

Planning & Development Services Report to  
Public Hearing Meeting of Council  
2025 September 09

ISC: UNRESTRICTED  
C2025-0706

## Land Use Bylaw Amendments - Child Care Service

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### PURPOSE

This report proposes amendments to Land Use Bylaw 1P2007 (the Bylaw) to add child care service as a discretionary use in existing approved buildings in low density residential districts.

### PREVIOUS COUNCIL DIRECTION

On 2025 June 24, Council adopted Notice of Motion EC2025-0648, which directed Administration to:

1. Amend the Land Use Bylaw (1P2007) to allow a child care service as a discretionary use in existing approved buildings in the low density residential districts.

Additional background information is included in Attachment 1.

### RECOMMENDATION(S):

That Council give three readings to **Proposed Bylaw 60P2025**, amendments to the Land Use Bylaw 1P2007 (Attachment 2).

### GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed recommendations address feedback and support efficiencies in the approvals process for Calgarians.

### HIGHLIGHTS

- The amendments propose adding child care service as a discretionary use in existing approved buildings to the low density residential districts.
- The proposed amendments streamline process, reduce timelines and costs for applicants, and focus on providing child care to families.
- The proposed amendments were informed by monitoring feedback from development applications and engaging City staff.

### DISCUSSION

Land Use Bylaw 1P2007 is periodically amended to address recurring issues and support its continued functionality. The following proposed amendments are an opportunity to improve planning application reviews. A redline version of the proposed amendments is provided in Attachment 3.

The Municipal Development Plan (MDP) encourages various sizes and types of child care services in residential communities to ensure Calgarians have convenient access to child care within their own community. The amendments to the Bylaw streamline the approval process by not requiring a land use amendment to allow child care service in existing buildings in residential areas and further enable quality child care services to meet the growing demand.

The current process for a business to open a child care service in an existing building requires these steps:

1. Land use change and public hearing

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2. Development permit
3. Building permit
4. Provincial Licensing

Since 2020, 34 child care service land use applications have been received and it has taken on average, 240 days to reach public hearing. Of the 34 applications, 26 have moved to public hearing with 25 being approved, resulting in a 96 per cent approval rating. This step is time consuming and creates uncertainty and costs for businesses.

The proposed amendments would remove the requirement for a land use change by listing child care service as a discretionary use in existing approved buildings within the Residential – Grade Oriented Infill (R-CG) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, and the Housing – Grade Oriented (H-GO) District. A discretionary development permit will still be required and allows Administration to review elements such as parking and outdoor play areas.

The proposed amendments align with the changes to the Child Care Service Policy and Development Guidelines that were approved by Council at the 2025 May 06 Public Hearing of Council (IP2025-0251). This policy outlines locational criteria to assess the appropriateness of a site during the development permit review.

**Implementation**

If approved, an effective date of 2025 October 9 is recommended to allow for public and applicant communication, staff training, and changes to application intake software and business processes.

**EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |  |   |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken        | <input type="checkbox"/> Dialogue with interested parties was undertaken                |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Previous engagement with the public, development and building industry, and internal departments was completed as part of IP2025-0251 (background in Attachment 1) and is outlined below. No further engagement was undertaken to support this Notice of Motion.

**Communication Overview – External Interested Parties**

Administration worked with key external parties including the Federation of Calgary Communities, Building Industry and Land Development Association (BILD) – Calgary Region and the Calgary Inner City Builders Association to keep them informed, answer questions and help them understand the proposed changes and how they may affect their members. Two information sessions were held in Q1 2025, and a third was hosted by the Federation of Calgary Communities and the City prior to the 2025 May 6 public hearing for interested Community Association members.

**Communication Overview – Public**

The Land Use Bylaw webpage was updated on 2025 February 28 to include a summary of the proposed amendments, frequently asked questions, and the project timeline.

**Calgary Planning Commission (CPC) Closed Session**

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A closed session workshop with Calgary Planning Commission was held on 2025 February 27. The workshop focused on providing a technical review of the proposed amendments. There was general support for the proposed amendments and the feedback provided was used to finalize the proposed amendments. A summary of this feedback is contained in Attachment 4.

**IMPLICATIONS**

**Social**

Allowing child care services to locate in low density residential neighbourhoods contributes to building complete communities by providing child care close to homes. Child care services enable families in the neighbourhood to interact and support each other, strengthening neighbourhood ties.

**Environmental**

Allowing child care services to be located in existing buildings within residential neighbourhoods lowers greenhouse gas emissions through the re-use of buildings and encourages walkability and active transportation.

**Economic**

Having child care services within residential neighbourhoods where it is close and convenient to a child's home is important for enabling parents and guardians to participate in the labour force and provides local employment opportunities for the staff. The proposed amendments create more flexibility for businesses and contribute to a more efficient planning application process which saves costs and time for applicants.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

If the amendments to the Bylaw are not approved there is a risk that businesses will continue to experience additional costs and time delays resulting in fewer child care options for Calgarians. These changes represent Administration's ongoing effort to respond to previous recommendations, improve the customer experience and enable necessary services.

**ATTACHMENT(S)**

1. Background and Previous Council Direction
2. Proposed Bylaw 60P2025
3. Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy
4. Summary of CPC Closed Session
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve

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Kathy Davies Murphy	City and Regional Planning	Approve
Teresa Goldstein	Community Planning	Inform

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