



LOC2024-0122 / CPC2024-0845

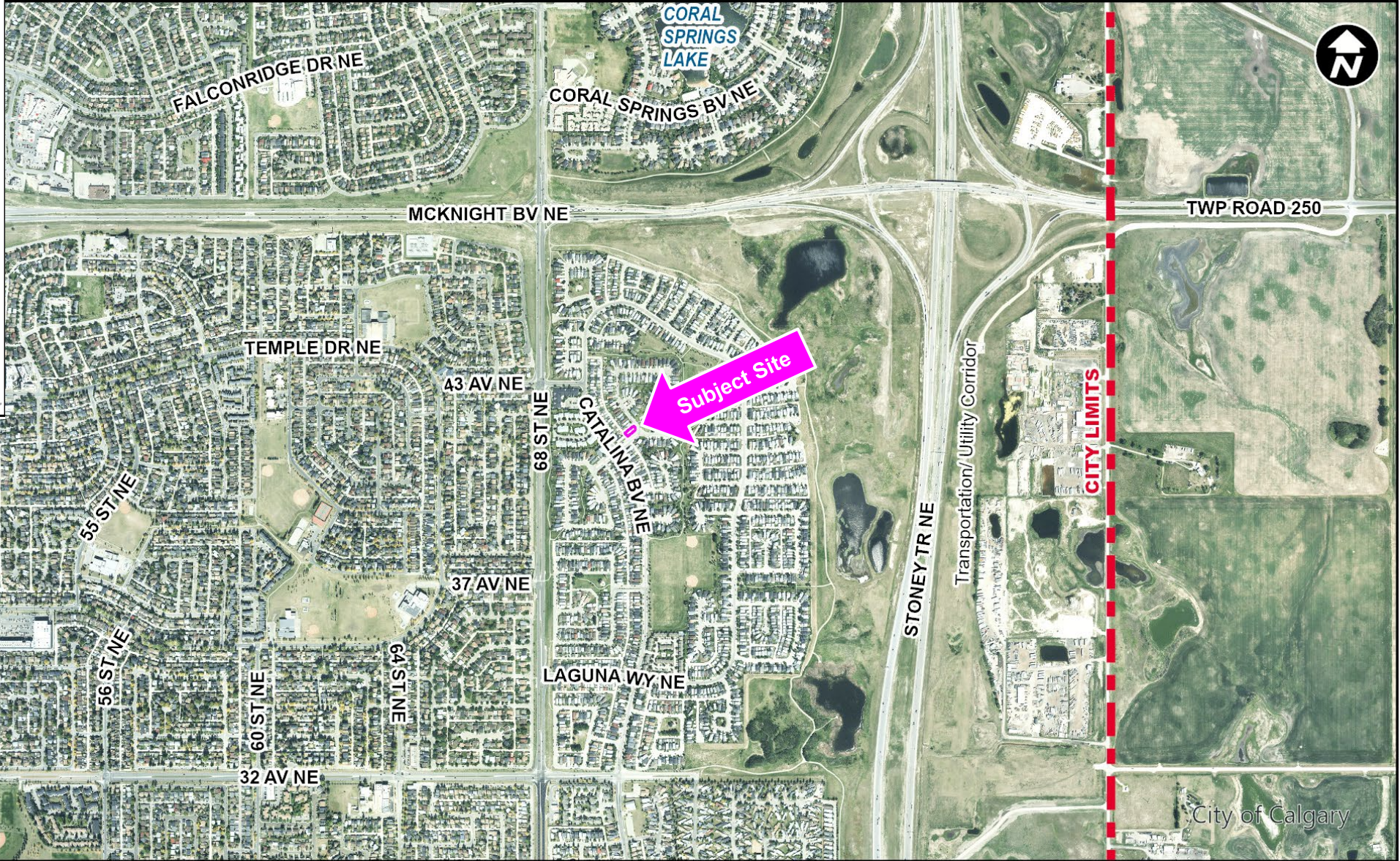
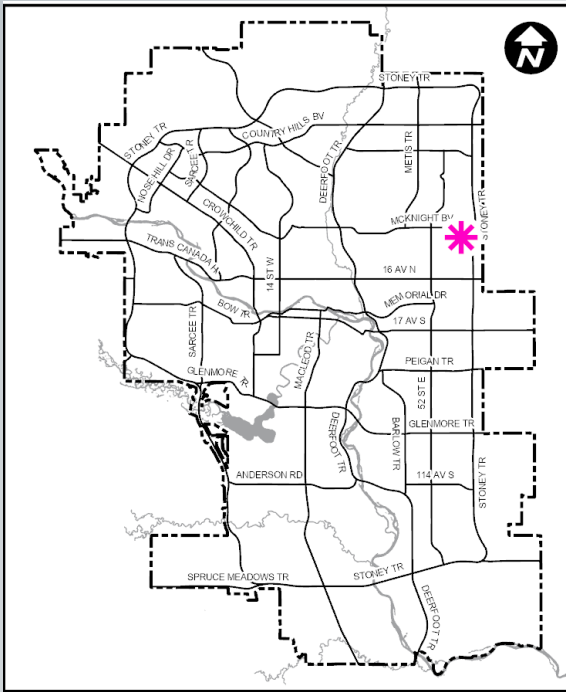
Land Use Amendment

