

Applicant's Submission

July 08, 2019

On behalf of Calgary Reads, O2 Planning + Design is submitting this application to redesignate the parcel located at 922 8 Avenue SE in the Inner City Inglewood Neighbourhood. Currently, 922 8 Avenue SE is designated as Residential – Contextual One / Two Dwelling District (R-C2). The intention is to redesignate the parcel to a Direct Control (DC) District, based on the Residential – Contextual One / Two Dwelling District (R-C2), to facilitate the continued operation of the Calgary Reads Children's Reading Place as a specific, discretionary **community service use**.

The Children's Reading Place, operated by Calgary Reads, is a community non-profit service which provides a welcoming home-like environment for children to experience the joy of reading. The intent of the service is to inspire young readers, their families, and organizations to read together and develop their own reading places. This use has been operating at this address for two years through a Temporary Use: Home Occupation Class 2 Permit, which has been re-applied for each year. The City of Calgary conditionally approved the development permit for 2019, subject to receiving a land use redesignation application from Calgary Reads for the property.

The Children's Reading Place contains three main components within a heritage home: a reader in residence, children's reading area, and a book bank:

The **Reader in Residence** is a residential use in which a selected individual is invited to live in a suite in the house with their family. The Reader in Residence supervises and maintains the property and the Children's Reading Place. In addition to the suite, the Reader in Residence has access to an outdoor deck at the rear of the house for residential use.

The **children's reading area** is a community use that provides a series of imaginatively decorated interior rooms where children and their families can read together. The rooms contain donated books which children can choose to take home with them. This part of the home is open for public visits on Thursdays (9:30 AM - 4:00 PM), Fridays (9:30 AM - 7:30 PM), and Saturdays (10:00 AM - 4:00 PM) which are supervised by the Reader in Residence, House Mother, and up to two additional volunteers. Public visits must be booked in advance and are limited to 5 families of no more than 5 people at a time. On Wednesdays, the children's reading area is reserved for visits from specific community organizations (9:00 AM – 4:00 PM), and on occasional Tuesdays it is open for individual tours.

The **book bank** is located in the basement of the home and is a storage space in which book donations are kept, organized, and distributed for use in the Children's Reading Place and for other organizations.

The functions of the Children's Reading Place are complimentary with the surrounding community context. The property is located in the Inner City neighbourhood of Inglewood, a block away from the mixed-use 9 Avenue Neighbourhood Main Street. It is across the street from the Alexandra Centre and Jack Long Park and it backs onto the Bow River Pathway System. The house is adjacent to two R-C2 residential dwellings. The rest of the block is also designated as R-C2, which permits class 1 home occupations. The area is well connected to transit, which stops a block away on 9 Avenue, and sees a high level of pedestrian, cycle, and vehicular traffic. The Children's Reading Place visually fits in with surrounding residences and its community use contributes to the vibrancy of this active neighbourhood. There have been no formal complaints filed against the Children's Reading Place since this pilot project began in 2017.

The land use resignation to a Direct Control District will allow the Children's Reading Place to operate as a residence with a specific discretionary community service use, without the need to reapply each year. This land use redesignation is solely administrative, as there will be no change or expansion to the existing building or use on the property. Calgary Reads, along with O2 Planning + Design, is committed to working collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Inglewood throughout the application process.