

Planning and Development Services Report to
Calgary Planning Commission
2025 May 08

ISC: UNRESTRICTED
CPC2025-0356
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**Land Use Amendment in Fairview (Ward 11) at 8003 Fairmount Drive SE,
LOC2024-0168**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 8003 Fairmount Drive SE (Plan 3323HR, Block 10, Lot 16) from Housing – Grade Oriented (H-GO) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 8:

That Council give three readings to **Proposed Bylaw 98D2025** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 8003 Fairmount Drive SE (Plan 3323HR, Block 10, Lot 16) 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 seeks to redesignate the subject site to allow for the expansion of an existing Child Care Service use.
- The proposal aligns with policies of *the Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does it mean for Calgarians? The proposed Direct Control (DC) District would allow for an additional use that is an important service and a community amenity.
- Why does this matter? The proposal would provide for a Child Care Service option that is essential for the local community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Fairview, was submitted by Manu Chugh Architect on behalf of the landowner, 2445338 Alberta Ltd. (Ranjit Brar), on 2024 June 25. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the intent is to expand the capacity of the existing child care service to approximately 80 children. The existing child care service is currently operating at a maximum capacity of 45 children.

The subject site is approximately 0.07 hectares and is located at the southwest corner of Fairmount Drive SE and 78 Avenue SE. The site is currently developed with a single storey child care service directly across from the Fairview School to the east and the Fairview Southeast Mosque to the north. The site is well served by public transit, and is close to several bus stops, local parks, schools and neighbourhood commercial and retail stores.

The proposed DC District seeks to allow Child Care Service as a discretionary use while maintaining the Housing – Grade Oriented (H-GO) District as the base district. It would still allow

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for residential uses consistent with surrounding development if the Child Care Service use is discontinued in the future.

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

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 attended an online meeting with the Fairview Community Association (CA) to discuss the application. A postcard was delivered to neighbours within 100 metres of the site. In addition, an open house was held to collect input from the community on 2025 January 23. The Applicant Outreach Summary can be found in Attachment 3.

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 from the public. The letters of opposition included the following areas of concern:

- increased number of children attending the facility;
- increased traffic congestion, especially during school drop-off and pick-up periods;
- risk to the safety of pedestrians and children crossing roads;
- lack of parking potential on site and along streets;
- maximum building height does not align with existing neighbourhood characteristics; and
- increased noise disturbance onto adjoining residences.

The Fairview CA replied to Administration's standard circulation form and indicated support because the proposal would allow for expansion of the existing Child Care Service on the site to increase supply of this essential amenity in the community (Attachment 5).

Administration considered the relevant planning issues raised in the submissions and determined the matters of concern are to be reviewed and deliberated on at the future development permit stage. The applicant would be required to comply with the relevant provincial licensing requirements under the *Early Learning and Child Care Act*, and the interior layouts, outdoor play areas, number of children and location of parking stalls would be determined at the development permit stage.

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 proposal will allow for the inclusion of a Child Care Service to be established, serving the needs of the local community. Child care is essential for complete communities, supporting parents and caregivers.

Environmental

This 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 permit stages.

Economic

The proposed redesignation would allow for a new Child Care Service. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities within the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no anticipated risks associated with the proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 98D2025**
3. Applicant Outreach Summary
4. Applicant Submission
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform