

Land Use Amendment in Panorama Hills (Ward 3) at 5 and 9 Panamount Crescent NW, LOC2023-0001

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 5 and 9 Panamount Crescent NW (Plan 0110609, Block 2, Lots 1 and 2) from Residential – One Dwelling (R-1) District to Direct Control (DC) District to accommodate Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for Child Care Service, in addition to the building types already listed in the district (e.g. single detached dwellings and secondary suites).
- The proposal allows for development that can be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use would allow for an additional use that is an essential service and community amenity.
- Why does this matter? It will provide for more convenient child care options for nearby residents.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.

DISCUSSION

This land use amendment was submitted on 2023 January 4 by the landowner, Bing Liu. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for Child Care Service in the future.

The 0.10 hectare (0.25 acres) site consists of two parcels located on the corner of Panamount Crescent NW and Panamount Drive NW as well as the corner of Panamount Drive NW and Panamount Gate NW. Each parcel is currently developed with a single detached dwelling with an attached garage accessed from Panamount Crescent NW. The proposed DC District would allow for a Child Care Service within the existing buildings. Alternatively, the parcels may still be used for residential uses if the Child Care Service use is not pursued or closes in the future.

No development permit application for Child Care Service 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).

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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 [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Northern Hills Community Association and adjacent residents. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received two letters of opposition which included concerns with the number of children, parking, traffic and noise.

No comments from the Northern Hills Community Association were received. Administration contacted the Community Association to 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 number of children and on-site parking will be reviewed at the development permit stage.

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 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.

Environmental

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

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Economic

The proposed land use amendment would allow for a child care service within the residential community of Panorama Hills. Child care is an essential service that allows parents and caregivers to participate in the labour force and provides employment opportunities for staff of the business.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform