

**Land Use Amendment in Castleridge (Ward 5) at 28 Castlebrook Drive NE,
 LOC2023-0026**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.049 hectares ± (0.12 acres) located at 28 Castlebrook Drive NE (Plan 7911471, Block 8, Lot 75) from Residential – Contextual One Dwelling (R-C1) 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, 2023 MAY 4:

That Council give three readings to **Proposed Bylaw 88D2023** for the redesignation of 0.049 hectares ± (0.12 acres) located at 28 Castlebrook Drive NE (Plan 7911471, Block 8, Lot 75) from Residential – Contextual One Dwelling (R-C1) 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.

DISCUSSION

This application, in the northeast community of Castleridge, was submitted by Dobbin Consulting on behalf of the landowners, Jagbir Singh Dhillon and Ratna Kohli, on 2023 January 30. 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. A conceptual review indicated that the site could support a commercial child care service of this scale.

This 0.04-hectare corner parcel is located at the intersection of Castlebrook Drive NE and Castleglen Way NE. The site is currently developed with a single detached dwelling, and single-car 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.

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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. The applicant provided a website page and direct mailout to 25 adjacent neighbours to hear feedback about the proposed child care service. 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.

The Falconridge/Castleridge Community Association provided comments in support of the application (Attachment 5). No comments from the public were 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.

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.

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Economic

The proposed land use amendment would allow for an additional child care service within the residential community of Castleridge. 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 Bylaw 88D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Comments
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform