

Planning and Development Services Report to
Calgary Planning Commission
2023 September 07

ISC: UNRESTRICTED
CPC2023-0902
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**Land Use Amendment in Springbank Hill (Ward 6) at 7107 – 26 Avenue SW,
LOC2023-0101**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.95 acres ±) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from Residential – One Dwelling (R-1s) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
SEPTEMBER 07:**

That Council give three readings to **Proposed Bylaw 201D2023** for the redesignation of 0.39 hectares ± (0.95 acres ±) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from Residential – One Dwelling (R-1s) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023
September 07:

“Moved by Commissioner Pollen

That with respect to Report CPC2023-0902, Attachment 2 be amended, as follows:

- (5) Delete Section 4 entitled “Permitted Uses” of the Direct Control Bylaw, and replace with the following:

“Permitted Uses

4 The *permitted uses* of the Residential – One Dwelling (R-1s) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the addition of:

- (a) **Child Care Service.**”

- (2) Delete Section 5 entitled “Discretionary Uses” of the Direct Control Bylaw, and replace with the following:

“Discretionary Uses

5 The *discretionary uses* of the Residential – One Dwelling (R-1s) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.”

For: (6) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen,
Councillor Mian, Commissioner Hawryluk, and Commissioner Small
Against: (1) Councillor Chabot

MOTION CARRIED

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**Land Use Amendment in Springbank Hill (Ward 6) at 7107 – 26 Avenue SW,
 LOC2023-0101**

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0902, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.95 acres ±) located at 7107 – 26 Avenue SW (Plan 0210427, Block 2, Lot 20) from Residential – One Dwelling (R-1s) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (**amended** Attachment 2).

For: (6) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen,
 Councillor Mian, Commissioner Hawryluk, and Commissioner Small
 Against: (1) Councillor Chabot

MOTION CARRIED”

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 in the R-1s District (e.g. single detached 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* (MDP) and the *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and community amenity.
- Why does this matter? The proposed DC District will provide local childcare options for nearby residents.
- 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 Springbank Hill, was submitted by SongSong Li on 2023 April 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. Griffith Woods School (K to 9) is approximately 250 metres (four-minute walk) west of the site.

The approximately 0.39 hectare (0.95 acre) parcel is located at the southwest corner of 26 Avenue SW and Elysian Crescent SW. The site is currently developed with a single detached dwelling and an attached garage. The proposed DC District would allow for Child Care Service

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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 or ceases to operate.

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 respective community association was appropriate. In response, the applicant attempted to meet with the Springbank Hill Community Association, but no response was received. The applicant sent a follow up email to the CA, but no response was received. 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 nineteen letters of opposition. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- pick-up and drop-off locations;
- drainage concerns;
- proximity of outdoor playing area to existing residential dwellings; and
- impact on property values.

The Springbank Hill Community Association (CA) provided a letter in opposition on 2023 June 5 (Attachment 5) identifying the following concerns:

- traffic safety;
- the proposed use doesn't align with the Area Structure Plan; and
- lack of responding to CA concerns

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. This land use amendment does align with the ASP as the policy allows for the use of Child Care Service in a residential area.

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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 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 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 a Child Care Service within the residential community of Springbank Hill. 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 Bylaw 201D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform