

**Land Use Amendment in Harvest Hills (Ward 3) at 108 Harvest Hills Drive NE,
LOC2024-0316**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 108 Harvest Hills Drive NE (Plan 9011877, Block 7, Lot 1) 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 (primarily rowhouses and townhouses but also single detached, semi-detached, duplex 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 *Calgary North Area Structure Plan Phase 1* (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? Integrating child care services within communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- A development permit for a new Child Care Service within the existing building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Harvest Hills, was submitted by Jessica Zhang on behalf of the landowner Bei Li, on 2024 December 17. A development permit (DP2025-00850) for a new Child Care Service proposing care for 56 children within the existing building was also submitted on 2025 February 14 and is currently under review. The applicant submission can be found in Attachment 3.

The approximately 0.06 hectare (0.15 acre) site is located at the corner of Harvest Hills Drive and Harvest Wood Road NE. It is currently developed with a single detached dwelling that includes a front-attached garage, as well as an additional detached garage accessed from the rear lane. The proposed DC District would allow for Child Care Service as an additional discretionary use. The site is within walking distance of a K-9 school and several community park spaces to the south and east.

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 reached out to 20 nearby residents within a one-block radius to introduce the proposal. During a second round of community engagement, the applicant went door-to-door and had direct conversations with seven neighbours. 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.

Administration received 18 letters of opposition, one letter of support and one general inquiry from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- safety concerns;
- use of a residential property for commercial purposes;
- impact on neighbouring property values;
- impact on community character;
- environmental concerns including increased waste production, higher energy consumption and vehicle emissions; and
- potential strain on existing infrastructure.

The letter of support indicates general agreement with the proposal to operate a child care service within the existing home. Administration also received a petition against the proposed redesignation with 42 signatures.

No comments from the Northern Hills Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of children, outdoor play areas and on-site parking will be reviewed and determined through the development permit.

**Planning and Development Services Report to
Calgary Planning Commission
2025 May 22**

**ISC: UNRESTRICTED
CPC2025-0482
Page 3 of 3**

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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.

IMPLICATIONS

Social

The proposed land use would allow for Child Care Service within a residential community at a scale that will be compatible with the neighbourhood. Child care is essential to the creation of a complete community and should accommodate the needs of parents and caregivers by being embedded within residential neighbourhoods.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force, and it also provides employment opportunities within the community.

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