



Public Hearing of Council

Agenda Item: 7.2.3



LOC2023-0101 / CPC2023-0902

Land Use Amendment

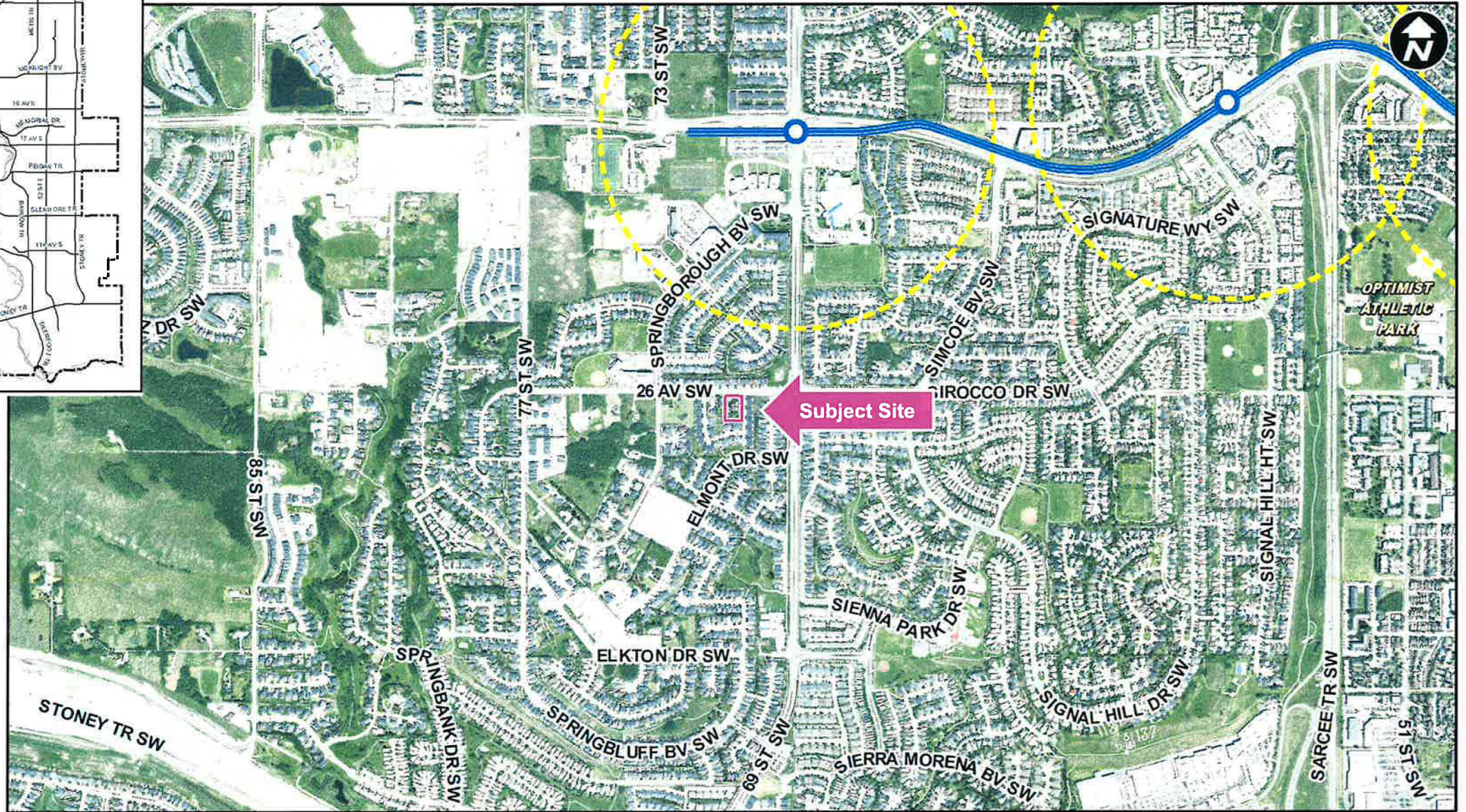
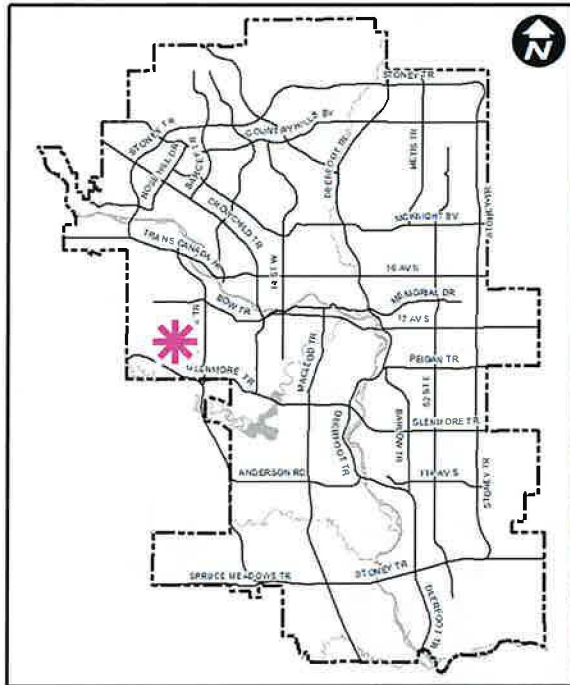
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.3 CPC2023-0902
Disbn-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 201D2023** 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



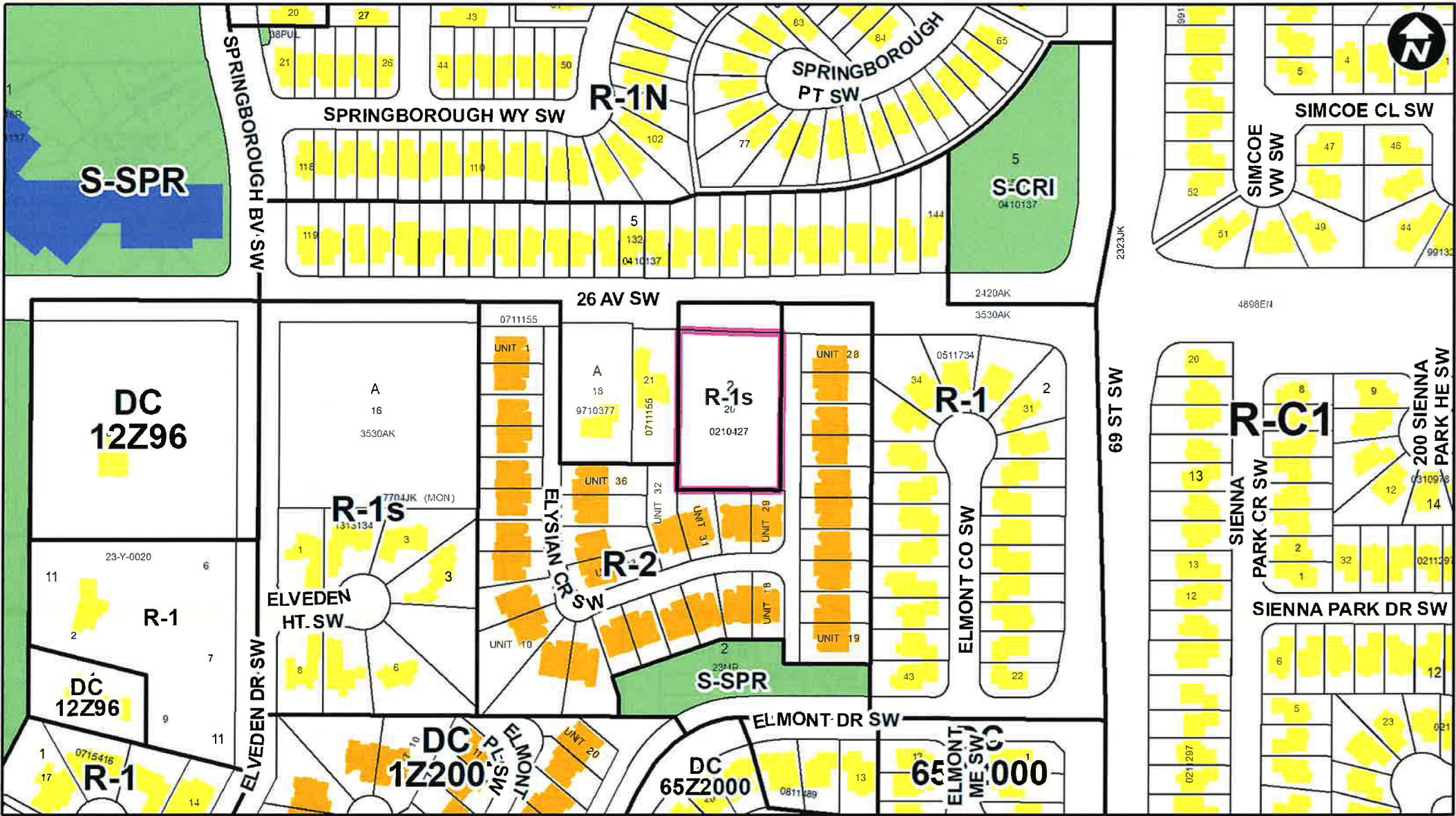
○ Bus Stop

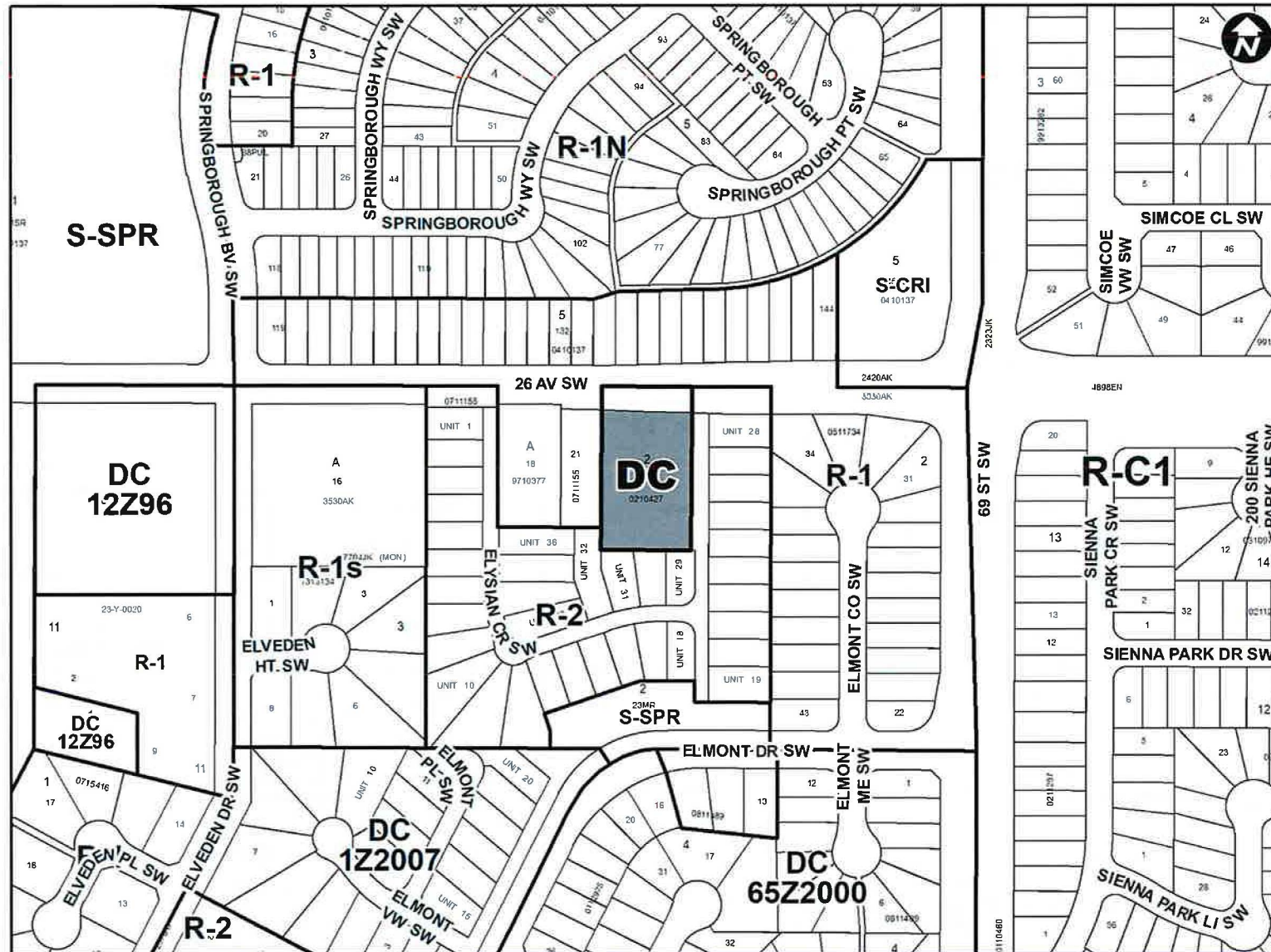
Parcel Size:

