

Public Hearing of Council

Agenda Item: 7.2.15



LOC2023-0061 / CPC2023-0829

Land Use Amendment

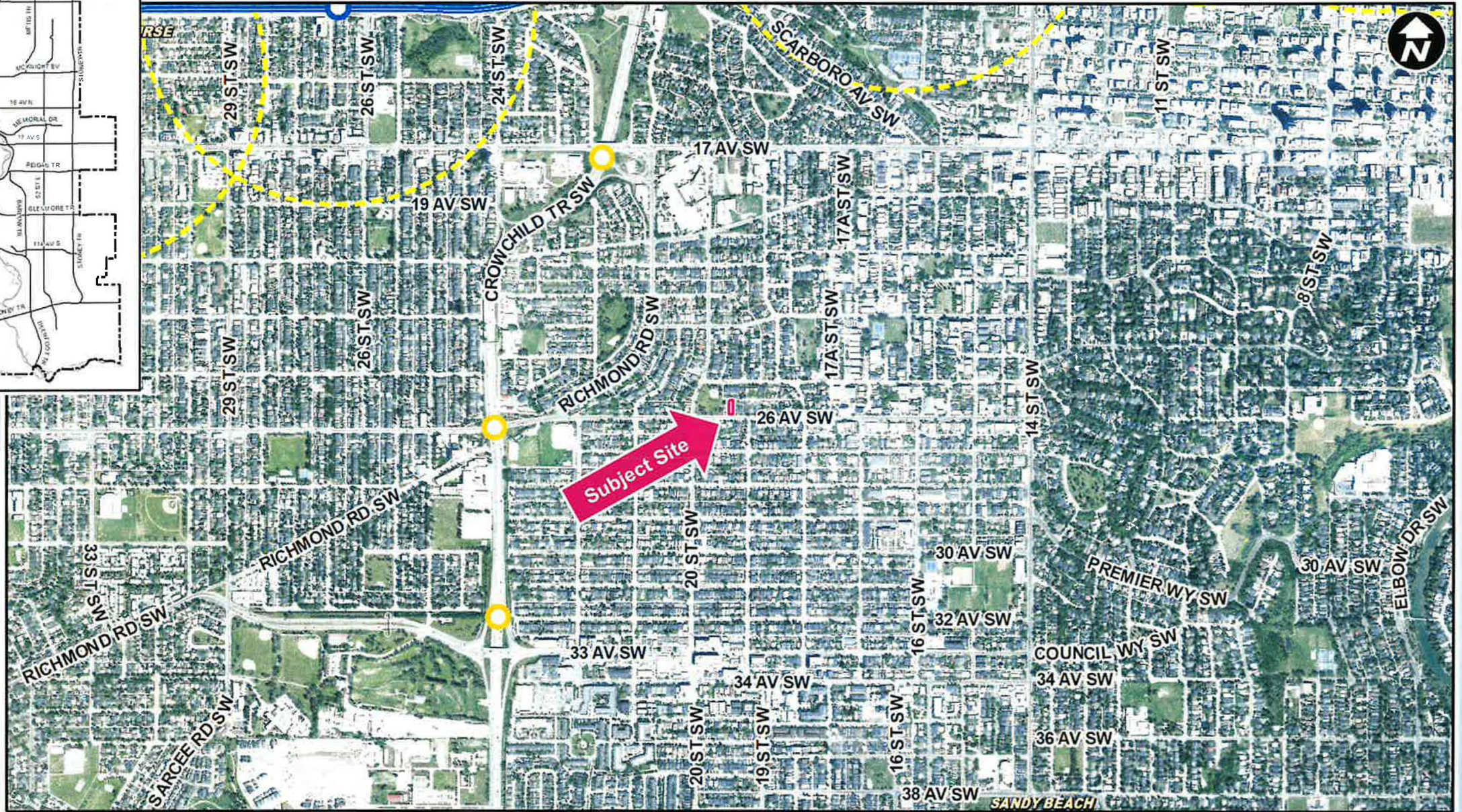
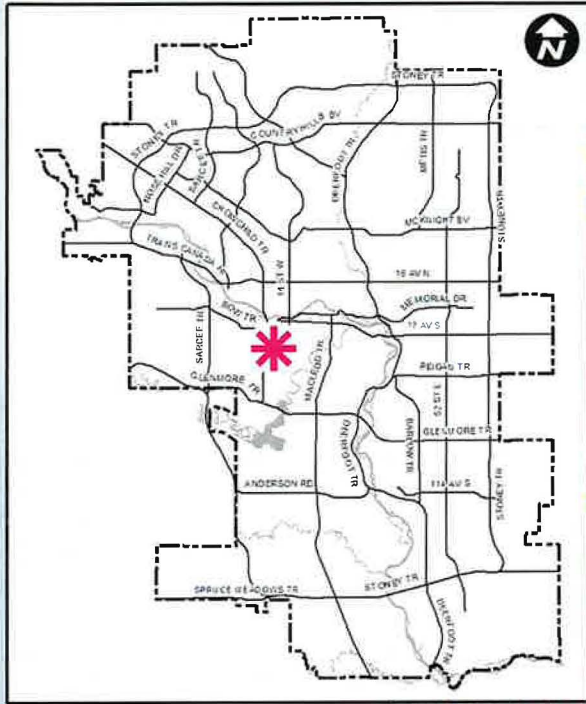
October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.15 CPC2023-0829
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 183D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2012 – 26 Avenue SW (Plan 8997GC, Block 17, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines

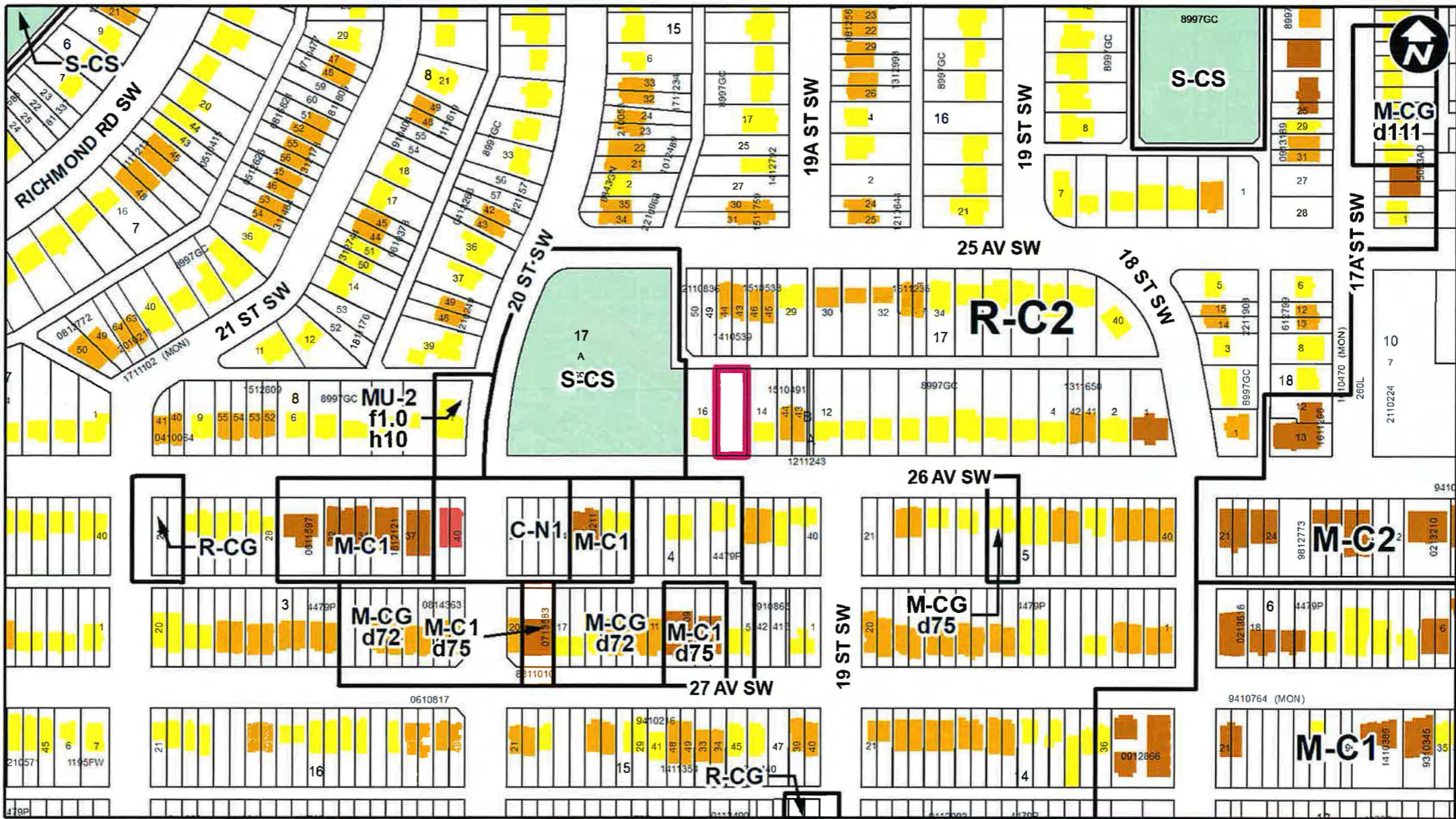


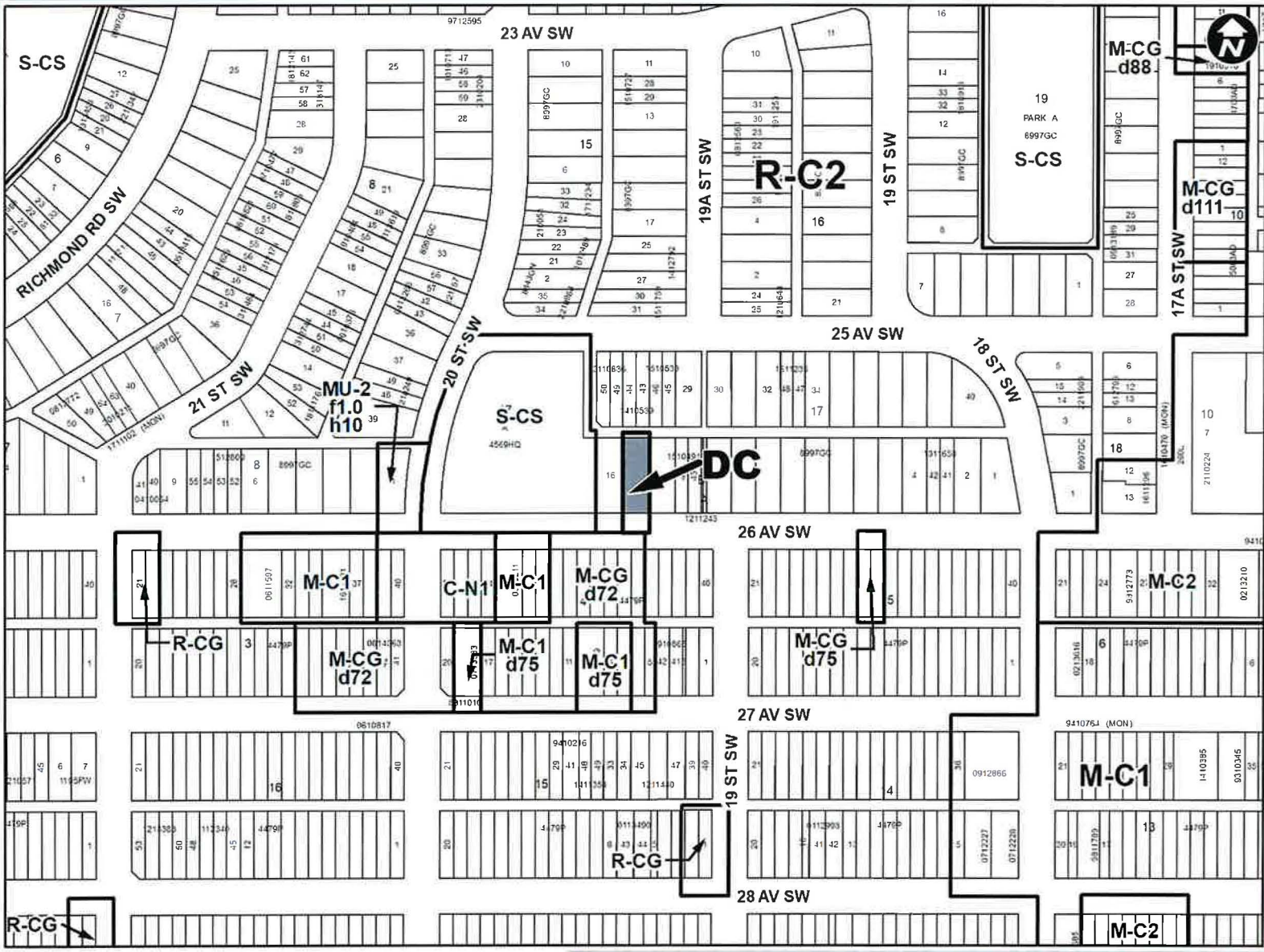
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

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 District:

- Based on R-C2 district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- Additional discretionary use of Child Care Service
- Maximum number of children, parking and outdoor play space to be determined at DP stage

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Supplementary Slides

Site Selection Criteria for Low Density Residential Area

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.



Should be located on a site that can provide sufficient staff parking and pick-up and drop-off parking



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



Should be located on collector streets

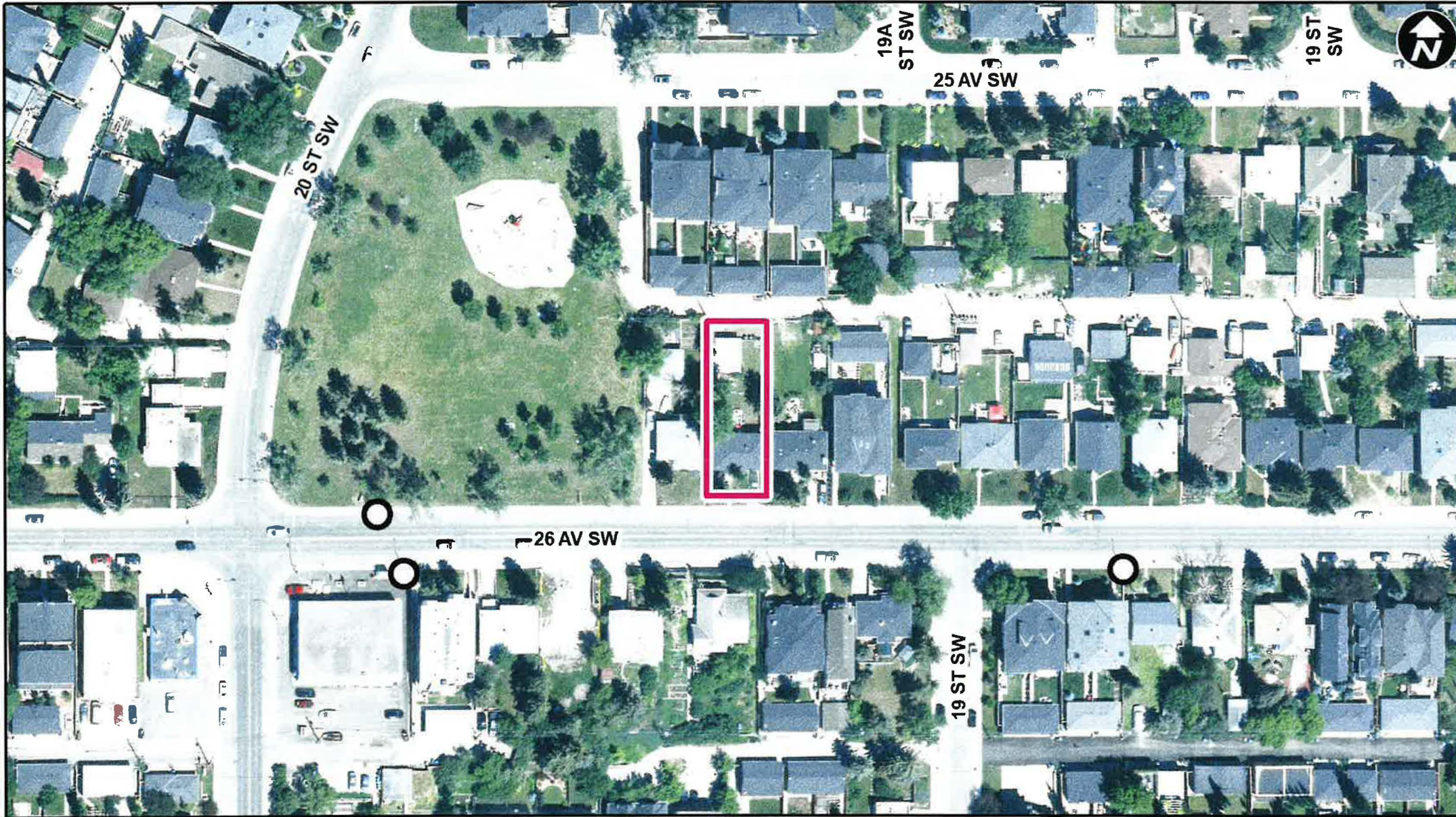


Should be located on corner parcels



Concentration of child care services should be avoided on the same block





LEGEND

- 600m buffer from LRT station
- LRT Stations**
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- Max BRT Stops**
 - Orange
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 - Teal
 - Yellow
- Bus Stop

Parcel Size:

0.06 ha
15 m x 42 m

View from 26 Ave SW



View from back lane

