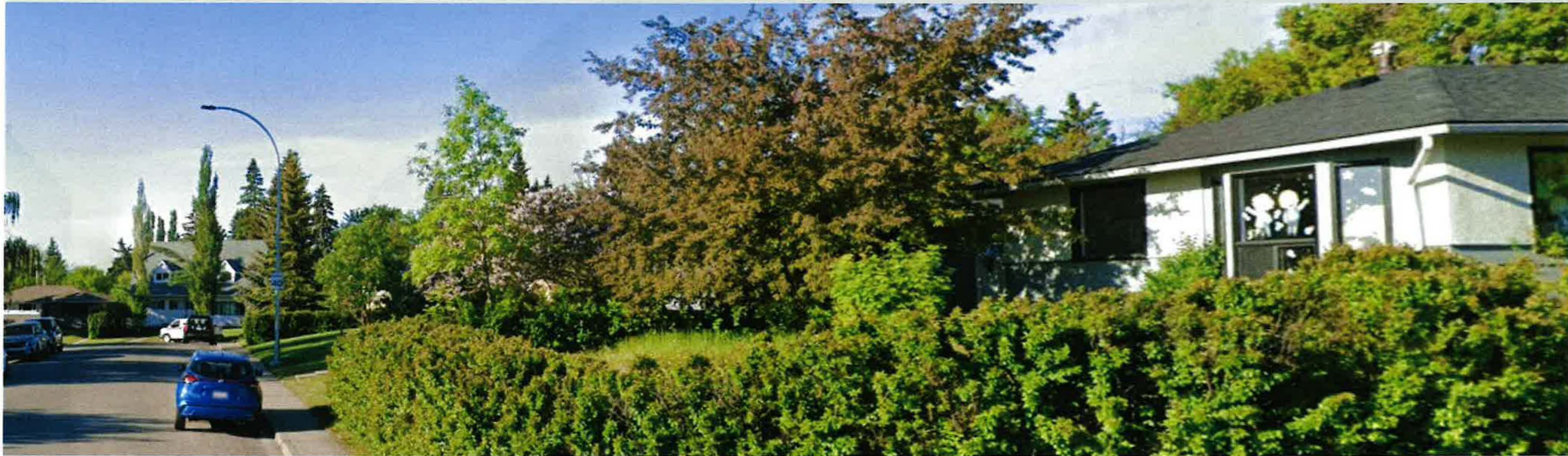




# Public Hearing of Council

## Agenda Item: 7.2.16



# LOC2023-0280 / CPC2024-0867

## Land Use Amendment

November 12, 2024

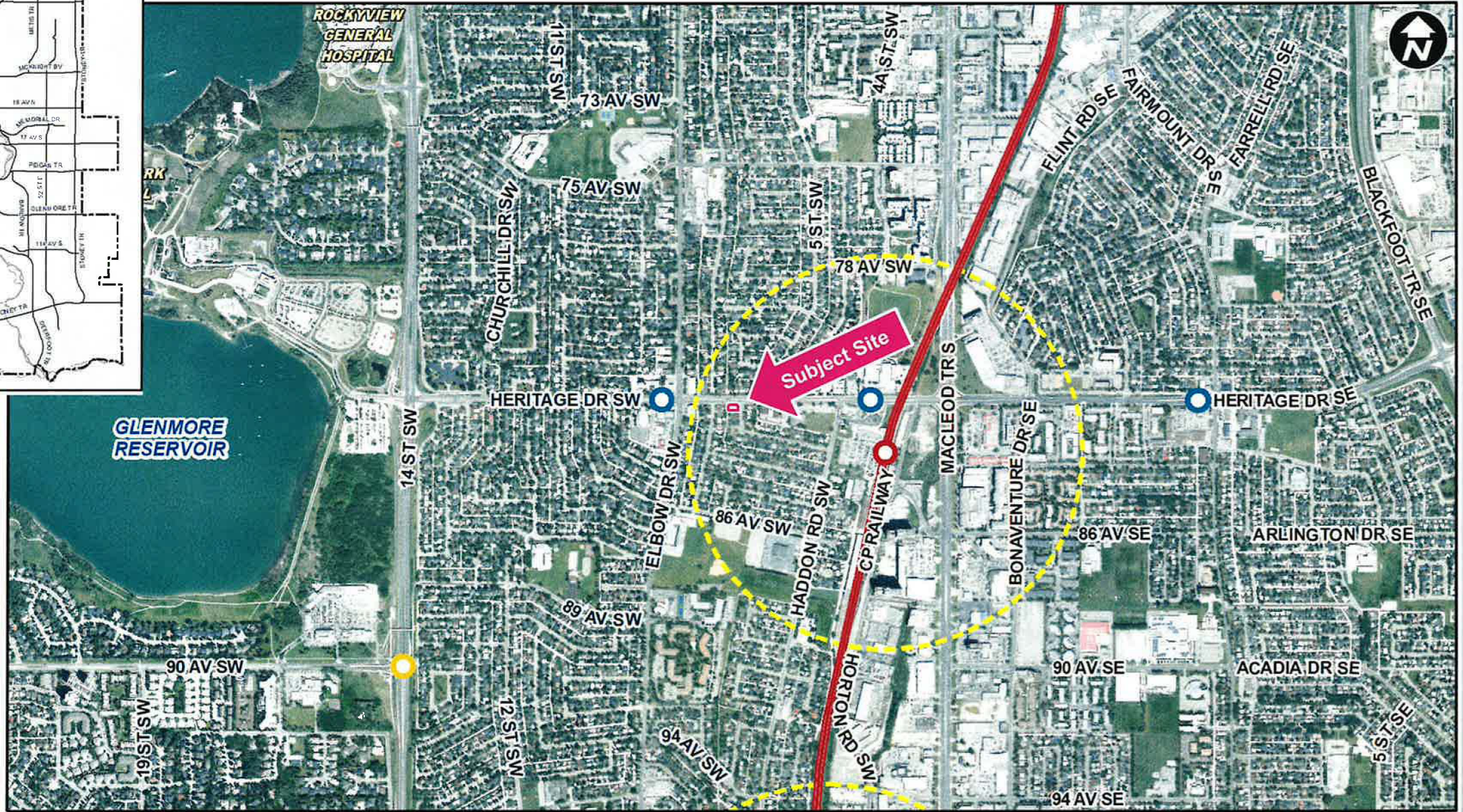
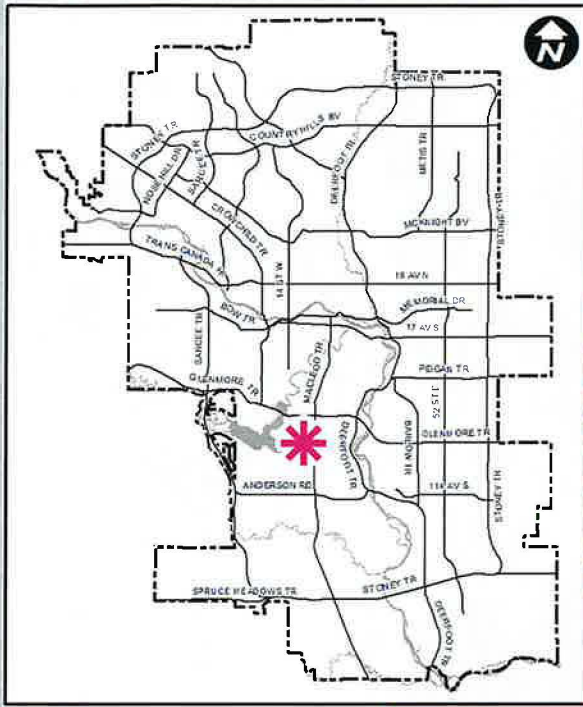
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
NOV 12 2024  
ITEM: 7.2.16 CPC20240867  
Distrib: Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

