



# Public Hearing of Council

## Agenda Item: 7.2.5



# LOC2023-0321 / CPC2024-0023

## Land Use Amendment

May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAY 07 2024**  
ITEM: 7.2.5 CPC2024-0023  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

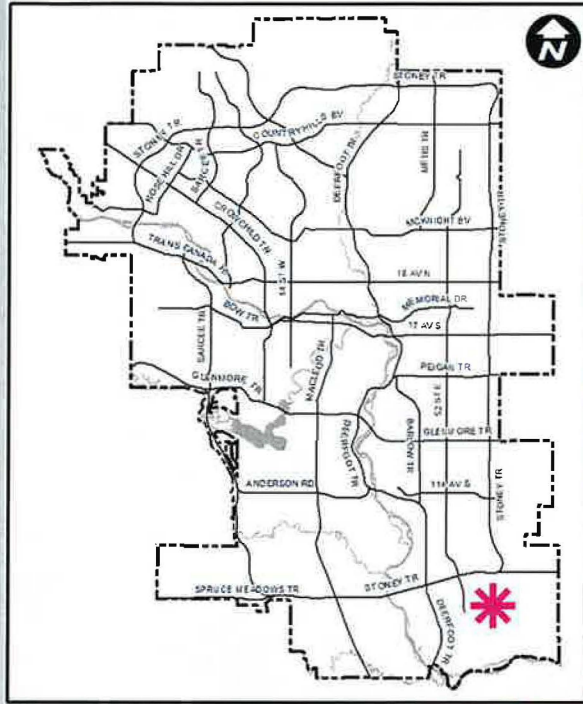
# Calgary Planning Commission's Recommendation:



That Council:

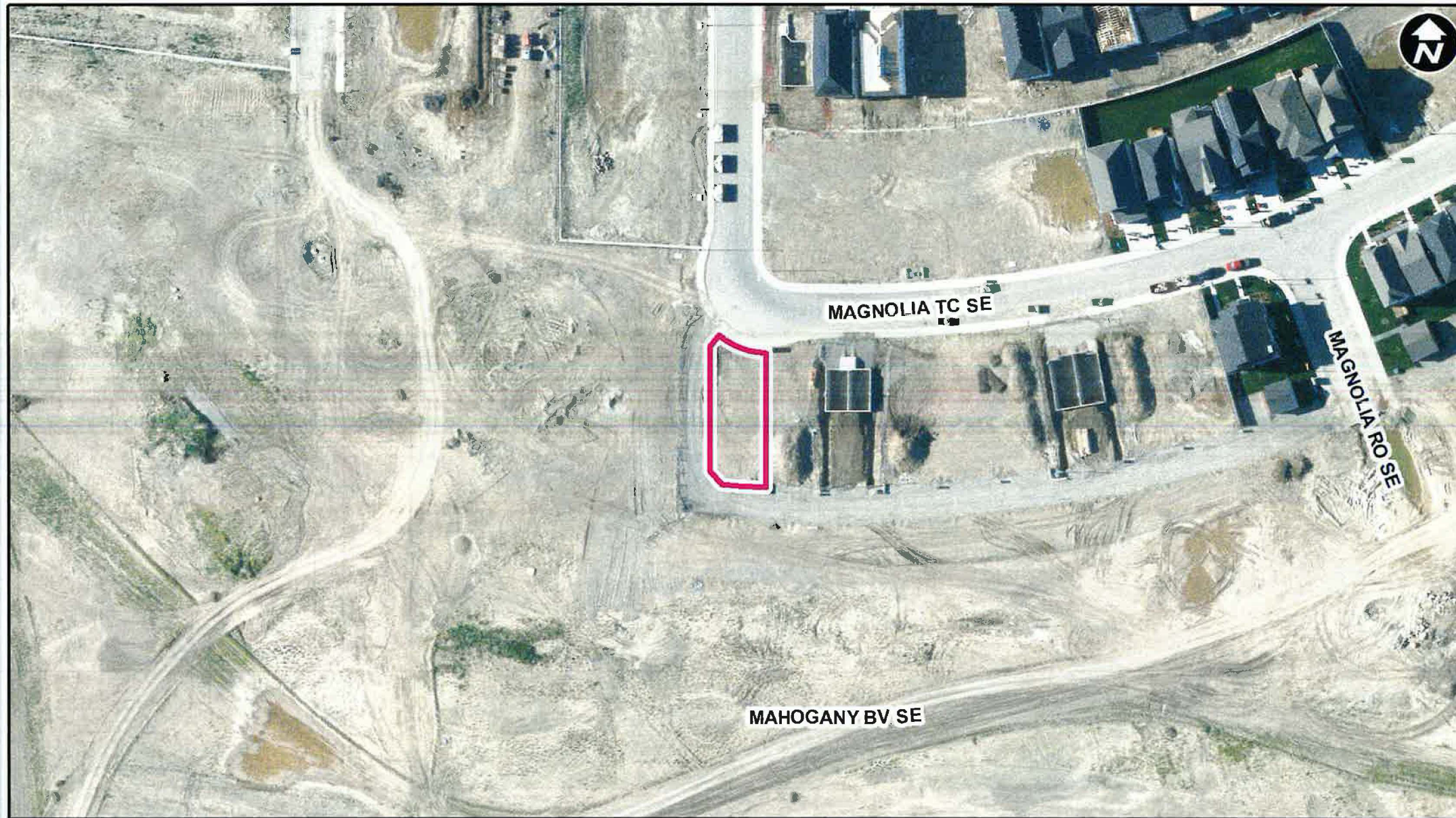
Give three readings to **Proposed Bylaw 135D2024** for the redesignation of 0.05 hectares ± (0.11 acres ±) located at 213 and 215 Magnolia Terrace SE (Plan 2211011, Block 120, Lots 7 and 8) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child 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





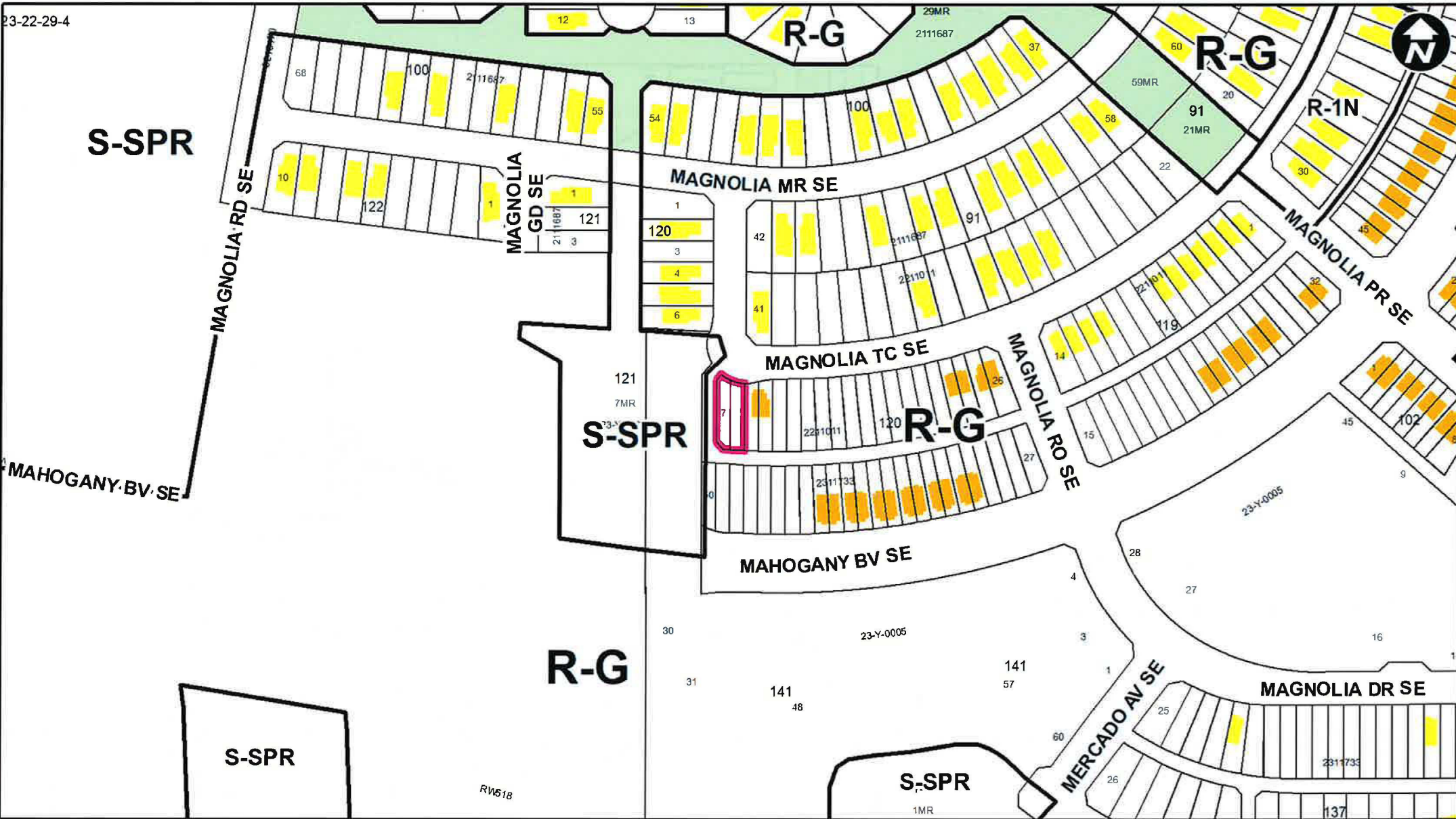
Parcel Size:

0.05 ha  
13 m x 34 m

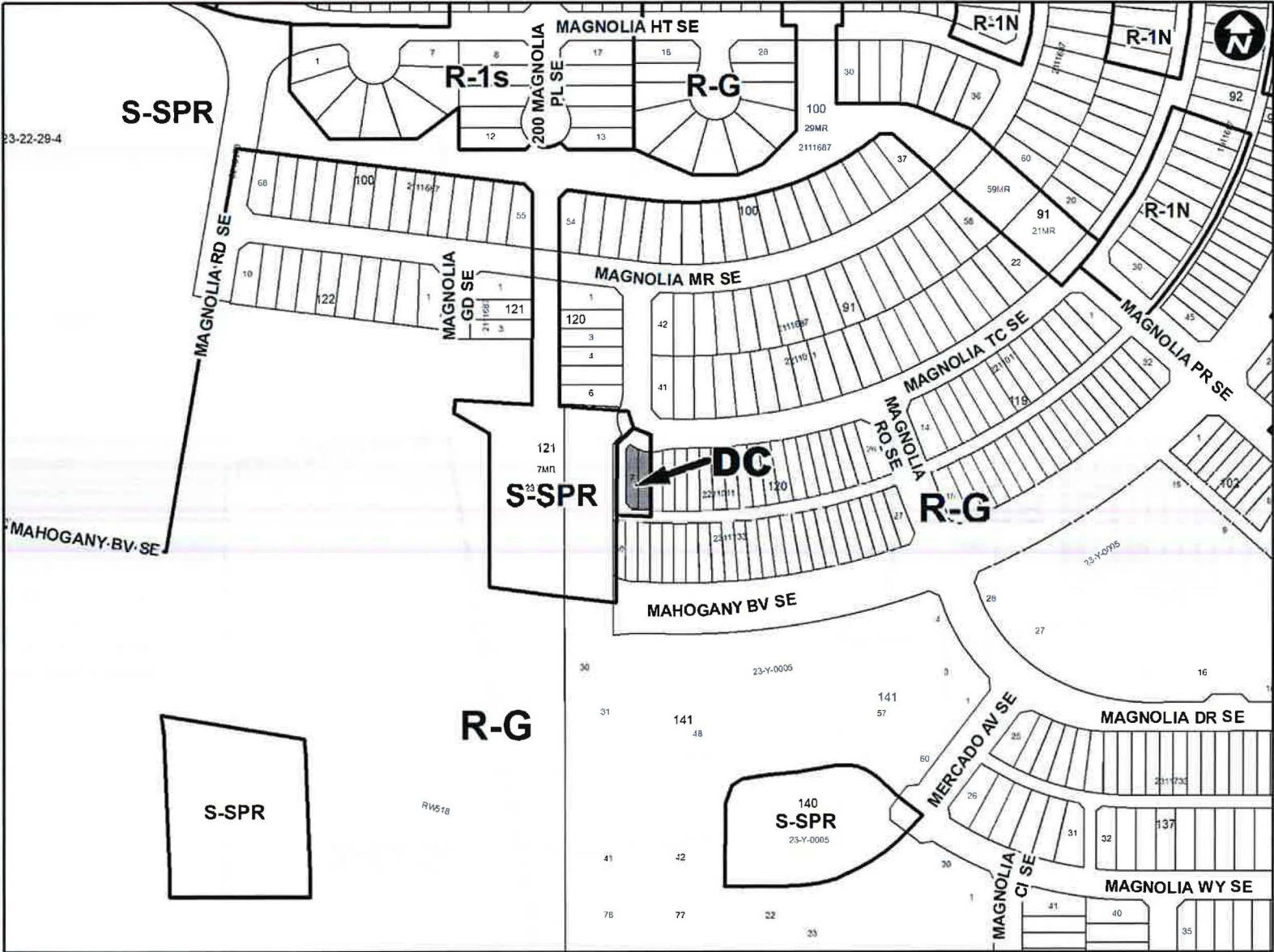


# Surrounding Land Use

- 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 – Low Density Mixed Housing (R-G) District
- Additional discretionary use of Child Care Service
- Maximum building height of 12 metres



## Calgary Planning Commission's Recommendation:

That Council:

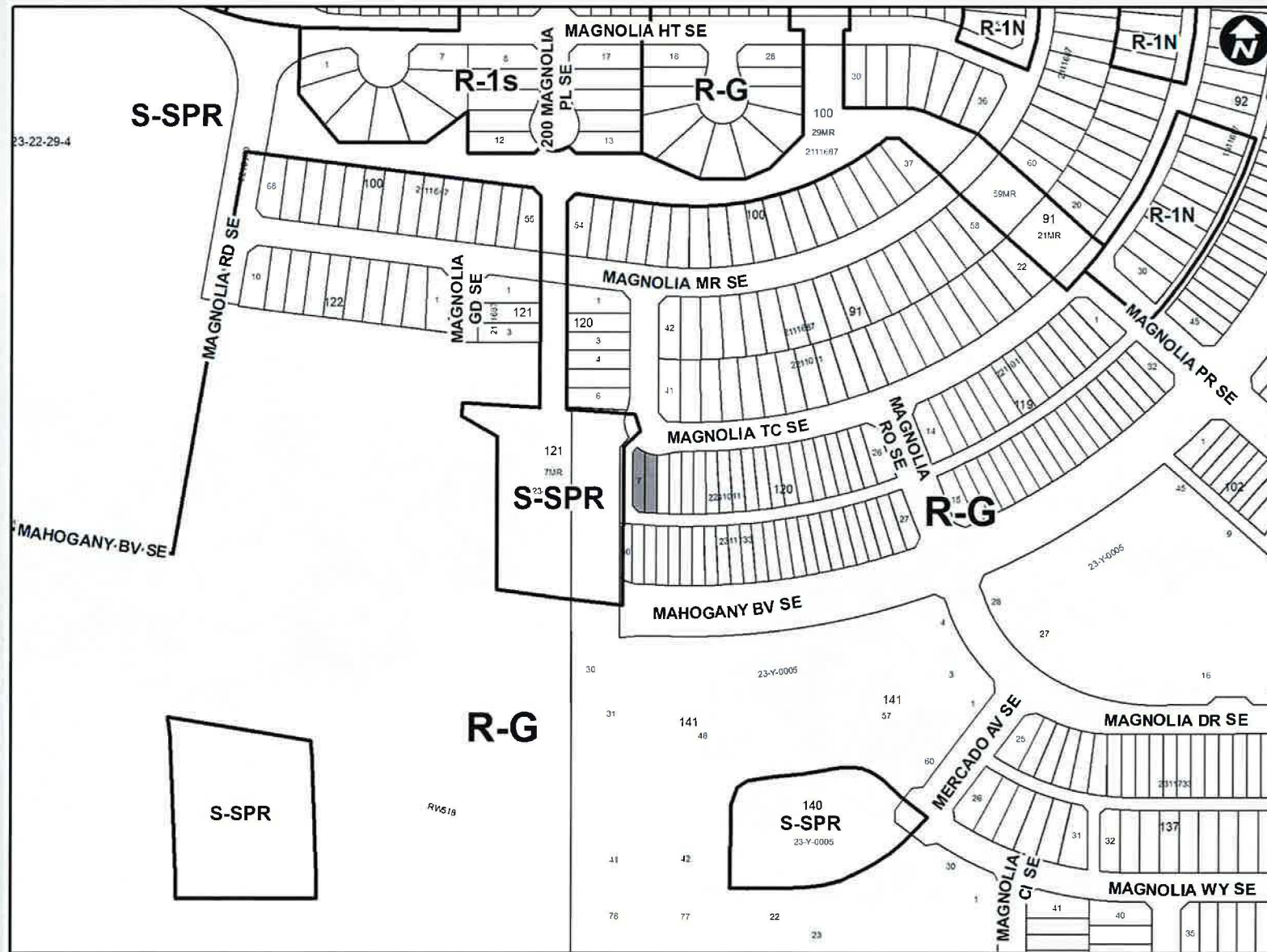
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## Supplementary Slides



