

Background and Planning Evaluation

Background and Site Context

The 0.10 hectare (0.25 acre) site consists of two parcels located on the corner of Panamount Crescent NW and Panamount Drive NW. Each parcel is currently developed with a single detached dwelling with an attached garage accessed from Panamount Crescent NW. The proposed DC District would allow for Child Care Service within the existing buildings.

The subject site is ideally located across the street from a community park and close to transit, amenities and services. It is surrounded by low and medium density residential developments with Residential – One Dwelling (R-1) District located to the south, east and west of the site, and Multi-Residential – Contextual Low Profile (M-C1) District located to the north. The North Pointe Transit Terminal is located 150 meters (5 minute walk) from the site and provides access to many different bus routes.

Community Peak Population Table

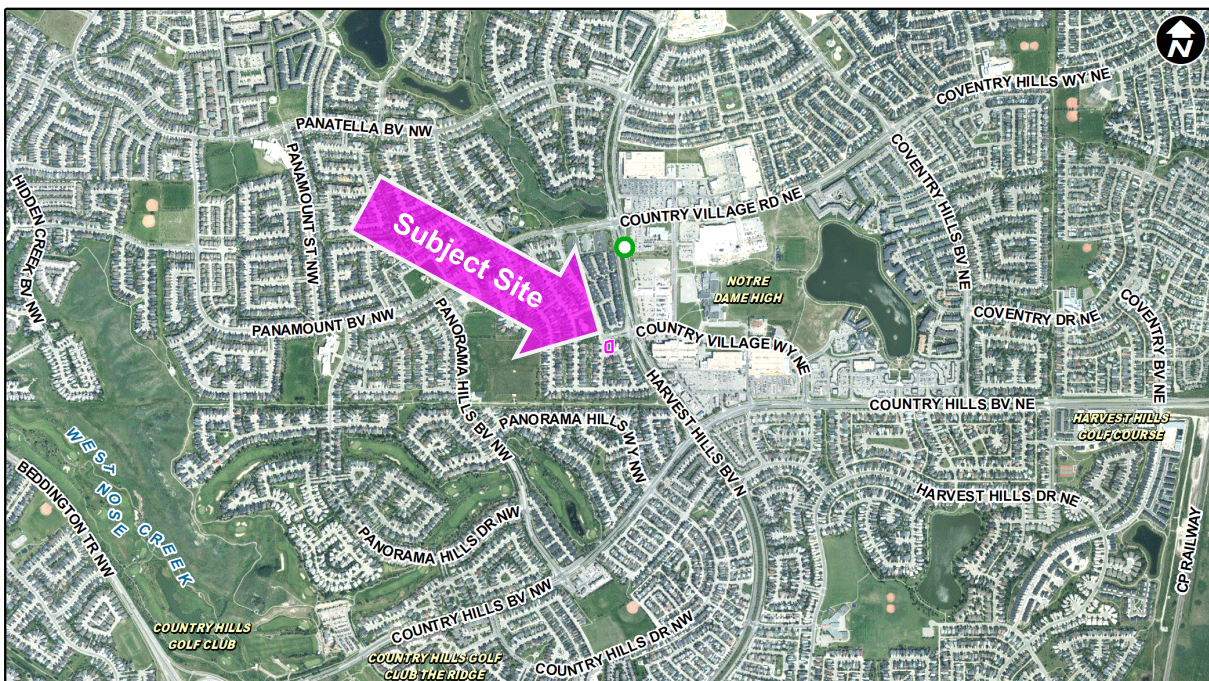
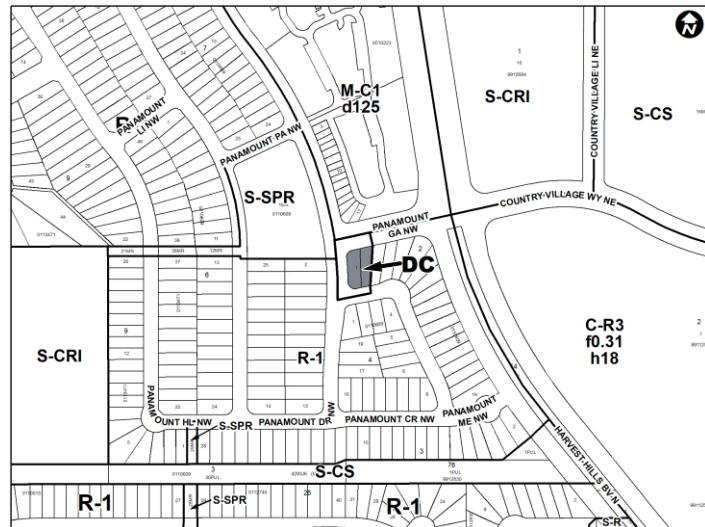
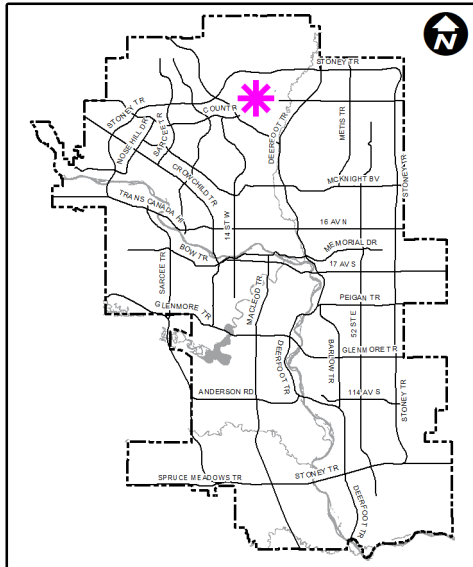
As identified below, the community of Panorama Hills reached its peak population in 2015, and the population has decreased slightly since then.

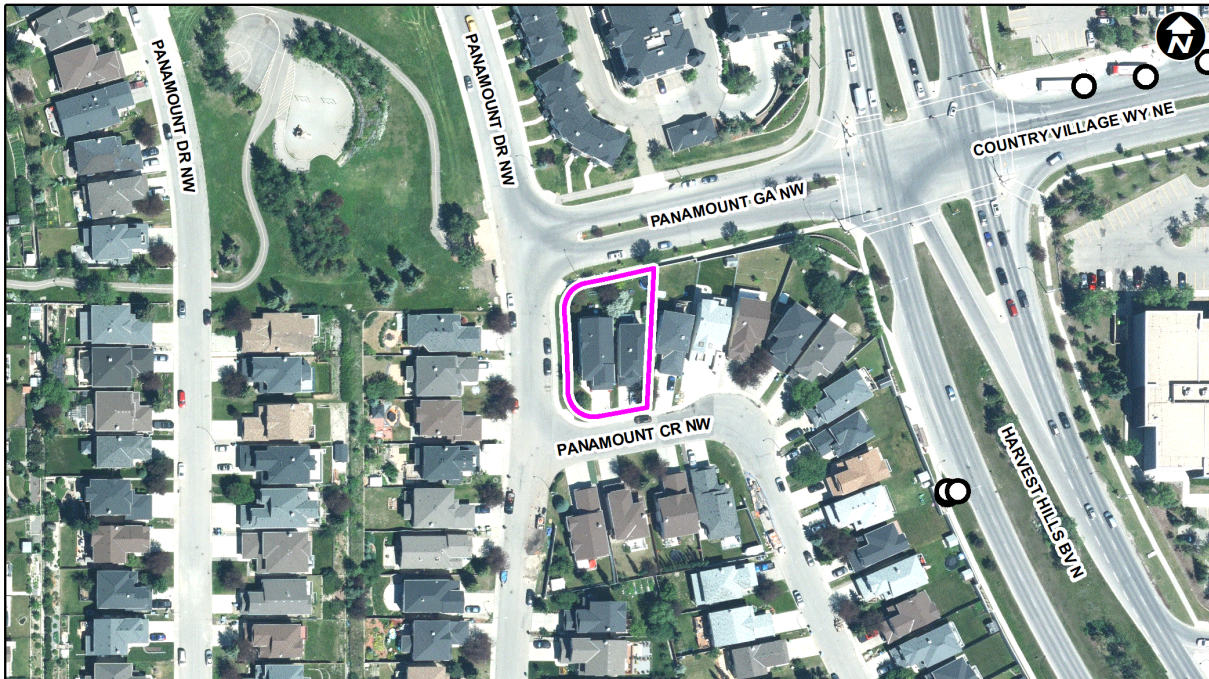
Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2019 Current Population	25,710
Difference in Population (Number)	-283
Difference in Population (Percent)	-1.09%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-1 District is a residential designation applied to developing areas that is primarily for single detached dwellings. The R-1 District allows for a maximum building height of 12 metres and a maximum density of one dwelling unit per parcel. The R-1 District currently allows for home based child care for up to six children with the Home Based Child Care – Class 1 use.

The proposed DC District is based on the existing R-1 District with the additional discretionary use of Child Care Service. All existing rules and regulations in the R-1 District would be maintained, including height and general massing allowable for any new buildings. The DC District is intended to:

- allow for the conversion of the existing dwellings, or development of a new facility in a dwelling, that meet the R-1 District rules; and
- 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 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 relaxations 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 in a standard district.

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 a Child Care Service being proposed within a low density residential area. This proposal allows for the applicant's intended Child Care Service while maintaining the R-1 District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Development and Site Design

The rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for the future development of the site. A discretionary use development permit would be required to enable Child Care Service for more than six children. The maximum 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 will be evaluated by the province under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available from existing sidewalks along Panamount Crescent NW and Panamount Drive NW. Street parking is available along Panamount Crescent NW, Panamount Drive NW and Panamount Gate NW. Direct vehicular access to the parcels is provided through front driveways accessed from Panamount Crescent NW. Bus stops are located 150 meters (5 minute walk) away at the North Pointe Transit Terminal and 100 meters (4 minute walk) away on Harvest Hills Boulevard NW and provide access to many bus routes including the Bus Rapid Transit Route 301.

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 sewer and storm sewer 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 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential Planned Greenfield area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#).

The proposal is in keeping with relevant MDP policies. The proposed DC District, based on the existing R-1 District, with the additional discretionary use of Child Care Service, allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing. The application also encourages complete communities by allowing for child care services within a residential area.

Calgary 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 to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Calgary North Phase 2 Community Plan (Non-Statutory – 1999)

The site is located in the Neighbourhood Area as shown on Map 2 in the [Calgary North Phase 2 Community Plan](#) (CP). The Neighbourhood Area is intended for mostly single family housing with some multi-residential developments to provide a variety of housing choices. The overall goals of the CP include providing services and amenities within the community to meet people's daily needs and offer local employment opportunity. The proposed land use amendment meets the overall goals of the CP.

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

The 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 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.

Policies within this document note that child care is 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. The parcels and proposed DC District generally align with the applicable site selection criteria as noted below:

- located across the street from a park and close to a large commercial area to the east;
- located adjacent to a collector street (Panamount Gate NW) and within close proximity to the entrance of the community; and
- located on a corner parcel providing pick-up and drop-off access from several frontages.

According to the policy, a concentration of businesses providing child care in an area should be avoided and that consideration should include whether there is more than one Child Care Service on the same block. Although this proposal includes two parcels on the same block, the cumulative impacts to adjacent residents and the community are minimized because of the proximity of the site to the edge of the community, and the two adjacent parcels benefit from triple frontage providing multiple options for access and parking.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, maximum capacity, privacy considerations, orientation of any outdoor play areas and signage. A preliminary review indicates the sites' characteristics would allow for these development guidelines to be applied.