

Land Use Amendment in Haysboro (Ward 11) at 727 Heritage Drive SW, LOC2023-0280

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 727 Heritage Drive SW (Plan 5773HJ, Block 2, Lot 21) from Housing – Grade Oriented (H-GO) 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 H-GO District (e.g. Dwelling Unit, Live Work Unit, Secondary Suite).
- 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 *Heritage Communities Local Area Plan* (LAP).
- 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.
- A development permit for a Child Care Service has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Haysboro, was submitted by the landowner Eunhyun Joo on 2023 September 21. As noted in the Applicant Submission (Attachment 3), the landowner identified the intent to operate a Child Care Service within a single detached building on the site. A concurrent development permit for a commercial child care service for 40 children has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application. See the Development Permit (DP2023-06665) Summary (Attachment 5) for additional information.

The approximately 0.05 hectare (0.12 acre) parcel is located on the west corner of Heritage Drive SW and Healy Drive SW. The site is currently developed with a single detached dwelling and a detached garage with lane access. The subject parcel is approximately 500 metres (an eight-minute walk) west from the Heritage Light Rail Transit (LRT) Station and approximately 260 metres (a four-minute walk) east of Haysboro Centre, which contains various commercial services. The proposed DC District would allow for a Child Care Service to operate 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).

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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 Haysboro Community Association (CA) and adjacent neighbours and the local Ward Councillor. 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.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration received 10 letters of opposition and two letters of support. The letters of opposition included the following areas of concern:

- on-site pick up and drop off;
- insufficient on-site parking;
- not a home based child care;
- impact on local traffic and on-street parking;
- proposed use does not fit within the existing neighbourhood character;
- location is adjacent to a busy roadway and would not be suitable for children; and
- negative noise and privacy impacts.

The letters of support identified the Child Care Service use as being a benefit to the local neighbourhood.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site allows for sufficient parking which should not impact local traffic. The children's play area may be positioned at the front and side of the property (directly south of Heritage Drive SW) and would be sufficiently screened and therefore should have minimal impacts on neighbouring residents.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

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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 and the current development permit do not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would allow for a Child Care Service within the residential community of Haysboro. 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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2023-06665) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform