

**Land Use Amendment in Canyon Meadows (Ward 13) at 303 Canterbury Drive SW,
 LOC2022-0179**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 303 Canterbury Drive SW (Plan 5720JK, Block 16, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to accommodate Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to allow the existing child care service operating on the site to increase their capacity, in addition to the uses allowed in the Residential – Contextual One Dwelling (R-C1) District, including single detached dwellings and secondary suites.
- This 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*.
- What does this mean to Calgarians? This application would allow for expansion of an essential community service and amenity.
- Why does this matter? More day-to-day services, such as childcare being integrated into communities, 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 southwest community of Canyon Meadows, was submitted by PLP Design on behalf of the landowners, Zaki Abdelziz Idriess and Hemat Mostafa Idriess, on 2022 September 28. 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 an expansion of the existing Child Care Service to accommodate up to 50 children in the future.

The approximately 0.08 hectare (0.19 acre) corner parcel is located at the southeast corner of Canterbury Drive SW and Elbow Drive SW. The site is currently developed with a single detached dwelling and attached garage that currently operates as a Child Care Service that is limited to a maximum of 25 children under the existing DC District (Bylaw 88Z90).

The proposed DC District would allow for the Child Care Service to continue operating in the existing building but proposes to remove the cap of 25 children that is currently in place. The maximum 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. Alternatively, the site may still be used for residential uses if the child care use closes in the future as the DC District is based on the R-C1 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 the public/interested parties and the Community Association was appropriate. In response, the applicant contacted adjacent neighbors, the Canyon Meadows Community Association and the Alberta Childcare Licensing department 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 15 letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- issues with pick-up and drop-off locations;
- limited indoor and outdoor space for an increased number of children;
- privacy concerns for neighbouring lots; and
- increased strain on public infrastructure and amenities.

No comments from the Canyon Meadows 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 number of children 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.

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IMPLICATIONS

Social

The proposed land use would allow for a child care service to be located within a building at a scale that fits with the community. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

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.

Economic

The proposed land use amendment would allow for the expansion of an existing child care service within the residential community of Canyon Meadows. Child care is an essential service that allows parents and caregivers to more effectively 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