

Land Use Amendment in Coventry Hills (Ward 3) at 7 Covepark Rise NE, LOC2022-0043

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service, with guidelines (Attachment 2).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council:

1. Give first reading to **Proposed Bylaw 178D2022** for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 7 Covepark Rise NE (Plan 0710281, Block 9, Lot 18) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate a child care service, with guidelines (Attachment 2); and
2. Withhold second and third readings until a Development Permit is at the point of approval.

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.
- Administration is recommending refusal of the proposed as the proposal does not meet the site selection criteria within the *Child Care Service Policy and Development Guidelines*, although it generally aligns with the *Municipal Development Plan (MDP)* and *Calgary North Area Structure Plan Phase 1 (ASP)*.
- What does this mean to Calgarians? A refusal would be consistent with the direction provided by Council in the *Child Care Service Policy and Development Guidelines* as a commercial child care service may have negative off-site impacts if operating on this parcel.
- Why does this matter? Proposed services and businesses on a small residential parcel must be balanced with the use and enjoyment of neighbouring parcels and fit within the context of the area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application, located in the northeast community of Coventry Hills, was submitted by the landowner, Abbashusain Momin, on 2022 March 23. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to operate a commercial child care service for up to 18 children.

This 0.03-hectare (0.07-acre) parcel is located mid-block along Covepark Rise NE where it connects to Covepark Gate NE. The site is currently developed with a single detached dwelling and an attached single-stall front drive garage. While there is lane access to the site, parking is provided in one stall in the front drive garage only. The owners currently operate a day home under the Home Based Child Care – Class 1 use, which allows for up to six or fewer children to be cared for in the home. The proposed DC District would allow a commercial child care service use to operate out of the existing building, and would allow the parcel to be used for residential uses if the child care service use is not pursued or closed in the future.

Administration's recommendation of refusal was carefully considered and is based on the following:

- the proposal does not conform to the site selection criteria in the *Child Care Service Policy and Development Guidelines* as it is not in proximity to related activity-generating uses such as schools or commercial areas and is on a narrow parcel with limited parking; and
- parking is limited to one stall in the garage as tandem parking does not meet Land Use Bylaw requirements, and therefore does not meet the minimum two stalls for pick-up and drop off plus stalls for staff as required for 18 children.

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. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site, and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received by Administration.

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The Northern Hills Community Association provided an email on 2022 October 1 (Attachment 5) indicating they are neither in support nor opposition to the proposed land use redesignation and that potential concerns of theirs would be reviewed at the development permit stage if this application is approved by Council.

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

Child care services are essential to creating complete communities; however, their locations need to be carefully considered. The *Child Care Service Policy and Development Guidelines*, which has been approved for child care uses, provides site criteria to guide decisions on these types of applications to best mitigate potential issues from non-residential uses being located in residential areas.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. If approved by Council, further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Child care services are an essential service that allows parents to participate in the labour force, as well as providing employment opportunities for staff of the child care service. However, the location of these services need to be considered in relation to their context and alignment with the site selection criteria in the *Child Care Service Policy and Development Guidelines*.

Service and Financial Implications

No anticipated financial impact.

RISK

The site does not meet the site selection criteria of the *Child Care Service Policy and Development Guidelines*, which is intended to help guide decisions at the land use redesignation stage and through the development permit to ensure commercial child care operators are located in the appropriate context. Should this land use redesignation be approved, a development permit may not be granted if off-site impacts and provincial operating licensing requirements cannot be met. Based on a review of the existing parking on site, it is unlikely that adequate parking can be provided as only one stall is available on the parcel and street parking is also limited due to front drive garages along Covepark Rise NE. The Calgary Region Child and Family Services Authority, which is responsible for licensing in the Calgary area, has been circulated on this application and no response has been received. Related to the provincial licensing requirements, the site is narrow with limited opportunities for the placement

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or size for the outdoor play area, which may also impact potential development permits in the future. The Calgary Region Child and Family Services Authority would be circulated in any future development permits.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 178D2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform