

Land Use Amendment in Southview (Ward 09) at 3413 – 19 Avenue SE, LOC2022-0041

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 3413 – 19 Avenue SE (Plan 1392JK, Block 1, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to allow for the additional discretionary use of Child Care Service, with guidelines (Attachment 5).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses allowed in the Residential – Contextual One / Two Dwelling (R-C2) District, including single detached dwellings, semi 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 expansion of an essential community service and community amenity.
- Why does this matter? More day-to-day services such as childcare being integrated into communities leads to more convenient lifestyles for Calgarians and supports positive social and economic outcomes.
- A development permit has been submitted and is under review.
- There is no previous Council direction on this site.

DISCUSSION

This application, located in the southeast community of Southview, was submitted by AAA Design on behalf of the landowners, 2319683 Alberta Ltd (Asifa Hirji) on 2022 May 16. This 0.07-hectare \pm (0.18 acre \pm) mid-block parcel is located along the southside of 19 Avenue SE and currently operates a commercial Child Care Service but is limited to a maximum of 60 children under the existing 111Z2001 DC District.

The proposed DC District would allow for Child Care Service to continue operating in the existing building but proposes to remove the cap of 60 children that is currently in place. The ultimate number of children would be determined through the development permit process and would be managed by balancing provincial licensing requirements for staff and outdoor play space, and visitor pick-up and drop-off stalls. A development permit application has been submitted and is under review.

As noted in the Applicant Submission (Attachment 2), the landowner intends on the maximum number of children being 85. An existing parking arrangement with the adjacent Place of Worship to the west will allow the commercial Child Care Service to safely provide pick-up and drop-off stalls. Alternatively, the site may still be used for residential uses if the childcare use is not pursued or closes in the future as the DC District is based on the Residential – Contextual One / Two Dwelling (R-C2) District.

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

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 the respective community association was appropriate. As noted in the Applicant Outreach Summary (Attachment 3), the applicant did not conduct community engagement as the business is already existing.

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. The Southview Community Association (CA) provided a letter of support (Attachment 4).

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 childcare service to be located within a residential community at a scale that fits with the neighbourhood. Childcare 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 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 the existing childcare service to expand its operations in the community of Southview. Childcare service is an essential service that allows

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parents to participate in the labour force, as well as providing employment opportunities for staff of the childcare 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. Applicant Submission
3. Applicant Outreach Summary
4. Southview Community Association Response
5. Proposed Direct Control District

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform