

**Land Use Amendment in Richmond (Ward 8) at 2012 – 26 Avenue SW, LOC2023-0061**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2012 – 26 Avenue SW (Plan 8997GC, Block 17, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application proposes to redesignate the subject site to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service, in addition to the uses already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Richmond Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that provides additional services to the community.
- Why does this matter? The proposed DC District would allow for a child care service to be integrated into the community and supports positive social and economic outcomes.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Richmond was submitted by Gilbert Bong on behalf of the landowner, Little Heartprints Academy II Inc., on 2023 March 14. No development application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the landowner identified the intent to operate a Child Care Service within the existing building. A community park with a playground is 30 metres (a half-minute walk) west of the site.

The approximately 0.06 hectare (0.15 acre) parcel is located on the north side of 26 Avenue SW. The site is currently developed with a single detached dwelling and a detached garage. The proposed DC District would allow for Child Care Service within the existing building as an additional discretionary use. The parcel may still be used for residential uses if the child care use does not occur.

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 reached out to the Richmond Knob Hill Community Association on 2023 June 19 and visited approximately 15 neighbours in the immediate vicinity to discuss the application on 2023 March 10 and 2023 March 12. 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 three letters of opposition from the public. The letters of opposition included the following areas of concern:

- poor back lane geometry and condition;
- increased traffic and parking issues;
- increased noise;
- multiple child care services already exist in the community;
- lack of drop off and pick up space;
- privacy considerations; and
- pedestrian safety.

No comments from the Richmond Knob Hill 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 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 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 application would allow for a child care service to be located within an existing residential building at a scale that fits within the community. 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*.

**Economic**

Child care services are an essential service that allows parents to participate in the labour force, as well as provides employment opportunities for local residents.

**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