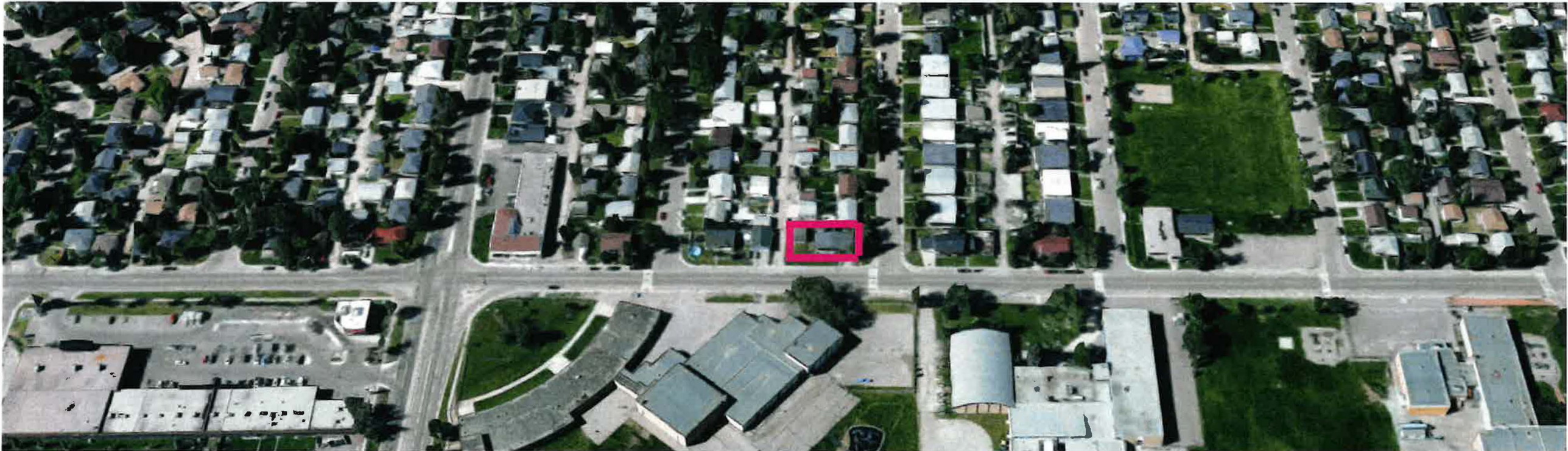




Public Hearing of Council

Agenda Item: 7.2.9



LOC2023-0105 / CPC2023-1334 Land Use Amendment

February 6, 2024

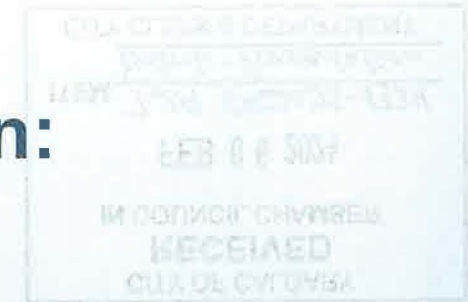
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

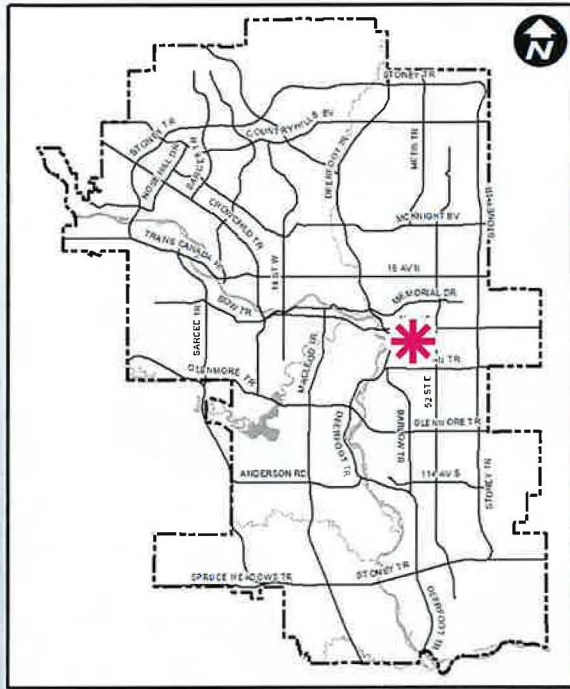
FEB 06 2024
ITEM: 7.2.9 CPC2023-1334
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

