



Public Hearing of Council

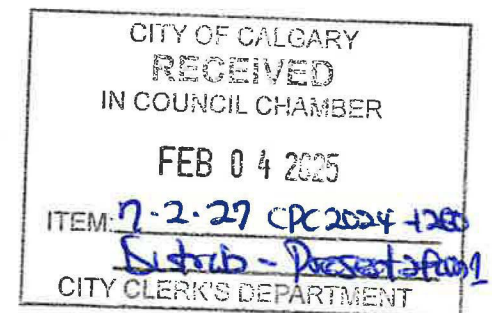
Agenda Item: 7.2.27



LOC2024-0093 / CPC2024-1260

Land Use Amendment

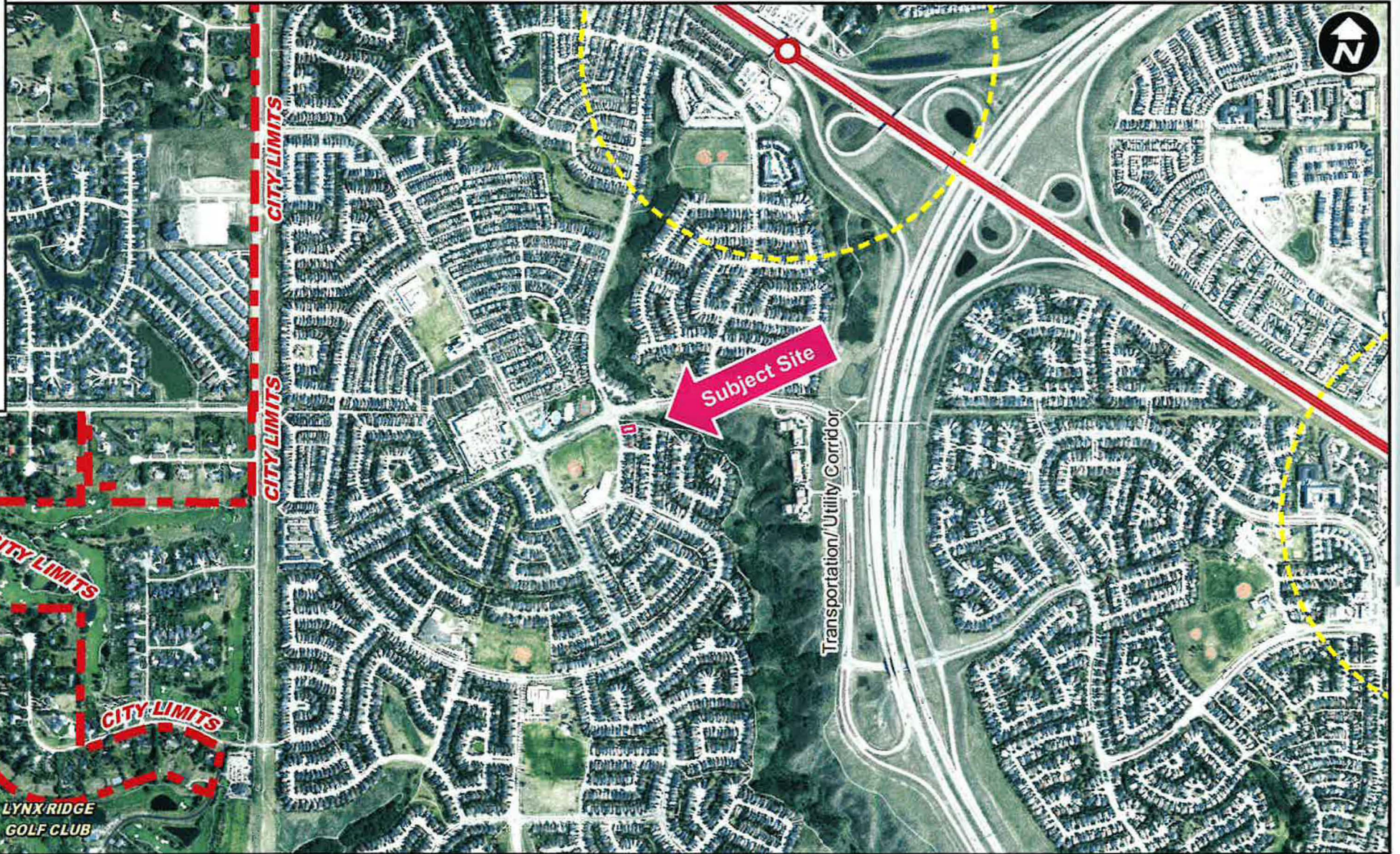
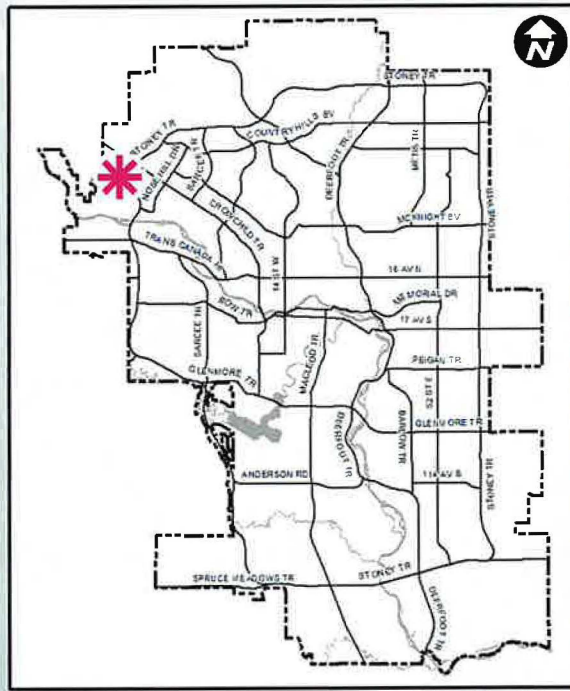
February 4, 2025



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 26D2025** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10 Tuscan Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a 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

Location Map 4



Legend

○ Bus Stop

Parcel Size:

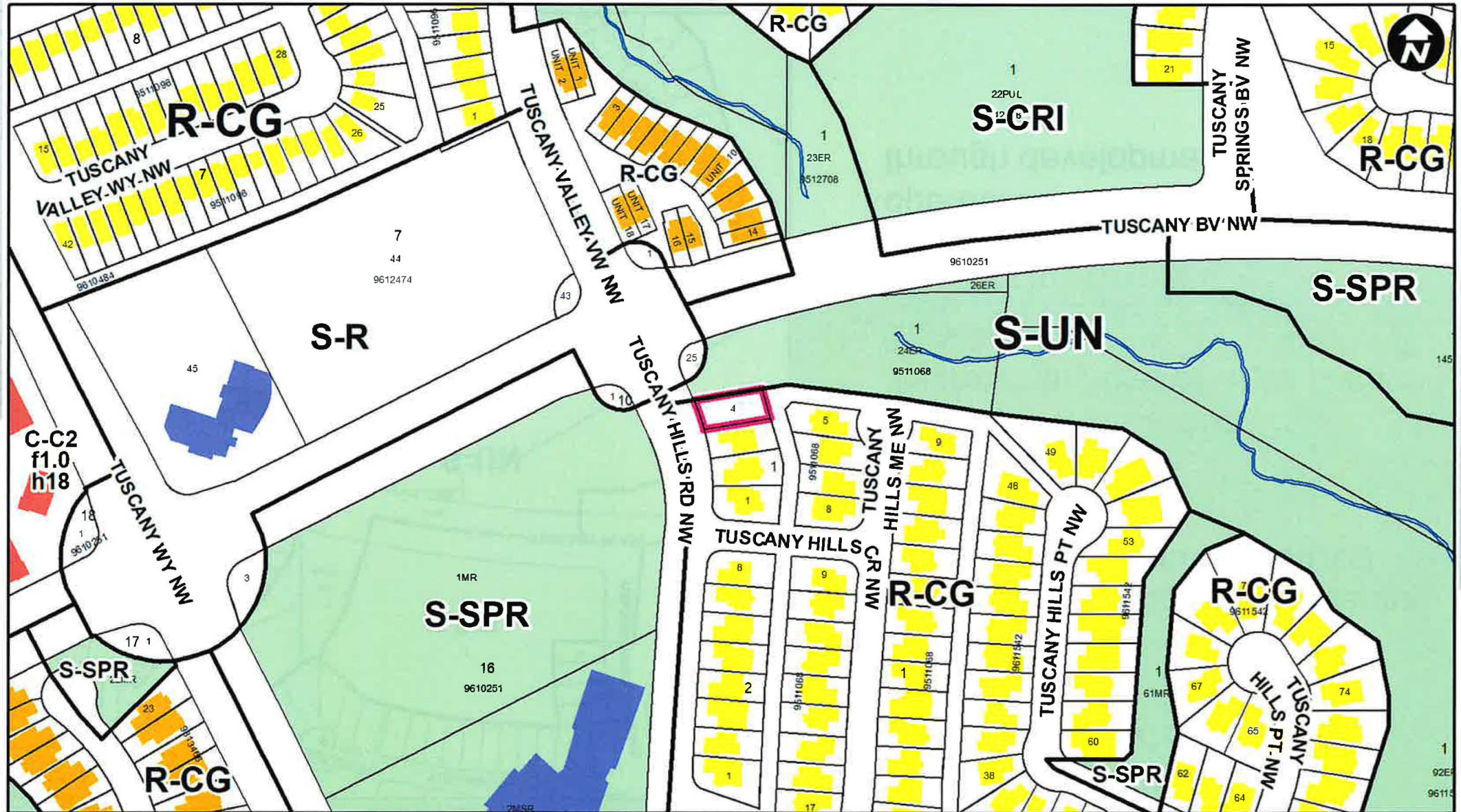
0.05 ha
15 m x 34 m

Surrounding Land Use

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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



The site meets 6 of 7 site selection criteria of the *Child Care Service Policy and Development Guidelines*:

- B.2 – the site is located across from a school site and immediately south of the Twelve Mile Coulee park
- B.3 – the site can accommodate the necessary pick up and drop off stalls
- B.4 – the site can accommodate the required outdoor play areas
- B.5 – the site is located south of a collector street and is not anticipated to draw traffic through the community
- B.6 – the site is not located on a corner parcel
- B.7 – while corner parcels are preferred, non-corner parcels may be evaluated on their own merits and the site does not share a side property line with a lane, but has the necessary frontage and is near other community services
- B.8 – Administration is not aware of other child care services on the same block

Child Care Service Location Criteria

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Criterion	Assessment	
Close to supportive uses	Across from school, adjacent to park	<input checked="" type="checkbox"/>
Sufficient curb space	Can accommodate drop-off stalls	<input checked="" type="checkbox"/>
Space for outdoor play	Can accommodate outdoor play space	<input checked="" type="checkbox"/>
On collector or higher-order roads	Closest parcel to connector	<input checked="" type="checkbox"/>
Corner parcel; or non-corner with space from neighbours	Essentially a corner parcel	<input checked="" type="checkbox"/>
Avoid over-concentration	No knowledge of other services nearby	<input checked="" type="checkbox"/>

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10 Tuscany Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines.

Supplementary Slides

Looking east from Tuscany Hills Road NW.

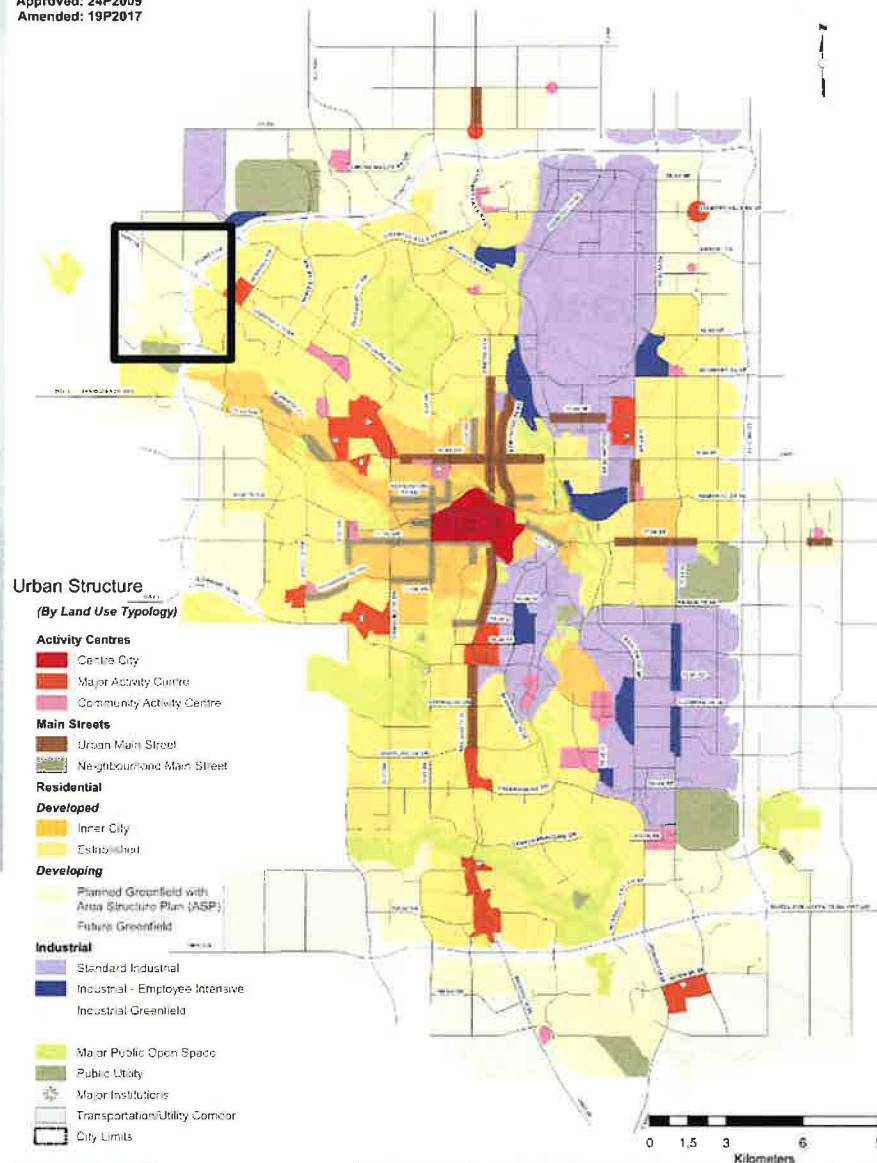
Site Photos 11



Looking west from the rear lane.

Site Photos 12





Urban Structure

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This map represents a conceptual land use structure and transportation network for the city as a whole. No representation is made herein that a project for sale and/or City involvement, as represented on this map, will be made. No specific measurements including street layout, infrastructure, as well as future land use should be made. Any use of this map must be for reference only and not for any other purpose.

MDP Urban Structure Map 13

