

Applicant Submission

Company Name (if applicable):

Situated Consulting Corp.

LOC Number (office use only):

Applicant's Name:

Jeanie Gartly

Date:

2023 December 19

Land Use Redesignation Application's Submission for St. Germain Rangeview Childcare, Calgary, AB

The following Land Use Redesignation Submission includes all the required CARL materials for Administration's review to redesignate the subject lands from its current zoned Residential - Low Density Mixed Housing (R-G) District to a Direct Control (DC) District with a base land use of Residential - Low Density Mixed Housing (R-G). The land use redesignation is to support consolidating the seven lots to construct a childcare facility with open space/play equipment and on-site parking from the lane.

The subject property is generally flat, 0.215 in size and is accessed from a rear lane.

The subject properties are a part of Phase 4 of Genstar's Rangeview community in SE Calgary. The current seven zoned R-G lots are located within the Rangeview Area Structure Plan. Per the land use concept map (Section 2.3), the subject properties are in a neighbourhood land use area; adjacent to an Environmental Open Space; near a Neighbourhood Activity Centre which includes a future Community Association site; in proximity to a Green Corridor; and two future Joint Use Sites (K-9 and middle school). The St. Germain Childcare lands are located within a mix of single-detached and multi-dwelling residential. The proposed land use redesignation to provide a childcare facility on these lands meets the ARP's Residential Neighbourhood Area and Activity Centres objectives and policies.

Thank you for your consideration of this land use redesignation that will contribute a much needed component of community building and support for families living within Rangeview.