

**LOC2023-0105 / CPC2023-1334**

**Land Use Amendment**

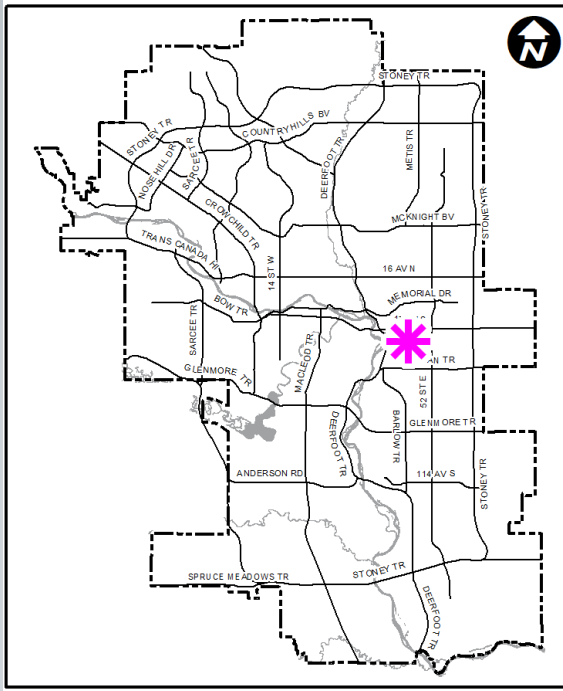
February 6, 2024

# Calgary Planning Commission's Recommendation:

That Council:


Give three readings to **Proposed Bylaw 59D2024** for the redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 3816 – 26 Avenue SE (Plan 1389JK, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Direct Control (DC) District to accommodate additional use of Child Care Service, with guidelines.

