

Land Use Amendment in Renfrew (Ward 9) at 731 – 13 Avenue NE, LOC2021-0139

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 1.21 hectares ± (2.98 acres ±) located at 731 – 13 Avenue NE (Plan 4221GL, Block 20) from Direct Control (DC) District to Special Purpose – Community Service (S-CS) District.

HIGHLIGHTS

- The proposed land use amendment would allow for education and community uses including a limited range of small scale public indoor and outdoor recreation facilities.
- This land use amendment is necessary for the current business owners to operate a child care facility for the purposes of preschool, kindergarten, and before and after school care for the community and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The existing facility and services can continue to serve Calgarians with the ability to grow and serve a larger portion of the community.
- Why does this matter? As our city grows, existing facilities are forced to adapt to growing needs. This application would provide an opportunity for the facility to provide additional community and social services for a diverse population.
- A change of use development permit for a Child Care Service for up to 194 children has been submitted and is currently under review.
- 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 application was submitted by Citytrend on behalf of the landowner, The City of Calgary, Real Estate and Development Services (RE&DS), on 2021 September 09.

The 1.21 hectare (2.98 acre) site is located in the northeast community of Renfrew on the corner of 13 Avenue NE and 6 Street NE. The parcel is currently occupied by three buildings: a set of portables, an administrative building constructed in 2005, and the Rutledge Hangar that was built in 1929. The Rutledge Hangar is a provincially protected heritage asset. The existing DC District does not accommodate the full range of community services, including Child Care Service, as an allowable use.

A development permit for a change of use for Child Care Service was submitted on 2021 July 29 and is currently on hold pending approval of this land use amendment application. The application for a change of use development permit triggered the requirement for a land use amendment. The proposed land use amendment will allow for the current and future operations of Trellis Society. If the proposed land use amendment is approved by Council, the proposed uses would align with the goals of the *North Hill Communities LAP* and allow for an existing childcare business to obtain provincial licensing to continue their operations.

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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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant approached some of the immediate neighbors to discuss the project and no concerns were expressed. Please refer to the Applicant Outreach Summary (Attachment 3) for further details.

City-Led Outreach

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

Administration received one letter from the public, expressing concern over the pickup and drop-off vehicular traffic in conjunction with Colonel Macleod Junior High School.

The Renfrew Community Association did not provide comments to Administration's circulation sent on 2021 November 16. A follow up email was sent on 2022 January 25 and there was still no response. The Renfrew Community Association did provide a response to the associated Development Permit (DP2020-5476) stating they are in support of the application and that caution should be taken around the Rutledge Hangar.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The number of children the development permit is requesting will accommodate the more extensive summer programming and will not conflict with Colonel Macleod Junior High School pickup and drop-off. No other changes are proposed to the existing built form of the site.

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 proposal would allow for additional services in the community and contributes to the goal of complete communities.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable

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climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate and expand the current Child Care Facility would support the current business operations and provide more community services, amenities, and support to surrounding communities.

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. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform