

Applicant's Submission

DIALOG is representing the current owners of the Site (Bears paw Christian School (BCS)) and is submitting a Land Use Redesignation application to rezone the Site from (S-FUD) Special Purpose Future Urban Development Zone to a (DC) Direct Control District. The Site was originally designated S-FUD in 2007 when the general area was annexed from Rocky View County. At that time, the S-FUD designation grandfathered the existing uses, as discretionary including the Private School use on the Site. BCS is seeking to maintain the Private School use and add Child Care Services as an additional use. To achieve this, BCS is submitting a land use amendment application to redesignate the site to a DC designation, based on the existing S-FUD designation, which includes Child Care Service and Private School as discretionary uses.

We respectfully submit that the proposed land use redesignation should be supported as it is in keeping with the vision and land use concept for the area, as identified in the Glacier Ridge Area Structure Plan (ASP). Within the land use concept in the Glacier Ridge ASP, the Site is classified as Institutional/Neighbourhood Area (which supports the retention of Bears paw Christian School). The Site is near several land uses that would benefit from the addition of the Child Care Services use, including Neighbourhood Area, Employment Area and a Neighbourhood Activity Centre. The addition of the Child Care Services use would be particularly beneficial to the Employment Area and Neighbourhood Activity Centre, by providing a day care amenity in an area that supports a higher density of people and jobs. The Child Care Service use is also complimentary to the Neighbourhood Area, as it would provide a day care amenity to the homeowners in the future residential neighbourhoods within the surrounding area.

Child Care Services is defined as "a use that may provide programming for the social, creative, educational and physical development of children; and that includes day cares, pre-schools, kindergarten, out of school care and other programs where the primary purpose is the care of children". With this in mind, the Child Care Service use would provide great value to the patrons (existing students) of the school and their families by providing viable out-of-school caretaking, in addition to the school use, that would allow students to remain on-site at BCS. The addition of Child Care Service use is also supported in the vision for Glacier Ridge ASP which states that the communities within "will contain a rich mix of housing, schools and commercial opportunities to support daily needs." Child Care Services is a daily need for many families and supports the development of complete communities, where people can work, live, and grow.

In support of the application, the redesignation process has also resulted in consideration for how growth will impact parking, transportation, and integration with surrounding land uses and future development. In regards to parking, the parking requirements for the Direct Control zone will exceed the Land Use Bylaw requirements for Private School and Child Care Services use, to ensure that adequate parking is provided on-site. In regards to transportation and integration with surrounding land uses and future development, we have reached out to both the City and the surrounding landowners to identify synergies that could be created throughout future growth of the surrounding areas and the Site. BCS is keen on working with both private and public stakeholders to achieve an integrated site based on the surrounding plans for growth. It is also important to note that the landowner directly adjacent to the site (east) is supportive of the application, as per the Letter of Support attached.

We are pleased to submit our application for land use redesignation and firmly believe that it will allow for a combination of complimentary uses that will greatly benefit the Site and the vision for the surrounding neighbourhoods, as outlined in the Glacier Ridge ASP.

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December 14, 2018

Mr. Gord Rynning
Operations
Bears paw Christian School
15001 - 69 Street N.W.
Calgary, Alberta T3R 1C5

Re: Land Use Zoning Amendment

Dear Gord:

Kindly note we are the Agent for the lands directly east of Bears paw Christian School (the "school") within the Glacier Ridge ASP in Calgary.

We support the school in seeking the land use zoning for which it is applying, namely Direct Control District, based on Special Purpose (Future Urban Development) District. We are aware zoning for Child Care Service and School (Private) will be discretionary as the site is unserved.

If you have any further concerns, please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay German", written over a horizontal line.

Jay German
VP, Land