

Land Use Amendment in Martindale (Ward 5) at 1203 Martindale Boulevard NE, LOC2022-0147

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres) located at 1203 Martindale Boulevard NE (Plan 9913410, Block 36, Lot 4) from Residential – Contextual Narrow Parcel One Dwelling (R-C1N) 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 NOVEMBER 17:

That Council give three readings to **Proposed Bylaw 5D2023** for the redesignation of 0.04 hectares \pm (0.09 acres) located at 1203 Martindale Boulevard NE (Plan 9913410, Block 36, Lot 4) from Residential – Contextual Narrow Parcel One Dwelling (R-C1N) 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 and community amenity.
- Why does this matter? More day-to-day services such as child care being integrated into communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the northeast community of Martindale, was submitted by Yasmita Engineering Ltd. on behalf of the landowners, Syeda Hasan and Syed Raza, on 2022 August 4. As noted in the Applicant Submission (Attachment 3), the landowner intends to operate a commercial child care service for 15 to 20 children. The site is within walking distance of two school park spaces and a local community centre. A conceptual review indicated that the site could support a commercial child care service of this scale. A home-based child care operation serving less than 6 children has been in operation on the site for over 10 years.

This 0.04-hectare corner parcel is located at the intersection of Martindale Boulevard NE and Martinvalley Road NE. The site is currently developed with a single detached dwelling, two-car concrete parking pad and shed. The proposed DC District would allow for Child Care Service

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within the existing building. Alternatively, the parcel may still be used for residential uses if the child care use is not pursued or closes in the future.

No development permit application has been submitted at this time.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 the respective community association was appropriate. The applicant met with local residents and existing day care clients to hear feedback about the child care service and hear any concerns from the adjacent neighbours. 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 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. No comments from the Martindale Community Association were received. Administration contacted the Community Association for follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The outdoor play space, parking and servicing will be reviewed at the development permit and provincial licensing stages.

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 creating complete communities and accommodating the needs of parents and caregivers within the community.

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Environmental

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

Economic

The proposed land use amendment would allow for an additional child care service within the residential community of Martindale. Child care service is 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.

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 5D2023**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform