

# Public Hearing of Council

## Agenda Item: 7.2.3



# LOC2024-0151 / CPC2024-1161

## Land Use Amendment

January 14, 2025

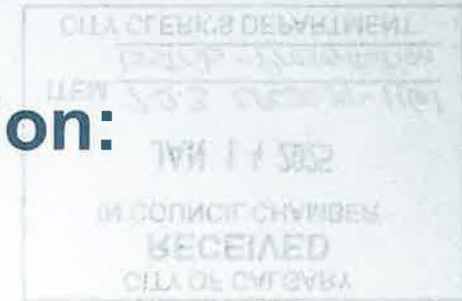
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 14 2025  
ITEM: 7.2.3 CPC2024-1161  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT



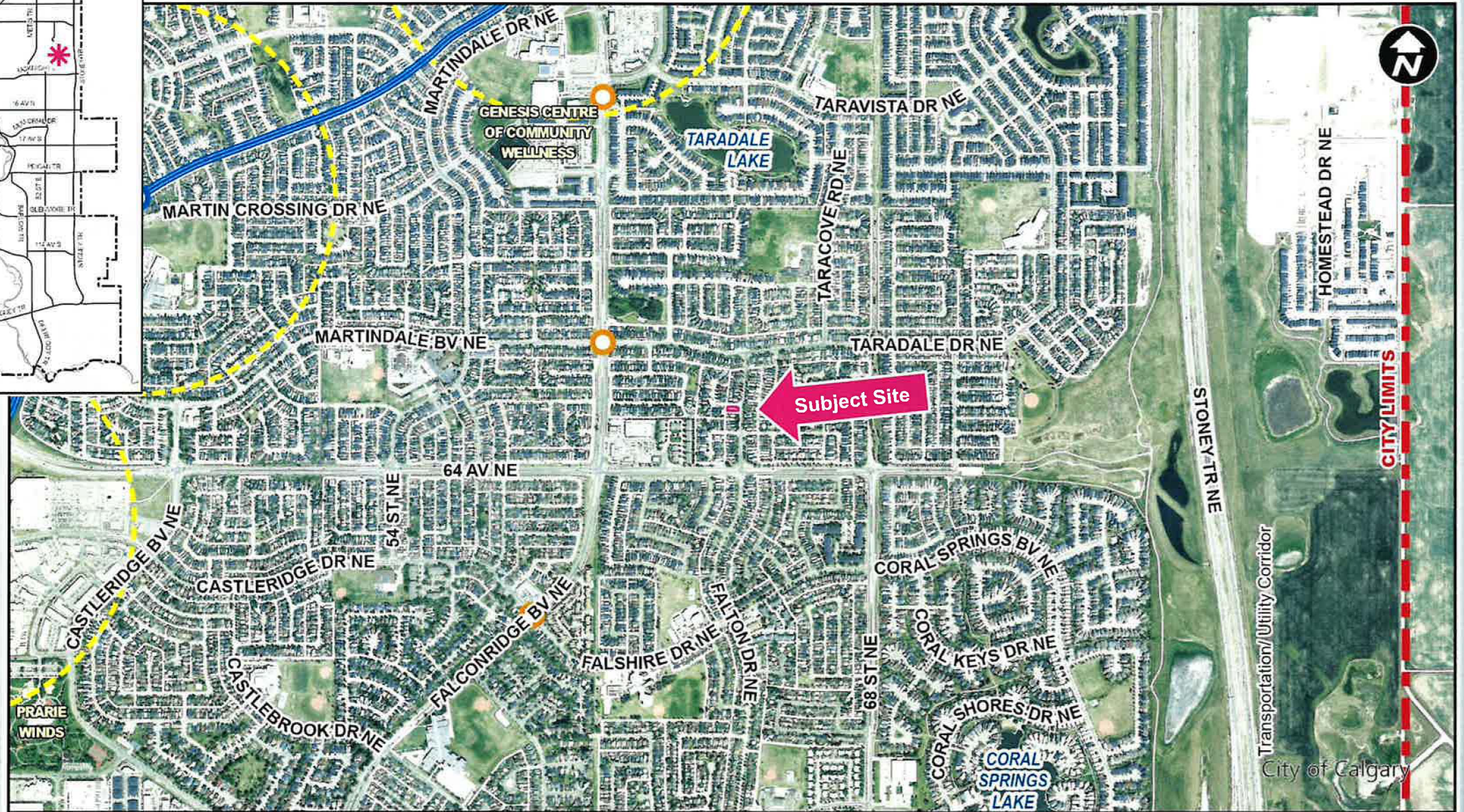
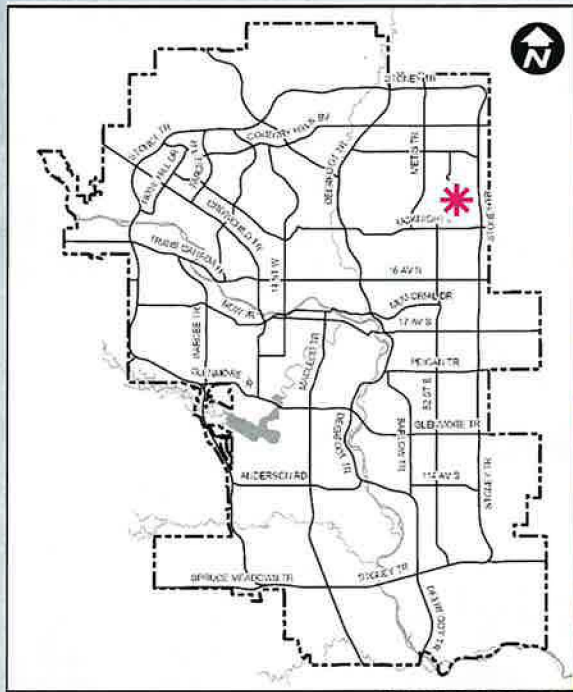
## Calgary Planning Commission's Recommendation:

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.



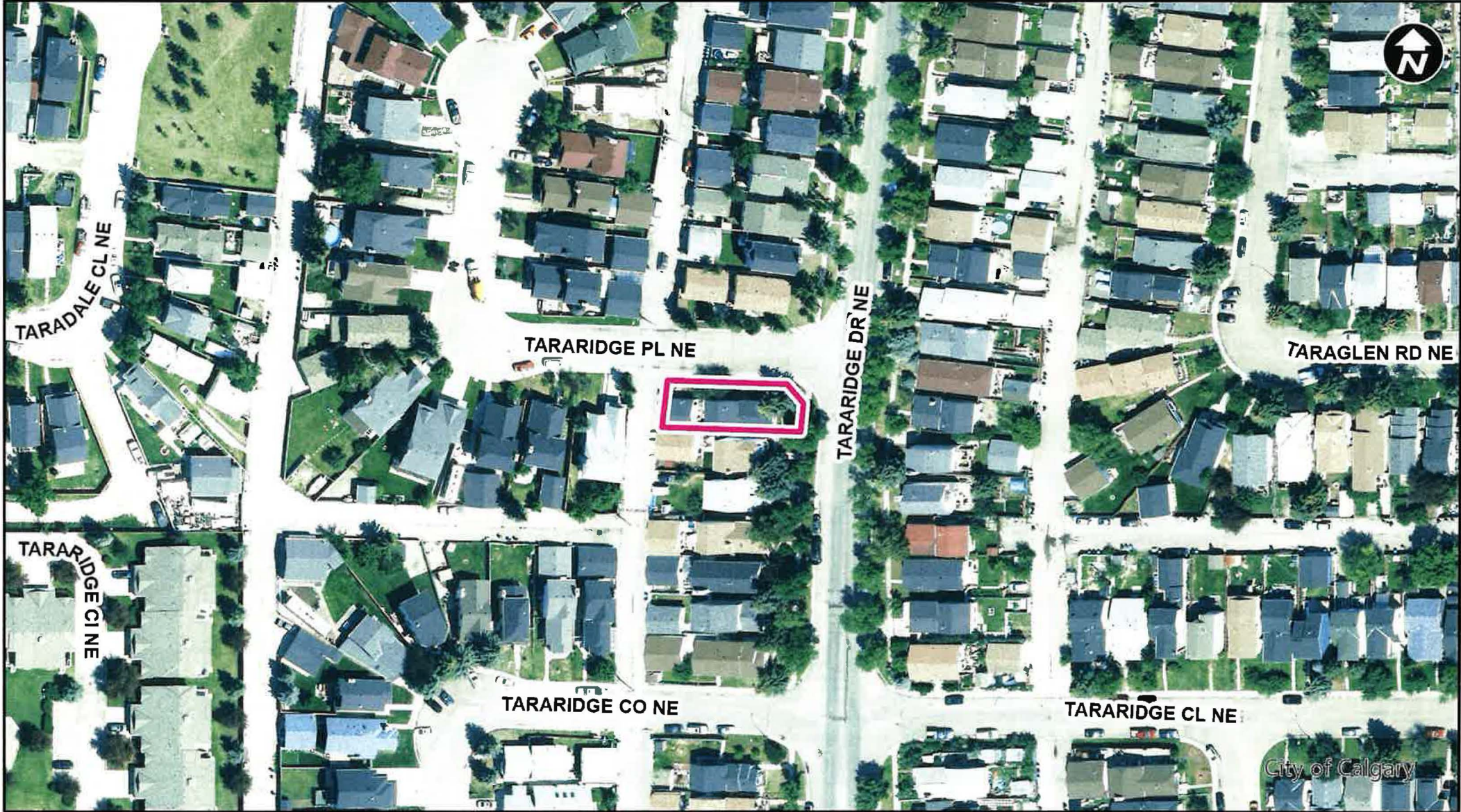




**LEGEND**

- 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





Parcel Size:

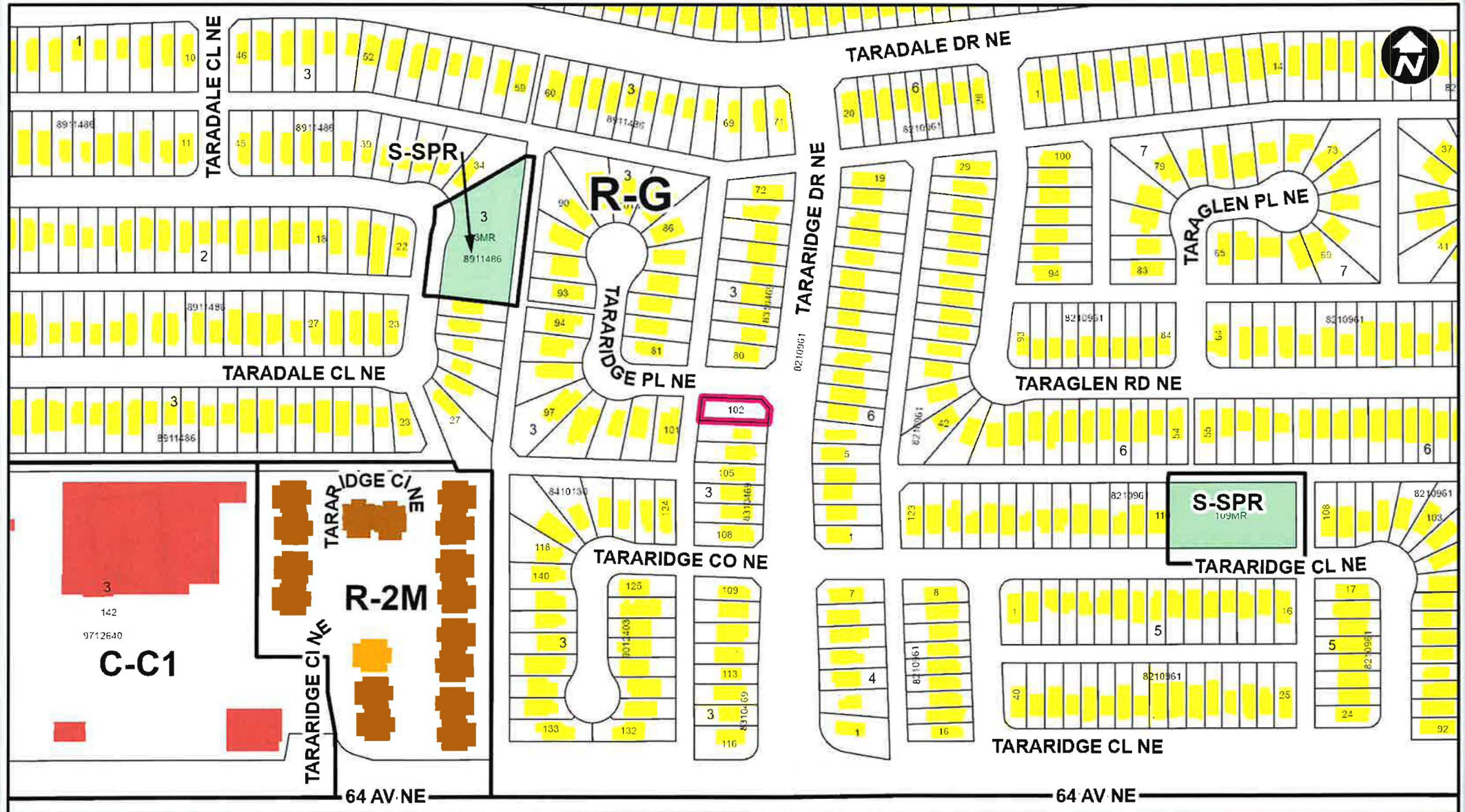
0.04 ha  
33m x 11m



# 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:**

- 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

Located in relationship top 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 shared a site property line with a land, 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



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## Supplementary Slides



# Existing Land Use Map 10