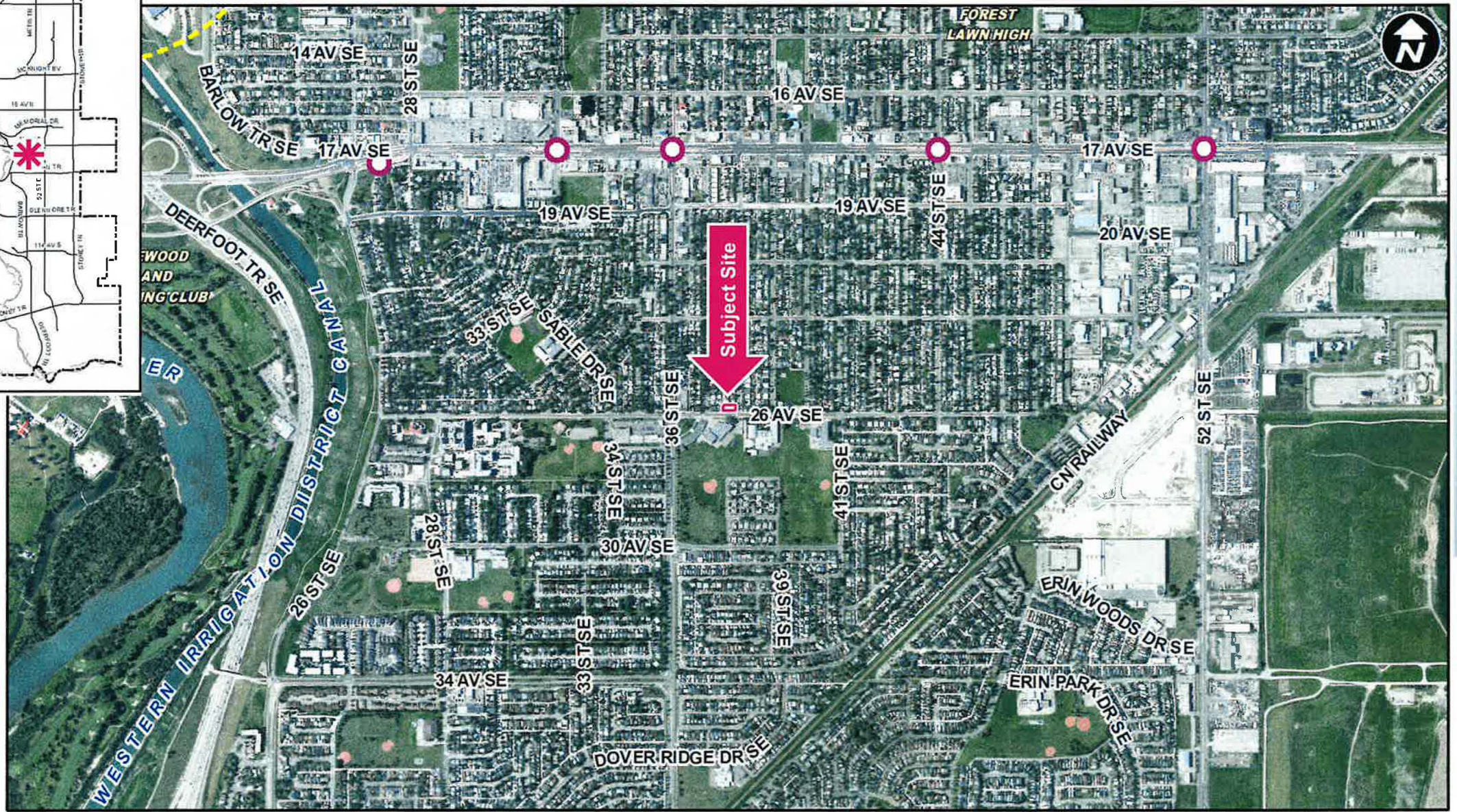
That Council:

