LOC2022-0179
Land Use Amendment

2023 September 21

ISC: Unrestricted

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 303 Canterbury Drive SW (Plan 5720JK, Block 16, Lot 46) from from Direct Control (DC) District to Direct Control (DC) District **to** accommodate Child Care Service, with guidelines.
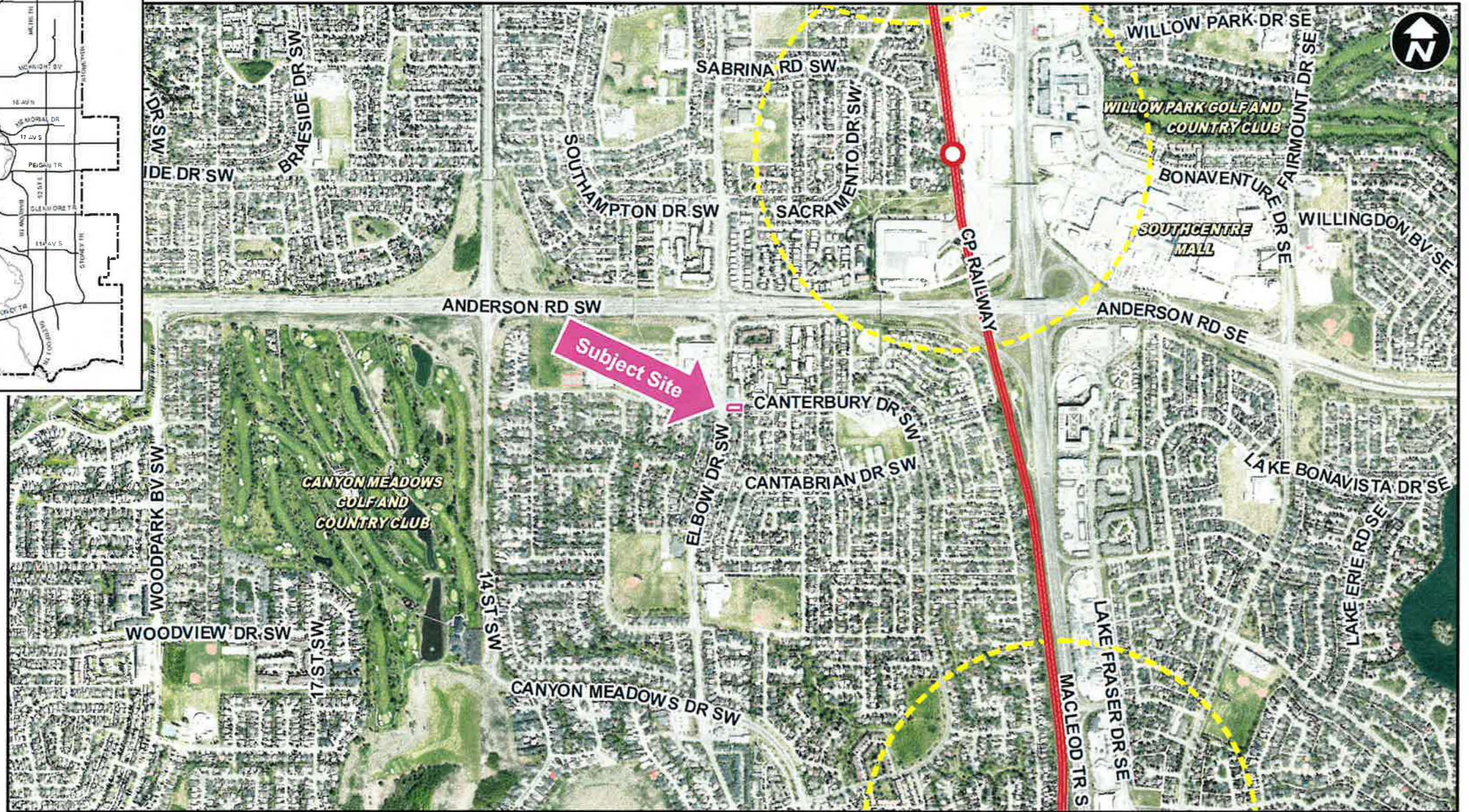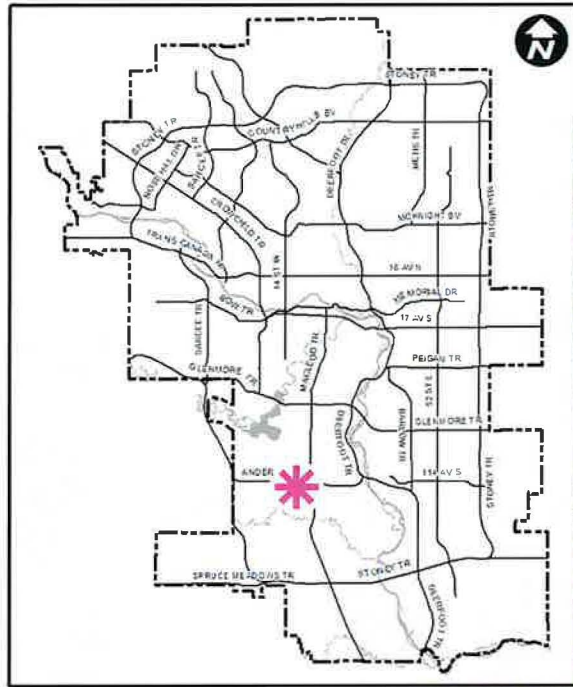
LEGEND

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

Subject Site

WILLOW PARK DR SE
SABRINA RD SW
WILLOW PARK GOLF AND COUNTRY CLUB
BONAVENTURE DR SE
FAIRMOUNT DR SE
BRAESIDE DR SW
SOUTHAMPTON DR SW
SACRAMENTO DR SW
CP RAILWAY
SOUTHCENTRE MALL
WILLINGDON BV SE
ANDERSON RD SW
ANDERSON RD SE
CANTERBURY DR SW
ELBOW DR SW
CANYON MEADOWS GOLF AND COUNTRY CLUB
CANTABRIAN DR SW
LAKE BONAVISTA DR SE
WOODPARK BV SW
LAKE ERIE RD SE
WOODVIEW DR SW
17 ST SW
14 ST SW
CANYON MEADOWS DR SW
MACLEOD TR S
LAKE FRASER DR SE

O Bus Stop

CANTERBURY DR SW

ELBOW DR SW

Parcel Size:

0.08 ha
18m x 42m

Canterbury Dr SW

Rear lane

LEGEND

▢ (yellow)	Single detached dwelling
▢ (orange)	Semi-detached / duplex detached dwelling
▢ (brown)	Rowhouse / multi-residential
▢ (red)	Commercial
▢ (grey)	Heavy Industrial
▢ (white)	Light Industrial
▢ (green)	Parks and Openspace
▢ (blue)	Public Service
▢ (pink)	Service Station
▢ (white)	Vacant
▢ (purple)	Transportation, Communication, and Utility
▢ (light blue)	Rivers, Lakes
▢ (magenta outline)	Land Use Site Boundary
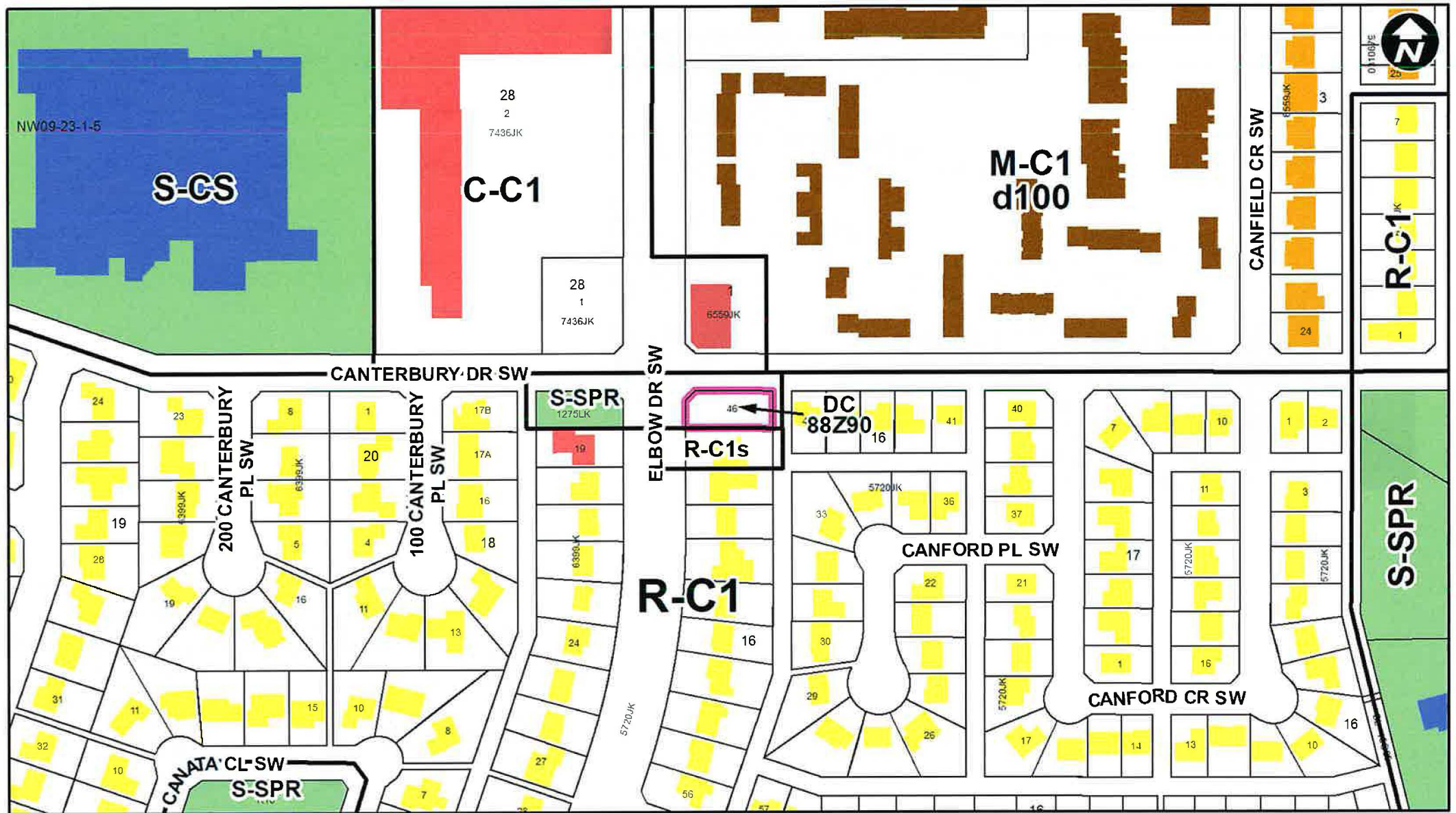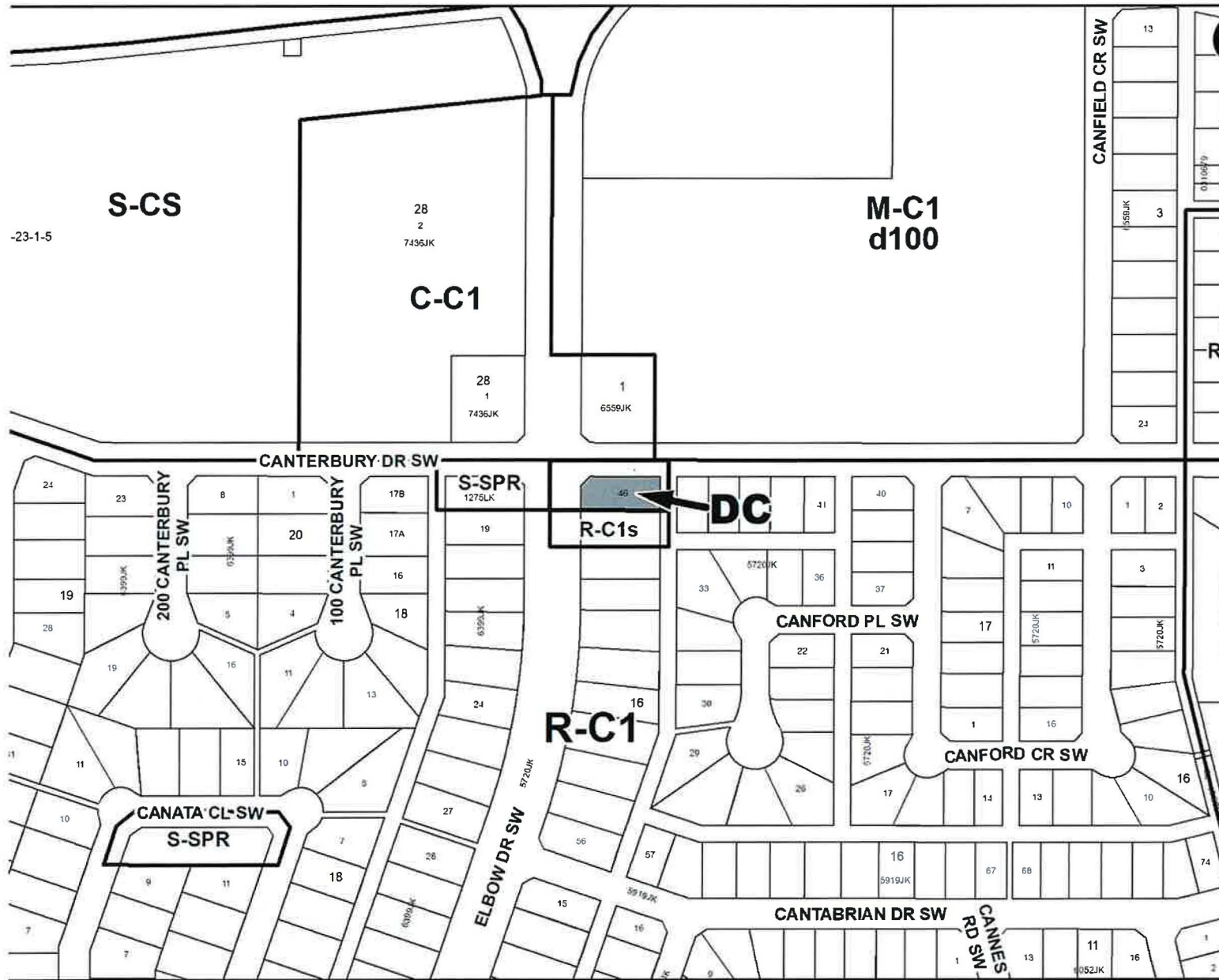
Proposed Direct Control (DC) District:

- Based on R-C1 district;

- Additional discretionary use of Child Care Service; and

- Maximum number of children, parking and outdoor play space to be reviewed at DP stage.

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Supplementary Slides

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	✓