



# Calgary Planning Commission

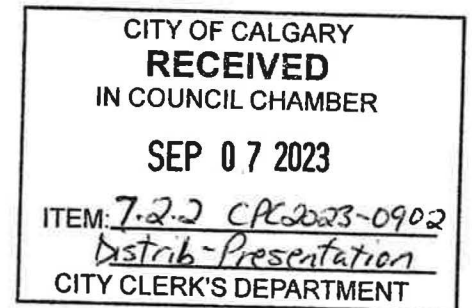
## Agenda Item: 7.2.2



# LOC2023-0101

## Land Use Amendment

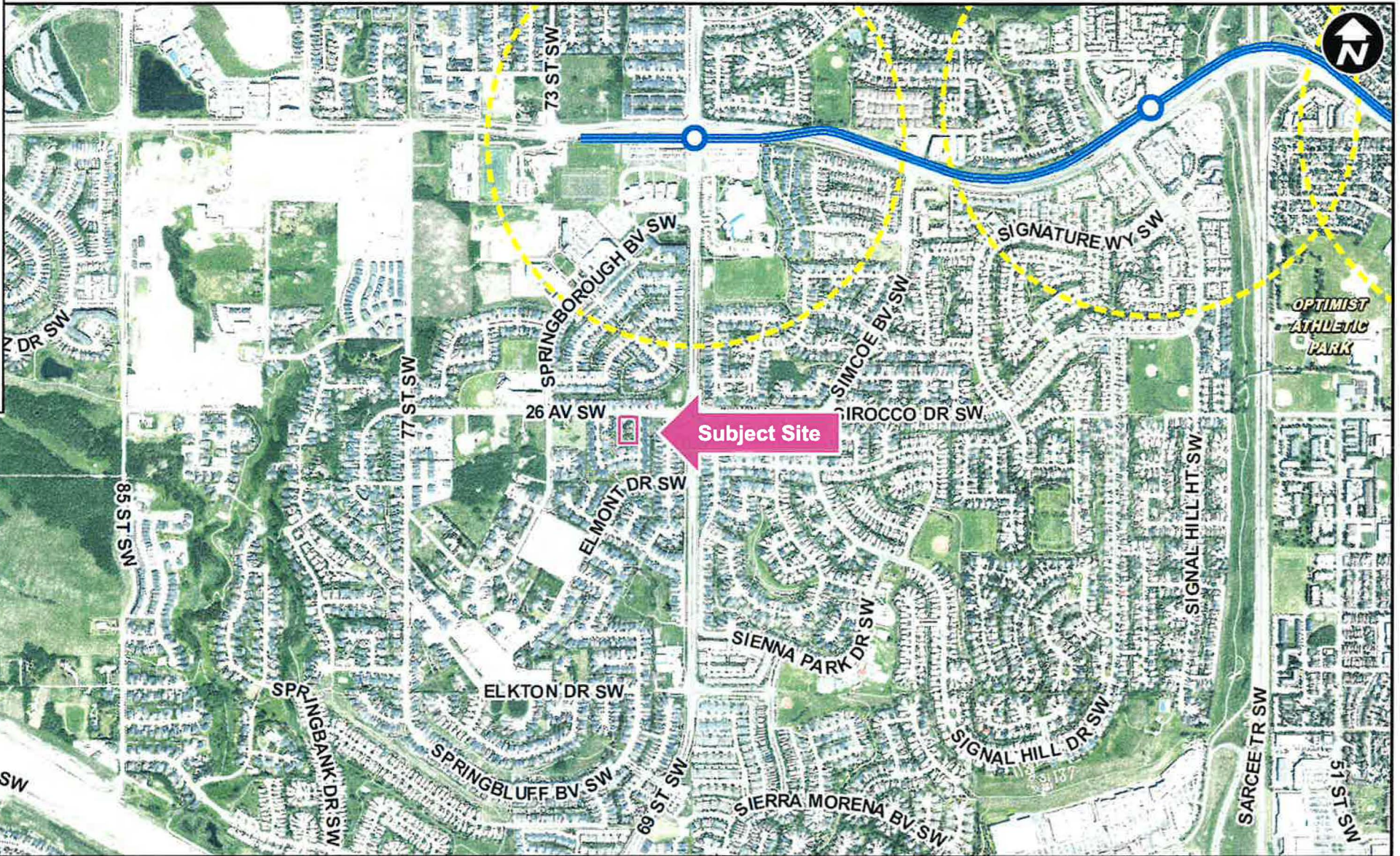
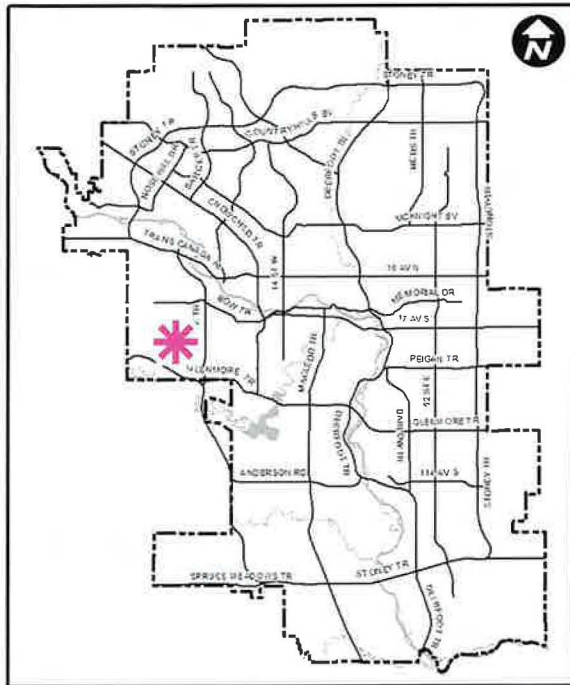
September 7, 2023



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares  $\pm$  (0.95 acres  $\pm$ ) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from Residential – One Dwelling (R-1s) District to Direct Control (DC) District.



**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



○ Bus Stop

Parcel Size:

0.39 ha  
50m x 77m



Driveway access from 26 Avenue SW

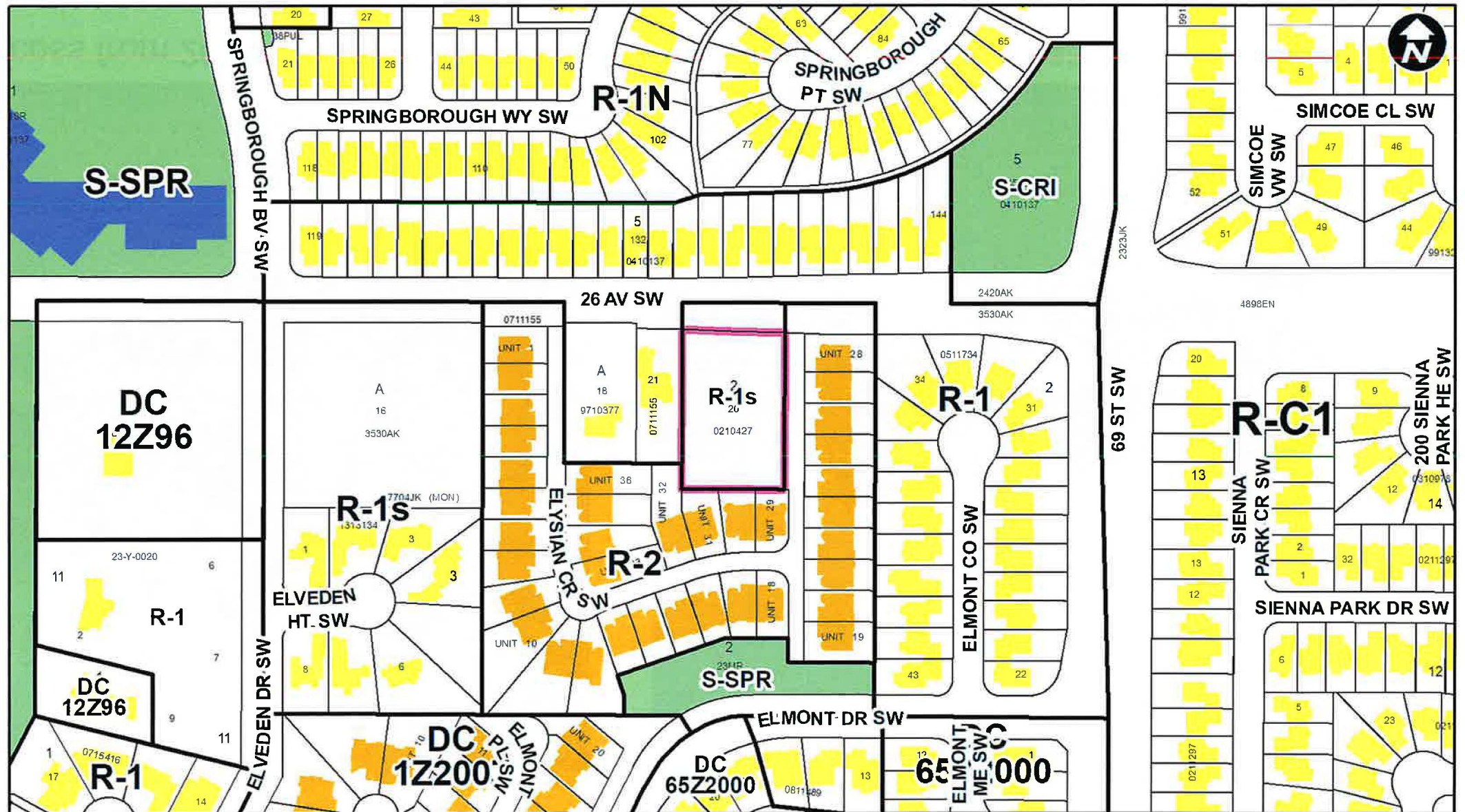


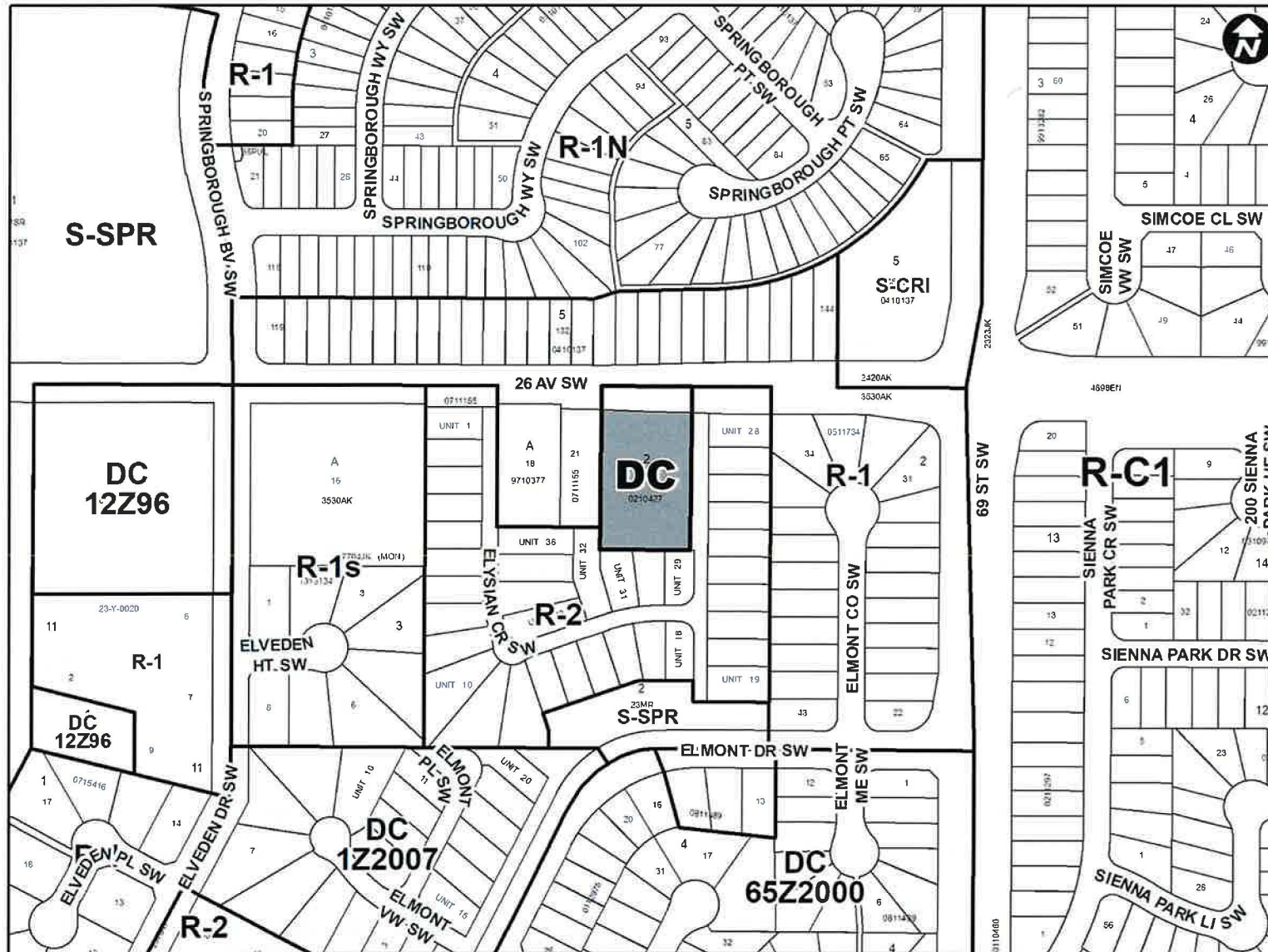
26 Avenue SW looking east

# 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:

- Based on Residential – One Dwelling (R-1s) District (e.g. Single family dwelling, secondary suites)
- Additional discretionary use of Child Care Service
- Maximum number of children, parking and outdoor play space to be determined at development permit

## Site Selection Criteria

Child care services 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. The site should not front a bus zone.



Child care services must be located on sites large enough to accommodate outdoor play areas for the type of child care being proposed.



Child care services should be located on collector streets, which already carry higher levels of traffic than local streets. Locations near collector and major streets may also be considered provided access to the facility does not draw traffic through the community.



Child care services should be located on corner parcels to minimize impact on adjoining residential uses.



Concentration of child care services in an area should be avoided.





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