

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Haysboro at the northwest corner of Elbow Drive SW and 89 Avenue SW. The site is approximately 0.07 hectares in size and is currently developed with a single detached dwelling. The parcel is approximately 19.5 metres wide and 36 metres deep with rear lane access.

Surrounding development predominantly consists of single detached dwellings. A place of worship is located directly to the east across Elbow Drive SW, and three schools are within close proximity – elementary, middle and high schools. The Haysboro Community Association and Haysboro Community Park are also located approximately 120 metres to the west.

Community Peak Population Table

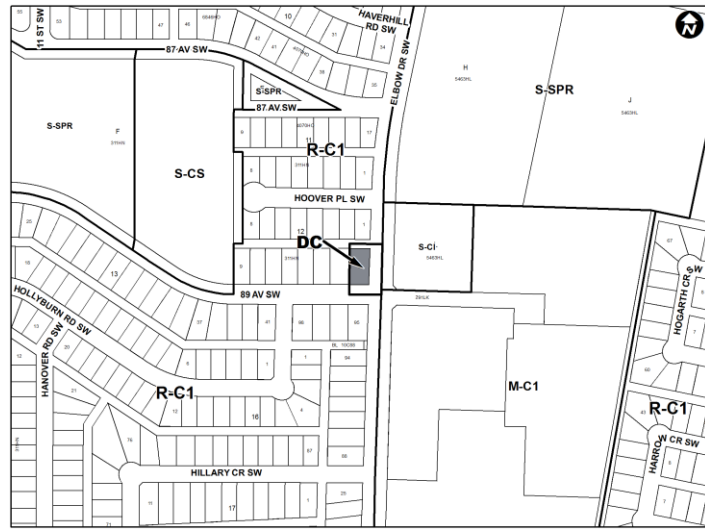
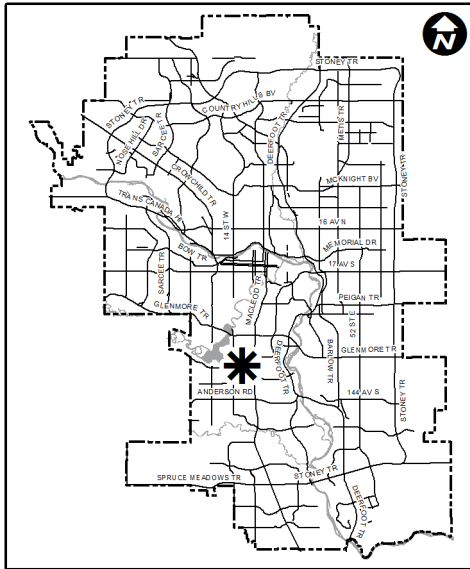
As identified below, the community of Haysboro reached its peak population in 1968.

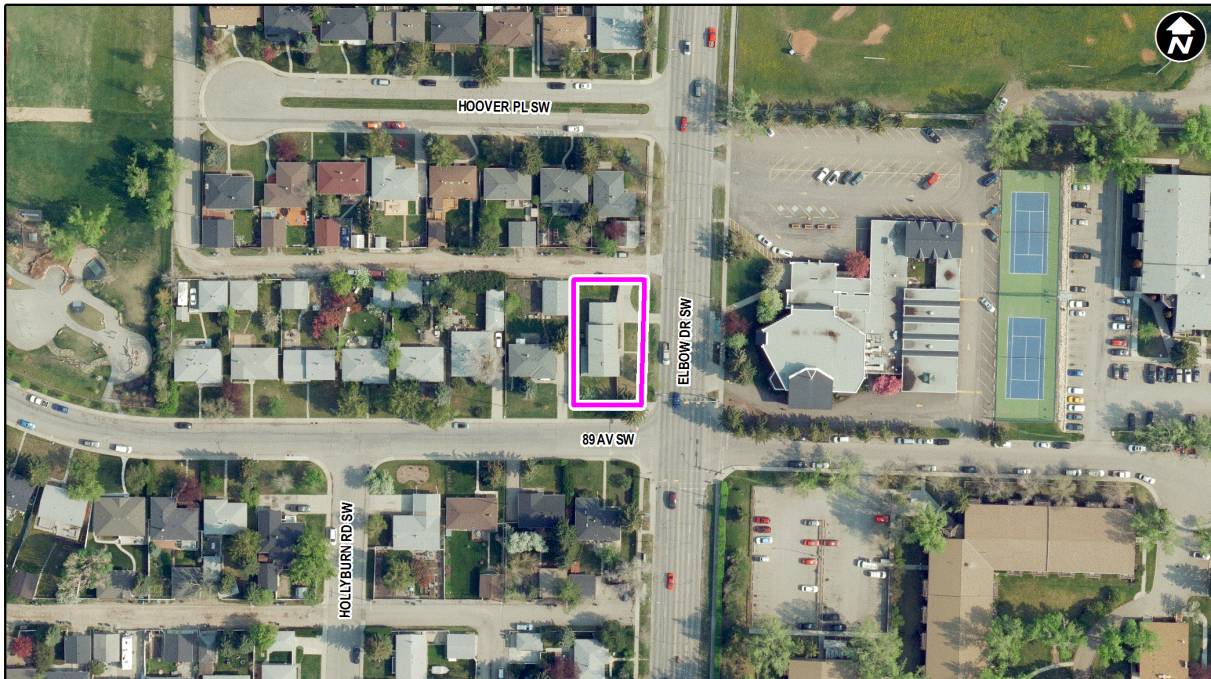
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	-964
Difference in Population (Percent)	-11.98%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District allows for low density residential development in the form of single detached dwellings. The District allows for one Single Detached Dwelling up to 10 metres in height as well as Secondary Suites. The R-C1 District also allows for two forms of Home Based Child Care for up to ten children (Home Based Child Care – Class 1 and 2).

The proposed DC District is based on the R-C1 District will maintain all existing uses, rules, and regulations in the district, and with the addition of Child Care Service as a discretionary use. The DC District is intended to:

- allow for an increase the number of children to approximately 25 children;
- allow for residential uses consistent with the surrounding development if a Child Care Service is discontinued; and
- no changes are proposed to the maximum building height in the district.

The application review considered two other alternative stock land use districts. These included Commercial – Neighbourhood 1 (C-N1) District as well as Special Purpose – Community Institution (S-CI) District. The C-N1 District provides for a number of uses that would not be considered appropriate for the site such as Liquor Store, Cannabis Store, and other commercial uses.

Similarly, the S-CI District also allows for uses that would not be considered appropriate such as columbarium, conference and event facility, and post secondary learning institution. As such, a DC District based on the R-C1 District with the additional discretionary use of child care service was deemed the most appropriate and is being proposed.

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.

Development and Site Design

A discretionary use development permit application would be required to enable the expansion of the child care service. 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 be further evaluated by the Calgary Region Child and Family Services Authority.

The rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parking, and outdoor play space. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving pedestrian connections by ensuring vehicle access to the site is limited to the lane;
- mitigation of overlooking and privacy concerns;
- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments – including restricting the placement of any play structures in a side setback area and incorporation of maximum structure heights if placed in a front yard setback to ensure the aesthetic of the streetscape is not negatively impacted;
- retention of the existing mature vegetation, where possible; and
- upholding restrictions on the number and size of any identification signage to ensure the residential aesthetic of the development is maintained.

Transportation

Pedestrian and vehicular access to the site is available from Elbow Drive SW, 89 Avenue SW, and the rear lane. The area is served by the Heritage / Canyon Meadows Calgary Transit Route 37 with a bus stop approximately 50 metres from the site on Elbow Drive SW. Service is available every 18 minutes during peak hours. On-street unregulated parking is available adjacent to the site on 89 Avenue SW; however, parking is prohibited adjacent to the site on Elbow Drive SW. A parking study was not required as part of this application; however, a parking study may be required at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policies

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 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, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This parcel is located in the Established Area of the Developed Communities as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). Modest redevelopment in these areas is encouraged in a form of development that respects the scale and character of the neighbourhood.

The MDP recognizes that child care services are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application proposes to incorporate a child care service into the social fabric of the community while still maintaining the existing single detached building form and thus fitting within the established context of the surrounding community. Additionally, the location within close proximity of schools, parks and recreation adds to the convenience this service provides for parents in the area.

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. The application conforms to all of the site selection criteria listed in the Child Care Service Policy and Development Guidelines. The application aligns with these site selection criteria as per the following:

- the site is located on a corner site;
- the site is located on a collector street;
- the site is located near an activity area with schools, places of worship, parks and community association building nearby;
- the site is large enough to accommodate outdoor play areas; and
- the site can accommodate parking on-site and has two street frontages to accommodate pick up drop off.

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.

Climate Resilience Strategy (2018)

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 will be explored and encouraged at subsequent development approval stages.

Heritage Communities Local Area Plan Project

There is no existing local area policy affecting this site. Administration is currently working on the *Heritage Communities Local Area Plan* (LAP) project which includes the Haysboro community and surrounding communities (<https://engage.calgary.ca/heritage>). Planning applications are being accepted for processing during the local area plan process.