

**Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW,
LOC2023-0171**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares $\pm$ (0.50 acres $\pm$) located at 9041 – 9 Avenue SW (Plan 9712131, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
DECEMBER 21:**

That Council give three readings to **Proposed Bylaw 53D2024** for the redesignation of 0.20 hectares $\pm$ (0.50 acres $\pm$) located at 9041 – 9 Avenue SW (Plan 9712131, Lot 2) from Direct Control (DC) 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 allowed in the R-1 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 *West Springs 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 a 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 West Springs, was submitted by Chujun Xiang on 2023 June 29. No development permit 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. The subject parcel is approximately 20 metres (less than a minute walk) west from West Springs School (Kindergarten to Grade Four) and is 200 metres (a three-minute walk) from West Ridge School (Grades Five to Nine).

The approximately 0.20 hectare (0.50 acre) parcel is located midblock along 9 Avenue SW, between Wexford Garden SW and 89 Street 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 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.

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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 respective community association was appropriate. In response, the applicant contacted the West Springs Community Association and neighbors in close proximity to the subject parcel. 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 18 letters of opposition and one letter of support. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- damage to adjacent property;
- increased noise;
- pick-up and drop-off locations;
- proximity of more appropriate commercial space that could accommodate a Child Care Service; and
- impact on property values.

The letter of support identified several areas in which this application would enhance the community. It identified the following:

- greater mixing of land use types;
- bringing child care services closer to those who need them;
- the proximity to existing schools; and
- the potential traffic and noise impact would be minor compared to the existing schools.

The West Springs Community Association (CA) provided a letter of objection on 2023 August 7. Concerns included insufficient information provided on traffic impacts and the transformation of a residential to a commercial property and resulting impacts on pedestrian safety and safety for adjacent residential properties. (Attachment 5).

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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 aligns with the ASP as the policy allows for the use of Child Care Service in a residential area.

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 West Springs. 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 53D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Community Association Response**
6. **CPC Member Comments**
7. **Public Submissions**
8. **CONFIDENTIAL Public Submission**

**Planning and Development Services Report to
Calgary Planning Commission
2023 December 21**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform