

Land Use Amendment in Parkdale (Ward 7) at 805 – 27 Street NW, LOC2022-0182

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 2.62 hectares ± (6.46 acres ±) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children’s Health Centre, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate this parcel to a DC District to allow for the additional discretionary use of Children’s Health Centre, in addition to the uses listed in the Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate the continuation and expansion of an existing use.
- The proposal aligns with the *Municipal Development Plan* and *South Shaganappi Communities Area Plan*.
- What does this mean to Calgarians? This application would provide for the expansion of the existing adolescent care centre.
- Why does this matter? The proposal would enable the existing facility to provide their services to more children in need of care.
- A development permit for an additional building has been submitted and is under review.
- There is no previous Council direction on this site.

DISCUSSION

This application, in the northwest community of Parkdale, was submitted by O2 Planning and Design on behalf of the owner, Wood’s Christian Homes, on 2022 October 7. The Applicant Submission indicates the owner intends to increase accommodations for children on site to a maximum of 50 residents and to diversify programming (Attachment 3).

This 2.62 hectare site is located on 37 Street NW and directly south of 16 Avenue NW. The site is currently developed as an adolescent care centre. This campus-style development of eight low-rise buildings includes four cottage buildings, each providing beds for eight residents (32 residents total), and four buildings to provide for programming and administrative functions. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 50 residents.

A development permit for a new Children’s Health Centre building to accommodate 10 additional residents was submitted on 2022 December 20 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, hand-delivered approximately 50 postcards to immediate neighbours, and hosted a public virtual information session. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Parkdale Community Association replied to Administration's standard circulation form and indicated support of the application.

Following Calgary Planning Commission, notifications for a 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.

IMPLICATIONS

Social

The proposed application enables the expansion of an existing adolescent care centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use amendment supports the expansion of a local non-profit organization and will provide for additional employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Services Report to
Calgary Planning Commission
2023 February 09**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform