

Land Use Amendment in Haysboro (Ward 11) at 8943 Elbow Drive SW, LOC2020-0129

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 8943 Elbow Drive SW (Plan 311HN, Block 12, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to allow for the additional use of Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject site to allow Child Care Service as a discretionary use.
- The proposal aligns with the *Municipal Development Plan*.
- What does this mean for Calgarians? This would allow for an additional essential service and community amenity, which is an integral part of complete communities and making day-to-day life of residents more convenient.
- Why does this matter? More convenient options for day-to-day services such as child care services leads to more fulfilling and enjoyable lives for residents.
- There is no previous Council direction on this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by AAA Design on behalf of the landowners, Satvinder Kaur and Amrinder Singh, on 2020 August 25. The approximately 0.070 hectare site is situated at the northwest corner of Elbow Drive SW and 89 Avenue SW.

The initial application was submitted as a Commercial – Neighbourhood 1 (C-N1) District, but based on community feedback to the application, including the Haysboro Community Association, Administration advised the applicant that a DC District with an additional discretionary use of Child Care Service may be more appropriate. The applicant revised the application as such.

The existing single detached dwelling currently operates as a Home Based Child Care – Class 2 and are looking to expand. No development permit has been submitted at this time, although the applicant has indicated their intent to pursue a development permit for a child care service within the existing single detached dwelling (Attachment 3). The operator intends to convert the entire existing dwelling into Child Care Service, and will no longer reside in the dwelling should the land use redesignation be approved.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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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 the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the applicant held a virtual meeting on 2021 January 13. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received a total of 34 letters from the public regarding this application. Twenty-five letters are in opposition to this application, stating concerns related to traffic and parking. Nine letters are in support of this application, stating that there is a need for childcare within the community, and that the development would be a great addition to the community. As part of the circulation process, Administration spoke to a number of community members over the telephone and email. Many community members who opposed the initially proposed C-N1 District agreed that a DC District limiting the additional use to Child Care Service only, was a more appropriate path forward with this application.

The Haysboro Community Association provided a letter on 2020 September 23 (Attachment 4) stating concerns with the initially proposed C-N1 District and that a DC District may be a more appropriate district for the site since childcare is a service that is currently lacking in the community and desired by some community members.

Administration considered the relevant planning issues specific to the application and has determined that a DC District would be more appropriate than the original application of C-N1 and as such requested that the applicant amend the application to a DC District.

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 Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables integral community services such as child care to be located within the community at a scale that fits with the neighbourhood. The development of this site will enable parents and care givers to acquire essential services closer to home and thereby decrease time and effort spent on day-to-day needs.

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Environmental

This application does not include specific actions that address objectives of the *Climate Mitigation Action Plan* although integrating essential needs within a community is known to encourage alternative modes of transportation such as active low carbon modes.

Economic

The proposed land use amendment enables the development of Child Care Service. The Government of Alberta identifies in their [Action Plan for 2021 – 2022](#) that affordable quality child care is essential to positive early childhood development, labour force participation of parents, women's equality, social integration and inclusion of newcomers, and poverty reduction - all aspects of social and economic growth.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Community Association Response
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform