

**Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE,
 LOC2024-0122**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 254 Saratoga Close NE (Plan 9411515, Block 15, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed, including rowhouse and townhouse buildings, duplex and semi-detached dwellings, 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 *Burlington Phase 1 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? Child care services being integrated into communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Monterey Park was submitted by the landowner Arshdeep Singh Sahota on 2024 April 29. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 3), the landowner intends to develop and operate a commercial child care service for 20 children or greater. A conceptual review indicated that the site could support a commercial child care service of this scale.

The approximately 0.04 hectare (0.10 acre) parcel is located at 254 Saratoga Close NE. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear laneway. The proposed DC District would allow for a Child Care Service within the future building as an additional discretionary use. The site is within walking distance of several community park spaces to the east, including Saratoga Park (approximately 15 metres, less than one-minute walk).

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

Planning and Development Services Report to
Calgary Planning Commission
2024 August 15

ISC: UNRESTRICTED
CPC2024-0845
Page 2 of 3

Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE, LOC2024-0122

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 their immediate neighbours and introduced their proposal. The applicant provided details included in the Applicant Outreach Summary (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 two letters of support from the public. No comments from the Monterey Park Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 Monterey Park. 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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 August 15**

**ISC: UNRESTRICTED
CPC2024-0845
Page 3 of 3**

**Land Use Amendment in Monterey Park (Ward 10) at 254 Saratoga Close NE,
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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