October 8, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 256D2024** for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 254 Saratoga Close NE (Plan 9411515, Block 15, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service.



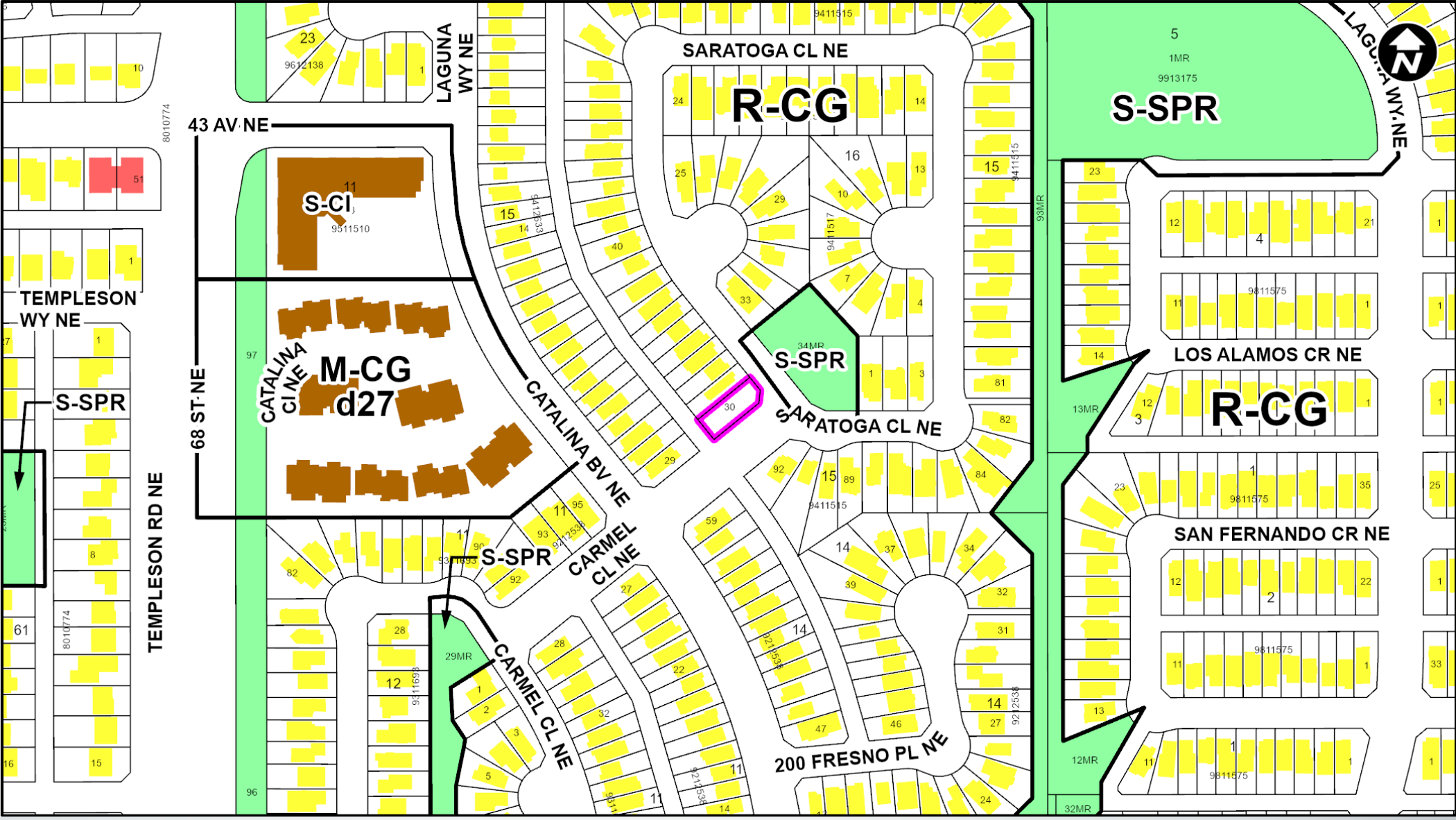
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



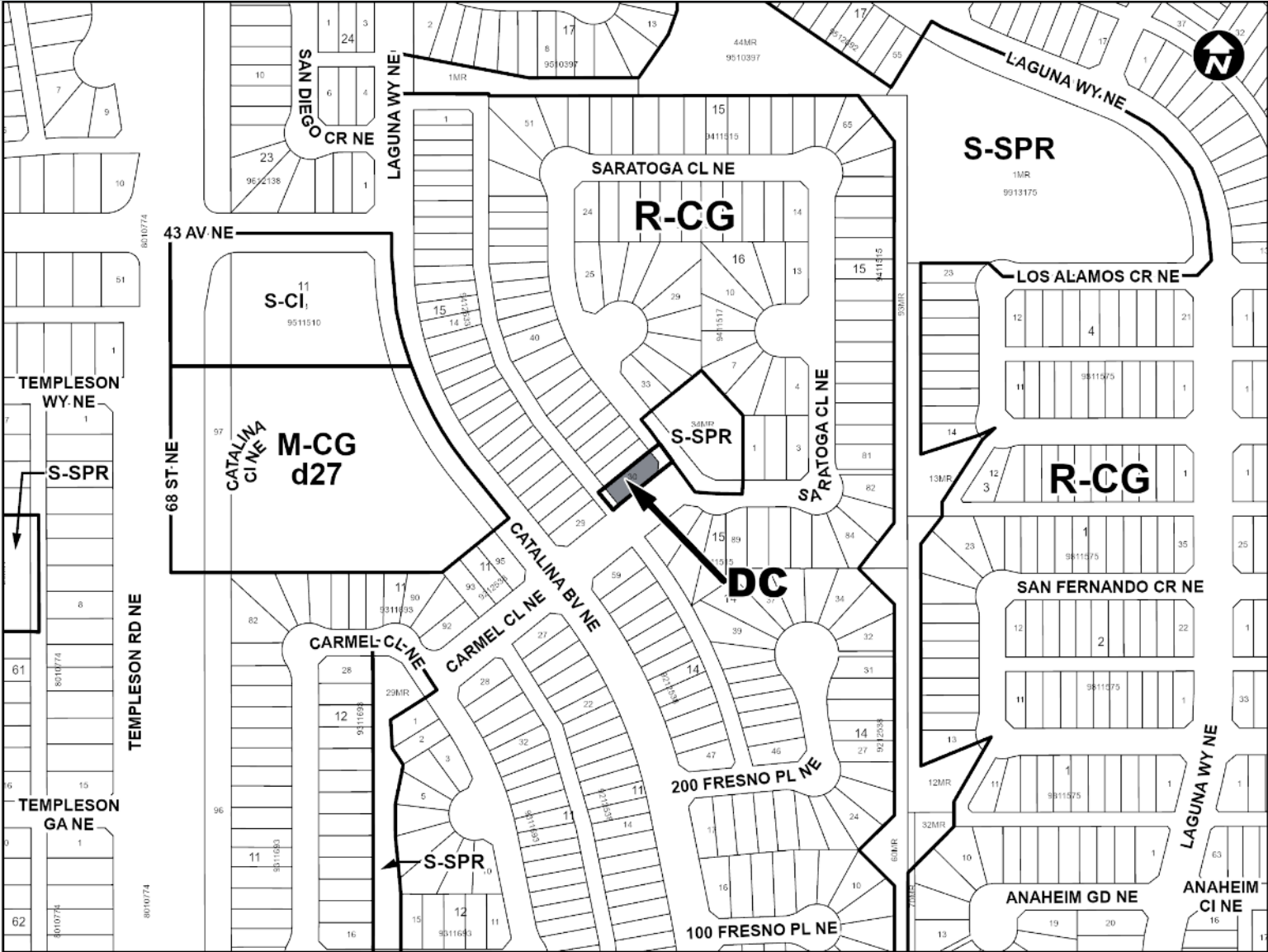
Parcel Size:

0.04 ha
12m x 32m

City of Calgary



- 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 existing Residential – Grade-Oriented Infill (R-CG) District
- additional discretionary use of Child Care Service

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Supplementary Slides





Site Selection Criteria for Low Density Residential Areas

Located in relationship to activity focused areas such as schools, community centres, 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 (preferred) OR if a parcel shares a side property line with a lane, has significant parcel area/frontage, or is on the same block as other community services



Concentration of child care services should be considered including if there is more than one child care service on the same block