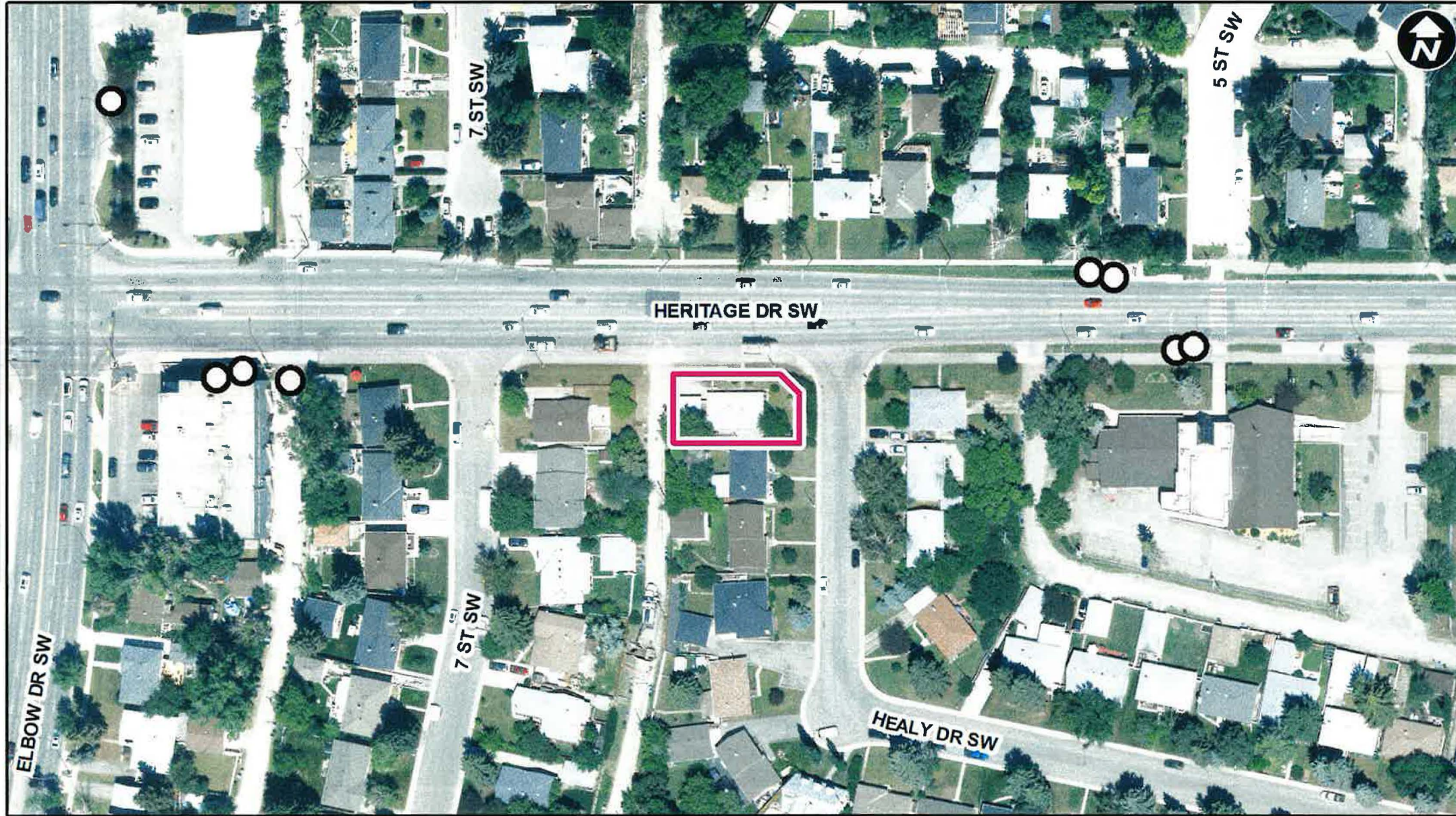
That Council:

Give three readings to **Proposed Bylaw 270D2024** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 727 Heritage Drive SW (Plan 5773HJ, Block 2, Lot 21) from from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate Child Care Service, with guidelines.





- 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



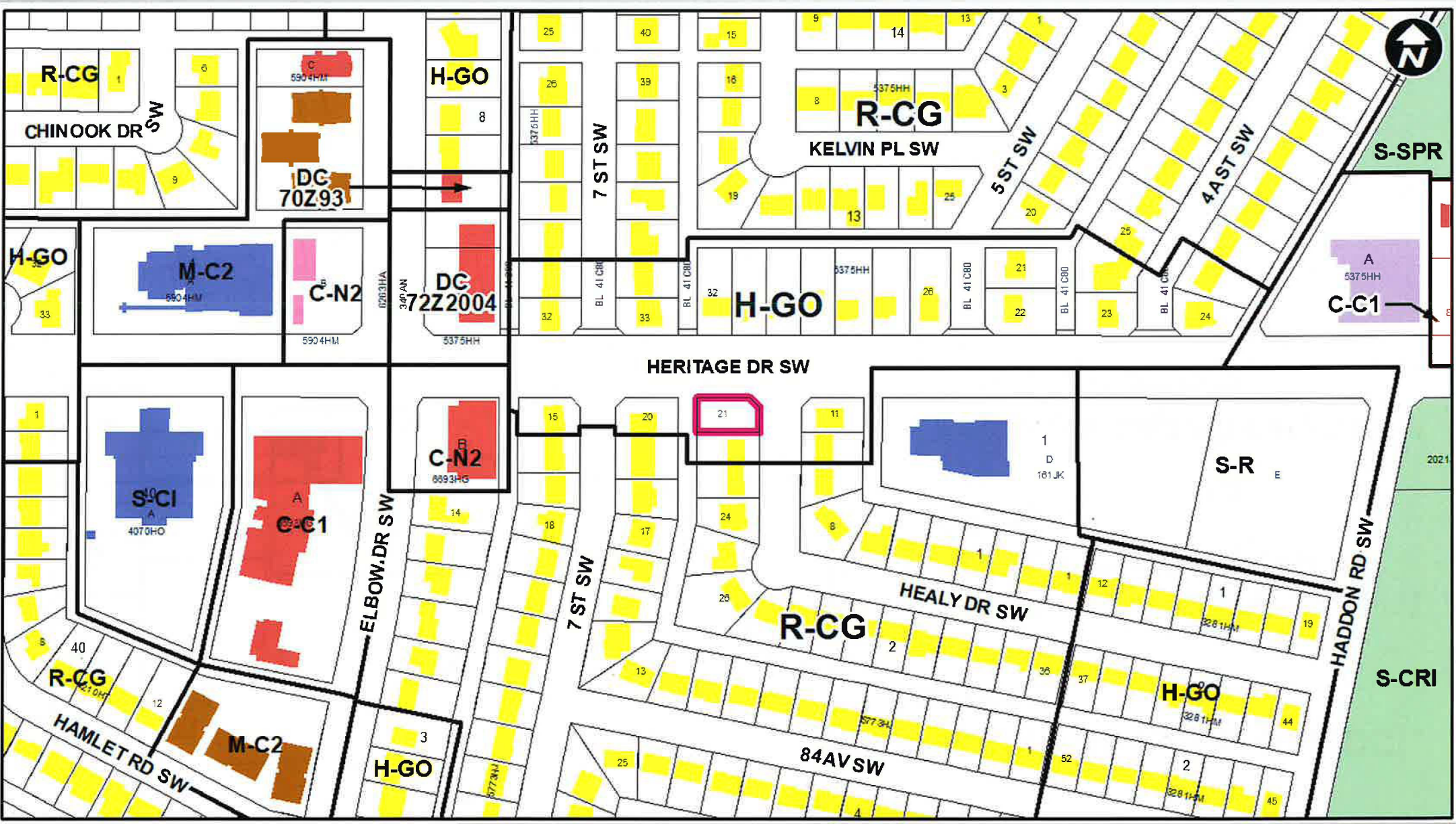
○ Bus Stop

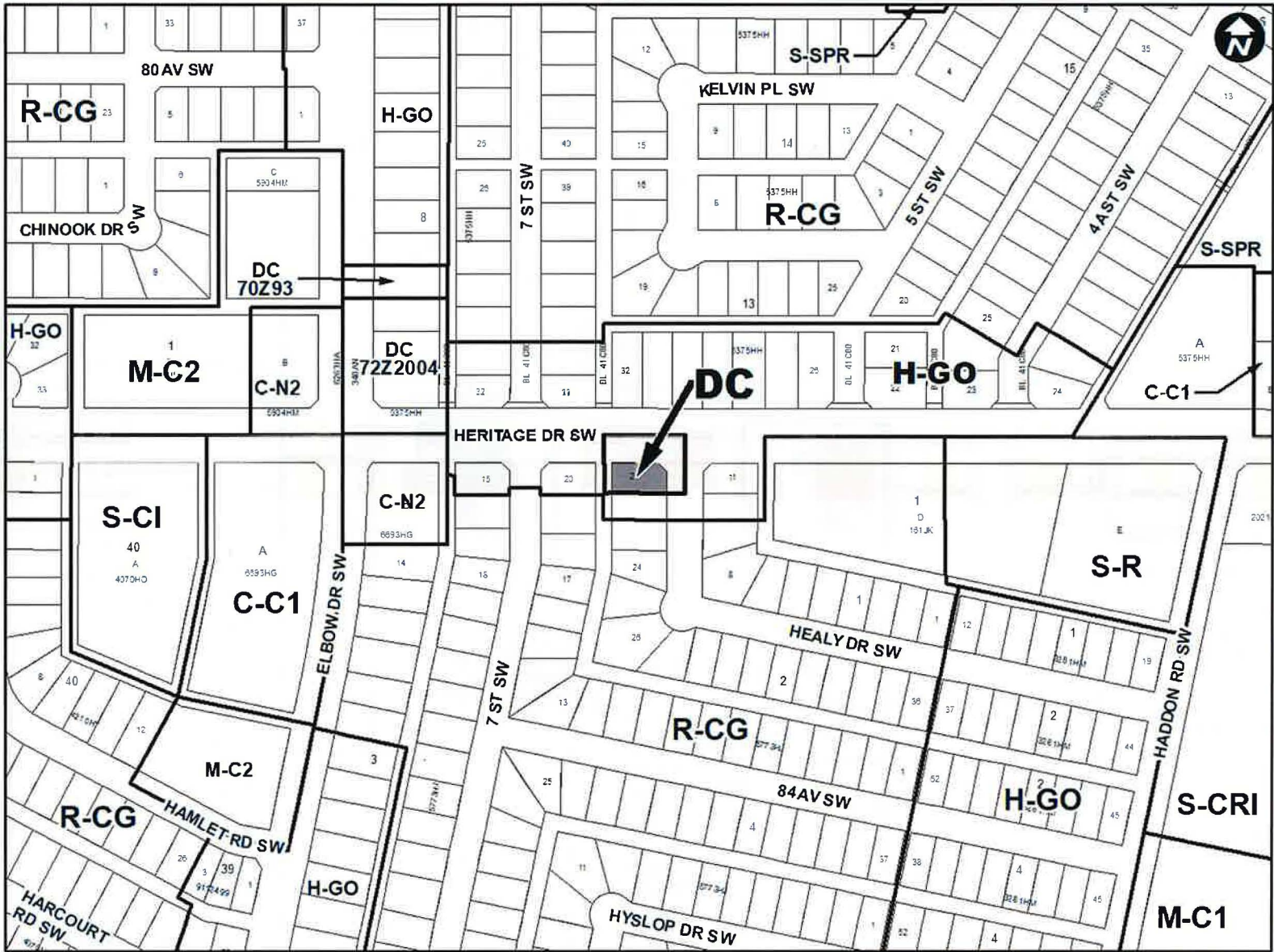
Parcel Size:

0.05ha  
24m x 30m

# 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 in the existing Housing – Grade Oriented (H-GO) District
- Additional discretionary use of Child Care Service

## Calgary Planning Commission's Recommendation:

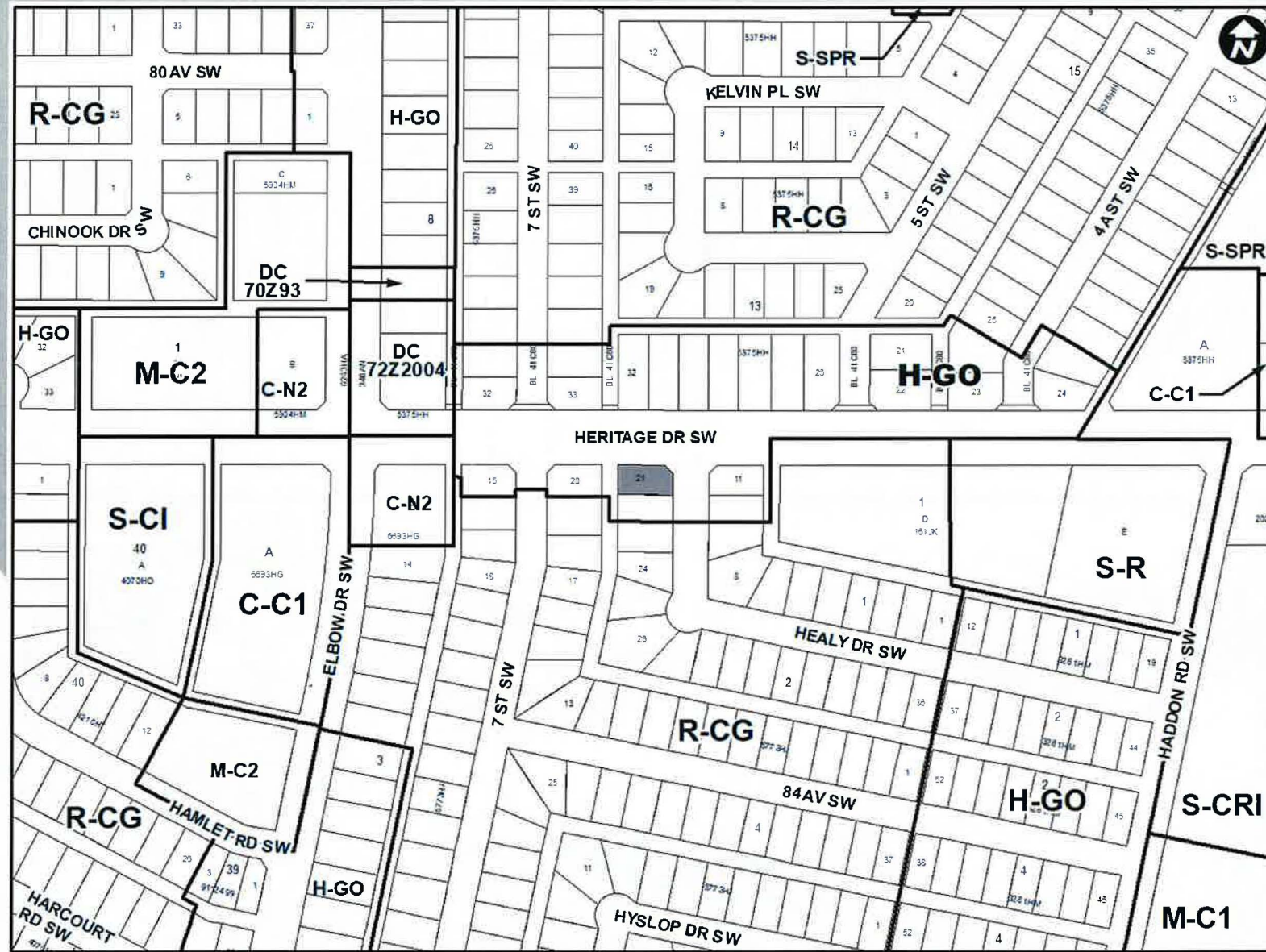
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# Supplementary Slides

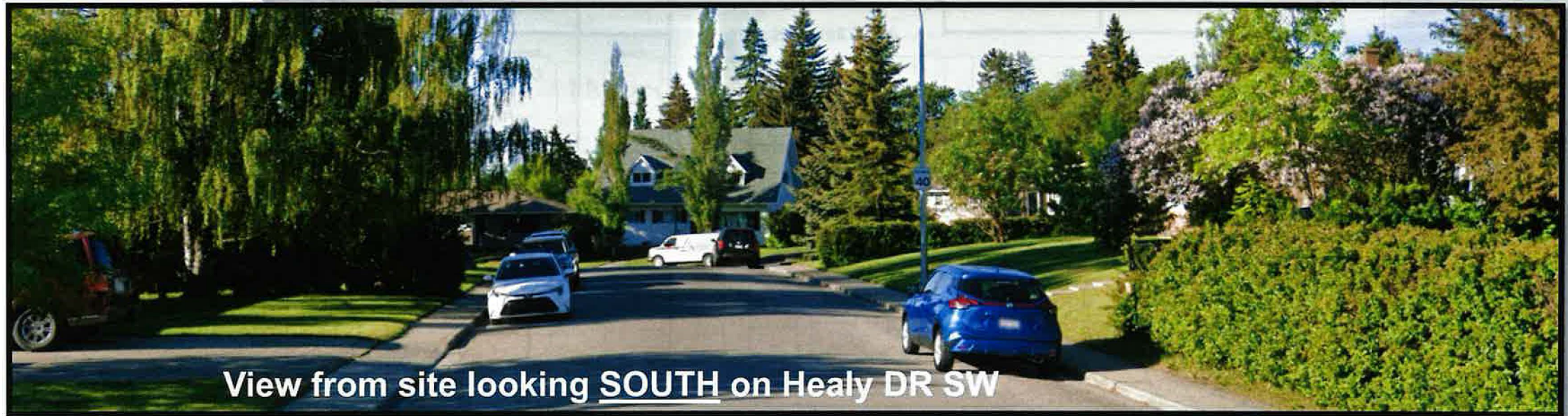


# Existing Land Use Map





View of site looking WEST on Heritage DR SW



View from site looking SOUTH on Healy DR SW

## Site selection criteria for a Low Density Residential Areas

Child care services in low density residential area 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.



On sites that can accommodate outdoor play areas for the type of child care being proposed.



Located on collector streets



Located on corner parcels (Preferred)



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



