

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a vacant site in Montgomery from Multi-Residential – Contextual Low Profile (M-C1) to Multi-Residential Low Profile Support Commercial (M-X1) District. The M-X1 district is a mixed-use multi-residential designation that is primarily for 3 to 4 storey apartment buildings with commercial storefronts. The applicant, Children’s Cottage Society (CCS), intends to construct a facility to support new parents and parents with young children, generally up to age nine and house the administrative offices of CCS.

CCS has provided support services, respite programs and crisis nurseries since 1986. The programs and services are aimed at helping parents through a crisis regardless of what their circumstances may be. This new facility is intended to be a one stop shop for families in crisis. It will also contain the office space required for this service organization to coordinate operations of this and other facilities in Calgary.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2018 February 08
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 124D2018; and	
1. ADOPT the proposed redesignation of 0.23 hectares ± (0.57acres ±) located at 1804 and 1812 Home Road NW (Plan 1131FR, Block 20, Lots 7 to 10) from Multi-Residential Contextual – Low Profile (M-C1) District to Multi-Residential – Low Profile Support Commercial (M-X1) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 124D2018.	

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018**

MAP 25W

REASON(S) FOR RECOMMENDATION:

The proposed use would provide an important community service for Calgarians. The application complies with the recently amended Montgomery Area Redevelopment Plan as the building block indicated for the site allows the land use district proposed with this application. The location is surrounded by a mix of residential, institutional and commercial uses and local transportation infrastructure can handle the expected minor transportation increases.

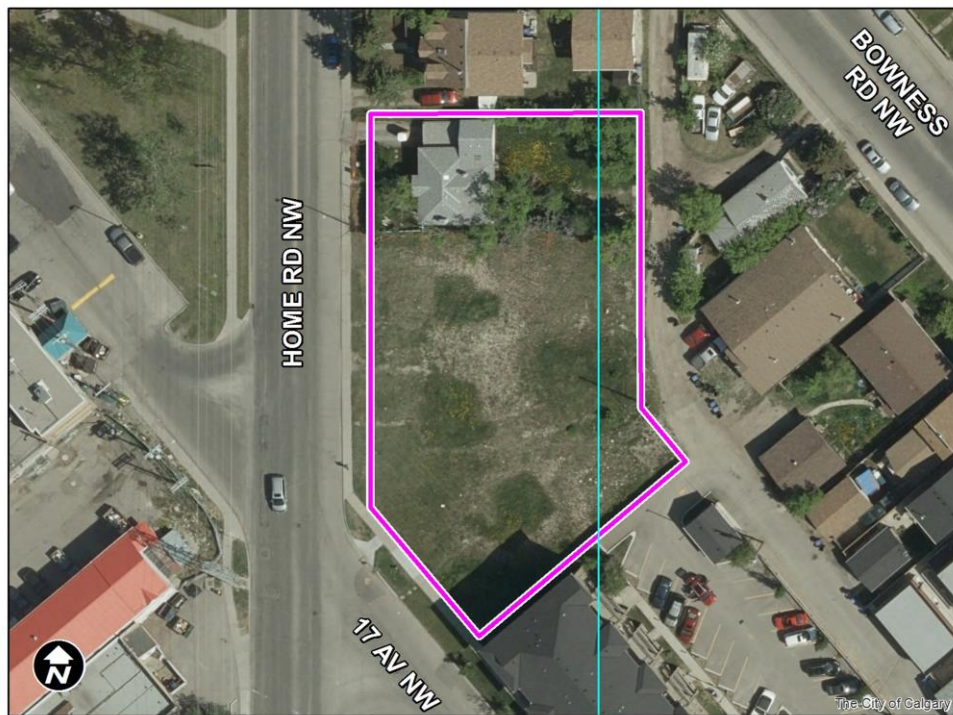
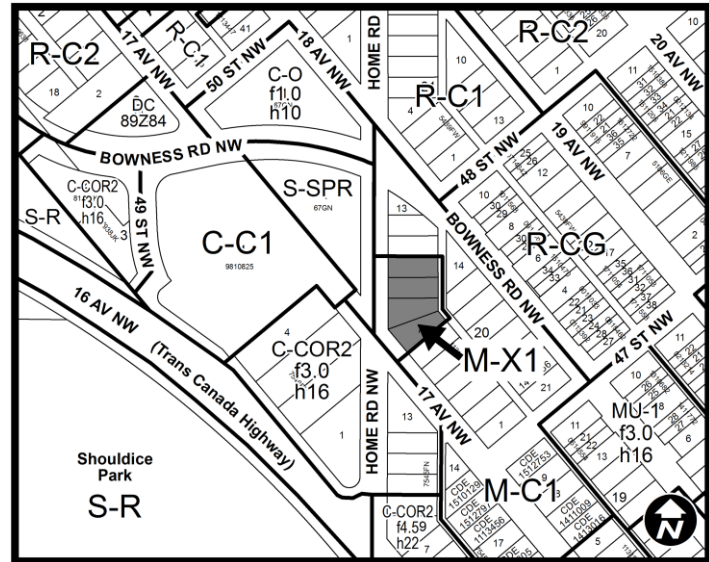
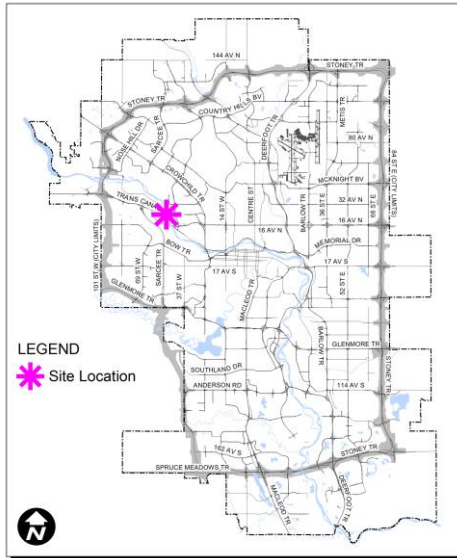
ATTACHMENT

1. Proposed Bylaw 124D2018

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

LOCATION MAPS



LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1804 and 1812 Home Road NW (Plan 1131FR, Block 20, Lots 7 to 10) from Multi-Residential Contextual – Low Profile (M-C1) District **to** Multi-Residential – Low Profile Support Commercial (M-X1) District.

Moved by: J. Gondek

Carried: 7 – 0

Absent: E. Woolley and R. Vanderputten

Comments from Ms. Juan:

- I fully support this application and the work that The Children's Cottage Society provides to Calgary families. The proposed land use will support their community work and allow them to continue programs aimed at serving families in crisis.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

Applicant:

Sahuri + Partners Architecture

Landowner:

The Children's Cottage Society of
Calgary, An Alberta Society

PLANNING EVALUATION

SITE CONTEXT

This interesting and unique site location is surrounded by a variety of uses. Currently, there are a mix of land use districts in proximity to the site, as indicated on the location maps, including low and medium density residential, commercial, and school/open space districts.

The site previously contained single detached housing, however today it is the only vacant site in the immediate area.

The development contemplated for the site is described in detail in the applicant's submission (APPENDIX I). The Children's Cottage provides a valuable service for new parents, or parents with young children. Specific services include: crisis nursery support for up to 20 children aged 0-9 with stays of up to three nights; a child development program; resource space and family support services. The development would also house administration offices required to support the organization on this site and two other existing sites in Calgary.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	-934
Difference in Population (Percent)	-18%

LAND USE DISTRICTS

The property has been designated M-C1 District for several years, which allows multi-residential development. However, while the M-C1 District does allow Child Care Service and Residential Care, it does not allow Service Organization. The applicant intends to use the office space required for this Calgary organization to coordinate its operations on two other existing sites plus the subject site of this application. The proposed Multi-Residential Low Profile Support Commercial (M-X1) District does include Service Organization; therefore, this district that would meet the needs of the applicant.

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018**

MAP 25W

The M-X1 district fits well within the context of the subject site and the wide variety of land use districts (noted above) that surround the site. It does not allow any increase in maximum height (14.0 metres) over the existing M-C1 district. A primary difference between M-C1 and M-X1 is that if someone were to want to develop the site for multi-residential dwellings, then a commercial component, maximum 300 square metres in size, would be required to be included within the development.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The redesignation would facilitate development of a vacant parcel that is well within the boundaries of the City of Calgary on a site with no environmentally sensitive lands.

Municipal Development Plan (MDP)

The subject site is identified in the MDP as being within an Urban Main Street area as identified on Map 2 – Urban Structure. Urban Main Streets are intended to become and/or grow into local mixed-use destination areas for the surrounding communities offering a mix of medium to high density residential uses as well as non-residential uses. These areas are expected to redevelop over time in accordance with any local area plans in place. This land use and policy amendment is aligned with the MDP.

The site is aligned with the Developed Areas Guidebook (DAG) building blocks as reflected in the recently updated local area plan. The DAG outlines a series of building blocks designed to implement the goals of the MDP and provide more certainty regarding the Land Use Districts that are appropriate for an area.

Montgomery Area Redevelopment Plan (ARP)

The subject site is identified as “Neighbourhood – Low Rise” in the Montgomery ARP and described in the Developed Areas Guidebook. While primarily encouraging residential uses, the M-X1 district is one of several districts identified as being appropriate for “Neighbourhood – Low Rise” areas. This is because the M-X1 district allows limited amounts of support commercial in multi-residential developments but also supports standalone service organizations. The application is consistent with the local policy for the area.

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018**

MAP 25W

TRANSPORTATION NETWORKS

The site has good access for all forms of transportation. Bicycle lanes were installed on Home Road NW, a collector street, means that vehicles will not be able to park in front of the site. There will be no driveways accessing the site from Home Road NW. It is the intention of the applicant to direct all cars and trucks to the rear lane for pickup and drop-offs and the applicant will be paving the portion of the lane required to access their site from Bowness Road NW. Transit access is available in two locations nearby (100-200 metres) accessing routes 1 and 305.

Neither a Transportation Impact Assessment (TIA) nor Parking Study were required to support the proposed land use amendment.

UTILITIES & SERVICING

Water and sanitary services are available to the site. A sanitary servicing study (SSS) is being submitted to support to identify if any upgrades are required. Although the site is outside the Flood Fringe area of the Bow River, there is a risk for groundwater seepage that could affect basements as per the Bow and Elbow Hydraulic Model Update (2012) and information gathered from the 2013 flood event. Specific requirements for protecting against groundwater seepage will be determined at the development permit stage.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Assessment was completed for the site. It recommended no further work and none is required.

ENVIRONMENTAL SUSTAINABILITY

No specific sustainable features are associated with the land use amendment. Generally, the site is located in an established area with a variety of commercial uses, open space and pathways nearby and excellent access to transit.

GROWTH MANAGEMENT

This land use and policy amendment do not trigger any capital infrastructure investment. There are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association supports this application. Their letter of support is in APPENDIX II.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

Prior to the pre-application meeting that preceded this application, the Children's Cottage Society did hold a public meeting on 2016 October 04 at the Maranatha Christian Reformed Church and no significant concerns were raised. The Society also met with the Community Association at that time and received support for their proposal.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

APPENDIX I

APPLICANT'S SUBMISSION

City of Calgary –Planning and Development
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

RE: Children's Cottage Society, Child and Family Centre Project
Planning Analysis
File Code: 2-5

Project Overview

The Children's Cottage Society (CCS) has been committed to providing support services, respite programs and crisis nurseries since 1986. All programs and services offered by the CCS are aimed at helping parents through a crisis regardless of what their circumstances may be. The Children's Cottage Society's Child and Family Centre is a unique facility that has an opportunity to refine, and expand, the work that they are doing in the City of Calgary. This community based organization is proposing to build a new facility that will provide crisis nursery support, child development, resource space, and family support services to families and their children. In this new facility, CCS has a vision of providing a one stop shop for families in crisis.

Location

The proposed Child and Family Centre is located at the intersection of Home Road NW and 17th Avenue NW. The Centre would be situated between a commercial area to the west and residential to the east. Several bus stops are located in the area. Shouldice Park is minutes away.

Aesthetics

The aesthetics of the new CCS building and surrounding site contribute to a sense of 'home' and are integrated into the streetscape of the surrounding neighborhood of Montgomery. The building itself is comprised of two A-frame forms connected by an intermediary mass. The pitched roofs and use of dormer windows are common features in the area, and are reflective of a home like image. The interior and exterior play space provide a safe and functional place for the children and their families. The Montgomery Community Association has reviewed the preliminary elevations and supports the design - specifically the streetscape, building massing, pedestrian movement.

Program

We note that this is an entirely new facility, and will add to the services already provided by Children's Cottage Society at the existing Crisis Nursery in Bridgeland and Brenda's House in Killarney. In their new facility Children's Cottage Society will be offering an expanded service, which includes:

- **Crisis Nursery**
This facility will house up to 20 children between the ages of 0 to 9 years old. The average stay for each child is 2 days with a maximum stay of 3 days. There are rare occurrences where a child's stay may be extended. This space is inclusive of:

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

- A commercial scale kitchen
 - Dining space for the Crisis Nursery
 - Play space (interior and exterior)
 - Craft spaces
 - Music Room
 - Bedrooms
 - Laundry
 - Intake/Interview rooms
- **Community Respite Administration**
The facility will provide touch down space community workers
 - **Child Development Program**
The facility is introducing a Child Development program at this site. The program will provide space for up to 24 children between the ages of 0 to 4 years old with a focus on teaching parenting skills. No overnight stays are associated with these programs.
 - **Family Support**
Three family support rooms and three assessment rooms will be provided within the building for use by community partners. The aim of this space is to introduce help at the time it is needed, with required follow-up occurring elsewhere in the community.
 - **Support Services**
A resource area will be provided to support the families accessing this facility, as well as being available to the community members. This will include information on community support groups, access to computers, a resource library, etc.
 - **Parenting Skills**
Meeting space will be provided within the building to support parenting groups. Parenting skills will also be supported through the Child Development Space and the resource room noted previously.
 - **Administration**
Children's Cottage Society is proposing to relocate their current office space from a lease space in Kensington to this facility. The office space will provide the administration support required for Children's Cottage Society as a whole. To support this facility, a variety of meeting spaces will be allocated through the building.

Summary

The function of the building is in line with the Montgomery Area Redevelopment Plan's social development objectives to promote community well-being by supporting the development of community-based, affordable and accessible services and self-help initiatives. The programs and services that CCS is able to offer address issues faced by single-parent families, youth, and aboriginal persons.

At this time, the project is fully engaged with their fundraising activities to enable the project to move forward.

J. Furness

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW
124D2018

MAP 25W

APPENDIX II

COMMUNITY ASSOCIATION LETTER



30 November, 2017

Jordan Furness
Planning Development and Assessment
City of Calgary
Jordan.Furness@calgary.ca
403.268.8391

Dear Jordan:

RE: LOC2017-0326 1804 Home Road NW
Land Use Amendment – Direct Control

The Planning Committee has reviewed the above-noted proposal for a Land Use Amendment. This amendment is required to suit the new Children's Cottage.

The Committee has no issues with this application

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Community Liaison – Ward 7
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

J. Furness