0.39 ha
50m x 77m

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
- Additional Permitted use of Child Care Service

Child Care Service Policy and Development Guidelines

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.	✓

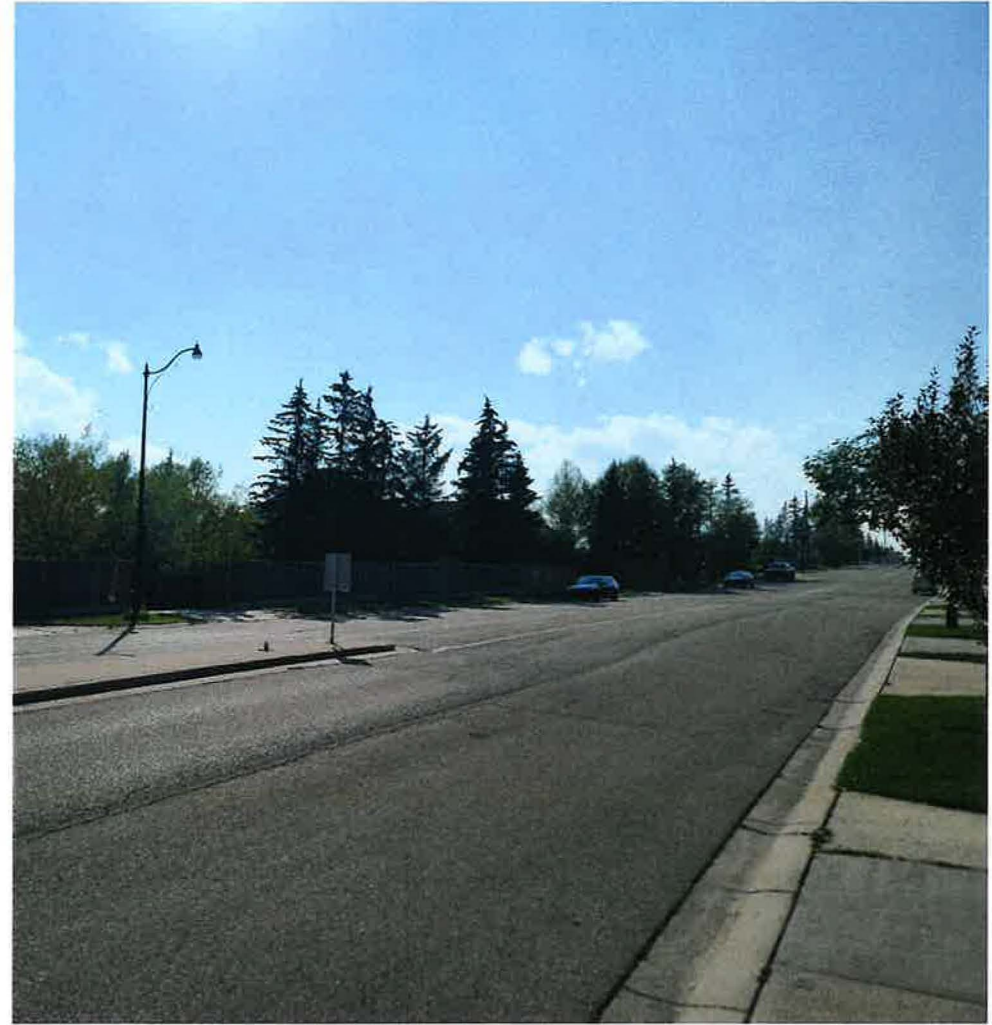
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Driveway access from 26 Avenue SW



26 Avenue SW looking east