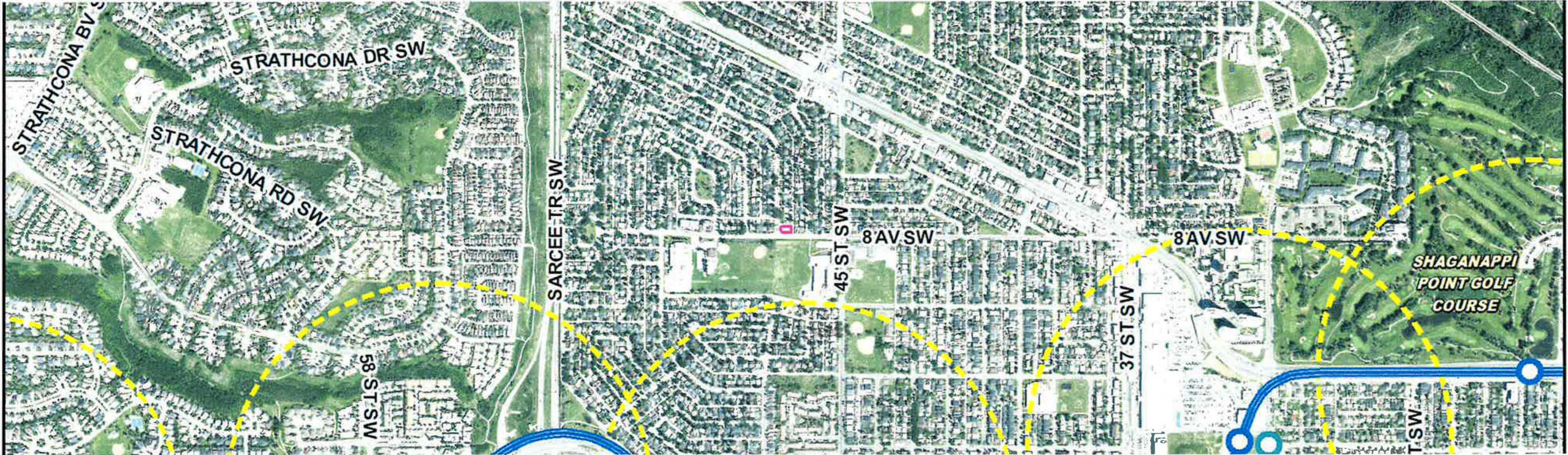




Public Hearing of Council

Agenda Item: 7.2.6



LOC2023-0097 / CPC2023-0717

Land Use Amendment

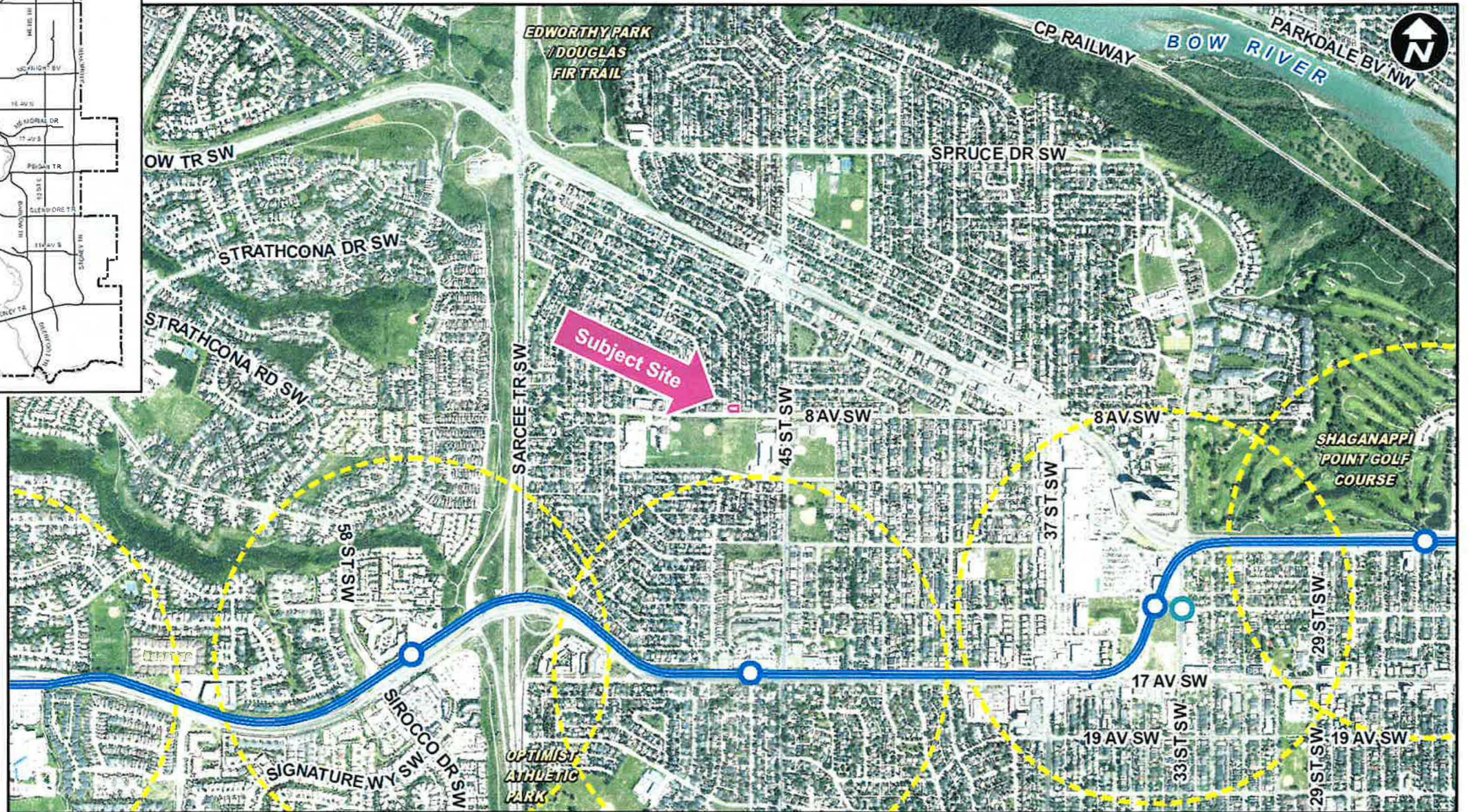
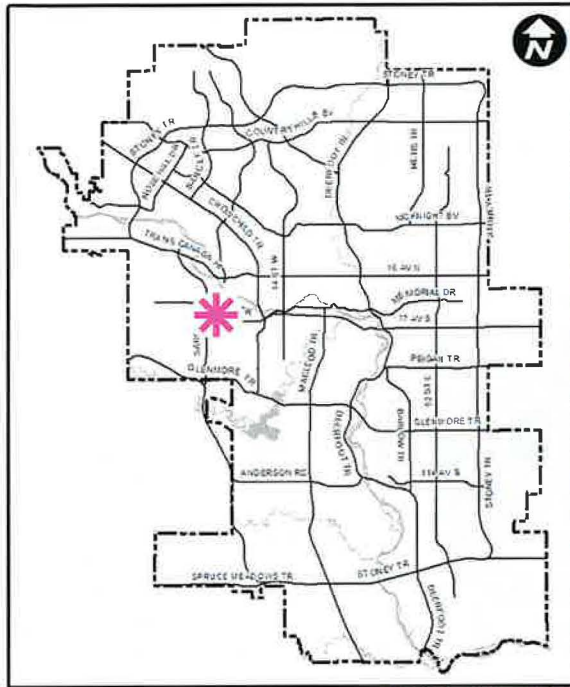
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.6 CPC2023-0717
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 142D2023** 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.



