

Background and Planning Evaluation

Background and Site Context

The subject site is located on the west side of Woodfield Road SW, at the end of a T-intersection with Woodpark Boulevard SW. The site is approximately 16 metres wide by 34 metres deep for a total area of approximately 0.06 hectares (0.14 acres). The laneless parcel is currently developed with a single detached house with a front attached garage.

Surrounding development is generally characterized by single detached housing. The site is located within a large area designated R-C1 District. The property immediately south is designated Special Purpose – Community Service (S-CS) District to protect a water servicing right-of-way.

The site is located at the intersection of two streets; Woodfield Road SW which is designated as a Collector, and Woodpark Boulevard SW which is designated as an Arterial Street and provides access to the rest of the city via 24 Street SW. Both local and rapid bus service are provided by stops within a seven-minute walk.

The subject site is 300 metres (a four-minute walk) from Woodbine Elementary School and the same distance from baseball and soccer fields at Woodfield Athletic Park. The site is 600 metres (an eight-minute walk) from access to Fish Creek Provincial Park and the same distance from retail and groceries at Woodbine Square.

Community Peak Population Table

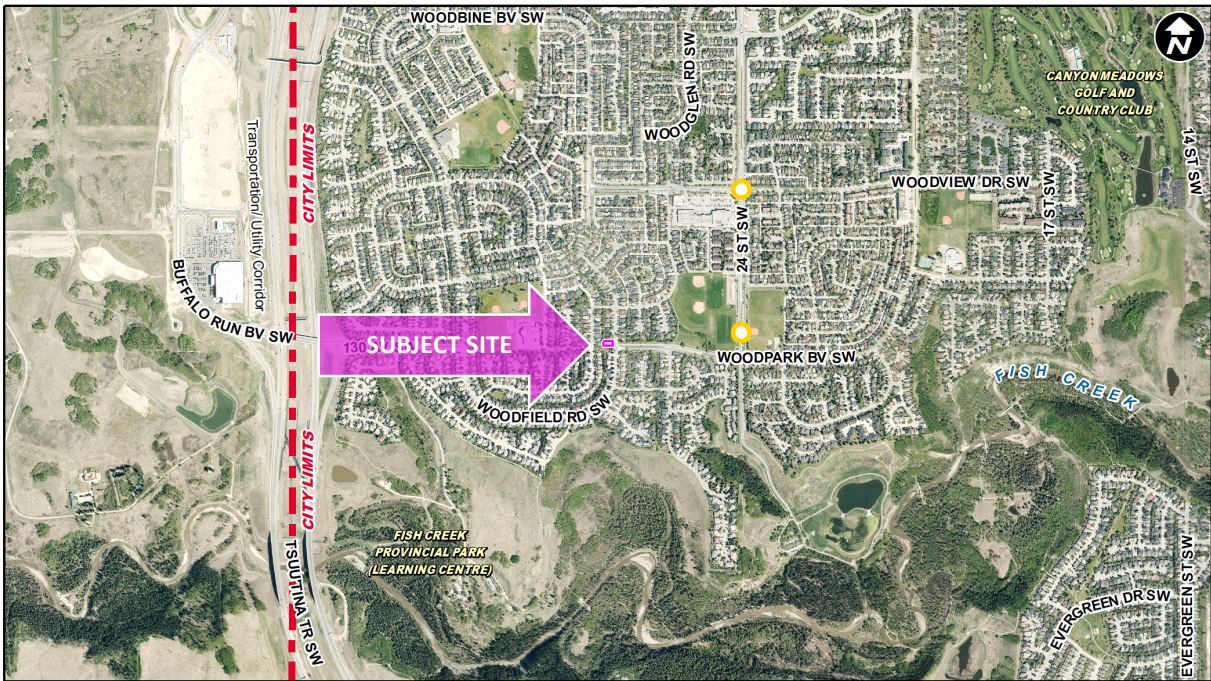
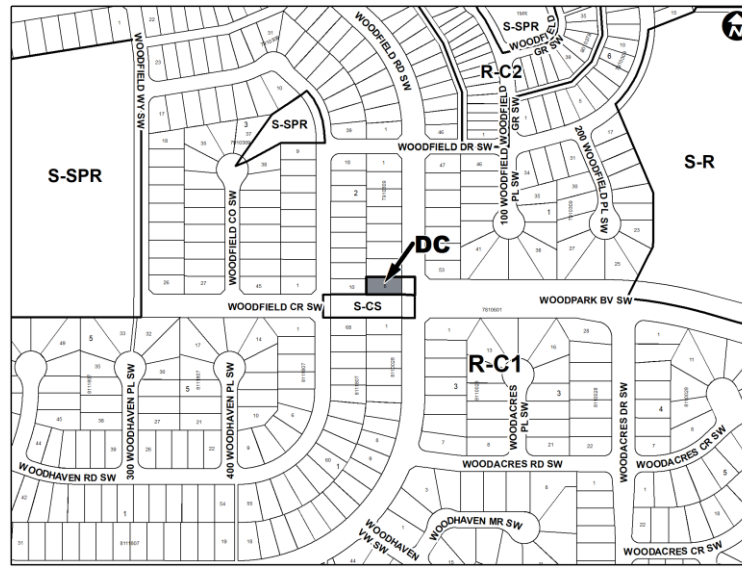
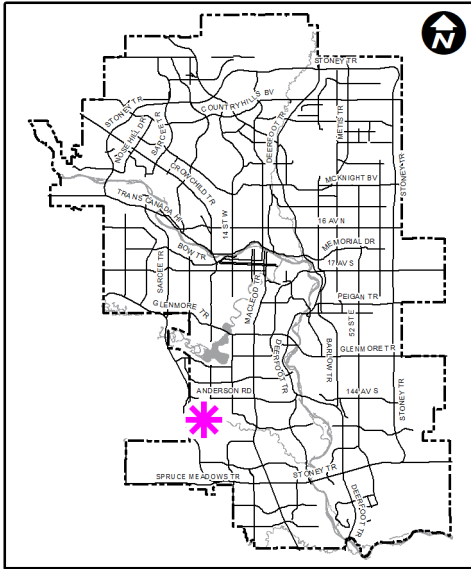
As identified below, the community of Woodbine reached its peak population in 1991.

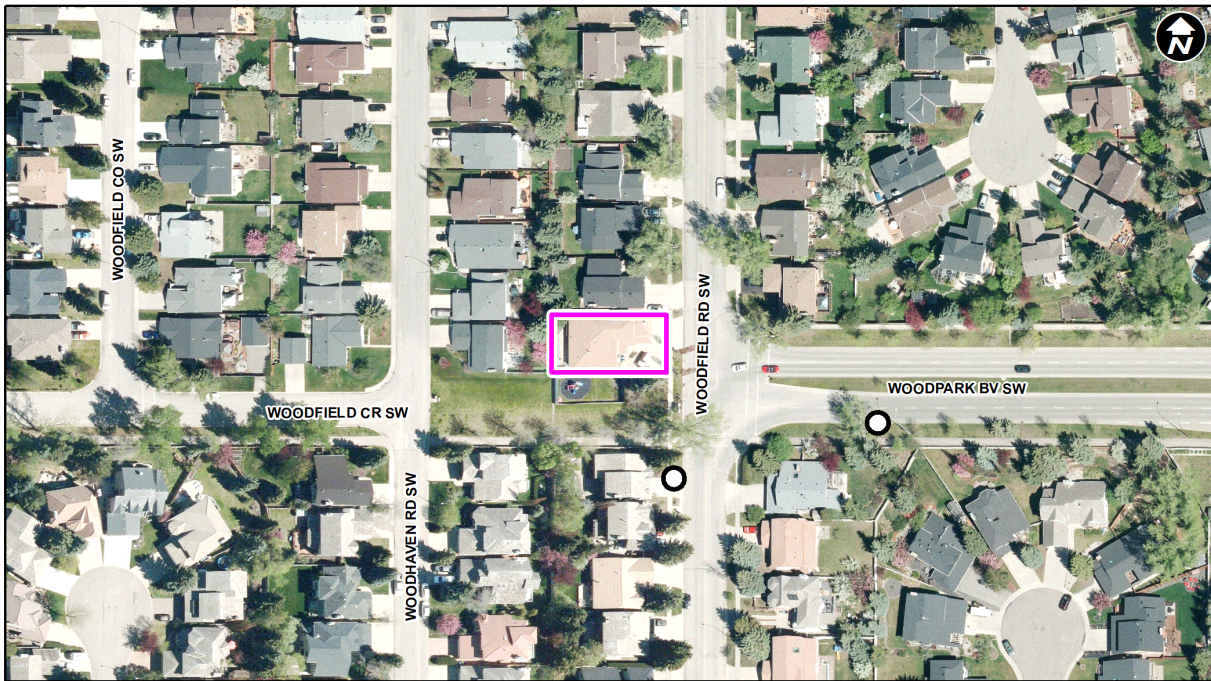
Woodbine	
Peak Population Year	1991
Peak Population	11,170
2019 Current Population	8,866
Difference in Population (Number)	-2,304
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current R-C1 District is a low-density residential district applied to areas with single detached housing. The District allows for a maximum building height of 10.0 metres and a maximum of one unit on a parcel, plus a secondary or backyard suite.

The proposed DC District is based on the R-C1 District with the addition of Child Care Service as a discretionary use. Other than the additional use, no changes are proposed to the base district. The maximum height, density and all other allowable uses will remain.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District 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 District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District would allow for the opening of a new Child Care Service use on a site where one previously existed. A development permit will be required to provide additional information and certainty regarding:

- vehicle parking and operations during pick-up and drop-off times; and

- use of the adjacent public property for outdoor play space through a License of Occupation.

A discretionary use development permit would be required to enable a child care service for more than six children. The ultimate number of children and on-site parking stalls, as well as the location and operation of pickup and drop-off stalls will be determined through that process. The child care service operators will also require provincial licensing and will also be evaluated by the province under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian connectivity in the neighbourhood is provided through a sidewalk on Woodfield Road SW and by pathways which provide access to local parks and schools. Vehicular access is also provided from Woodfield Road SW as the property does not have a rear lane.

Local transit service to Anderson LRT Station and the Heritage LRT Station via Route 56 (Woodbine) is provided by bus stops within a one-minute walk. Bus Rapid Transit (BRT) service to Downtown via the Max Yellow route is provided by a bus stop within a seven-minute walk along 24 Street SW.

A Transportation Impact Assessment was not required for this proposal, but additional information was requested by Administration explaining how vehicular pick-up and drop-off would operate. Additional review will be undertaken through a development permit.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time.

Legislation and Policy

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 promoting efficient use of land and infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This application is within the Established Area as identified on Map 1 of the [Municipal Development Plan](#) (MDP). Policy for this area supports modest intensification which reflects the scale and character of the neighbourhood context. City-wide policies in the MDP support the integration of daily services such as child care within complete residential communities.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).

Child Care Service Policy and Development Guidelines

This proposal has been evaluated using the [Child Care Service Policy and Development Guidelines](#) which is a non-statutory policy intended to guide the development of child care services in a variety of districts and a variety of sizes across Calgary, including in low-density residential areas such as Woodbine. This policy also provides development guidelines to manage the impacts within those residential areas, which would be reviewed through a development permit.

Policies within this document note that child care services are an integral part of complete communities and that services for greater than six children may be considered, provided the site meets selection criteria identified below:

1. located close to activity-focused areas such as schools and parks;
2. located on a site with sufficient parking for staff and parents;
3. located on sites large enough for outdoor play areas;
4. located on collector and other major streets;
5. located on a corner parcel to minimize impact on adjacent residences and aid in pick-up and drop-off parking; and
6. no other child care services available on the same block.

The site meets criteria 1, 2, 4 and 6. Criteria 3 and 5 are addressed by the adjacent open space, which both provides an opportunity for outdoor play area (enclosed within a fence) and provides separation from the neighbouring house. Pick-up and drop-off parking is aided by a signed loading zone in front of the property as well as the adjacent park space, which should provide sufficient distance from the bus zone so as not to interfere with transit operations.