

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel located in the northeast community of Coventry Hills at the T-intersection of Covepark Rise NE and Covepark Gate NE. The site is approximately 0.03-hectares (0.07-acres) in size and is approximately 9 metres wide by 34 metres deep. The parcel is currently developed with a single detached home and front attached garage, which is accessed from Covepark Rise NE. Although there is a rear lane, parking is located in the front garage and driveway. Tandem parking is not recognized by the Land Use Bylaw as meeting bylaw requirements, therefore only one stall is available on the site. The applicant has indicated that a day home is currently operating under the Home Based Child Care – Class 1 use, which allows for up to six children to be cared for within the home.

Surrounding development is characterized by single detached dwellings designated as the Residential – Narrow Parcel One Dwelling (R-1N) District with the Residential – One Dwelling (R-1) District located along Coventry Hills Way NE. A linear open space is located approximately 180 metres (a two-minute walk) to the east, accessed through the rear lanes of neighbouring homes or via a walkway from the southeast corner of the Covepark Rise NE loop (approximately 300 metres away or a three-minute walk). This linear open space is the location of a water feeder main and shallow utilities. The nearest school is Coventry Hills School which is located approximately 700 metres to the south (an eight-minute walk).

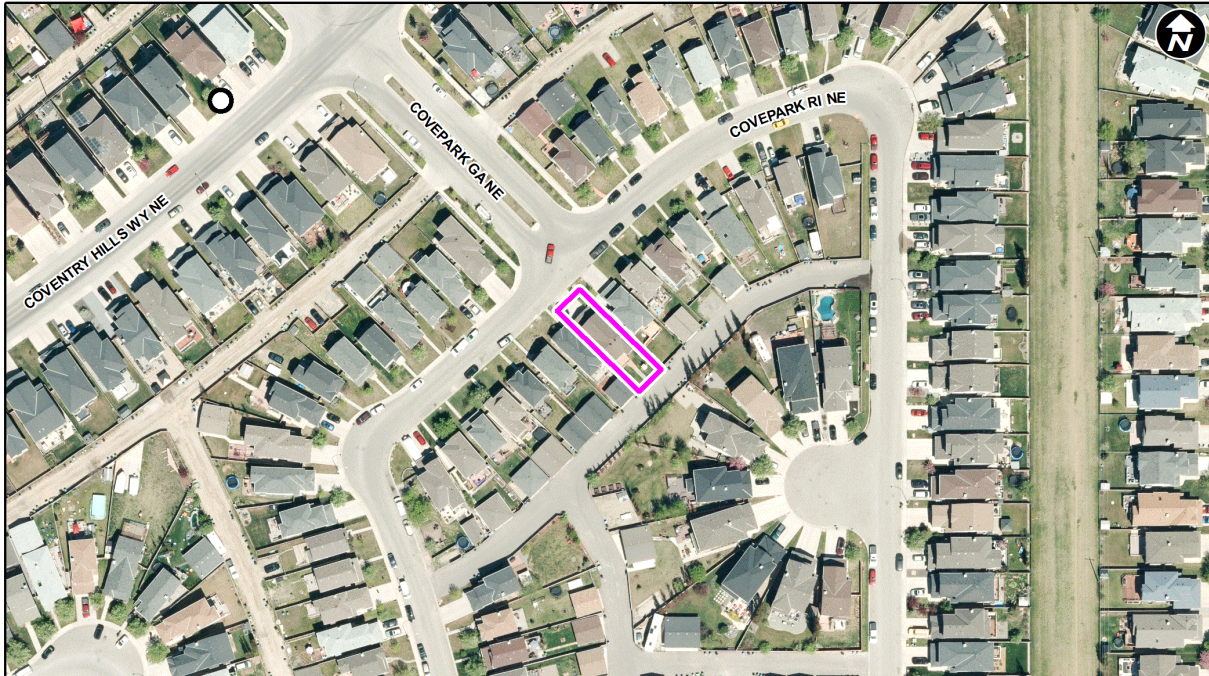
Community Peak Population Table

As identified below, the community of Coventry Hills reached its peak population in 2019.

Coventry Hills	
Peak Population Year	2019
Peak Population	17,667
2019 Current Population	17,667
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 [Coventry Hills Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-1N District is a residential designation applied to developing areas that is primarily for single detached homes on narrow parcels generally between 7.5 and 11.6 metres wide. The R-1N District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit per parcel. One parking stall per dwelling unit is required. The R-1N District currently allows for day homes for up to six children with the Home Based Child Care – Class 1 use. Commercial child care operators are only allowed within places of worship in the district and not as a standalone use.

The proposed DC District is based on the existing R-1N District with the additional discretionary use of Child Care Service. All existing rules in the R-1N District would be retained, including height and general massing allowable for any new buildings. The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. Parking for staff would also be evaluated, although no specific rate is included in the use rules. The proposed DC District would allow for residential uses consistent with the surrounding developments if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not specify the maximum number of allowable children, as that would be determined at the development permit stage along with the provincial licensing requirements. The applicant has indicated the potential for up to 18 children. This would require a minimum of two pick-up and drop-off stalls plus parking for staff. Only one parking stall is available on site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of the Child Care Service use within the residential context. This proposal allows for a commercial child care service to operate while maintaining the R-1N District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw. While the use of the DC District is appropriate, the subject site does not meet the required parking and site selection criteria of applicable policy and is recommended for refusal.

The proposed DC District includes a rule that would allow 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 and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for the future redevelopment of the site. A discretionary use development permit would be required to enable a child care service for more than six children. While the ultimate number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process, there are limitations to the site given the mid-block location and narrow parcel size. Given the specific context of this mid-block site, additional items to be considered through the development permit process include, but are not limited to:

- number and location of parking stalls;
- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments;
- upholding restrictions on the number and size of any identification signage; and
- mitigating overlooking and privacy concerns.

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

This segment of Covepark Rise NE has a public sidewalk on the north side of the street only. There is no sidewalk on the south side of Covepark Rise NE, including the subject site. Street parking adjacent to the site is limited due to front drive garages. The subject site currently has one parking stall available that meets land use bylaw size requirements. Although reviewed in more detail at the development permit stage, a commercial child care service for 18 children requires two parking stalls for pick-up and drop-off as per the Land Use Bylaw requirements. Parking for staff would be reviewed with the development permit as well. Only one stall is available on the parcel that meets the Land Use Bylaw requirements. While additional parking may be added to the site off the lane, it would drastically reduce the outdoor area available which may have additional impacts on the feasibility of a development permit

Local transit routes are located on Coventry Hills Way NE approximately 130 metres (a two-minute walk) north of the site. Routes 86 (Coventry Hills), 116 (Coventry Hills Express) and 746 (Crescent Heights/Coventry Hills) are available at this stop.

A Transportation Impact Assessment was not required as part of this application.

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 Policy

South Saskatchewan Regional Plan (2014)

The proposal has been considered by Administration 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.

Growth Plan (2022)

although the proposed land use amendment aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP) by promoting efficient use of land and regional infrastructure, the proposal is not in alignment with City-wide policy for child care services.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). These are residential areas that have been planned and continue to be under development. Typical neighbourhoods tend to be predominantly low-residential with some pockets of multi-residential developments and commercial developments located at the edges of neighbourhoods. City-wide policies encourage child care services in residential, mixed use and commercial areas in addition to activity centres and main streets.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities would be explored at the development permit stage, if the land use application were to be approved.

Calgary North Area Structure Plan Phase 1 (Statutory – 1980)

The subject parcel is located within the Residential area as identified on Map 7: Land Use Plan within the [Calgary North Area Structure Plan Phase 1](#) (ASP). The Residential policies generally encourage a variety of housing types and forms. There are no specific policies regarding child care uses except for within the Special Policy Area shown on Map 7, where they are encouraged. The subject parcel is not within the Special Policy Area, which is located south of Country Hills Boulevard.

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

The proposal has been evaluated using the [Child Care Policy and Development Guidelines](#), which is a non-statutory policy intended to guide the development of child care services of varying sizes in a variety of districts across Calgary, including in the low density residential areas. This policy also provides development guidelines to manage the impacts within low density residential areas, which would be reviewed at the development permit stages if this application is approved by Council.

Policies within this document note that child care services are an integral part of complete communities, and that child care services for greater than six children may be considered for a land use redesignation in low density areas provided the parcel meets the site selection criteria and development guidelines contained within this policy. In this case, the parcel does not meet four out of six applicable site selection criteria and Administration is recommending refusal. Details on the site selection criteria have been included below:

- The site is internal to a residential area and is not located near an activity focused area such as schools, community centres, places of worship or commercial businesses. Additional traffic and activity would be added to the residential area because of this.
- The site can only accommodate one parking stall that meets the land use bylaw requirements and street parking is limited. Although reviewed further at the development permit stage, parking is required for staff and pick-up drop-off, and it is unlikely that adequate parking can be accommodated.
- It is unclear if enough outdoor play area may be accommodated. This would be reviewed further at the development permit stage as the province sets these standards via the *Child Care Licensing Act*. The Calgary Region Child and Family Services Authority were circulated as part of the review for this permit, but no response was received.
- Commercial child care services in residential areas should be located on collector streets, Covepark Rise NE is not a collector street, although Coventry Hills Way NE is. Additional traffic would be likely through Covepark Rise NE as the road is a loop. Those accessing the site may need to complete the full loop as there are no opportunities to turn around on the site.
- Corner parcels are preferred, but midblock sites may be appropriate if the parcel shares a side property line with a lane, has significant frontage and parcel area, or is on the same block as community services. This site does not meet any of these considerations. The narrow parcel with front drive garage limits the amount of parking available and increases the likelihood that there will be impacts on neighbouring properties.
- Concentrations of child care services should be avoided. The subject parcel does meet this criterion as there are no other commercial child care services approved along Covepark Rise NE.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes specifics on the maximum number of children, parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates it would be challenging to provide parking and play areas that do not have off-site impacts for neighbouring parcels.