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



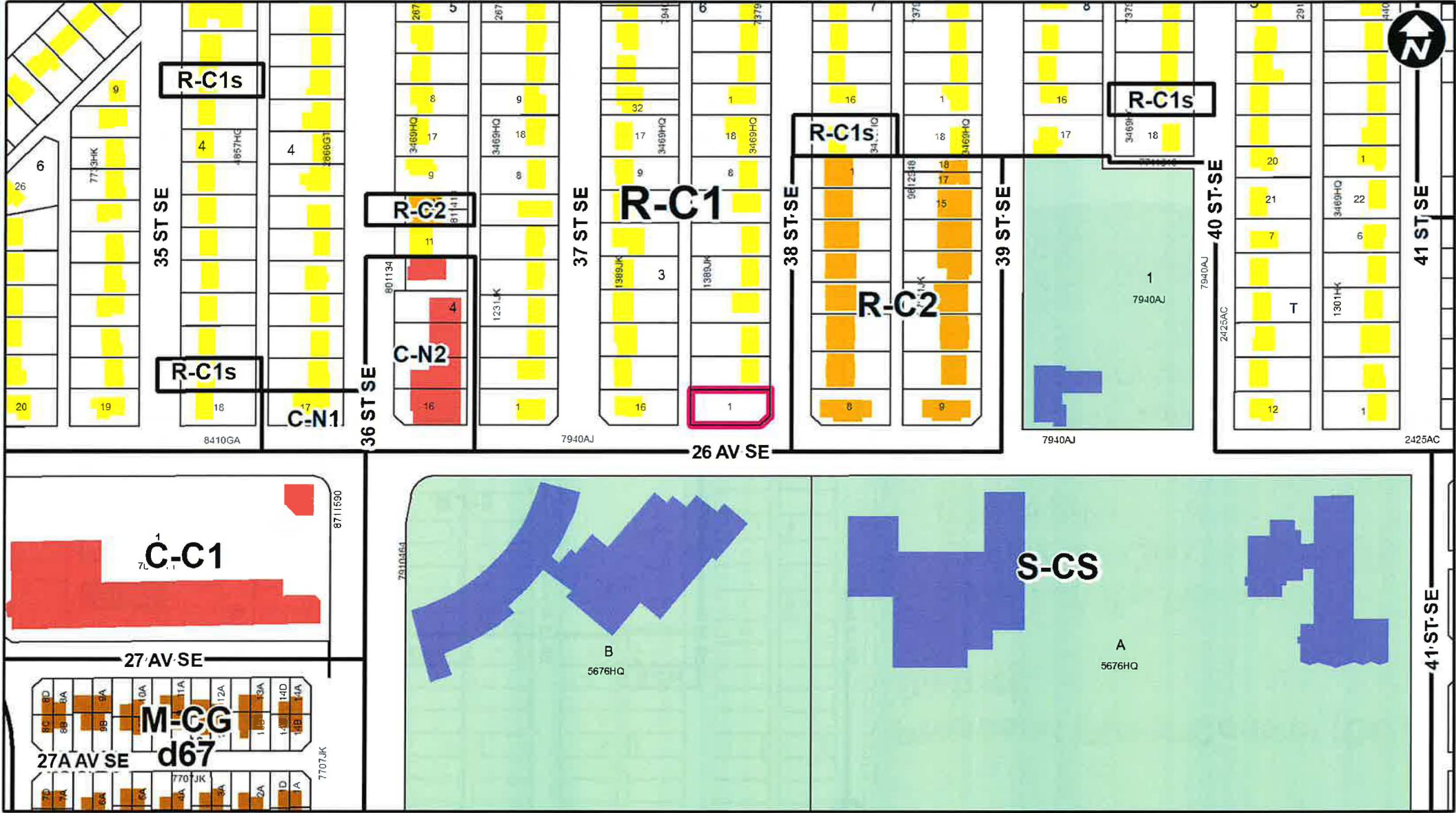


Parcel Size:

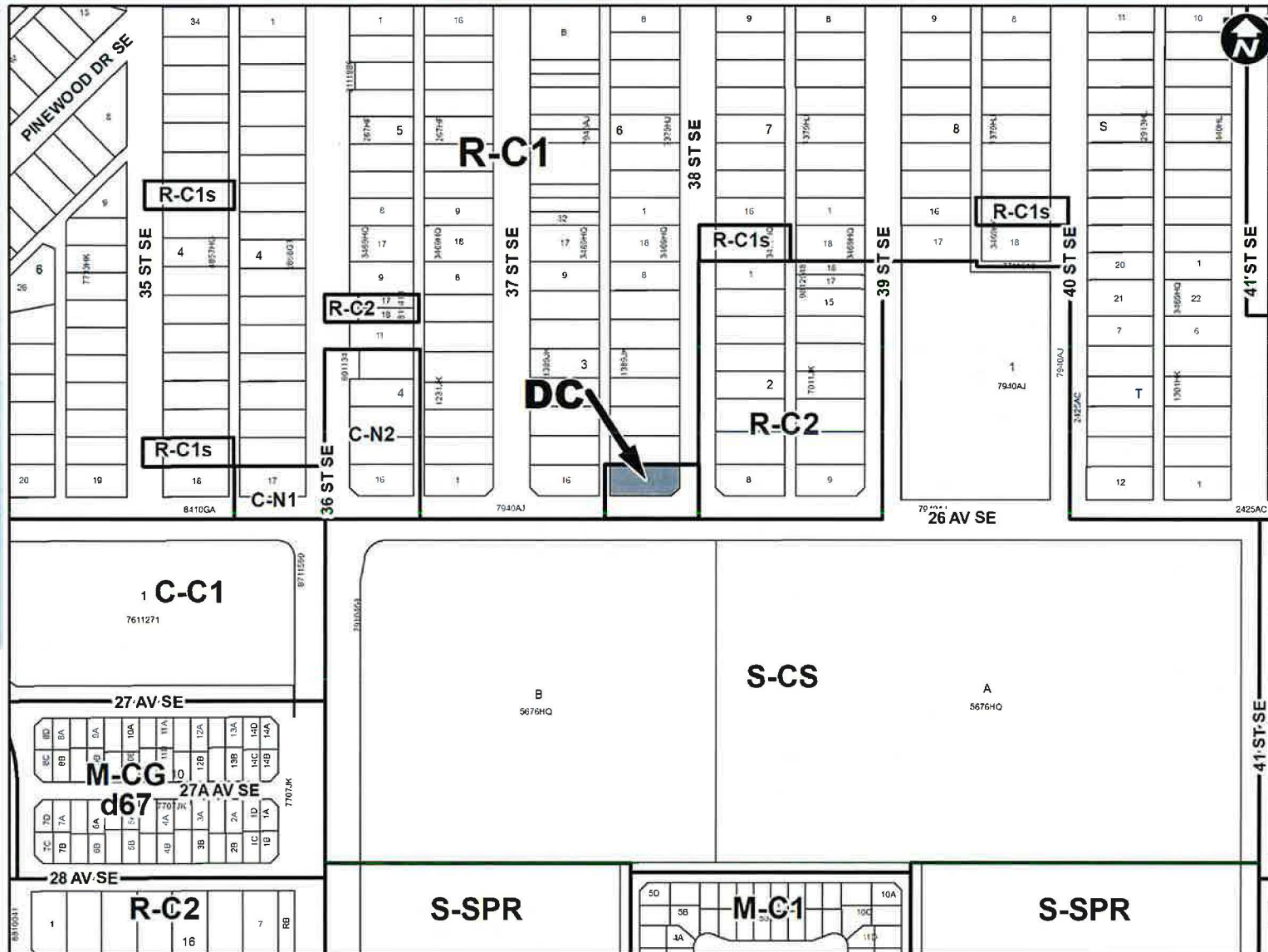
0.07 ha
17m x 38m

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 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	√

Calgary Planning Commission's Recommendation:

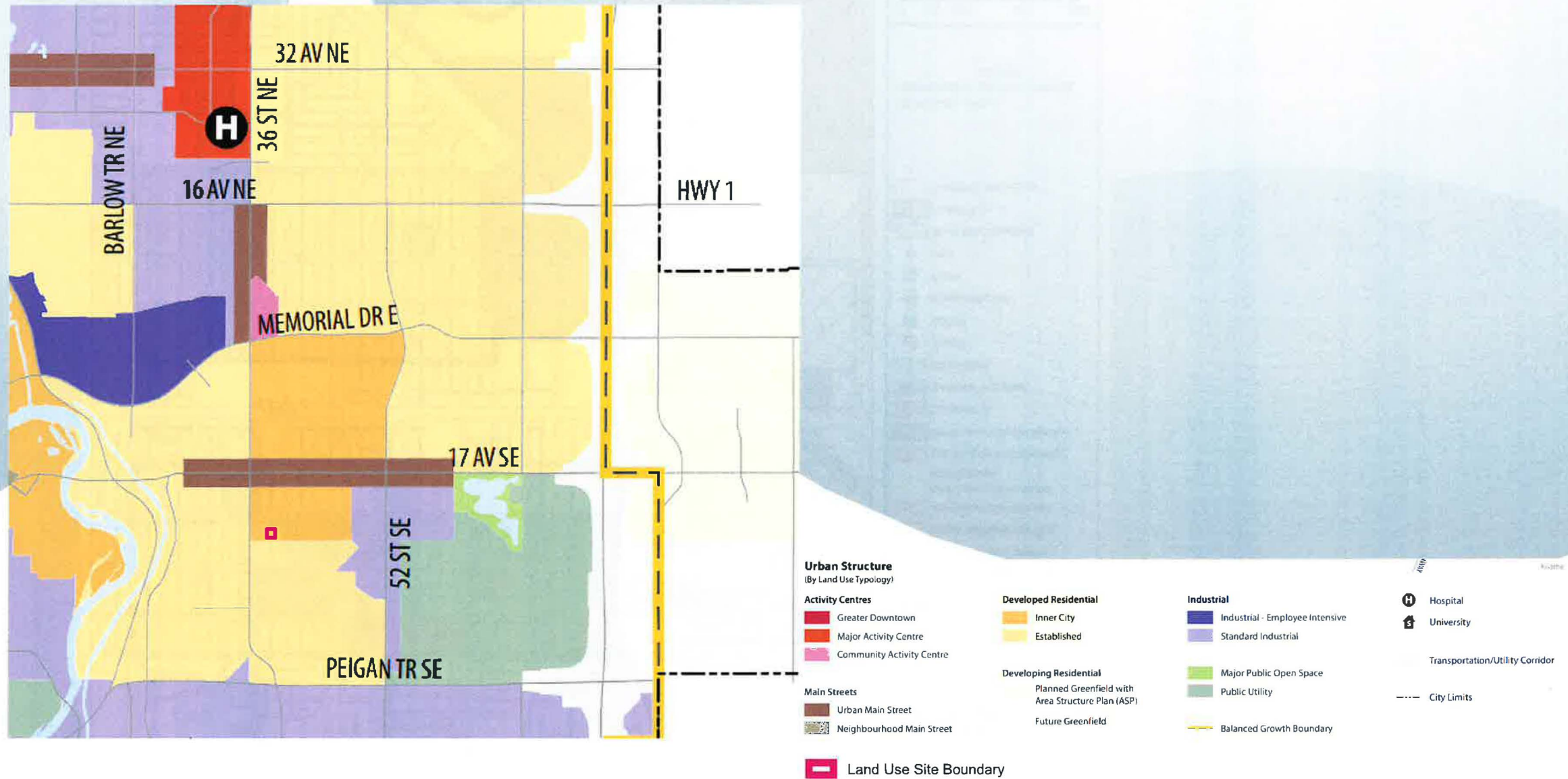
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Supplementary Slides







Forest Lawn/Forest Heights/Hubalta Area Redevelopment Plan (ARP) 14

Map 2: Land Use Policy Areas

