

Applicant's Submission

This land use redesignation application proposes to redesignate six (6) adjacent single unit parcels from a Multi-Residential – At Grade Housing (M-G) (M-Gd60) to a Direct Control District that is based on the current M-G District designation with Child Care Service as a discretionary use. The intent of the land use redesignation is to provide the opportunity for a Child Care Service to be developed on these parcels once consolidated into one site.

The site is located within the Community of Walden in Southeast Calgary. The six parcels are located at the corner of Walcrest Boulevard and Walcrest Way in the southeast portion of the community, directly north of 210th Avenue SE. The municipal addresses are 175, 179, 183, 187, 191, 195 Walcrest Way SE.

With this proposed land use redesignation, the intent is to develop and operate Walden Child Care. This facility will be a childcare service to accommodate 120 children, providing a needed service to families within Walden and surrounding Southeast sector communities.

The proposed land use redesignation provides opportunity for a Childcare Service, a service that is in alignment with multiple City policies, ranging from the Municipal Development Plan, Area Structure Plan and Childcare Service and Policy Guidelines.

Within the Municipal Development Plan (MDP), the site is identified in a Developing Residential Community/Planned Greenfield. These areas are identified for a range of residential uses and local commercial. The MDP also contains City-wide policies which recognize childcare services as an integral part of complete communities. The City-wide policy supports accommodation of these services as an appropriate use within residential communities.

In addition to the MDP, the addition of a childcare service use on this site is also in alignment with the City's Childcare Service and Policy Guidelines. These guidelines state that childcare services may be allowed as a discretionary use in all multi-residential areas, neighbourhood or community commercial areas and work place contexts. The immediate adjacent surrounding uses to the site are multi-family residential, and municipal reserve. (MGd60, M-1d100, and S-SPR). As per the City-wide MDP policies, and the Childcare Service and Policy Guidelines, a childcare service is compatible with these existing uses.

The East Macleod Area Structure Plan (ASP), within which the site is located, provides further policy guidance. The land use map within the ASP identifies this site within a residential area. The ASP states that compatible and complementary high-density residential, community-oriented institutional, recreational, and local commercial uses are encouraged within the residential area to create complete communities.

The site is located within the approved Outline Plan (LOC2014-0176). This plan identifies the site to be located within a Neighbourhood Node boundary. The intent of a Neighbourhood Node, as per the ASP, is to provide a transit focus and a hub of social interaction for the surrounding residential areas. Nodes are intended to contain a concentration of higher density housing as well as other suitable transit-supportive uses (such as schools, daycares, and local commercial uses). The addition of a Child Care Service within the node enhances the area by providing additional uses to the approved multi-family uses. The sites adjacency to the park /municipal reserve parcel on Walcrest Way is also complementary to enhancing use of this park and creating a more vibrant node.