

**Land Use Amendment in Cambrian Heights (Ward 4) at 577 Northmount Drive NW,
LOC2021-0140**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 577 Northmount Drive NW (Plan 9043HA, Block 10, Lot 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed, including single and semi-detached dwellings and secondary suites.
- The proposal aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for an additional use that is an essential service and community amenity, and is an integral part of complete communities that make day-to-day life more convenient for residents.
- Why does this matter? More convenient options for day-to-day services such as child care leads to more fulfilling and enjoyable lives for Calgarians.
- No development permit has been submitted at this time.
- 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 application, in the northwest community of Cambrian Heights, was submitted by the landowner, Yanmei Zhang of Evergreen Child Care LTD on 2021 September 13. The Applicant Submission (Attachment 3) indicates that the landowner is looking to operate a commercial child care service for approximately 38 children.

This 0.05 hectare corner parcel is located at the intersection of Northmount Drive NW and Coleridge Road NW. The site is currently developed with a single detached dwelling and a detached rear garage accessed from the lane. The proposed DC District would allow for Child Care Service within the existing building. Alternatively, the parcel may still be used for residential uses if the child care use is not pursued or closes in the future.

No development permit application has been submitted at this time.

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 and the respective community association was appropriate. In response, the applicant spoke directly with neighbours within a one-block radius and also applied a Google pin on the address to allow the subject parcel to be seen digitally by neighbours. This encouraged neighbours to reach out to them directly. The Applicant Outreach Summary can be found 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 14 responses in opposition from the public noting the following concerns:

- Traffic and Parking:
 - increase in street traffic is undesirable;
 - potential for increased parking congestion on the street; and
 - intersection of Northmount Drive NW and Coleridge Road NW is already congested and adding to it will make it more difficult to use this intersection;
- Appropriateness of the property for a Child Care Service use; and
- Community character concerns relating to fit, decrease in property values, removal of private trees, gaining infrastructure and precedent for other properties along Northmount Drive NW.

The Cambrian Heights Community Association provided a letter of opposition on 2021 October 15 (Attachment 5) with the following comments:

- the full potential impacts of the redesignation without a development permit are unclear;
- the intersection of Northmount Drive NW and Coleridge Road NW is already a busy intersection with no traffic lights;
- additional parking congestion is a concern;
- traffic flows would be disrupted by the increased traffic; and
- the rear lane provides a single point of entrance as the other side is blocked, and this proposal could increase congestion in this portion of the lane.

Administration considered the relevant planning issues specific to this land use amendment application and has determined the proposal to be appropriate as child care service is an essential element in creating complete communities. The building and site design, vehicle access and on-site parking, maximum number of children, and outdoor play space will be

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reviewed and determined at the development permit stage through a discretionary application. The *Child Care Service Policy and Development Guidelines* would also be used at the development permit stage to help manage and mitigate the potential impacts of a child care service use in this low density residential areas. The child care service operators will also require provincial licensing and will also be evaluated by The Province under the [Early Learning and Child Care Act](#).

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care services are essential to creating complete communities, and accommodating the needs of parents and caregivers within the community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for an additional child care service within the residential community of Cambrian Heights. Child care service is an essential service that allows parents to participate in the labour force, as well as providing employment opportunities for staff of the child care service.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform