

Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares ± (0.53 acres ±) located at 19610 – 72 Street SE (Portion of NW1/4 Section 14-22-29-4) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- The 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 Residential – Low Density Mixed Housing (R-G) District (e.g. single detached, semi-detached, rowhouses, duplex and cottage housing clusters).
- 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 *Rangeview 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 provision of local child care options will promote the development of a complete community.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.

DISCUSSION

This application, in the southeast community of Rangeview was submitted by Situated Consulting Co. on behalf of the landowner, Genstar TitleCo #3 on 2024 January 17. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intention is to develop a Child Care Service with an associated private open space and on-site parking. The subject parcel is approximately 40 metres (a one-minute walk) south from a site designated as Special Purposed – School, Park and Community Reserve (S-SPR) District and approximately 170 metres (a three-minute walk) north from a future community centre site.

The approximately 0.21 hectare± (0.53 acre±) site is located on the east side of Rangeview Way SE. The site and surrounding area are currently undeveloped, however the approved Outline Plan (LOC2018-0088) indicates that the site is predominately surrounded by lands designated for low density development and S-SPR District. The proposed DC District would allow for Child Care Service within a future building as discretionary use in addition to the uses already allowed in the R-G District. 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 the location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As a 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 determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for their rationale.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notices posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. As this is a developing area, there is no community association for the subject area.

Following Calgary Planning Commission, notification 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 the scale that fits within 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 Rangeview. 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.

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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