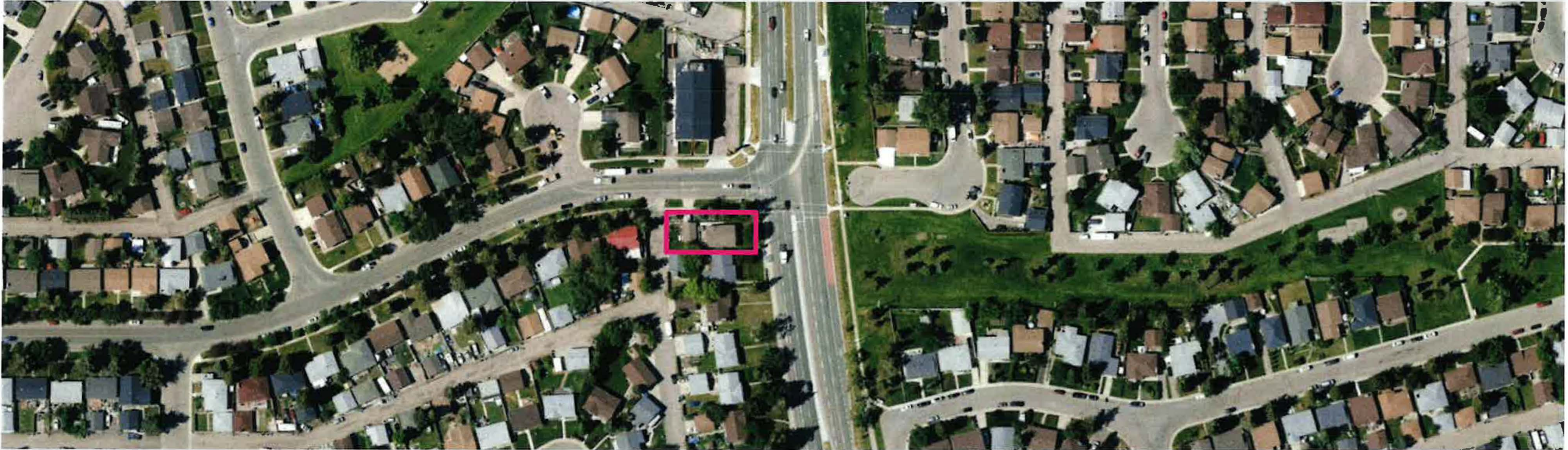




# Public Hearing of Council

Agenda Item: 7.2.23



**LOC2023-0273 / CPC2024-0795**

**Land Use Amendment**

September 10, 2024

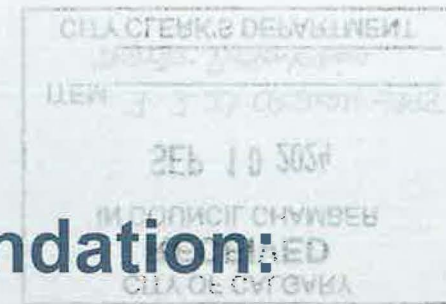
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 10 2024  
ITEM: 7-2-23 CPC2024-0795  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



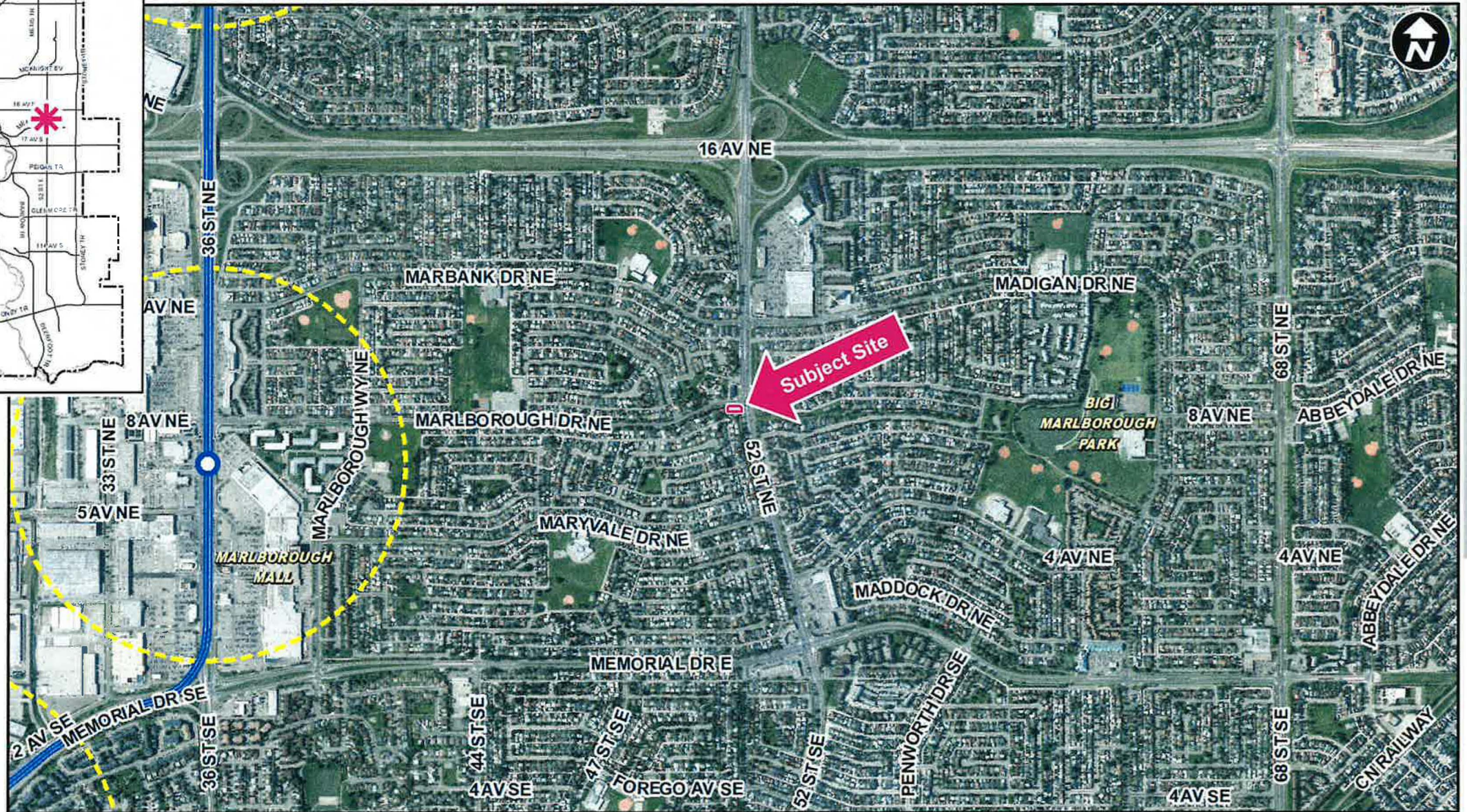
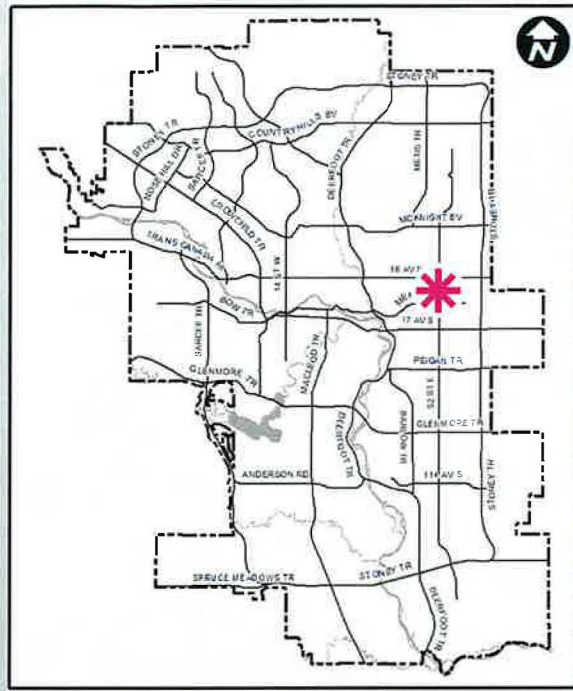
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 244D2024** for the redesignation of 0.07 hectares ± (0.18 acres) located at 5255 Marlborough Drive NE (Plan 5571JK, Block 6, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).



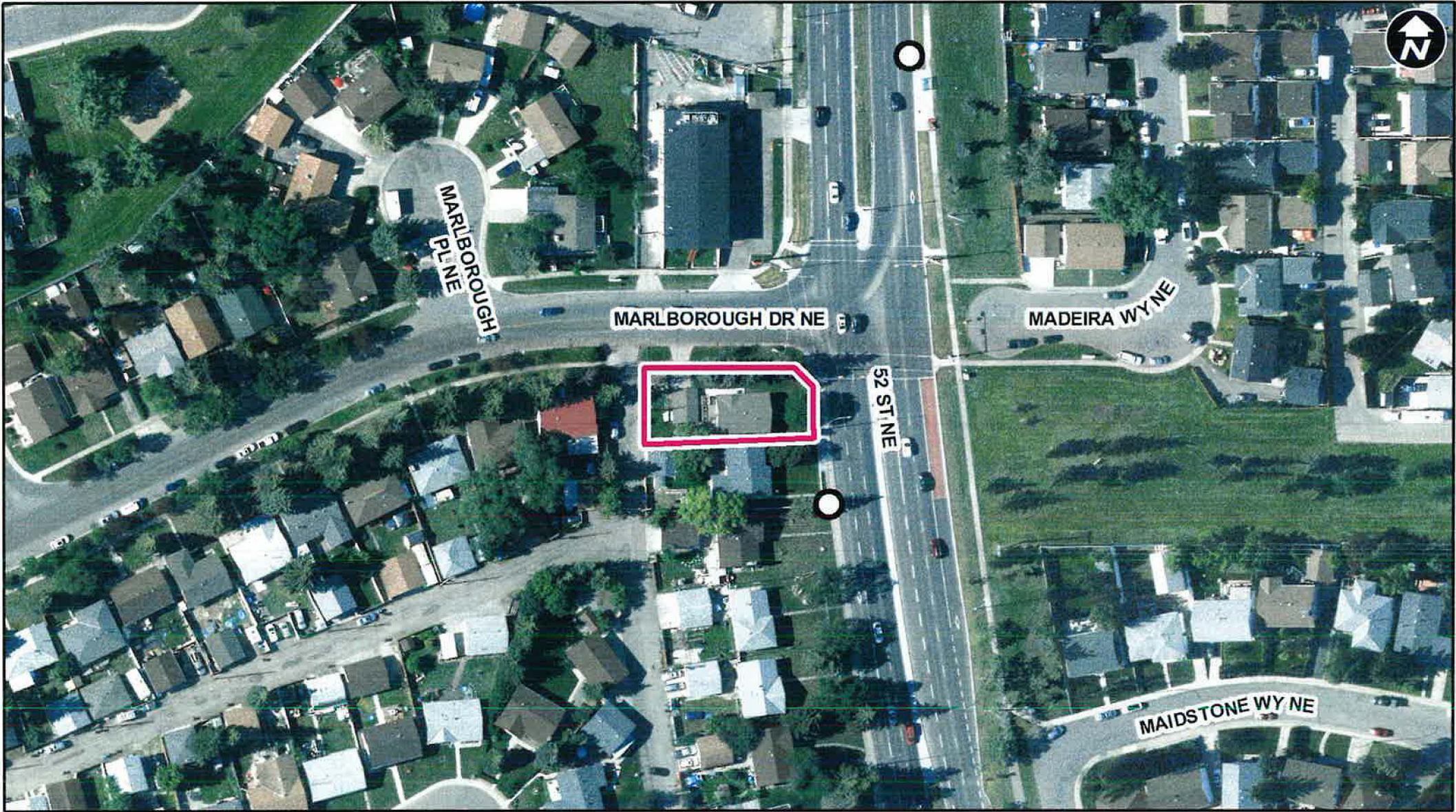




**LEGEND**

- 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





LEGEND

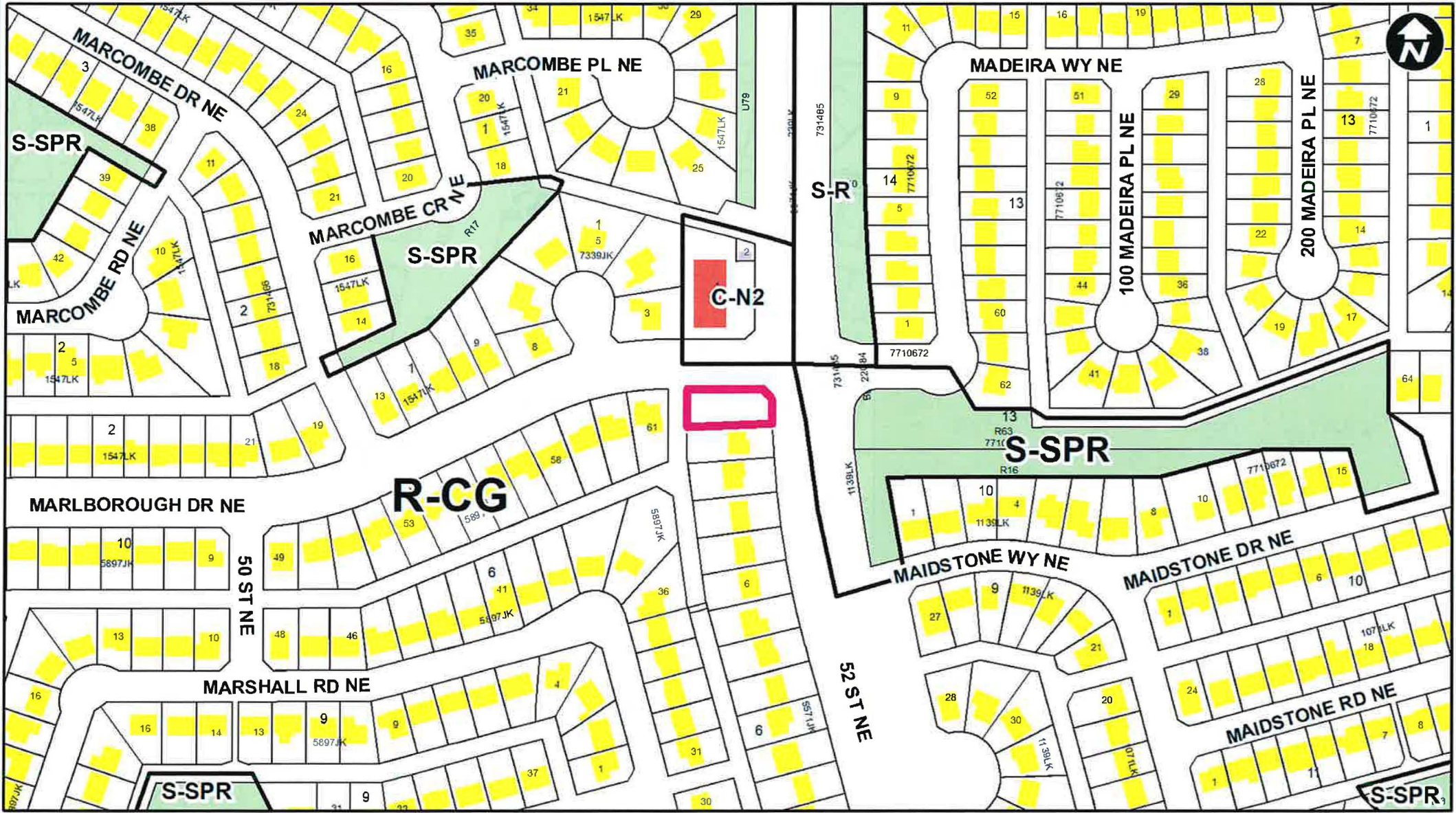
○ Bus Stop

Parcel Size:

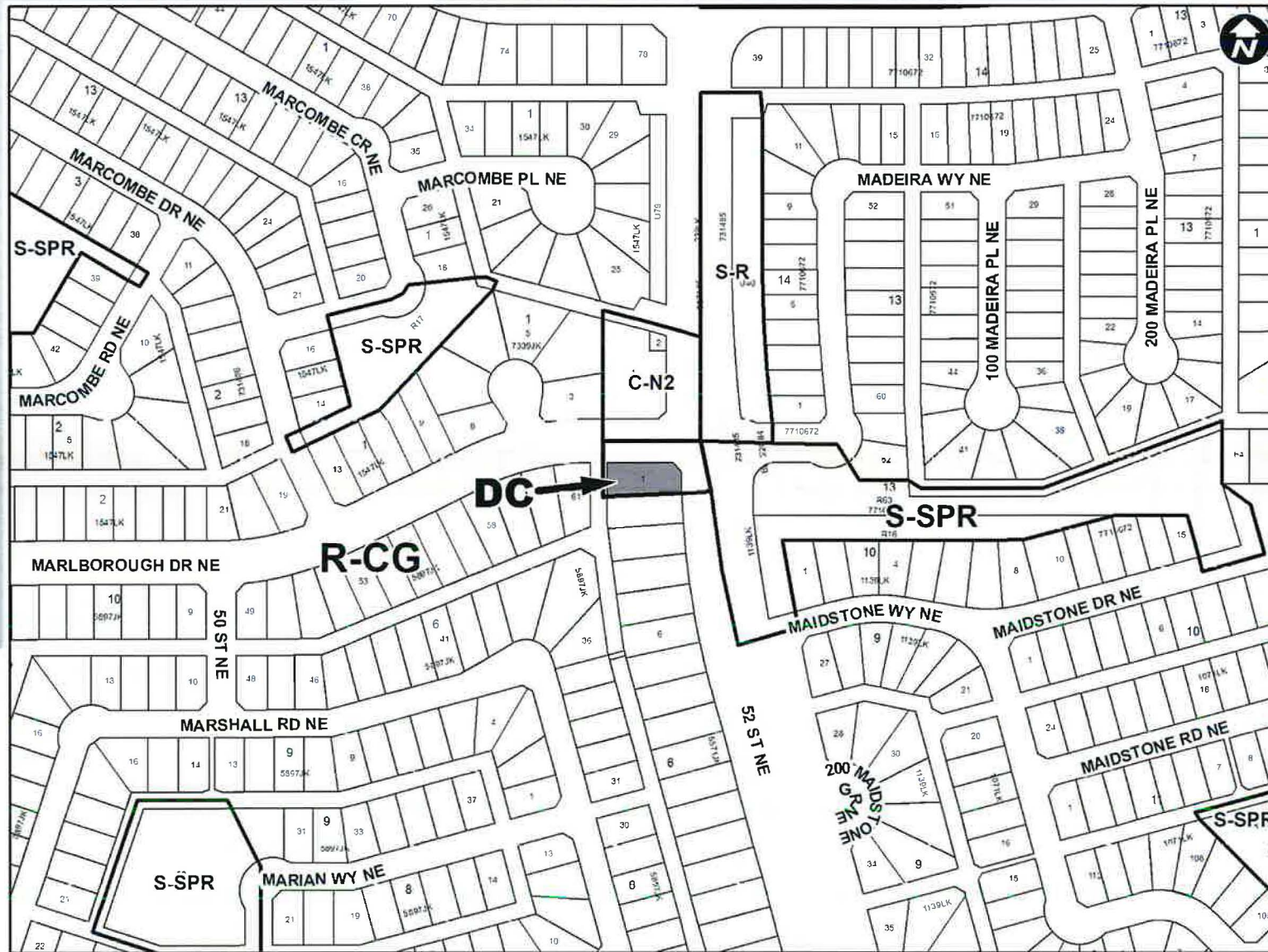
0.07 ha  
19 m x 41 m



- 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 the Residential – Grade-Oriented Infill (R-CG) District
- Maximum density: 75 units per hectare (5 units)
- Maximum height of 11.0 metres
- Additional discretionary use of Child Care Service



<b>Site Selection Criteria for Low Density Residential Areas</b>	
Located in relationship to activity focused areas such as schools, community centers, recreation facilities etc.	
Located on a site that can provide sufficient staff parking and for pick-up and drop-off	
On sites that can accommodate outdoor play areas for the type of child care being proposed	
On a collector or higher standard roadway	
Located on a corner parcel	
Concentration of child care services should be considered, including if there is more than one child care service on the same block	



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 244D2024** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres) located at 5255 Marlborough Drive NE (Plan 5571JK, Block 6, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).



# Supplementary Slides















