

Public Hearing of Council

Agenda Item: 7.2.5



LOC2023-0026 / CPC2023-0467

Land Use Amendment

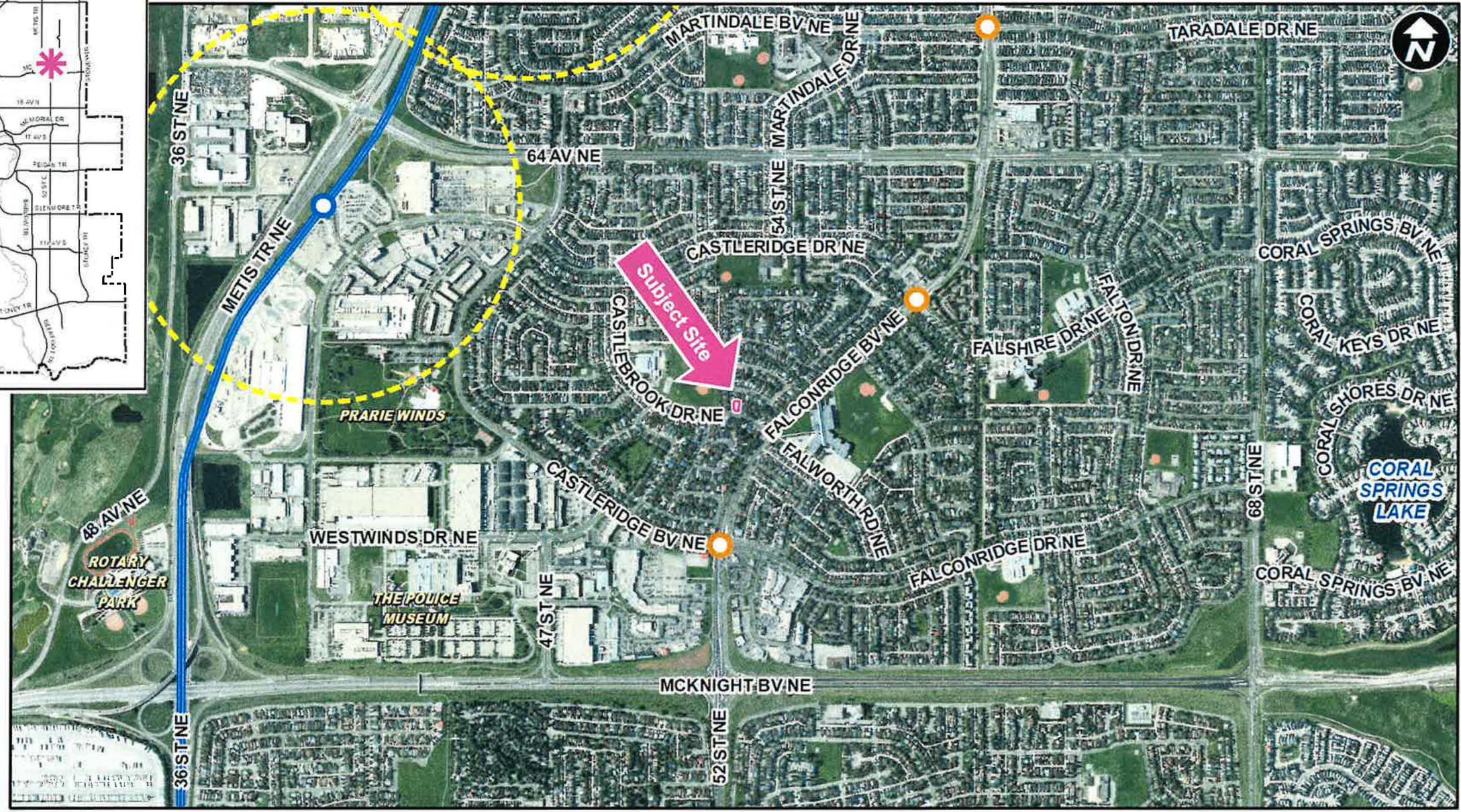
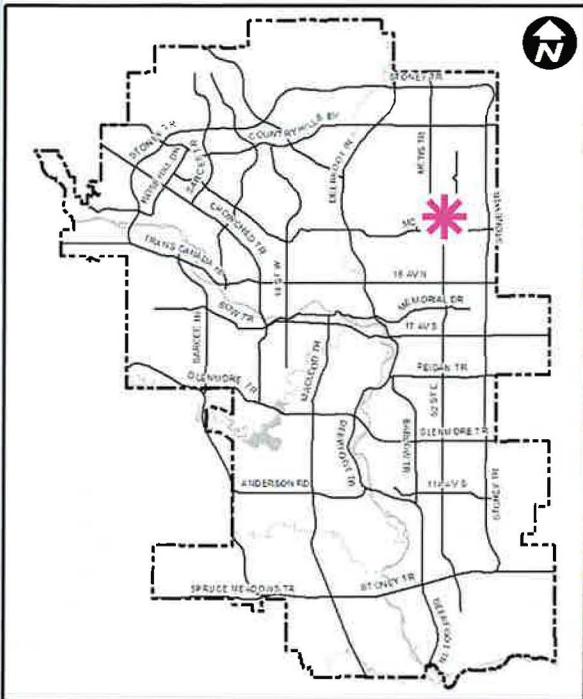
June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: *7.2.5 CPC2023-0467*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

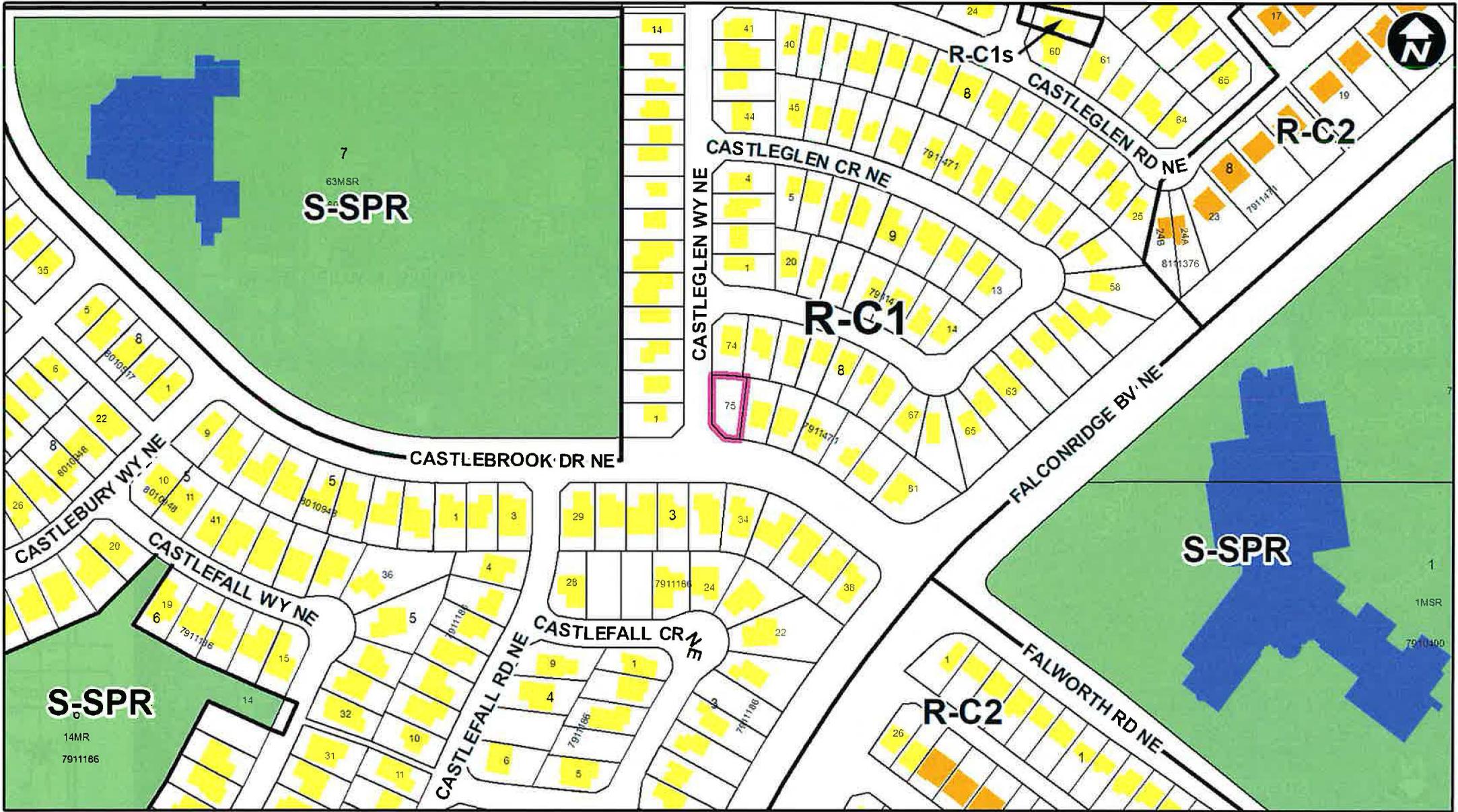
Calgary Planning Commission's Recommendation:

That Council:

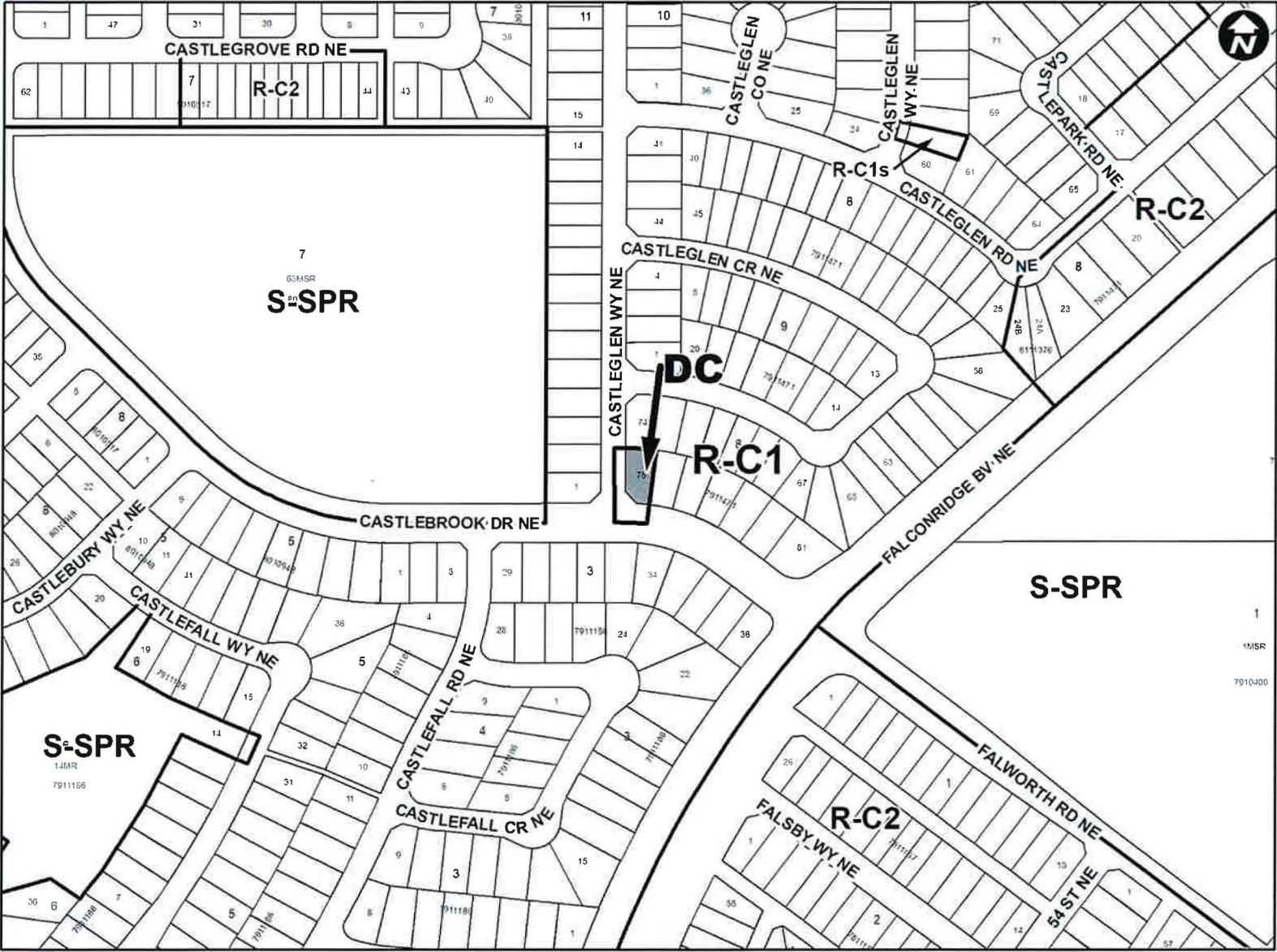
Give three readings to **Proposed Bylaw 88D2023** for the redesignation of 0.049 hectares \pm (0.12 acres \pm) located at 28 Castlebrook Drive NE (Plan 7911471, Block 8, Lot 75) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate Child Care Service, with guidelines.



- 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



- 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 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

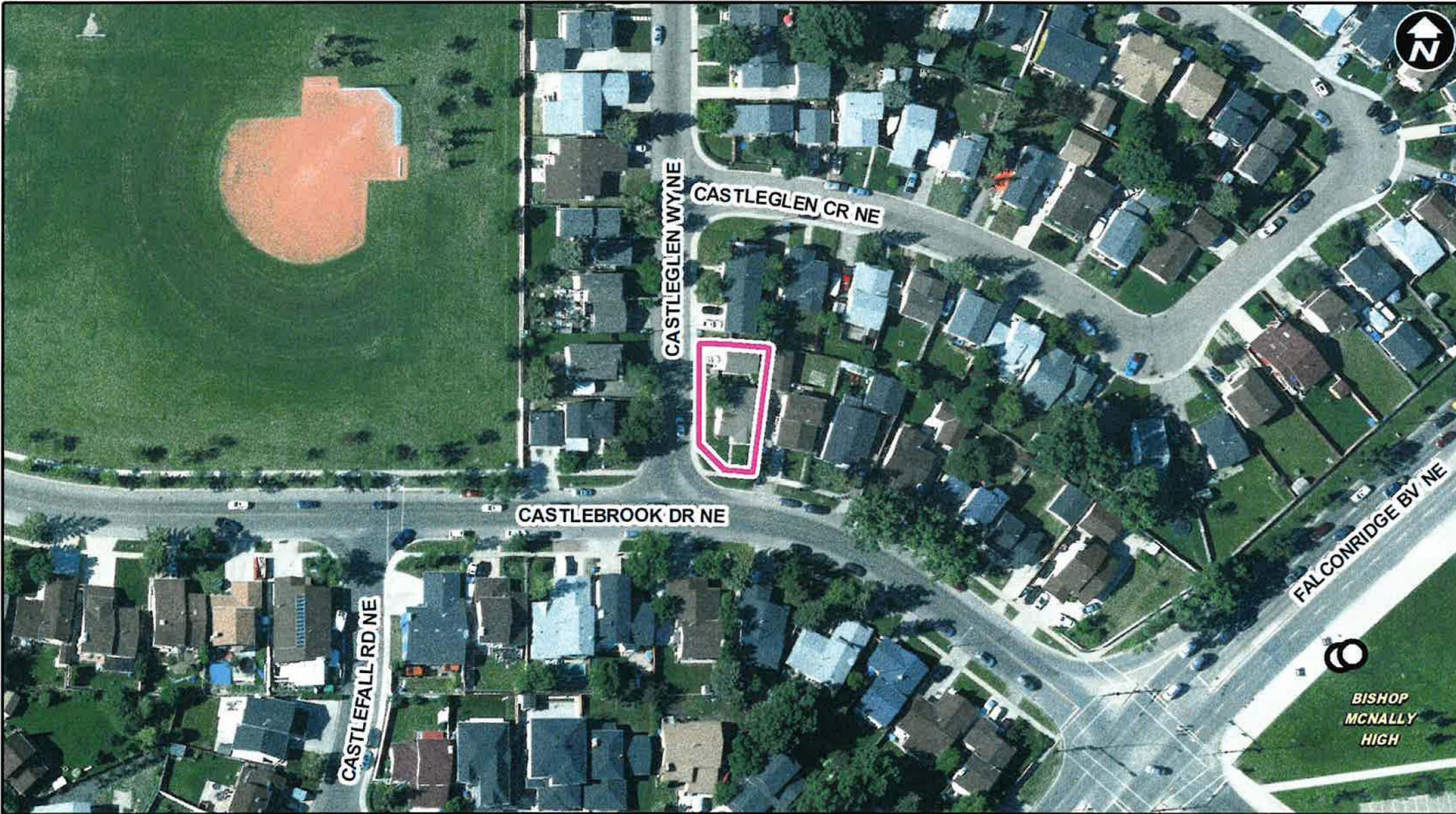
Located in relationship to activity focused areas such as schools, community centres, recreation facilities etc.	
Located on a site that can provide sufficient staff parking and for pick-up and drop-off	
On sites that can accommodate outdoor play areas for the type of child care being proposed	
On a 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	

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 88D2023** 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.

Supplementary Slides



○ Bus Stop

Parcel Size:

0.05 ha

15m x 30m



Castlebrook Drive NE