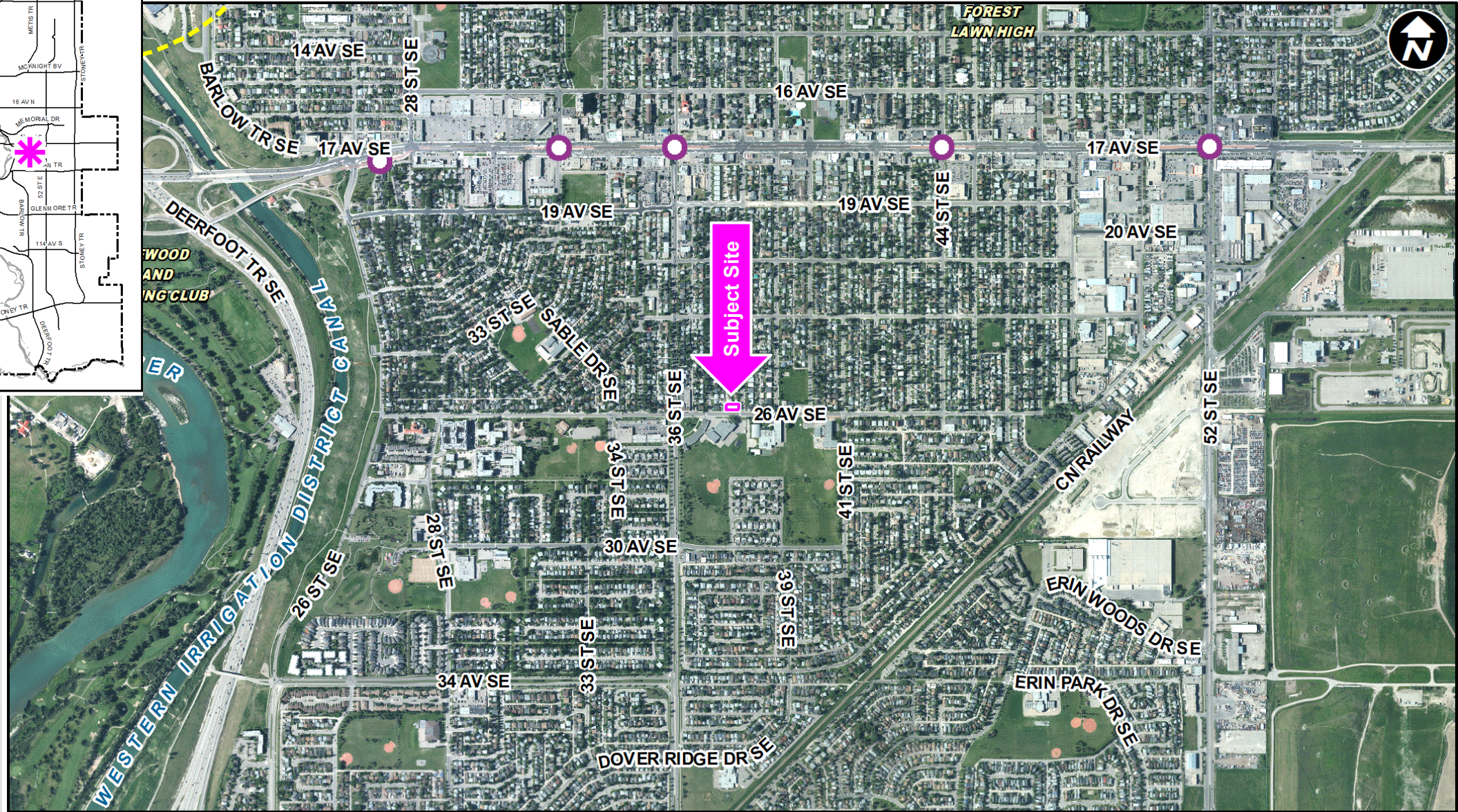




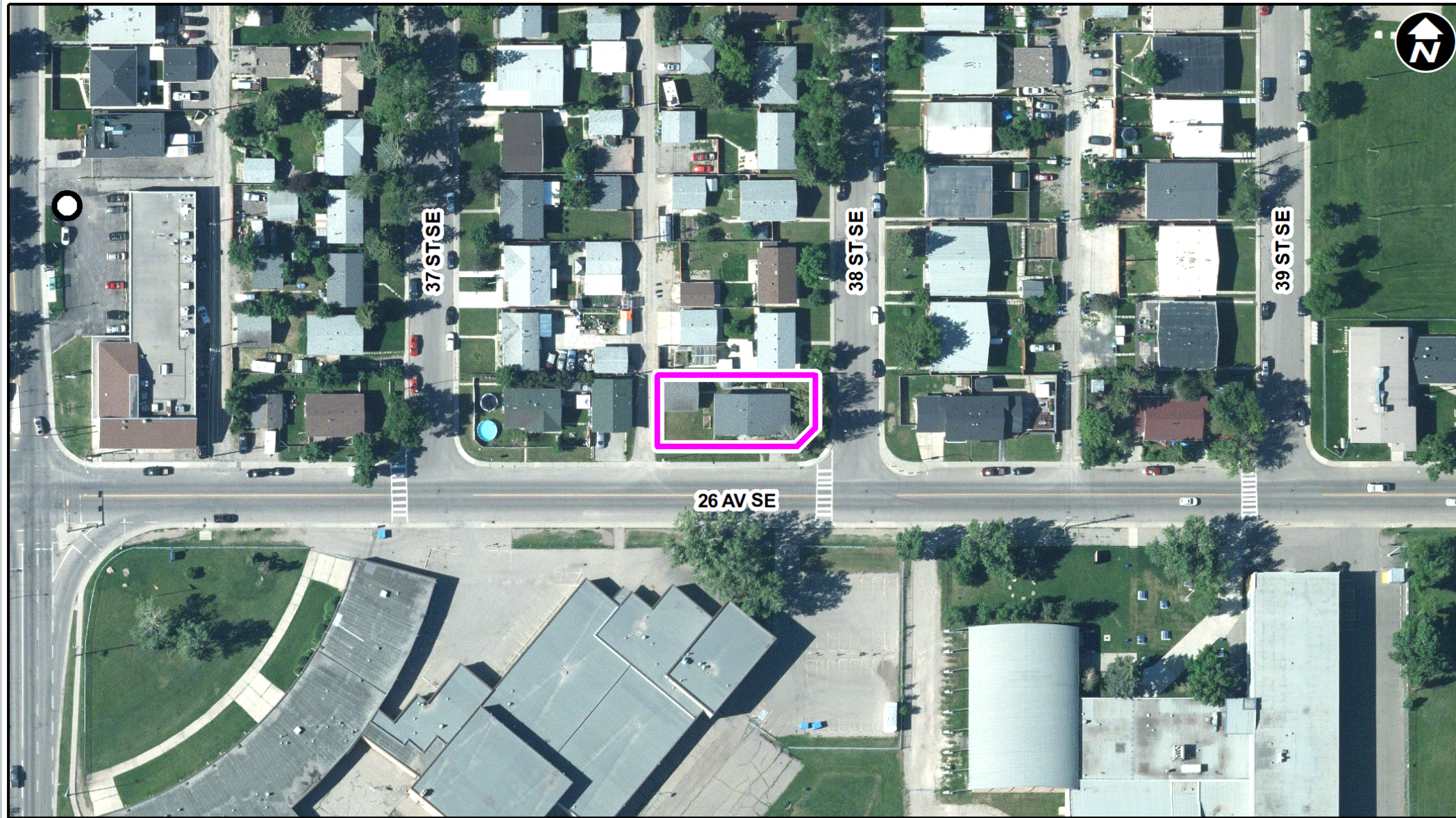
## LEGEND

### MAX BRT Stops

 Purple





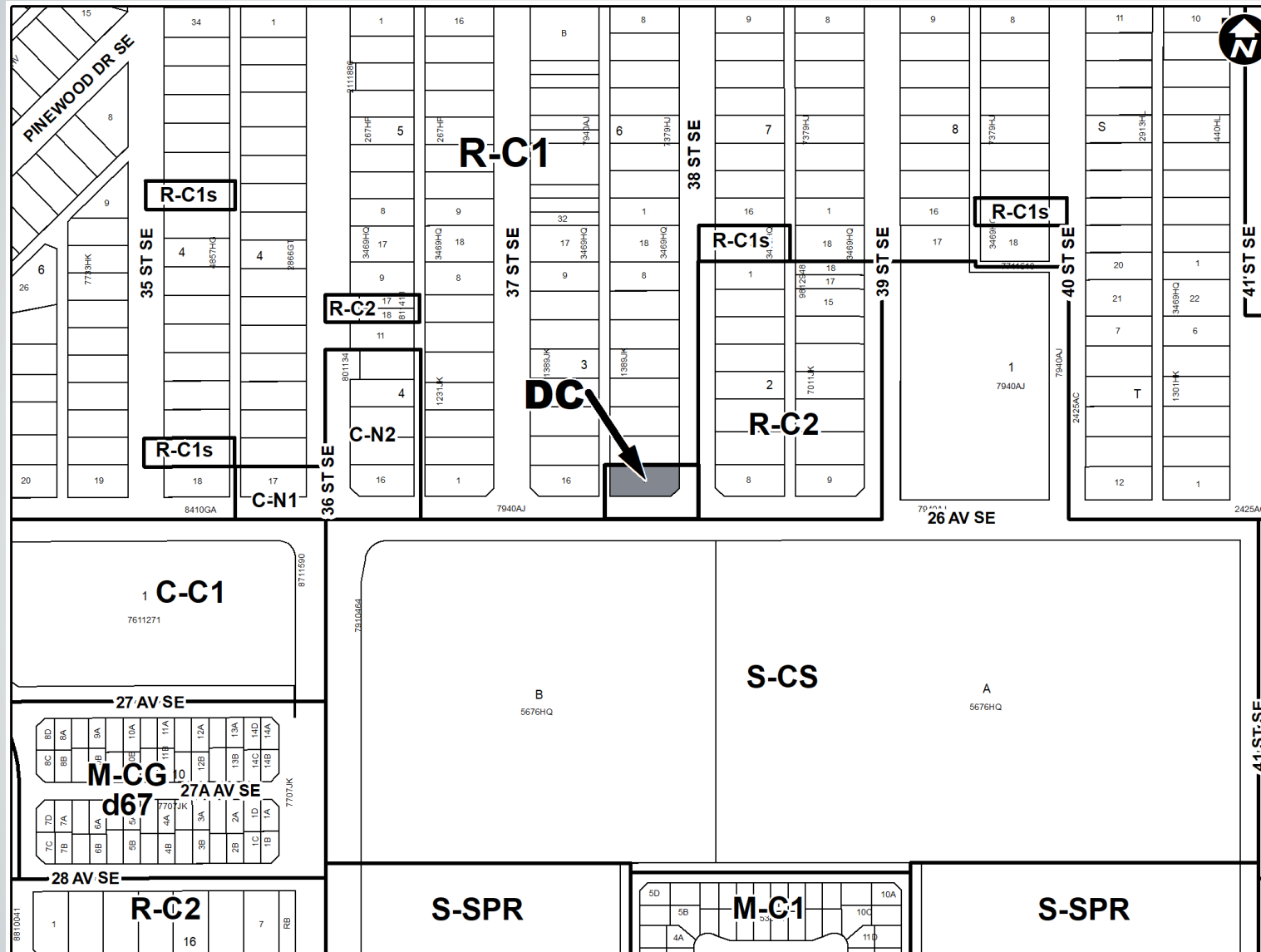


Parcel Size:

0.07 ha  
17m x 38m







## Proposed Direct Control (DC) District:

- Based on the Residential – Contextual One Dwelling (R-C1) District
- Adds Child Care Service as a discretionary use

Site Selection Criteria for Low Density Residential Areas	
Located in relationship to activity focused areas such as schools, community centres, recreation facilities, parks and local commercial areas.	√
Located on a site that can provide sufficient staff parking and pick-up and drop-off	√
On sites that can accommodate outdoor play areas for the type of child care being proposed	√
On a collector street	√
Located on a corner parcel and has dual-frontage	√
No other child care services on the same block	√

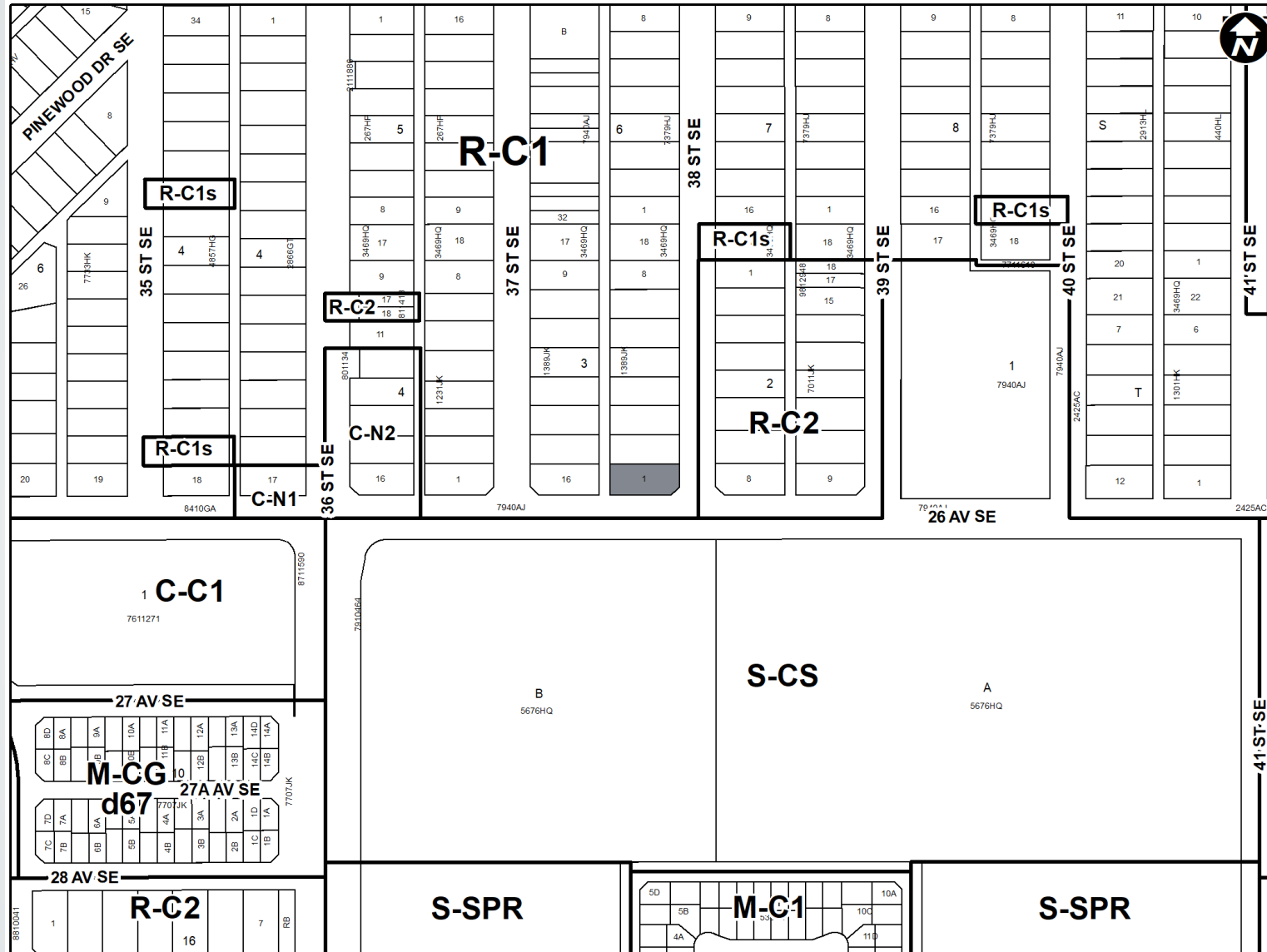
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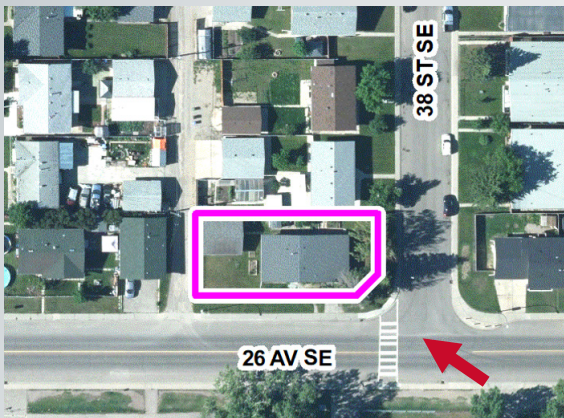
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# Supplementary Slides



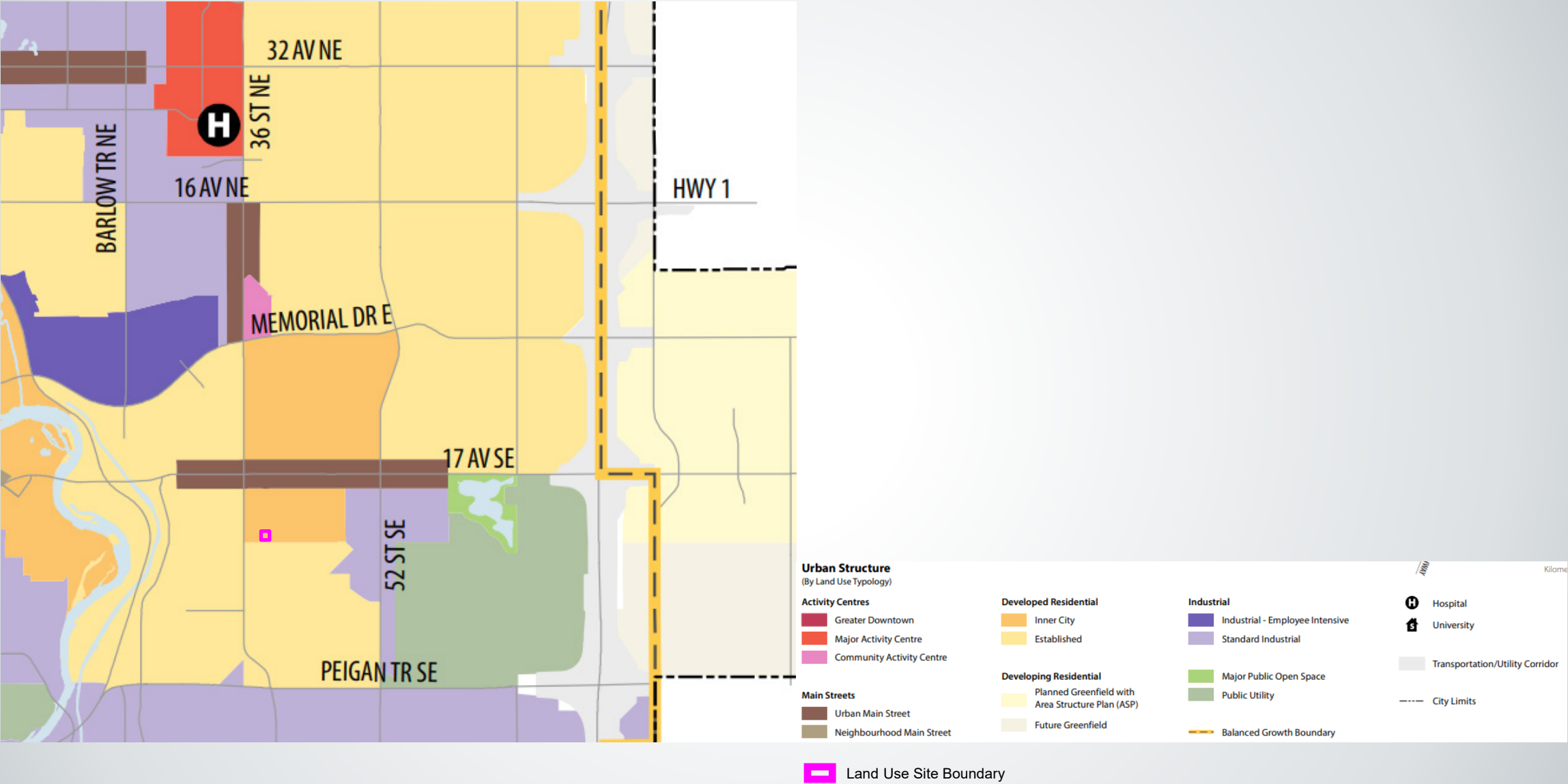












Map 2: Land Use Policy Areas

