

Planning & Development Report to
Calgary Planning Commission
2022 February 10

ISC: UNRESTRICTED
CPC2022-0034
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**Land Use Amendment in Woodbine (Ward 13) at 308 Woodfield Road SW,
LOC2021-0206**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 308 Woodfield Road SW (Plan 7910309, Block 2, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
FEBRUARY 10:**

That Council give three readings to **Proposed Bylaw 43D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 308 Woodfield Road SW (Plan 7910309, Block 2, Lot 8) from Residential – Contextual One Dwelling (R-C1) 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 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 making day-to-day life more convenient for residents and is an integral part of complete residential communities.
- Why does this matter? Convenient child-care options can support Calgarians in pursuing fulfilling and enjoyable lives.
- No development permit has been submitted at this time.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, in the southwest community of Woodbine, was submitted by Saher Shah on behalf of the landowner, 616760 Alberta Ltd (Saher Shah), on 2021 November 30. The Applicant Submission (Attachment 3) indicates the applicant is proposing to open a new child-care business on the same site where a child-care service previously operated but closed in February 2020. City policy declares a child-care use discontinued if it is inoperable for at least six months, meaning new approvals are needed to re-open the service under a different operator. Changes to the Land Use Bylaw 1P2007 in response to new provincial regulations mean that a DC District is required to allow a child-care use for greater than six children in a low-density residential area.

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The 0.06 hectare parcel is located at the intersection of Woodfield Road SW and Woodpark Boulevard SW. The site is currently developed with a single detached dwelling. The proposed DC District would allow for Child Care Service within the existing building. Alternatively, the parcel may still be used for residential purposes as permitted by the base Residential – Contextual One Dwelling (R-C1) District.

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 the respective community association was appropriate. In response, the applicant spoke with the community association and ward councillor, as well as distributing flyers to encourage feedback. 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 was posted both on-site and published [online](#), and notification letters were sent to adjacent landowners.

At the time of writing this report, Administration did not receive any comments from either the public or the Woodcreek Community Association.

The building and site design, vehicle access and on-site parking, maximum number of children, and outdoor play space will be reviewed and determined at the development permit stage through a discretionary application. The [Child Care Service Policy and Development Guidelines](#) will also be used to help manage and mitigate the potential impacts of the use in a low-density residential area. The service operators will also require provincial licensing and will be evaluated by The Province under the [Early Learning and Child Care Act](#).

Following Calgary Planning Commission, notifications for a 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 the creation of complete communities and to accommodate the needs of parents and caregivers.

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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 Woodbine. Child care is an essential service that allows parents to participate in the labour force, as well as providing employment opportunities for staff.

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 Bylaw 43D2022**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform