

**Land Use Amendment in Acadia (Ward 11) at 9316 Fairmount Drive SE, LOC2024-0169**

**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 9316 Fairmount Drive SE (Plan 2303ID, Block 21, Lot 1) 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 JULY 24:**

That Council give three readings to **Proposed Bylaw 140D2025** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 9316 Fairmount Drive SE (Plan 2303ID, Block 21, Lot 1) 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 additional use of Child Care Service.
- The proposal aligns with the 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.
- A development permit for a Child Care Service (DP2025-02576) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southeast community of Acadia, was submitted by Manu Chugh Architect on behalf of the landowners, Sandeep Kaur Heer and Dharamjeet Kaur Brar, on 2024 June 25. A development permit for a Child Care Service (DP2025-02576) has been submitted and is under review.

The subject site is approximately 0.07 hectares in size and is located at the northeast corner of Fairmount Drive SE and Arbour Crescent SE. The site is currently developed with a single detached dwelling and a detached garage with rear lane access. The site is well served by public transit, and is close to several bus stops, local parks, and schools.

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 for residential uses consistent with surrounding development if the Child Care Service use does not materialise.

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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 Acadia Community Association (CA) meeting and hosted two community engagement sessions with the community members. Postcards were also delivered to residents within a 100-metre radius of the property. 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 43 letters of opposition from the public. The letters of opposition included the following areas of concern:

- 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;
- increased privacy concern and noise disturbance onto adjoining residences; and
- public infrastructure such as sanitary and water lines may not be able to accommodate an increase in users.

The Acadia Community Association provided a letter in opposition on 2025 July 15 (Attachment 5) identifying the following concerns:

- does not align with the local area plan;
- increased traffic and parking issues;
- increased privacy concern and noise disturbance onto adjoining residence; and
- waste and recycling pick up.

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. This application has been reviewed in accordance with the *Child Care Service Policy and Development Guidelines* and the site is appropriate given it is a corner parcel located in close proximity to schools, local parks and recreation facilities. The applicant would be required to comply with the relevant provincial licensing requirements under the *Early*

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*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.

**IMPLICATIONS**

**Social**

The proposal would allow for a Child Care Service to be established, serving the needs of the local community. Childcare 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. Childcare 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 known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 140D2025**
3. Applicant Outreach Summary
4. Applicant Submission
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform