

**Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor
 NE, LOC2024-0044**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 72 Skyview Shores Manor NE (Plan 1111433, Block 18, Lot 21) 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

- 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 (e.g. 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 *Northeast Community 'A' 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 land use amendment application in the northeast community of Skyview Ranch was submitted by Genius Masters on behalf of the landowners, Jasvir Chhokar and Mandeep Chhokar on 2024 February 15. No development permit has been submitted at this time; however as noted in the Applicant Submission (Attachment 3) their intent is to provide day care services on the property.

The approximately 0.04 hectare (0.09 acre) site is located on Skyview Shores Manor NE and is surrounded by single detached dwellings and a variety of special purpose districts. The site is currently developed with a single detached dwelling with an attached front garage. The proposed DC District would allow for Child Care Service within the existing building. The subject site is 450 metres (an eight-minute walk) from Apostles of Jesus School and 800 metres (a 13-minute walk) from Prairie Sky School. The subject site is well serviced by Calgary Transit with multiple routes along Skyview Shores Manor NE including Route 145 (Skyview/Redstone) and Route 755 (James Fowler / Skyview / Redstone).

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 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.

No public comments were received at this time of writing this report.

No comments from the Skyview Ranch Community Association (CA) were received. Administration contacted the CA 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 through the development permit.

Economic

The proposed land use amendment would allow for a child care service within the residential community of Skyview Ranch. 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.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform