



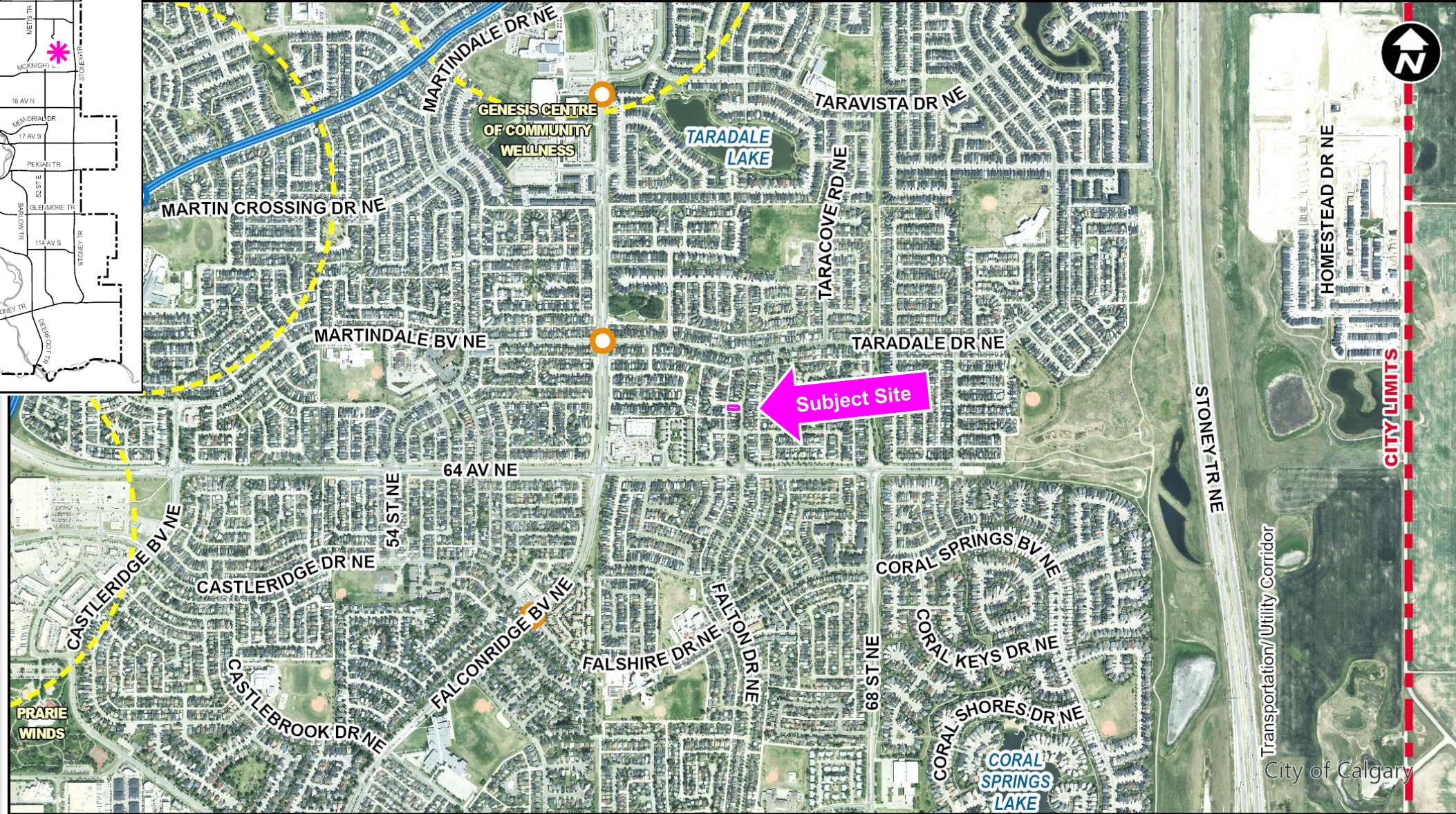
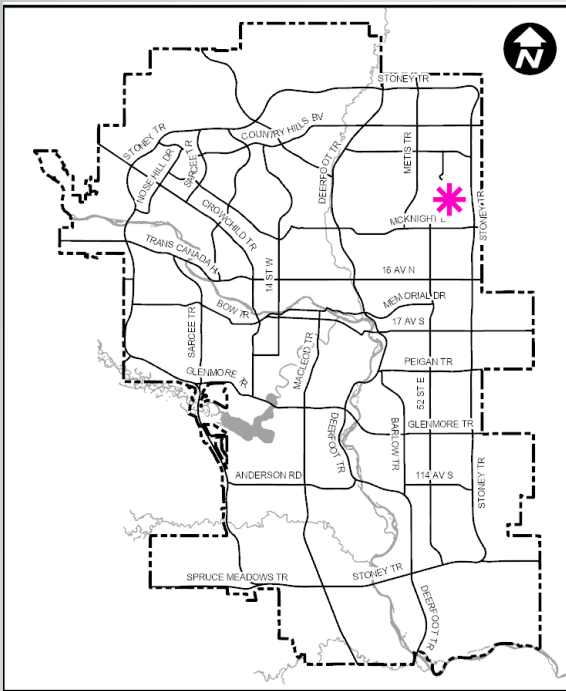
LOC2024-0151 / CPC2024-1161 Land Use Amendment

January 14, 2025

Calgary Planning Commission's Recommendation:

That Council:

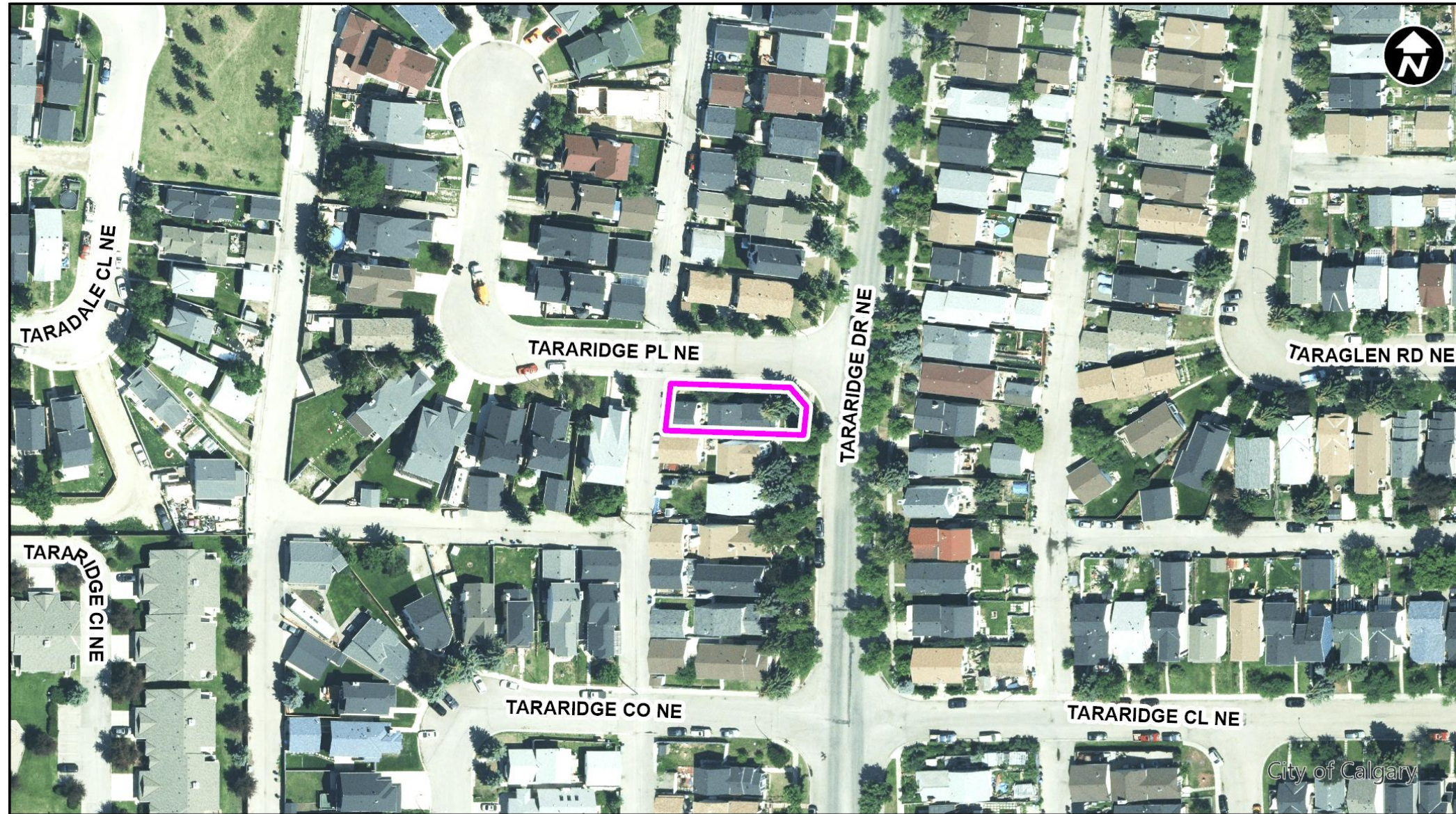
Give three readings to **Proposed Bylaw 3D2025** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 31 Tararidge Drive NE (Plan 8310469, Block 3, Lot 102) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines.



LEGEND

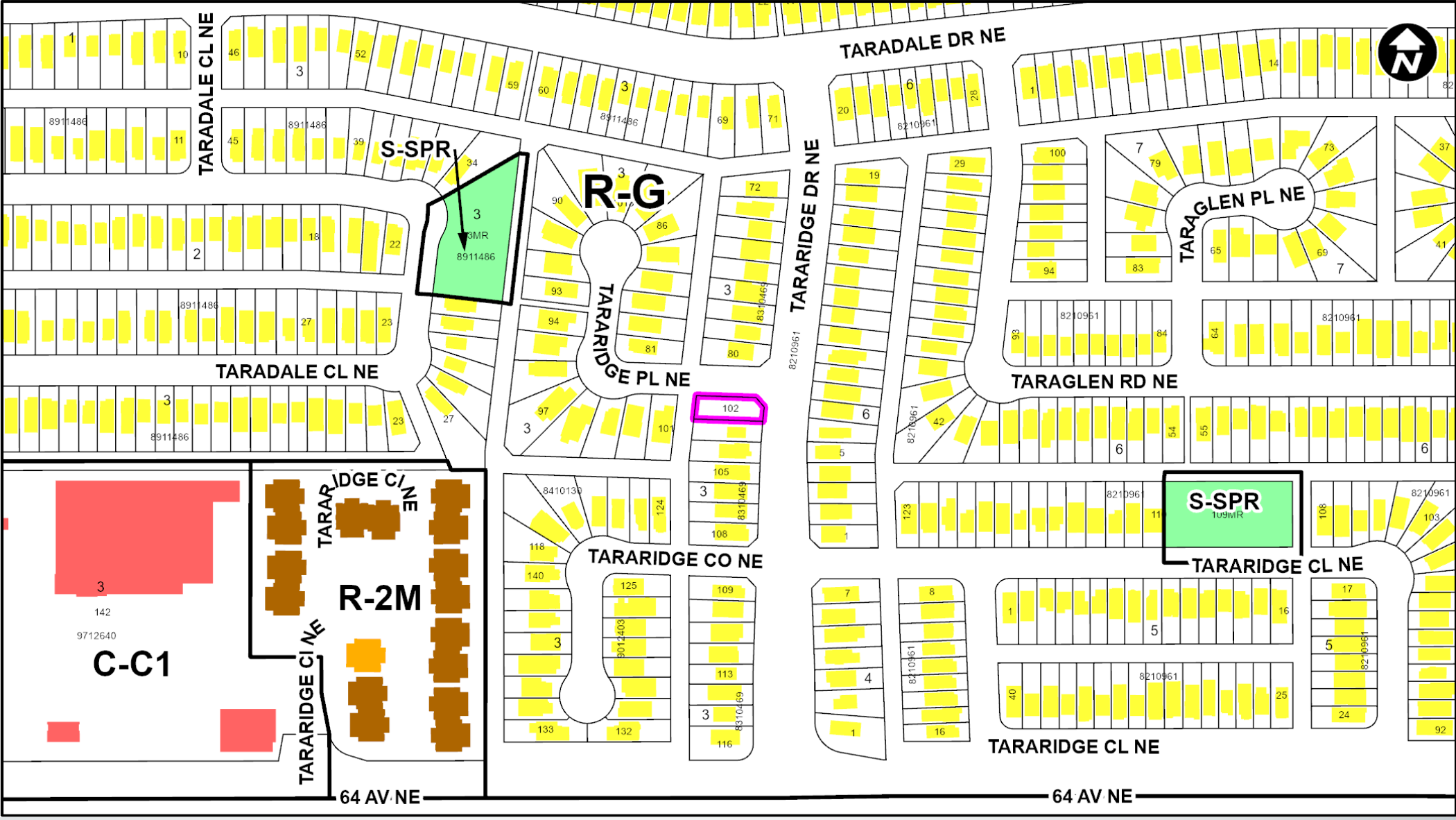
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

Transportation/Utility Corridor
City of Calgary

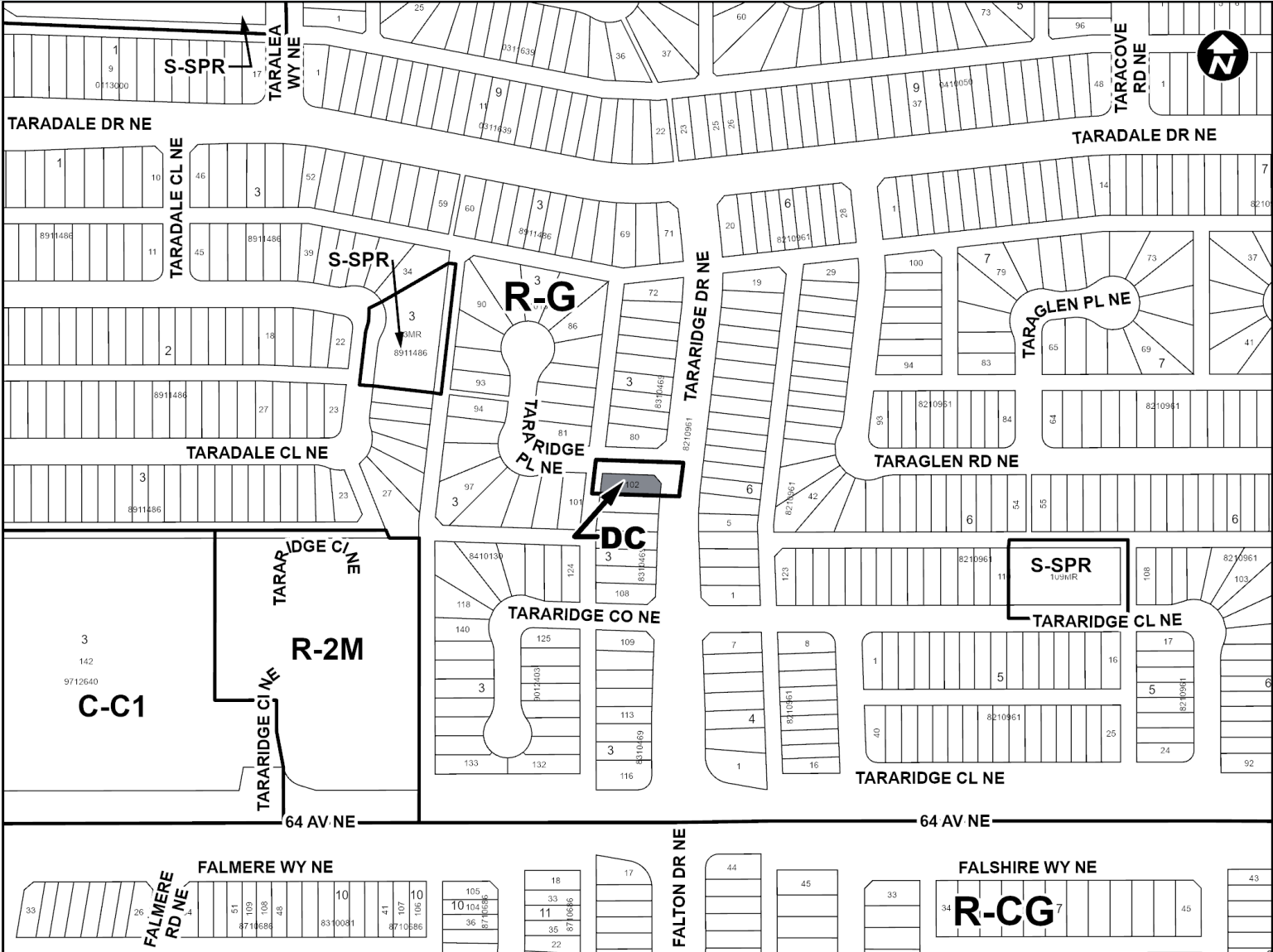


Parcel Size:

0.04 ha
33m x 11m









- 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:

- Retains all existing Residential – Low Density Mixed Housing (R-G) District rules
- Adds Discretionary use of Child Care Service

Site Selection Criteria for Low Density Residential Areas

<p>Located in relationship top activity focused areas such as schools, community centres, recreation facilities etc.</p>	
<p>Located on a site that can provide sufficient staff parking and for pick-up and drop-off</p>	
<p>On sites that can accommodate outdoor play areas for the type of child care being proposed</p>	
<p>On a collector or higher standard roadway</p>	
<p>Located on a corner parcel (preferred) OR if a parcel shared a site property line with a land, has significant parcel area/frontage, or is on the same block as other community services</p>	
<p>Concentration of child care services should be considered including if there is more than one child care service on the same block</p>	

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Supplementary Slides

