

Calgary Planning Commission Member Comments



For CPC2025-0464 / LOC2025-0030
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration describes the existing Direct Control district from 1999 as “based on the R-1 Residential Single-Detached District of Land Use Bylaw 2P80 and enables a child care facility as a permitted use” (Attachment 1, page 3). <p>The proposed Direct Control District, which is based on the Residential – Grade-Oriented Infill (R-CG) District, would add the discretionary uses of Child Care Service and Health Care Service. The Riparian Integrity section of the District includes rules to protect the Bow River. This would update the current Direct Control to reflect the current Land Use Bylaw (1P2007).</p> <p>Administration notes, “The site aligns with 6 of the 7 applicable site selection criteria as identified in the guidelines [in the Child Care Service Policy and Development Guidelines]. The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site’s characteristics would allow for these development guidelines to be applied as intended” (Attachment 1, page 6).</p> <p>Because the existing Direct Control District already permits a Child Care Service and the site aligns with 6 of the 7 site selection criteria for a Child Care Service, the heart of this application is whether a Health Care Service is appropriate at this location. Child Care and Health Care Services can work together well on the same lot. Parcels along 85th St NW to the east include the Community – Corridor 2 (C-COR2f3.0h46), Multi-Residential – Contextual Low Profile (M-C1), and Mixed Use – Active Frontage (MU-2f3.0h16) Districts. These existing Land Use Districts suggest that it is appropriate to let uses mix in this location, which supports adding the use of Health Care Services.</p>