

Background and Planning Evaluation

Background and Site Context

As indicated in the Applicant's Submission (Attachment 3), the applicant is intending on converting the existing residential sales centre into a child care centre. The residential sales centre was approved in 2019 within the existing single detached dwelling and has been operating as a sales centre since that time. No development permit has been submitted at this time.

The subject site is located on a midblock parcel in the community of South Calgary on 33 Avenue SW. This section of 33 Avenue SW is part of the Neighbourhood Main Street area as identified in the *Municipal Development Plan*.

Surrounding development includes historic single detached bungalows to the east and south, 4 storey multi-residential to the west, semi-detached to the north. The properties across the rear lane to the south have been redesignated to mixed use as part of the City initiated Main Streets redesignations. The parcel is approximately 580 square metres with parking provided with lane access to the rear of the parcel.

Community Peak Population Table

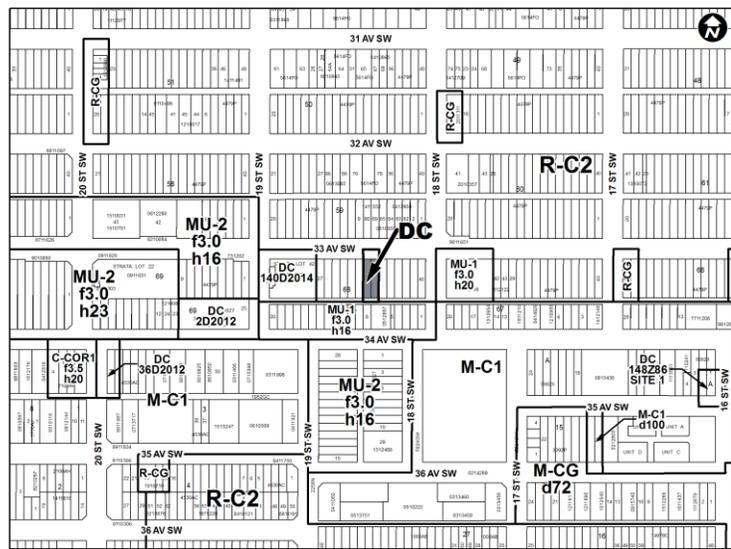
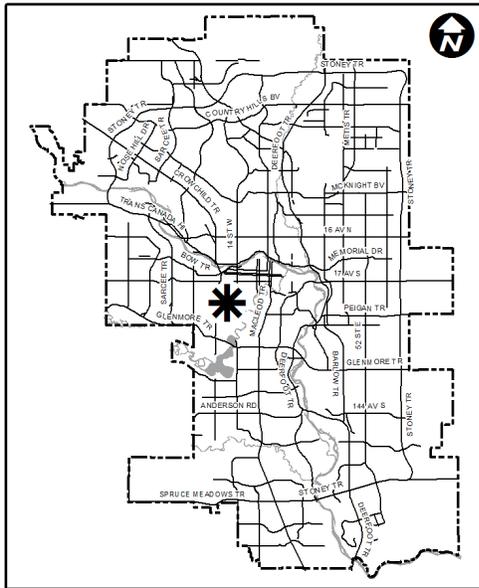
As identified below, the community of South Calgary reached its peak population in 2019.

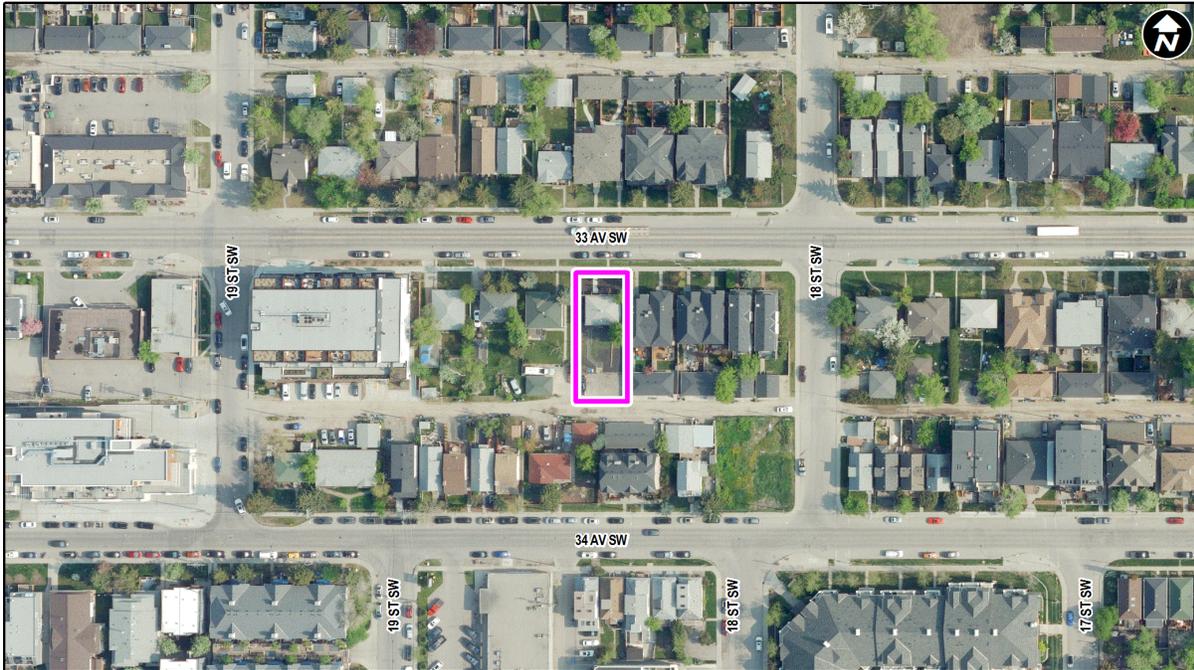
South Calgary	
Peak Population Year	2019
Peak Population	4442
2019 Current Population	4442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [South Calgary Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated R-C2 District. The R-C2 designation allows for low density residential development in the form of single detached dwellings, semi-detached dwellings and duplex dwellings. The district also provides for two forms of the home based child care for up to ten children (home based child care classes 1 and 2).

A DC Direct Control District based on the R-C2 District is proposed. The proposed DC District is intended to allow for the additional discretionary use of Child Care Service.

In the event where a child care use is discontinued in the future, the proposed DC would continue to allow for residential uses on this site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

The review of the application considered as an alternative the stock land use district S-CI District as suggested in the *Child Care Service Policy and Development Guidelines*. However, this land use district provides for a number of uses that would not be compatible in this location and context (for example, columbarium, conference and event facility, post-secondary learning institution). Thus, a DC District with the R-C2 District as the base district is proposed.

Development and Site Design

A discretionary use development permit application will be required to enable the child care service use on the parcel. The ultimate number of children, on-site parking stalls, 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 Services Authority.

Lastly, as per the Child Care Service Policy and Development Guidelines, early and ongoing communication between the operator and the surrounding neighbours is often an important factor in the successful approval of a child care service facility. Administration encourages the operator to engage in communication initiatives, such as the development of a 'Good Neighbour Agreement', to establish accountability and cooperation, and to build relationships that are responsive to the needs of neighbours and the service provider.

Transportation

Pedestrian and vehicular access to the site is available from 33 Avenue SW and the rear lane. The area is served by Calgary Transit with the Route 7 bus, within approximately 65 metres walking distance of the site on 33 Avenue SW with service to Downtown Core. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 1.8 kilometres from the Primary Transit Network on 21 Street and 50 Avenue SW to the Max Teal Line stop. The main street serving the communities of South Calgary and Altadore is 33 Avenue SW.

Environmental Site Considerations

There are no existing environmental conditions on this residential parcel. An environmental site assessment was not required for this application.

Climate Resilience

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit and Development Site Servicing Plan stage.

Bylaws, Regulations, Council Policies

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan \(SSRP\)](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan \(IGP\)](#). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This parcel is located on 33 Avenue SW, a Neighbourhood Main Street as identified on Map 1: Urban Structures in the [Municipal Development Plan](#). Redevelopment that supports the increase of people and jobs along the main street is encouraged.

The *Municipal Development Plan* recognizes that child care services are an integral part of ‘complete communities’ and should be accommodated within neighbourhoods as appropriate. This application proposes a child care service and is intended to retain the existing single-detached form and thus fits within the existing context of the surrounding community. Additionally, the location of the site, along the neighbourhood main street, adds to the convenience this service provides for parents in the area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary’s greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

South Calgary / Altadore Area Redevelopment Plan (Statutory – 1986)

The [South Calgary/Altadore ARP](#) currently identifies the property as Residential Conservation, which direct administration to review applications according to size and scale during the development permit phase. An amendment to the ARP is not required to enable the proposed land use district.

West Elbow Local Area Planning Project

The *South Calgary/Altadore ARP* is currently under review as Administration is currently working on the [West Elbow Communities Local Growth Planning Project](#) which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *West Elbow LAP* is anticipated to be finalized in 2021.

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

In addition to the above supporting statutory policies, The City has also adopted Child Care Service Policy and Development Guidelines which are intended to provide land use and development guidance for the development child care service facilities throughout the city. These guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts, to provide development guidelines to manage the impact of these services in residential areas and to aid in the use of discretion for child care services in other contexts.

This land use proposal is supported by the overall policy guidelines which recognize that child care services are an integral part of complete communities and that they may be included as a discretionary use residential and commercial areas and workplace contexts.

Additionally, these guidelines are intended to inform more detailed site and building design at the development planning stage. Administration believes that the site’s characteristics will allow for these specific development guidelines to be realized.