

Applicant Submission

2021 November 08

Applicant's Name: CITYTREND

CITYTREND has been retained by the Trellis Society to submit the remaining documentation required for LOC 2021-0139, to redesignate 731 13 Avenue NE & 1318 Regal Crescent NE (subject site) from Direct Control 83Z2005 to Special Purpose - Community Service (S-CS) District. This land use redesignation is to allow for uses that have existed on the subject site prior to 2019 and ones that were added subsequently. In totality, the proposed land use amendment would accommodate for the care and supervision of children and youth to ultimately allow for Provincial Licensed Care for the following uses that require it; preschool, kindergarten, before and after school care and youth programs. In addition, this approval would allow for the administrative functions of the uses and a secured outdoor play area. The total capacity is anticipated to be up to a maximum of 194 children and youth. The Special Purpose - Community Services (S-CS) provides the appropriate permitted and discretionary uses to accommodate the full spectrum of services provided by the Trellis Society.

The subject site is located in the residential community of Renfrew in the city's northeast quadrant. There are two main buildings on the site; the Trellis Society (two-storey building built in 2005 with an attached hangar built in 1927) and the Creative Centre (one storey portables). These buildings will provide the same program and services for the residents of the community and the surrounding area. The Boys and Girls Clubs of Calgary have been in operation on the site since the 1950's. Their name changed in 2020, and is currently known as the Trellis Society.

The policies that apply to the subject site are the Municipal Development Plan and the North Hill Communities Local Area Plan. The Municipal Development Plan identifies the subject site as being located within the Developed-Inner City Area. Section 3.5.2 states that "intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighborhoods". As per the Municipal Development Plan, redevelopment should support the revitalization of local communities by allowing for growth and a mix of service uses. The North Hill Communities Local Area Plan provides a long-term vision and framework for land use policies for the North Hill Communities. The subject site is categorized as a City Civic and Recreation area. Section 2.2.4 states that; "Parks, Civic and Recreation areas are centres of neighbourhood activity and provide a range of opportunities for people to play, relax, recreate and connect. These areas foster community cohesion and cultural vitality and support individual health and well-being". This policy supports a range of recreation, civic, arts and cultural opportunities to meet the needs of an increasingly diverse city in all seasons and commercial services that complement the site's primary function. This land use proposal supports the goals and objectives of the Municipal Development Plan and the North Hill Communities Local Area Plan, by encouraging neighbourhood stability through maintaining and expanding a needed service in close proximity to residents.

In summary, the proposed land use redesignation will grant a formal approval for the full spectrum of services provided by the Trellis Society, including the additional uses of a preschool and kindergarten that require compliance with Land Use Bylaw 1P2007 and Provincial Licensed Care. This approval will allow for the current and future operations of Trellis Society. The design of the development is sensitive to the local context and the surrounding low density residential development. The buildings and outdoor open spaces are located on a city block and they do not have direct interface with residential uses. For the reasons outlined above, we request that the City of Calgary support the application.