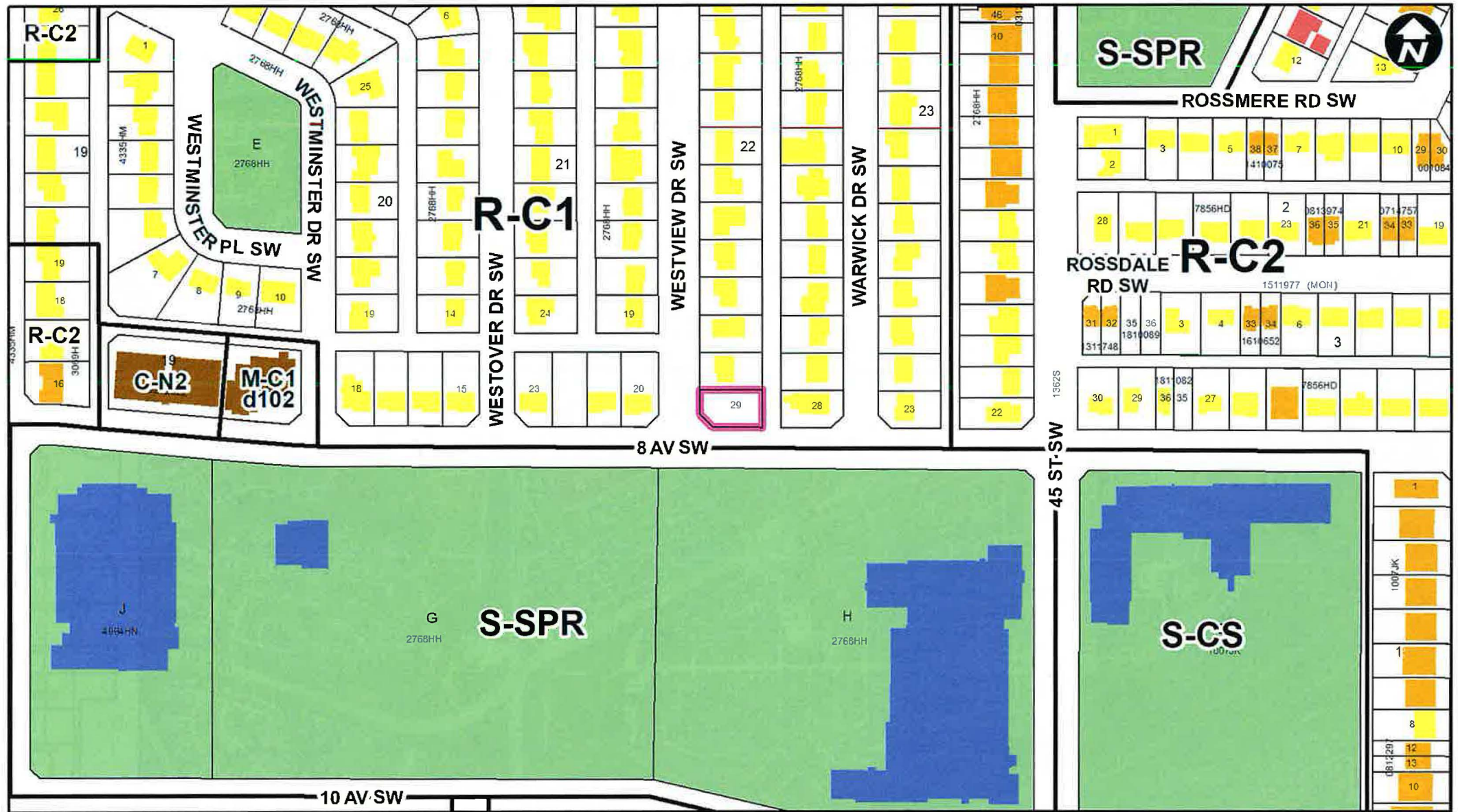
LEGEND

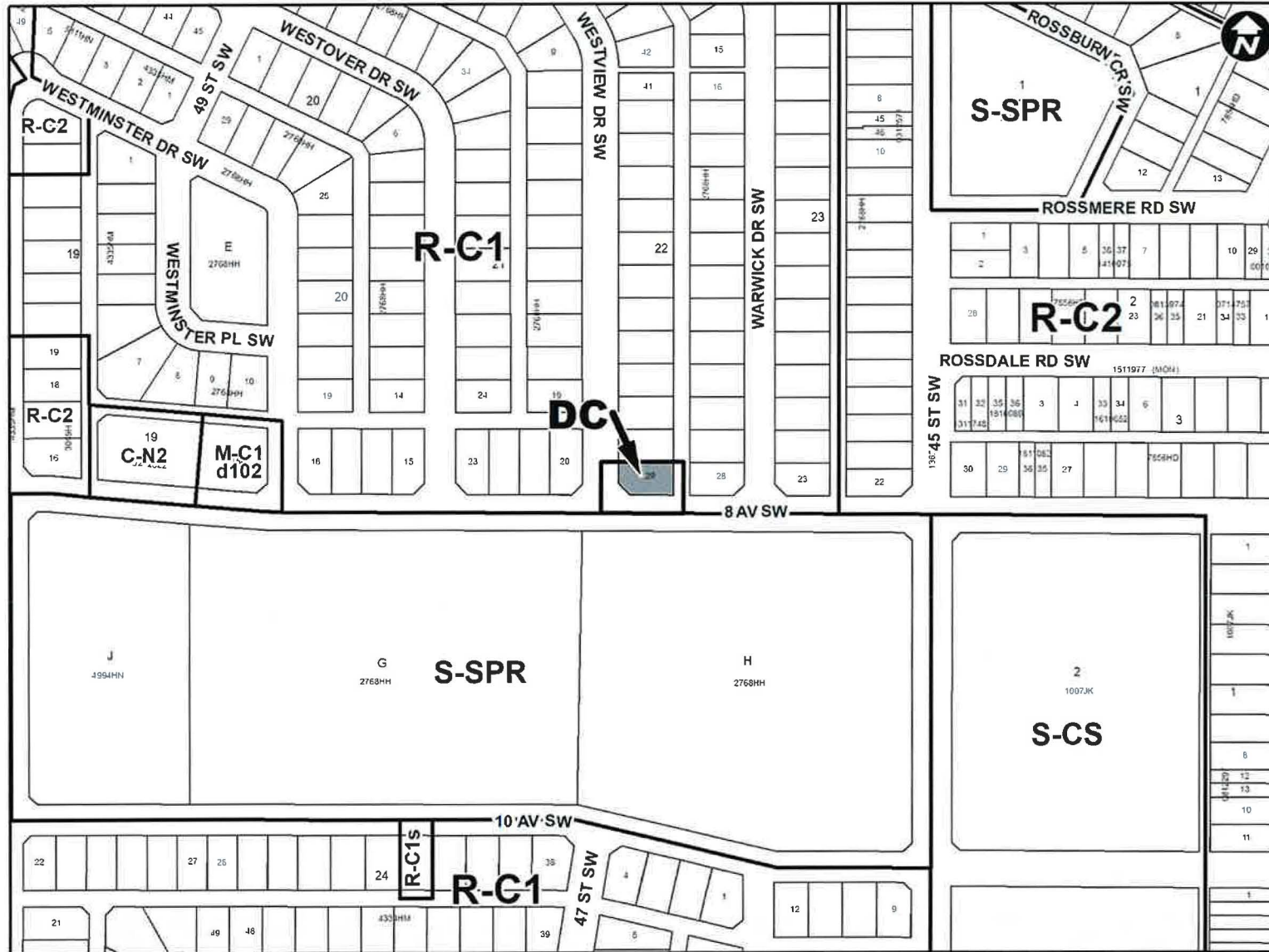
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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 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

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 ✓

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 142D2023** 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



○ Bus Stop

Parcel Size:

0.05 ha
18m x 30m



Front – Facing Westview DR SW



Garage – Facing 8 Avenue SW

