

**Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW,
 LOC2020-0127**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020
 DECEMBER 3:**

That Council hold a Public Hearing: and

Give three readings to **Proposed Bylaw 10D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service (Attachment 2)

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of a child care facility.
- A DC District is necessary to accommodate child care service within the existing building without allowing for all commercial uses associated with a mixed use or commercial district. The proposed land use amendment is compatible with the surrounding land uses and development, and aligns with applicable policies of the *Municipal Development Plan, South Calgary/Altadore Area Redevelopment Plan* and *Child Care Service Policy and Development Guidelines*.
- What does this mean to Calgarians? If this application is approved by Council, it would allow for an additional integral service within an established residential and employment area.
- Why does it matter? Community amenities such as child care service uses contribute to the goal of complete communities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 August 19 by Sarina Developments, on behalf of the landowner Parvisbegum Virani. No development permit has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the intent is for a future development permit for child care service.

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The 0.6 hectare (0.14 acre) midblock site is located in the southwest community of South Calgary on 33 Avenue SW, one block east of 20 Street SW and the commercial area of Marda Loop. The site is currently developed with a single detached dwelling that has been converted into a residential sales centre since 2019. The proposed DC Direct Control District is to allow for child care service within the existing building. The house may return to operate as a dwelling, if the child care use does not materialize.

Although more intense districts have been supported on this block along the Neighbourhood Main Street, in this case the applicant does not intend to add more uses than necessary to allow for child care service or comprehensively redevelop the parcel at this time. Surrounding development includes historic single detached bungalows to the east and south, four-storey multi-residential to the west, and semi-detached dwellings to the north. The properties across the lane to the south have been redesignated to the Mixed Use - General (MU-1f3.0h16) District as part of City-initiated Main Streets redesignations in 2019.

More details about this land use amendment application and surrounding site context is provided Attachment 1 (Background and Planning Evaluation).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Marda Loop Community Association was appropriate. In response, the applicant delivered approximately 20 letters to surrounding neighbours and installed a sandwich board on the property to advertise the project. The applicant did not receive any public comments. The Applicant Outreach Summary is included in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one letter of opposition identifying concerns related to noise, parking and traffic congestion, and privacy.

The Marda Loop Community Association has not provided any comments at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design and size of a child care service use, including site layout, play area and parking requirements will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use allows for a needed service for families and contributes to the goal of complete communities.

Environmental

This application does not include any actions that specifically meet objectives of this plan. However, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate a child care service at this location provides a business opportunity within the community of South Calgary. Marda Loop is the economic centre for the community of South Calgary and the opportunity for child care centre supports business activity in the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 10D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)