

Land Use Amendment in Livingston (Ward 3) at 1248 Livingston Way NE, LOC2021-0081

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.43 hectares \pm (5.99 acres \pm) located at 1248 Livingston Way NE (Plan 1612918, Block 21, Lot 2) from Special Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 OCTOBER 21:

That Council give three readings to **Proposed Bylaw 184D2021** for the redesignation of 2.43 hectares \pm (5.99 acres \pm) located at 1248 Livingston Way NE (Plan 1612918, Block 21, Lot 2) from Special Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 4).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a private school in addition to the uses of the Special Purpose – Recreation (S-R) District.
- The applicant intends to increase their offering of childcare and educational services provided in the Livingston Homeowner's Association (HOA) building. This will add K-4 learning for children in addition to the current child care service that is operating in the HOA building. The proposal is in keeping with the applicable policies of the *Keystone Hills Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This will provide expanded educational uses and opportunities for children in the community of Livingston.
- Why does this matter? Early childhood learning is a critical education phase, which impacts future learning and development of students. This application creates more opportunities to access education, particularly in advance of an elementary school being built in the area.
- A change of use development permit for a School – Private has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 May 20 by Calgary International Academy on behalf of the landowner, Livingston Homeowners Association. A change of use development permit application for a School – Private was submitted on 2021 September 23 and is under review. As indicated in the Applicant Submission (Attachment 2), the proposed Direct Control (DC) District is based on the S-R District to allow for a School – Private use.

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The 2.43-hectare (5.99 acre) site is located in the developing northeast community of Livingston. The site is currently developed with the Livingston HOA building. The proposed DC District would allow for a private school within the existing building. The proposed School – Private area will be co-located with an existing child care service and is not anticipated to negatively impact any of the other spaces within the HOA building.

A detailed planning evaluation of the application, including location maps and site context, is provided in 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 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 respective community association was appropriate.

In response, the applicant held an information session with the community, which was advertised through the HOA's social media channels, the applicant's website, as well as emails to individuals that requested further information. The applicant also included information about the proposed new school in the community newsletter, which included the applicant's contact information. The Applicant Outreach Summary can be found in Attachment 3.

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. There is currently no community association for the area.

Administration received five letters of opposition and one letter of support from the public. The letter of support provided general support for the addition of a school in the area. Letters of opposition included the following areas of concern:

- the change would impact access to HOA facilities;
- parking and traffic impacts; and
- the size of the school and daycare.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. On-site parking and the floor plan of the school, along with other design considerations are being evaluated through the review of the development permit.

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

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IMPLICATIONS

Social

The application would enable a wider range of childcare and educational services within the developing community of Livingston.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

Economic

This application would enable more efficient use of space within an existing approved building, therefore enabling higher and better use of the land.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 184D2021**
5. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform