



Public Hearing of Council

Agenda Item: 7.2.17



LOC2022-0041 / CPC2023-0037

Land Use Amendment

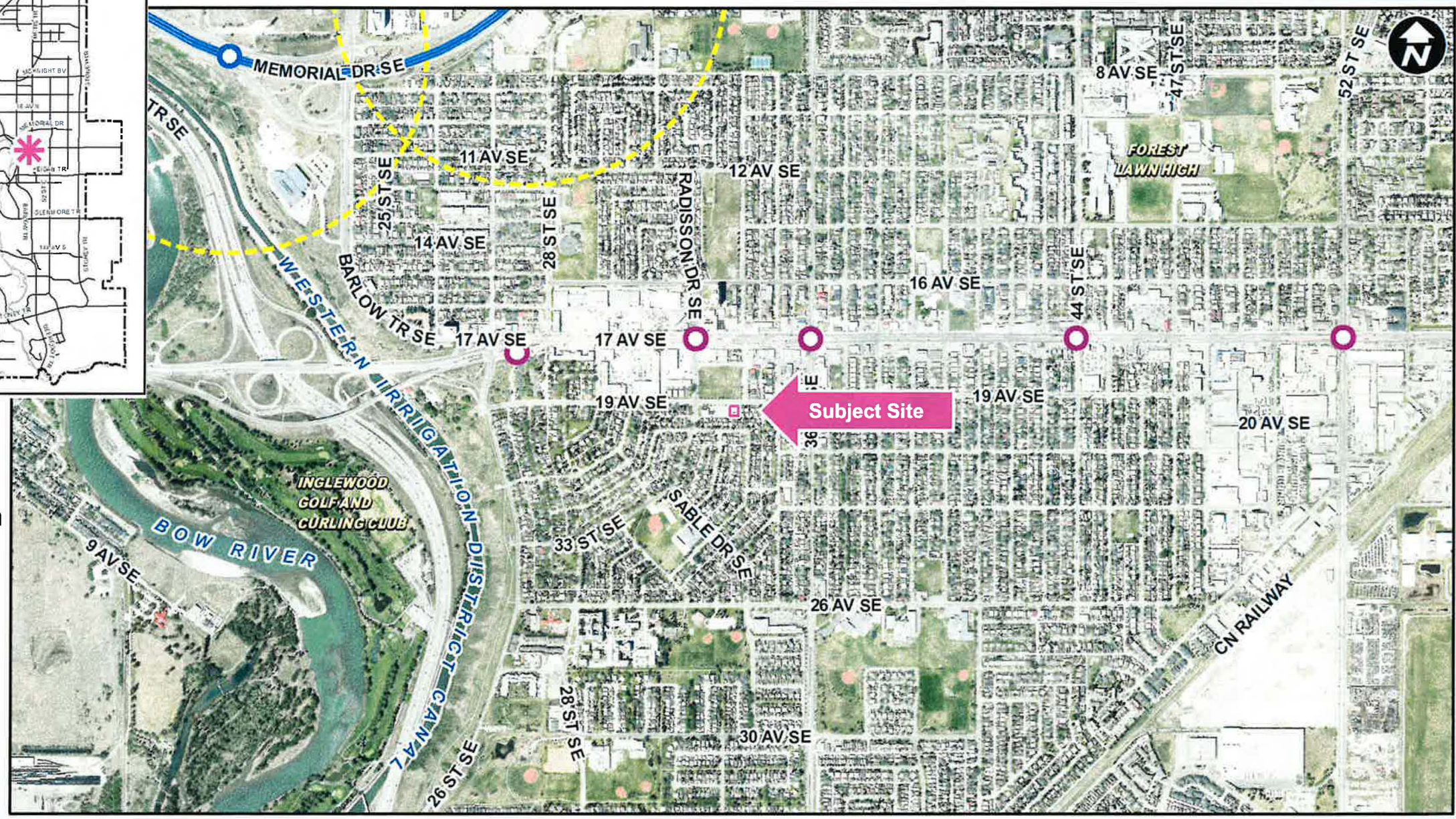
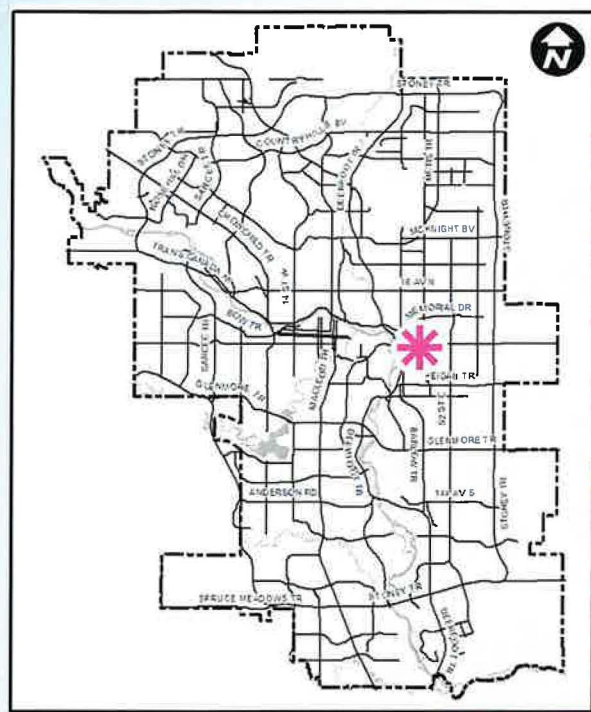
June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: 7.2.17 CPC2023-0037
Distrib-Presentation
CITY CLERK'S DEPARTMENT





Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 75D2023** 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

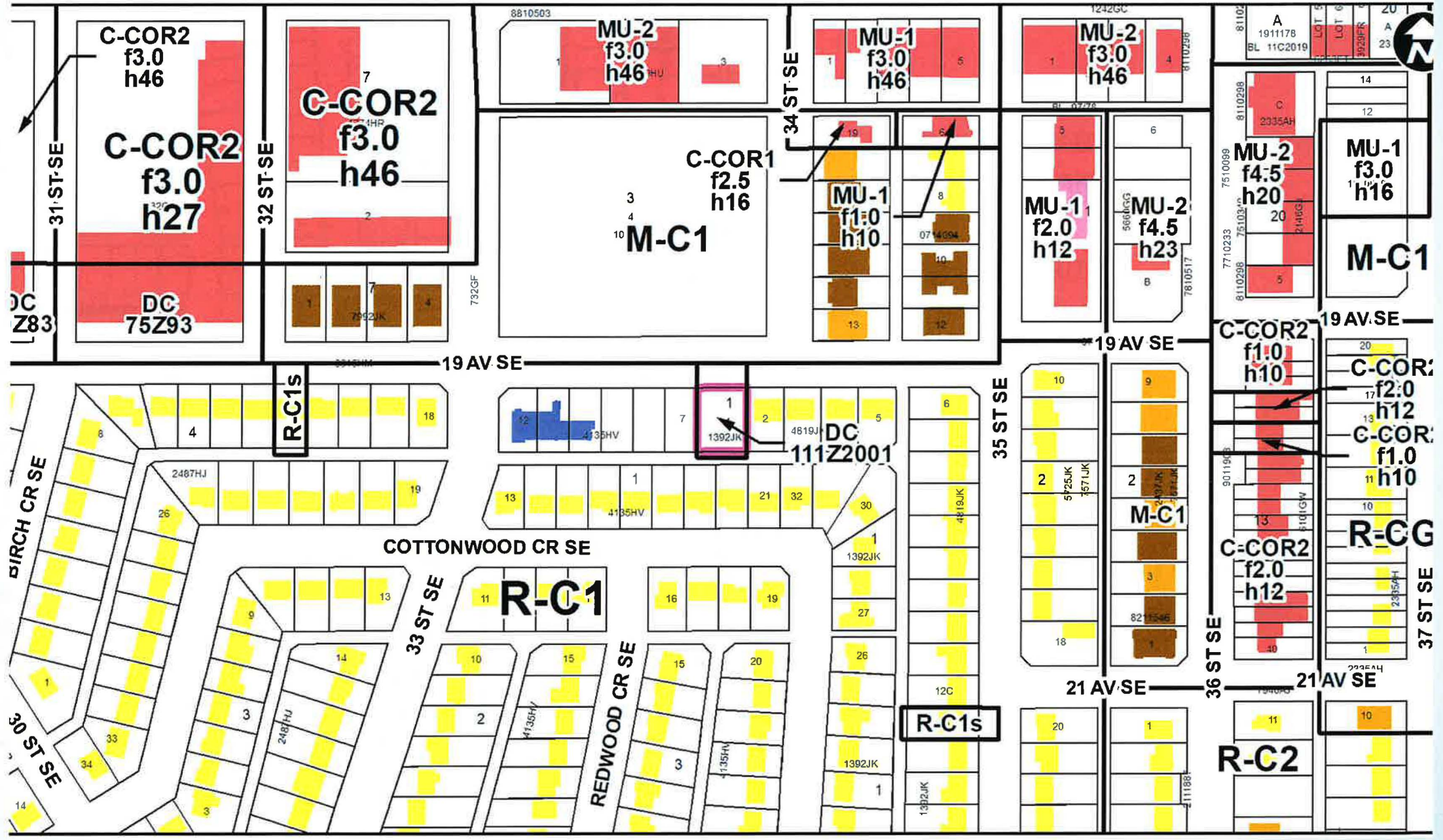
LEGEND

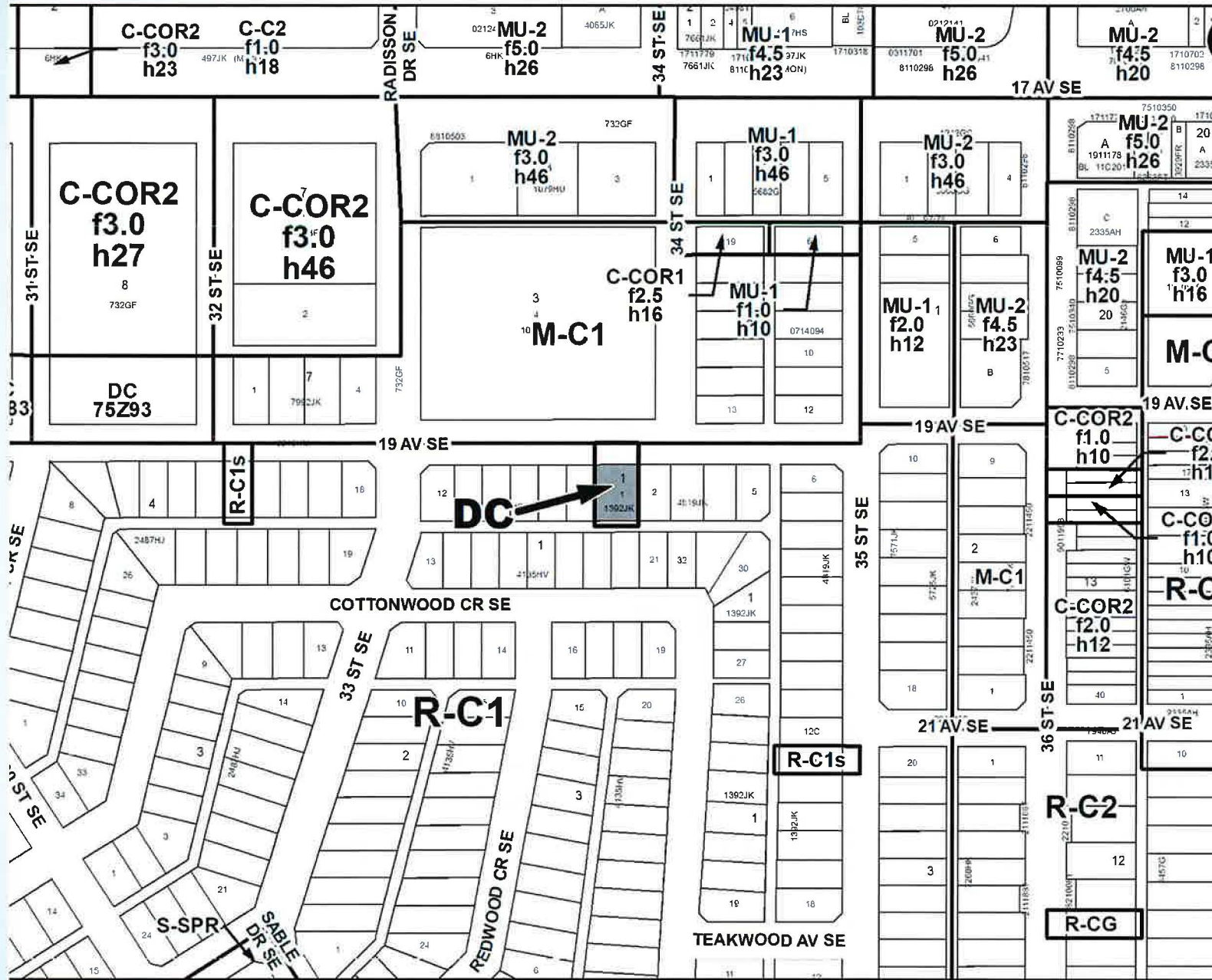
○ Bus Stop



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 Direct Control (DC) District:

- Base district of Residential – Contextual One / Two Dwelling (R-C2) District
- Includes **Child Care Service** as a discretionary use.
- Removes existing DC District limit of 60 children
- Maximum building height – 10 metres (approximately 2-3 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



19 Avenue SE

Outdoor Play Area

