

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,  
LOC2019-0008**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Dialog Edmonton on 2019 January 11 on behalf of the landowners Bears paw Christian School Society. The application proposes to change the designation of one parcel from Special Purpose – Future Urban Development (S-FUD) District to a DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District to allow for:

- the existing use (private school) to continue; and
- provide additional needed services (child care service).

The proposal is in keeping with the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan*, and aligns with the *Child Care Service Policy and Development Guidelines*. No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 15.66 hectares ± (38.68 acres ±) located at 15001 69 Street NW (Plan 9012020 Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate an existing School – Private and proposed Child Care Service (Attachment 2).
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

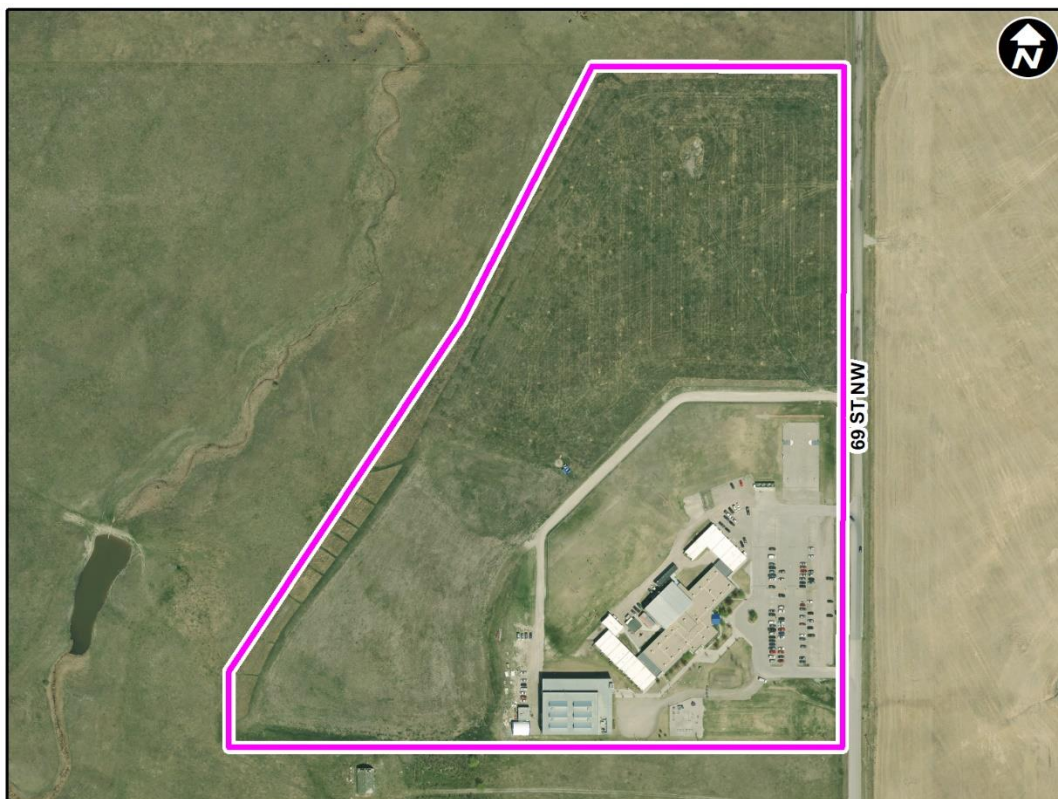
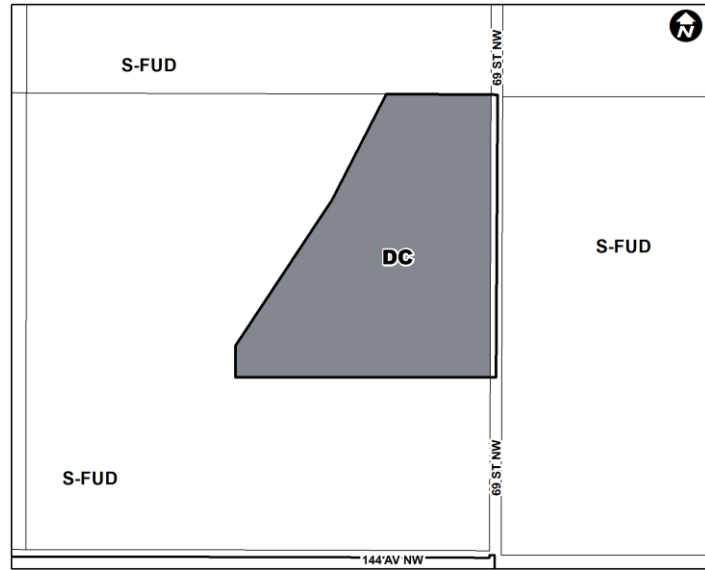
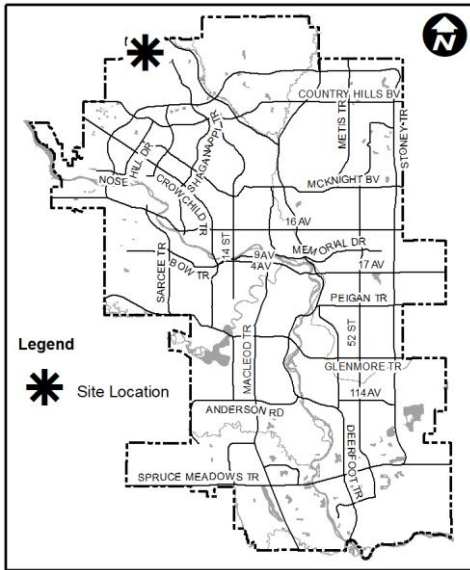
**BACKGROUND**

This land use amendment was submitted on 2019 January 11 by Dialog Edmonton on behalf of the landowners Bears paw Christian School Society. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on providing a child care service component to complement the existing private school.

The site was originally designated Special Purpose – Future Urban Development (S-FUD) District in 2007 when the area was annexed from Rocky View County. Bears paw Christian School was already operating during this time and is a grandfathered use.

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Location Maps



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### Site Context

The subject parcel, located at 15001 – 69 Street NW, is approximately 15.66 hectares (38.68 acres) in area and is located north of 144 Avenue NW and west of 69 Street NW. To the north, west, and east the lands are in an agricultural state. Parcels to the east are currently included in an outline plan/land use amendment application for several new neighbourhoods under review by Administration (LOC2017-0368).

South of the parcel, lands are being used for gravel extraction and some are still in an agricultural state.

The parcel itself is triangular in shape and occupies the northeast corner of the quarter section. It is relatively flat and developed with an existing school building, playgrounds, and parking lot. The remainder of the quarter section is under separate ownership and is in an agricultural state. A stream and dugout border the site on the west.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

#### Planning Considerations

The primary planning consideration in evaluation of this application consisted of determining the appropriate land use district in keeping with the applicable policies for the area.

#### *Land Use*

The parcel is currently designated Special Purpose – Future Urban Development (S-FUD) District. This designation was applied to the site as part of the 2007 annexation from Rocky View County. This district is intended to restrict premature subdivision of parcels for lands awaiting urban development and utility servicing while allowing existing uses on the parcel to continue as discretionary as long as they do not cease for a period of six months.

A DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District is proposed, adding School – Private and Child Care Service as discretionary uses on the parcel. The “School – Private” use definition in the Land Use Bylaw includes some child care service uses but limits them to before and after school care programs. However, this limited definition precludes full time child care service, including some kindergarten and pre-kindergarten programs offered by the existing school. Inclusion of this use within the DC Direct Control District will close the gap that exists within the School – Private definition.

The School – Private use is considered discretionary in the Special Purpose – Future Urban Development (S-FUD) District but is conditioned such that the use cannot be discontinued for longer than six consecutive months. Adding the School – Private as a discretionary use in the Direct Control District gives more certainty for the school in planning for the future.

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***Development and Site Design***

A discretionary use development permit application will be required to enable the child care service use on this parcel. The ultimate number of children, on-site parking stalls, the location of pick-up and drop-off stalls, and outdoor play areas will be determined through that process. The child care service operators will also require Provincial licensing and thus will be further evaluated by the Calgary Region Child and Family Service Authority.

***Environmental***

A Phase I Environmental Site Assessment was submitted for review and no significant environmental issues were identified.

***Transportation***

A Transportation Impact Assessment or parking study was not required to support the proposed land use redesignation. However, these studies may be required at future development permit stages. The subject parcel is accessed by vehicle from 69 Street NW, north of 144 Avenue NW. This site is currently not served by Transit as the closest Transit stops are located in Nolan Hill more than 2 kilometres away, with no public sidewalks connecting to them. An existing lot in the front of the building provides parking and drop off/pick up stalls for staff, visitors, and parents on-site.

***Utilities and Servicing***

City of Calgary utilities are not available to service the subject site at this time. Until services are available, the parcel will continue to use onsite servicing methods, which include sewage and water tanks that are privately maintained. Proposals for additional development will be required to demonstrate acceptable supporting servicing methods via the discretionary development permit review process to the satisfaction of Development Engineering.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the applicant or Administration.

While there is no community association in this area, this application was circulated to the Sage Hill Community Association which is located nearby. An email was received from the Sage Hill Community Association expressing support for the proposed land use redesignation.

No citizen comments were received through the notice posting or notification processes.

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Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Strategic Alignment**

***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

***Municipal Development Plan (Statutory – 2009)***

Schools and child care services are identified by the *Municipal Development Plan* as uses that contribute to the development of complete communities. Child care services should be accommodated as appropriate within residential communities and workplace contexts. While this site is not within a residential community, planning is underway for new neighbourhoods directly east of the subject parcel. Additionally, the child care service will allow the school to offer parents of current students the opportunity of having younger siblings in full time child care at the same location for convenience.

***Glacier Ridge Area Structure Plan (Statutory – 2015)***

The subject parcel is identified as an Institutional/Neighbourhood Area on the *Glacier Ridge Area Structure Plan* Land Use Concept map. This site is supported to continue as a private school site. While this site is still covered by a Growth Management Overlay, the *New Community Planning Guidebook (Municipal Development Plan, Volume II)* only requires the overlay to be removed prior to approval of an Outline Plan/Land Use Amendment application to accommodate fully-serviced urban development within a site. This provision permits minor land use redesignations that allow existing uses in the area to continue operating until such time as the land is developed to urban intensities. This land use amendment seeks to allow the existing private school to continue as a discretionary use with the additional discretionary use of child care which would be a complementary service offered by the school.

***Child Care Service Policy and Development Guidelines (Non-statutory – 2009)***

The guidelines suggest that child care services are a compatible and complementary use to community facilities such as schools. In this case, the child care service use will be co-located with an existing private school.

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**Social, Environmental, Economic (External)**

The proposed land use allows for the continuation of an existing private school while providing an ability for the school to provide complementary services for its families. This ensures jobs as well as a community amenity for residents in existing and future neighbourhoods.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan* and the *Child Care Policy and Development Guidelines*. The redesignation allows the existing school to continue to operate as well as provide a complementary child care service component. This contributes to providing jobs and child care options to existing and future residents within surrounding communities.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District Guidelines