

Land Use Amendment in Westgate (Ward 6) at 2 Westview Drive SW, LOC2023-0097

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres) located at 2 Westview Drive SW (Plan 2768HH, Block 22, Lot 29) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

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 already allowed, including single detached dwellings and secondary suites.
- The proposal aligns with the *Municipal Development Plan (MDP) and Westbrook Communities Local Area Plan (LAP)*.
- 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 childcare 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 related to this proposal.

DISCUSSION

This application, in the southwest community of Westgate, was submitted by the landowner, Judith Sanchez, on 2023 April 12. As noted in the Applicant Submission (Attachment 3), the landowner intends to operate a commercial Child Care Service for a maximum occupancy of up to 40 children. The site is within walking distance of two school park spaces.

This approximately 0.05 hectare (0.12 acre) corner parcel is located at the northeast intersection of Westview Drive SW and 8 Avenue SW. The site is currently developed with a single detached dwelling and attached garage. The proposed DC District would allow for Child Care Service 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).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 the public/interested parties and respective community association was appropriate. In response, the applicant attended and presented project details at the Westgate Community Association annual meeting held on 2023 March 30 and visited approximately 55 neighbors adjacent to subject parcel to discuss the application. 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 fourteen letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed number of children;
- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- privacy considerations; and
- pedestrian safety.

The Westgate Community Association provided comments in support of the application (Attachment 5).

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 Service 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

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on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

Child care service is an essential service that allows parents to participate in the labor 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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform