



# Public Hearing of Council

## Agenda Item: 7.2.6



# LOC2024-0317 / CPC2025-0657

## Land Use Amendment

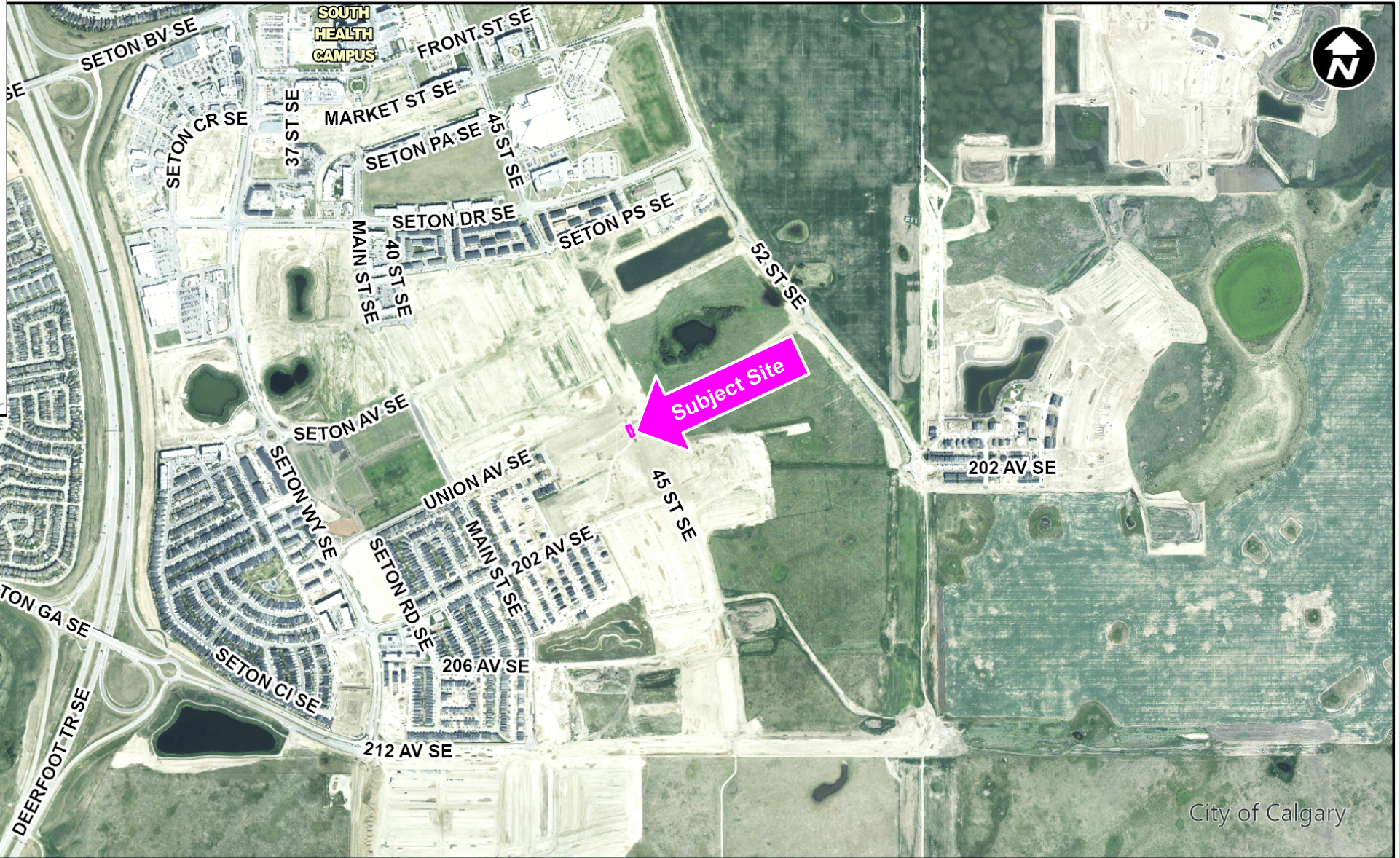
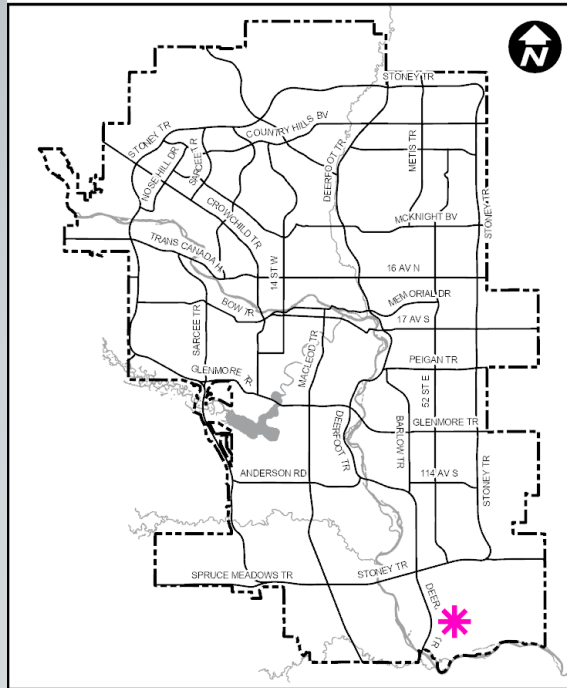
September 9, 2025

CITY OF CALGARY
<b>RECEIVED</b>
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7.2.6 CPC 2025-0657
<i>Dishab - Presentation</i>
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

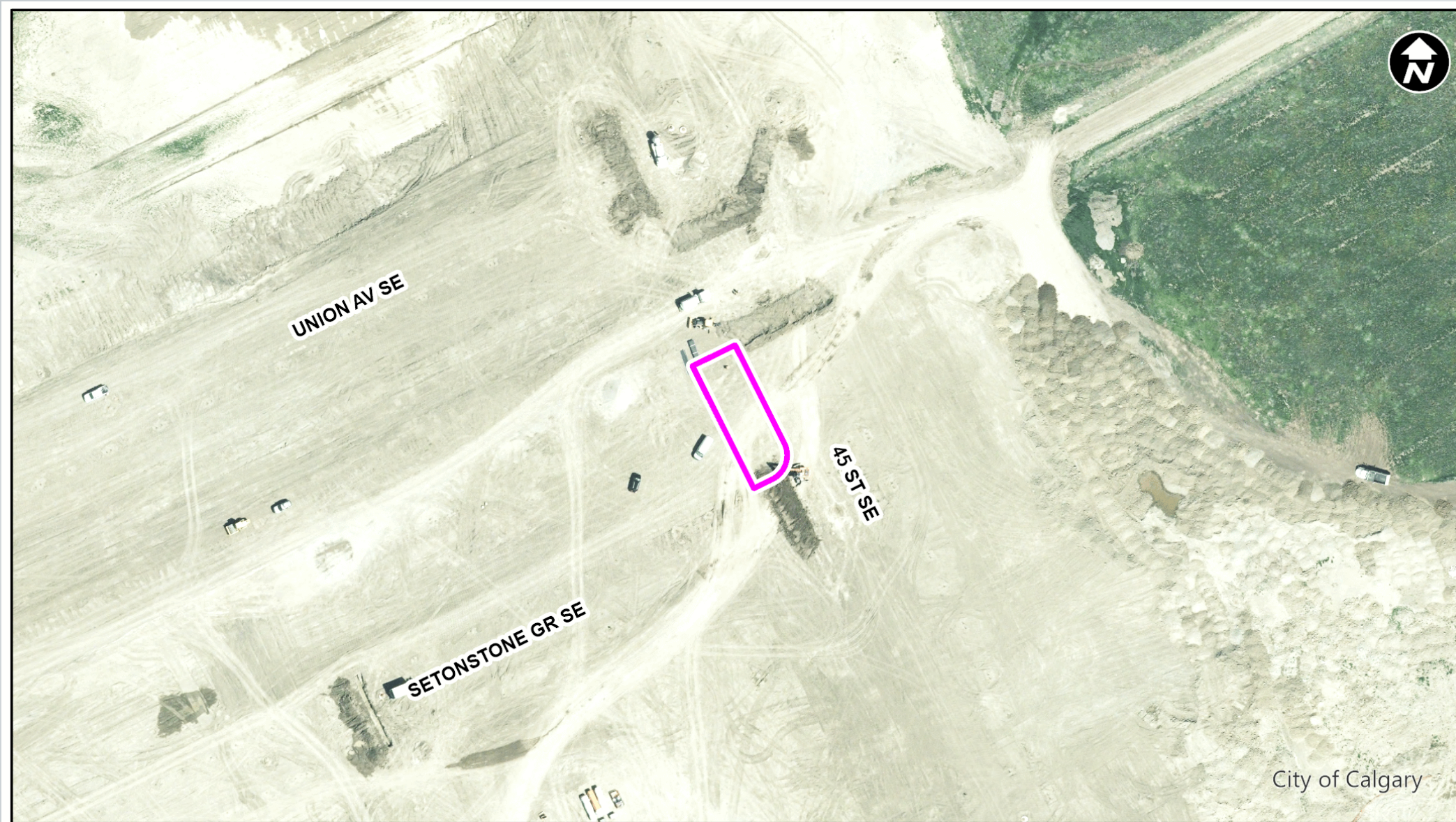
That Council:

Give three readings to **Proposed Bylaw 137D2025** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 317 Setonstone Green SE (Plan 2311056, Block 51, Lot 39) from Residential – Low Density Mixed Housing (R-G) District **to** Direct Control (DC) District to accommodate a Child Care Service use, 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

City of Calgary

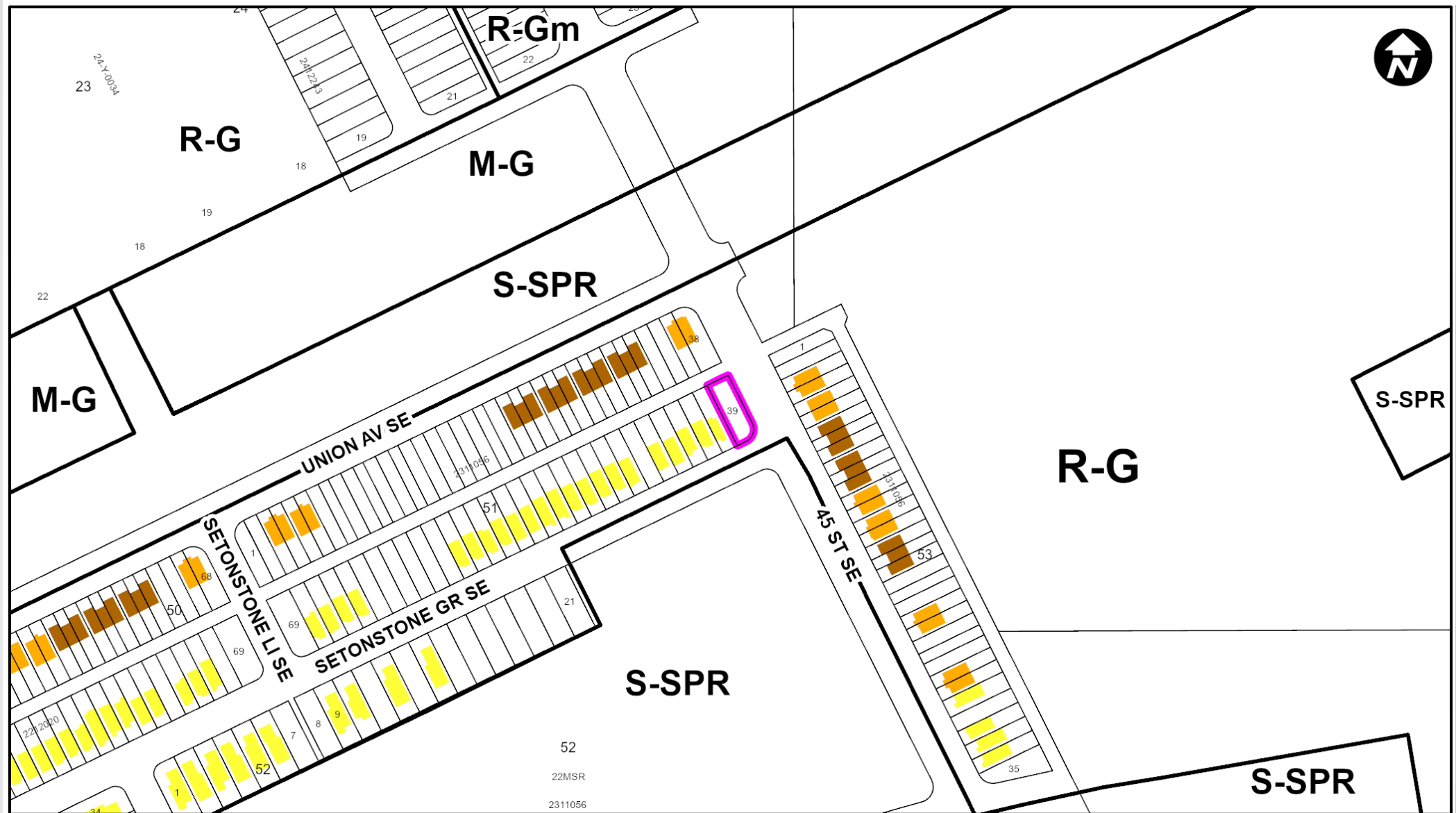


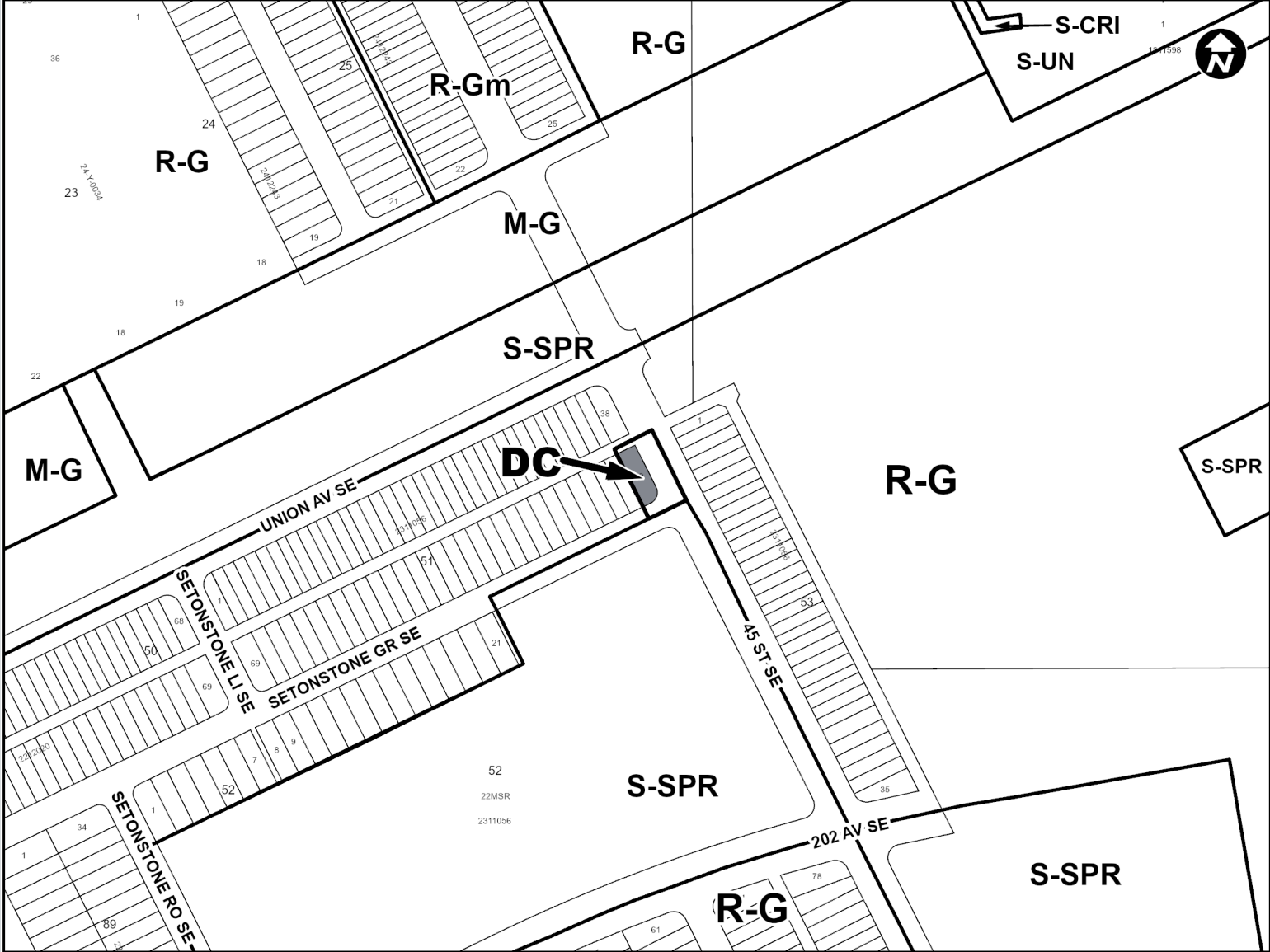
Parcel Size:

0.04 ha  
11m x 33m

**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 on the Residential – Low Density Mixed Housing (R-G) District;
- Additional discretionary use of Child Care Service.

# Child Care Service Policy and Development Guidelines

## Site selection criteria for a Low Density Residential Areas

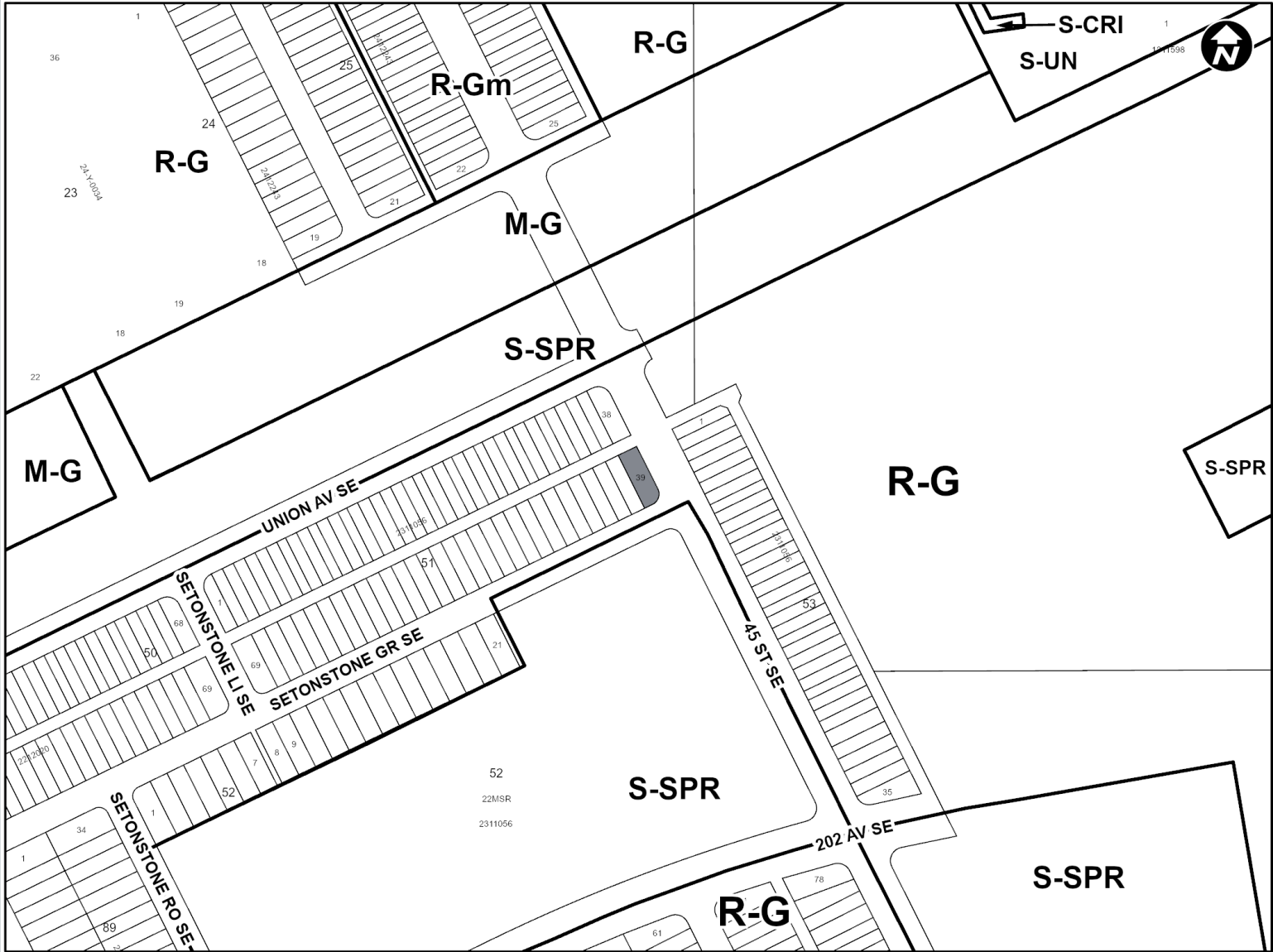
Child care services in low density residential area should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas	✓
Child care services should be located on a site that can provide sufficient staff parking and pick-up 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	✓

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# Supplementary Slides





**Site from southeast corner**  
(near junction Setonstone GR SE & 45 ST SE )



**Site from northeast corner**  
(near junction 45 ST SE & rear lane )