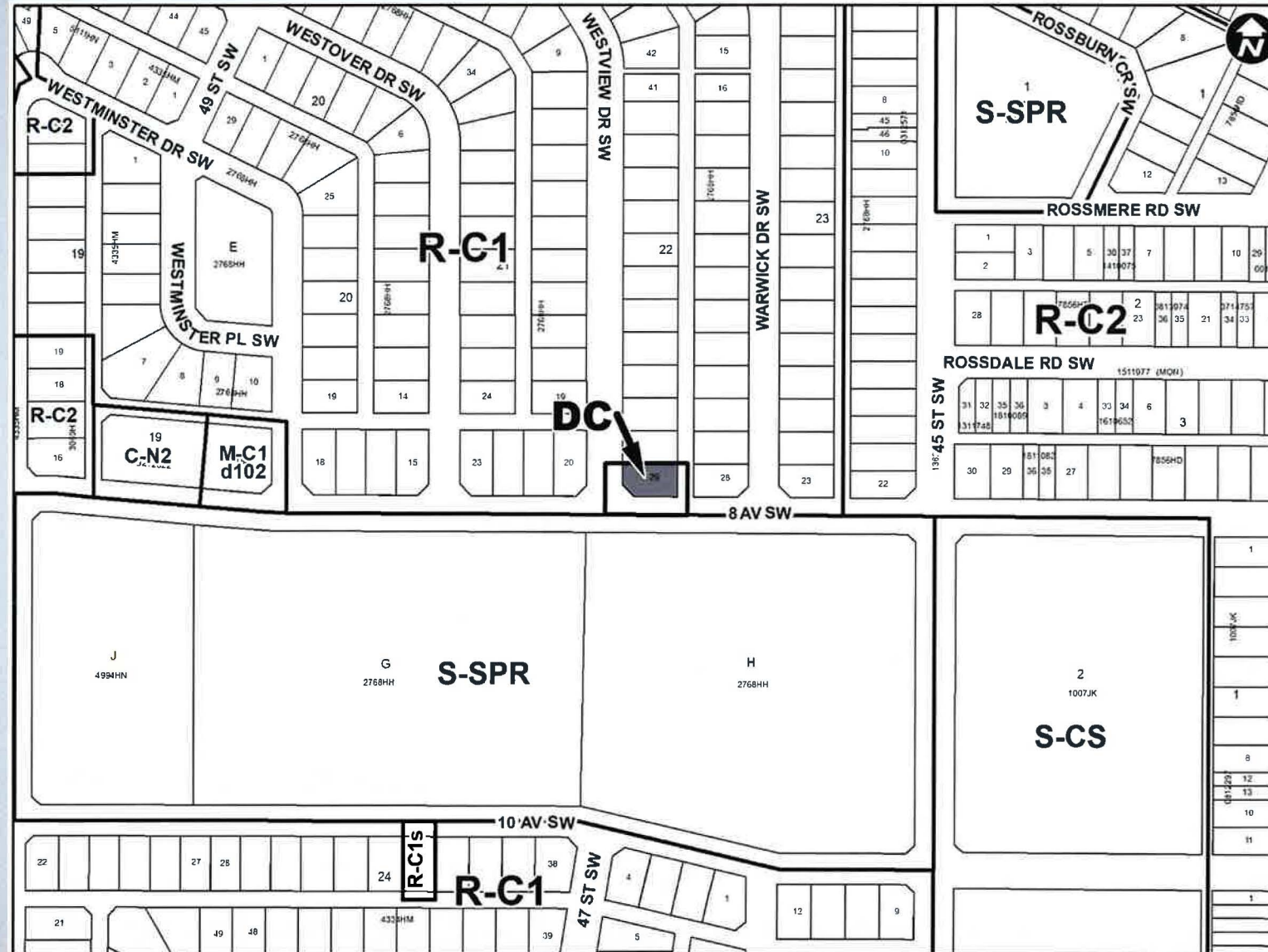
6

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 Land Use Map 7



Proposed Direct Control (DC) District:

- Based on R-C1 district
- Additional discretionary use of Child Care Service
- Maximum number of children, parking and outdoor play space to be reviewed at DP stage.

Child Care Service Policy and Development Guidelines

8

Site selection criteria for a Low Density Residential Areas

Child care services in low density residential area should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas	✓
Child care services should be located on a site that can provide sufficient staff parking and pick-up and drop-off parking.	✓
On sites that can accommodate outdoor play areas for the type of child care being proposed.	✓
Located on collector streets	✓
Located on corner parcels (Preferred)	✓
Concentration of child care services should be considered including if there is more than one child care service on the same block	✓

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2 Westview Drive SW (Plan 2768HH, Block 22, Lot 29) from Residential – Contextual One Dwelling (R-C1) District ~~to~~ Direct Control (DC) District to accommodate a Child Care Service.

Supplementary Slides

Existing Land Use Map 11