# Existing Land Use Map





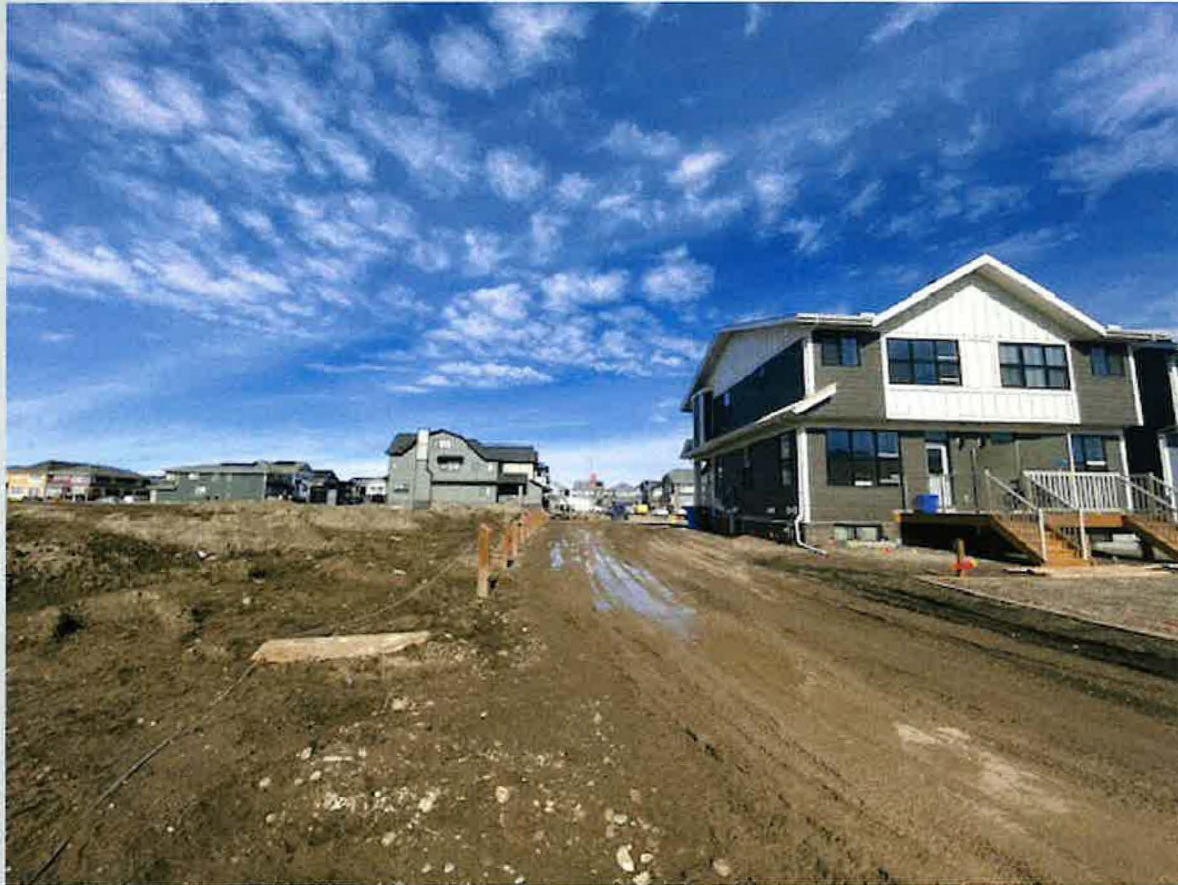


**View towards the subject site**



**View towards the subject site from the lane, facing northeast**



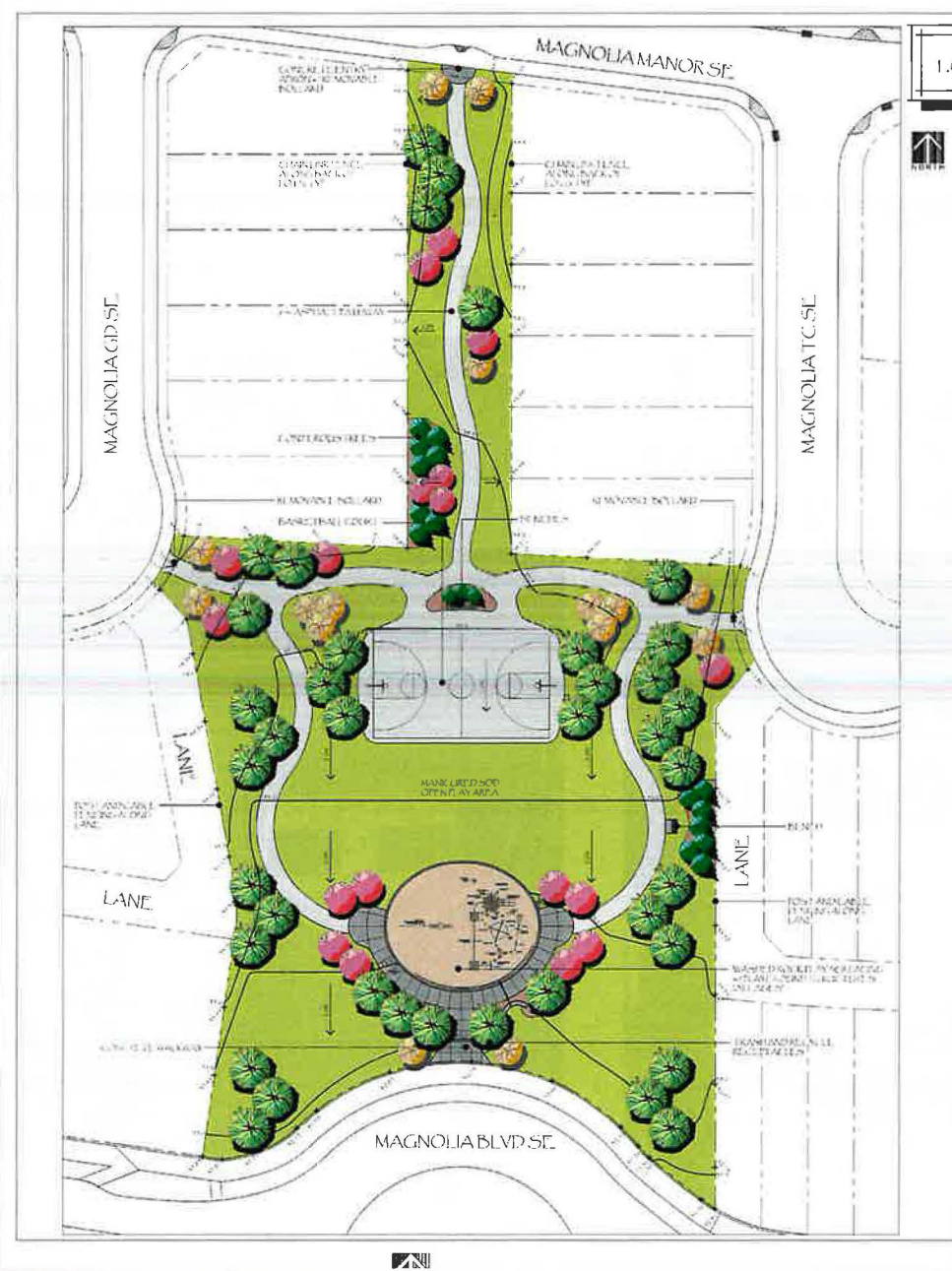


Location of future park to the west, view looking north



Location from the rear lane facing northeast







# Child Care Service Policy and Development Guidelines 13

Site Selection Criteria	Met
B.2. Located in relationship to activity focus areas such as schools, community centres, recreation facilities, <b>parks</b> and local commercial areas.	X
B.3. Sufficient staff parking, pick-up and drop-off parking	X
B.4 Outdoor play area	X
B.5. Collector Street or near collector/major streets	
B.6. Corner parcel	
B.7. Non corner parcels if the parcel shares a side property line with a lane	X
B.8. No concentration of Child Care Services in an area	X