



Public Hearing of Council

Agenda Item: 7.2.29



LOC2023-0171 / CPC2023-1301

Land Use Amendment

February 6, 2024

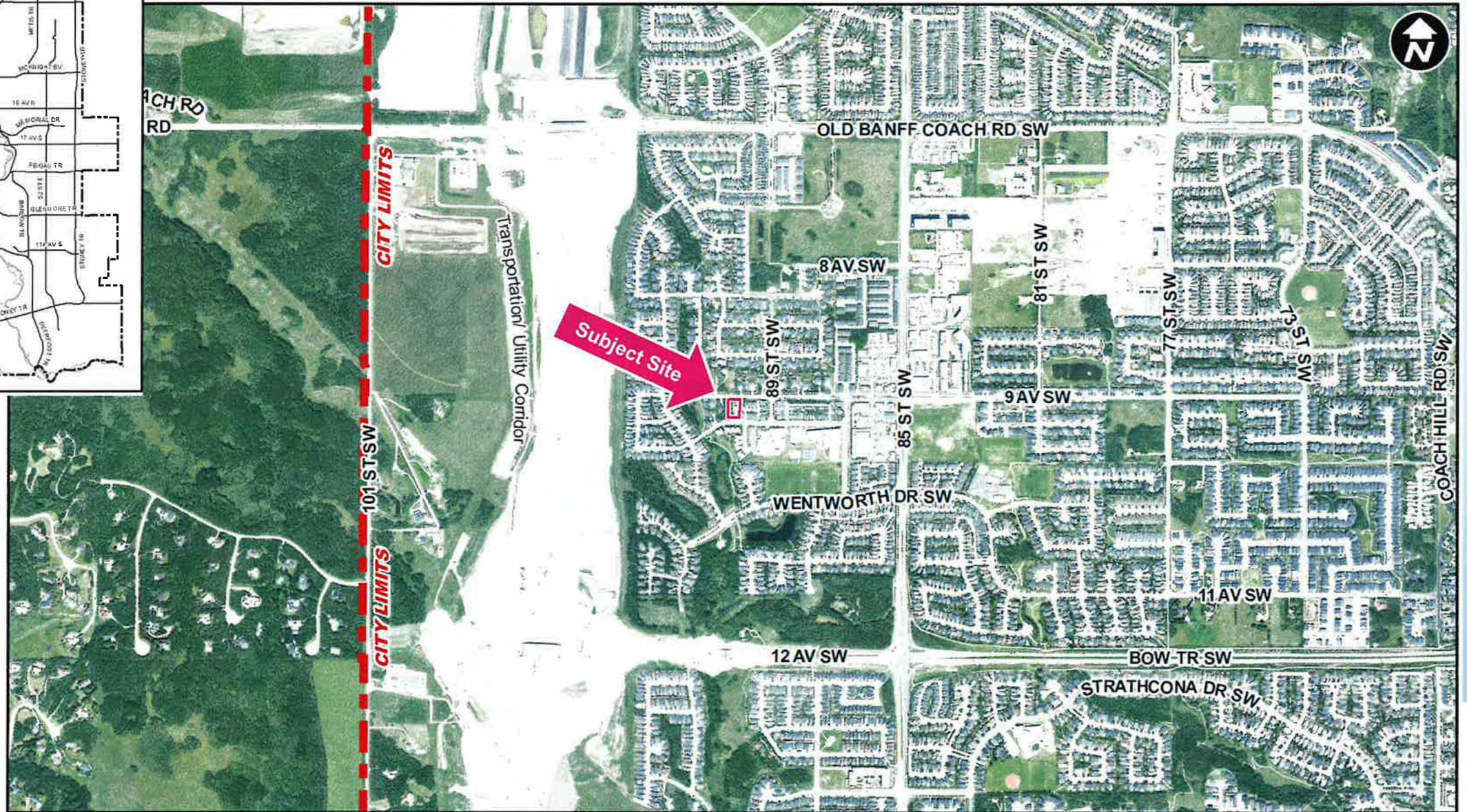
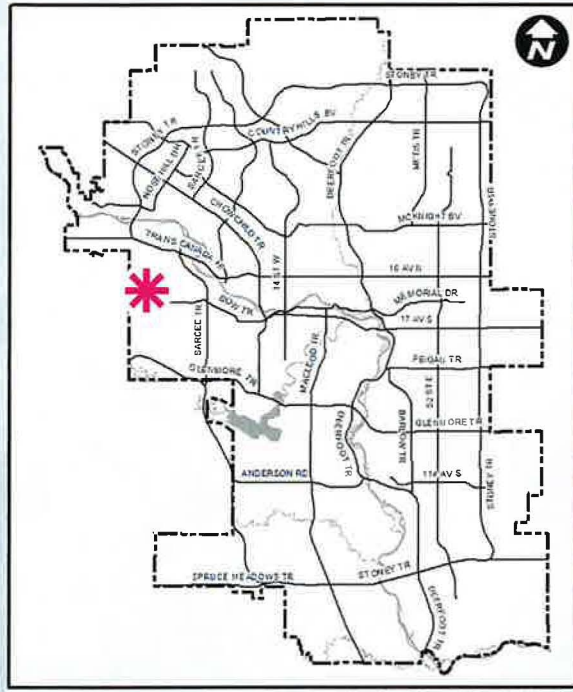
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.29-CPC2023-1301
Distrib-Presentation A
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

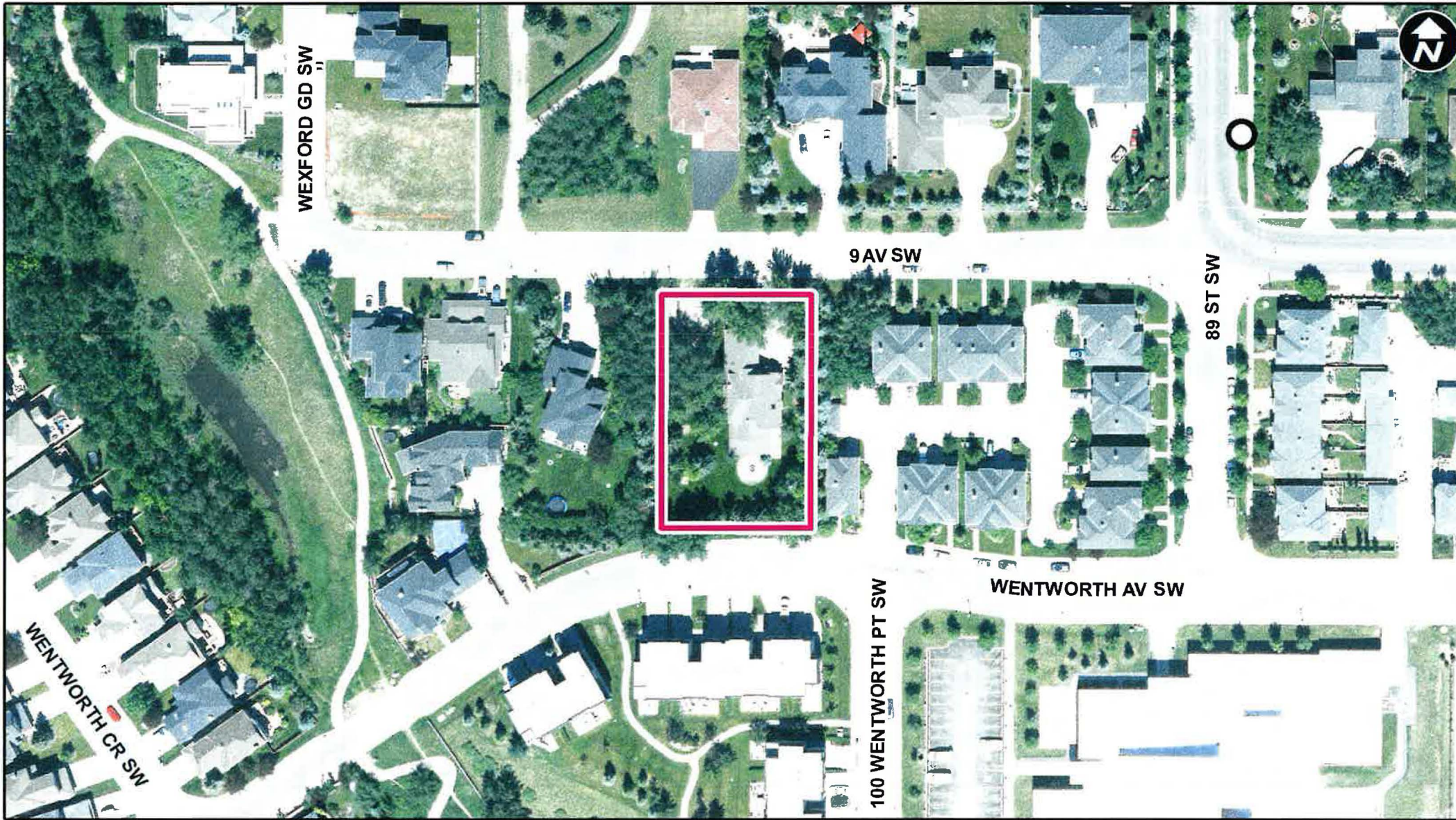
Give three readings to **Proposed Bylaw 53D2024** for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 9041 – 9 Avenue SW (Plan 9712131, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).





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

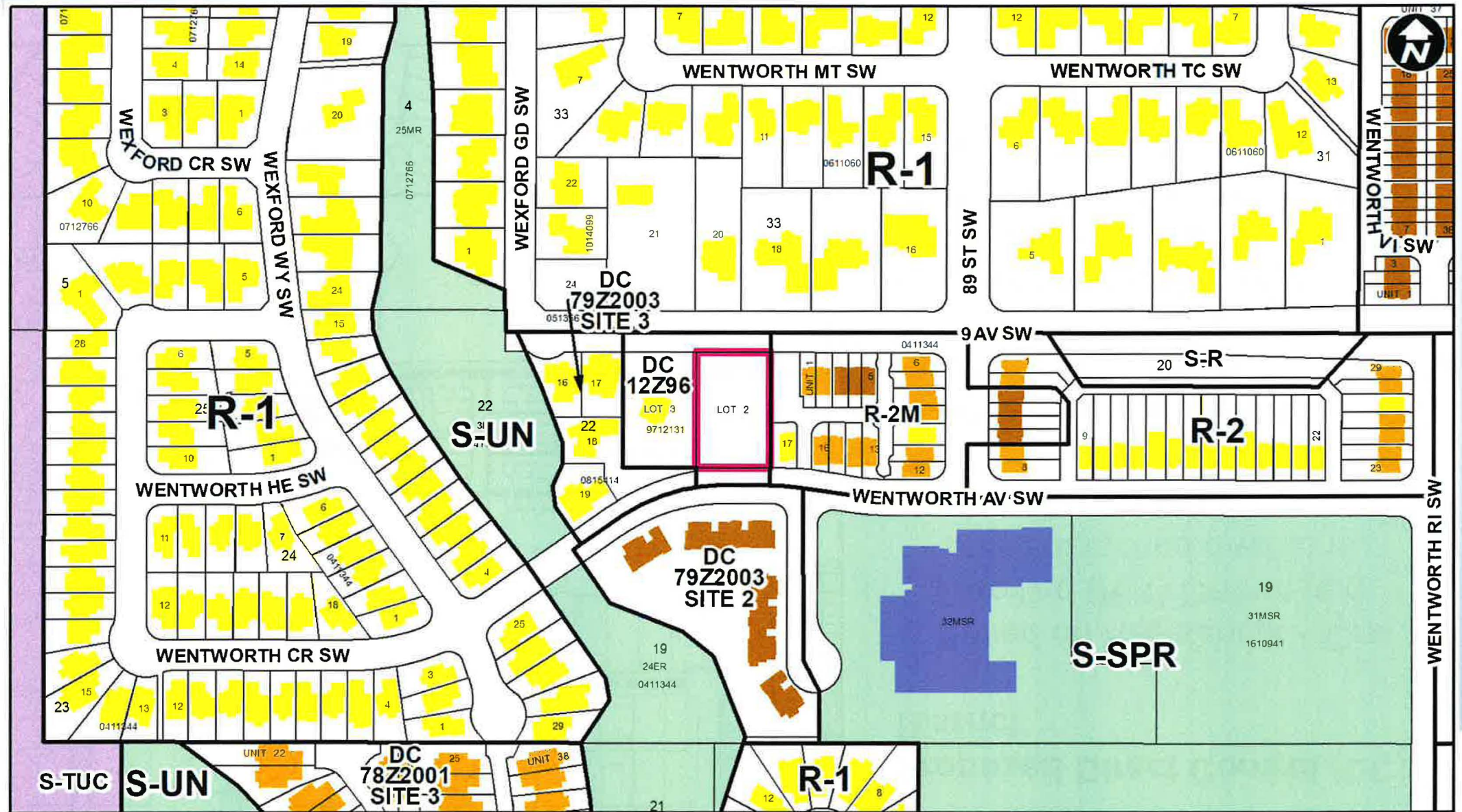
Parcel Size:

0.20 ha
36m x 52m

Surrounding Land Use

LEGEND

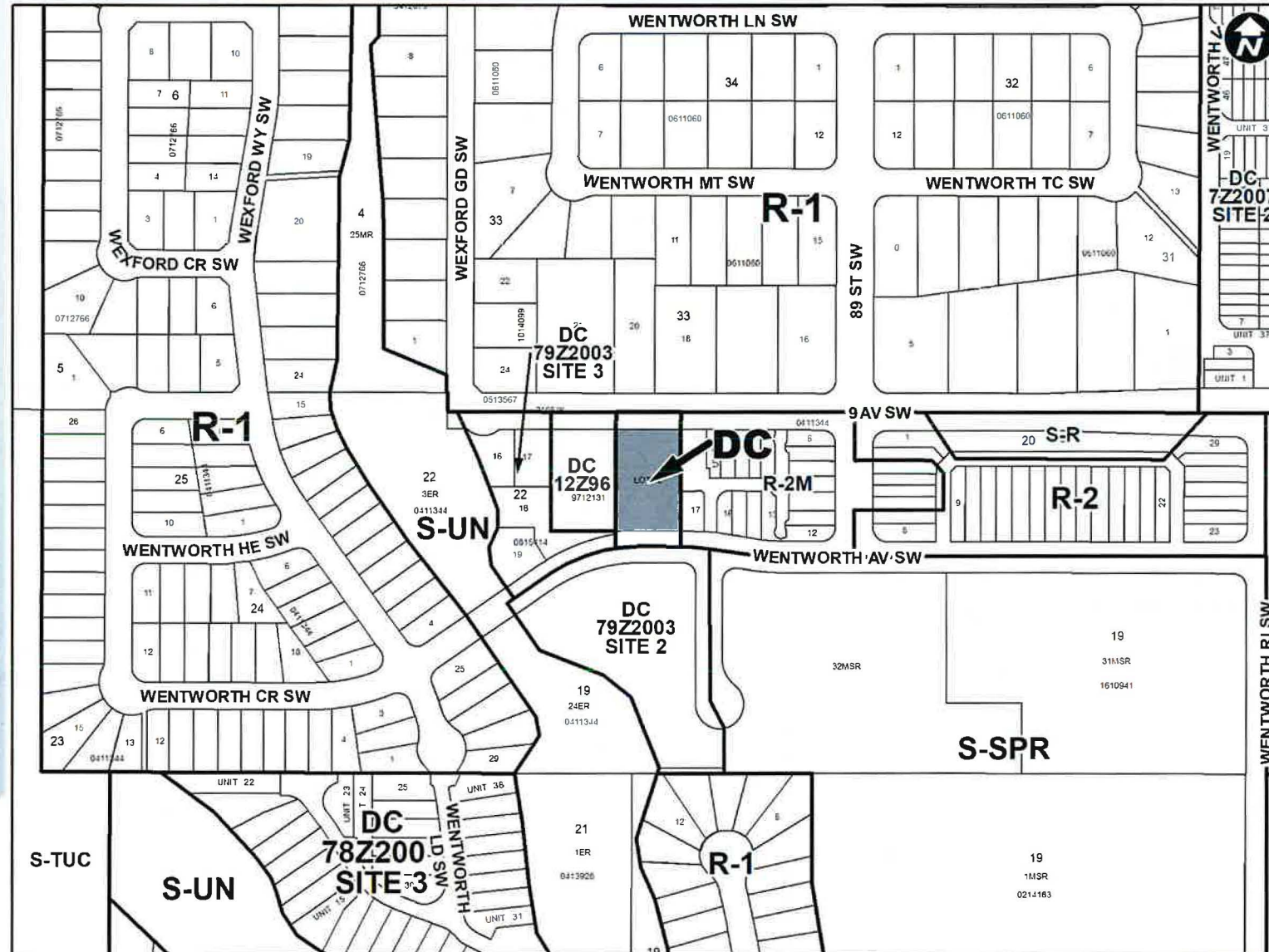
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Land Use Map

Proposed Direct Control (DC) District:

- Based on Residential – One Dwelling (R-1) District (e.g. single detached dwellings, secondary suites)
- Additional discretionary use of Child Care Service
- Maximum number of children, parking and outdoor play space to be determined at development permit stage



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.

✓

While corner parcels are preferred, non-corner parcels may be appropriate where the child care service is: on a parcel sharing a side property line with a lane; on a parcel with significant frontage and parcel area; or on a parcel located on the same block as other community services.

✓

Concentration of child care services in an area should be avoided.

✓

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.

✓

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 53D2024** for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 9041 – 9 Avenue SW (Plan 9712131, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

Supplementary Slides





Current driveway access from 9 Avenue SW



Rear yard along Wentworth Avenue SW