

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the southwest community of Westgate at the northeast corner of Westview Drive SW and 8 Avenue SW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 18 metres wide by 30 metres deep. The parcel is currently developed with a single detached home and an attached garage which is accessed from 8 Avenue SW.

Surrounding development is characterized by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District with Special Purpose – School, Park and Community Reserve (S-SPR) District directly across the street along 8 Avenue SW to the south. The site is approximately 400 metres (5-minute walk) from Westgate Elementary School and 290 metres (4-minute walk) from St. Michael School along 8 Avenue SW and 350 metres (four-minute walk) from Vincent Massey School along 45 Street SW.

Community Peak Population Table

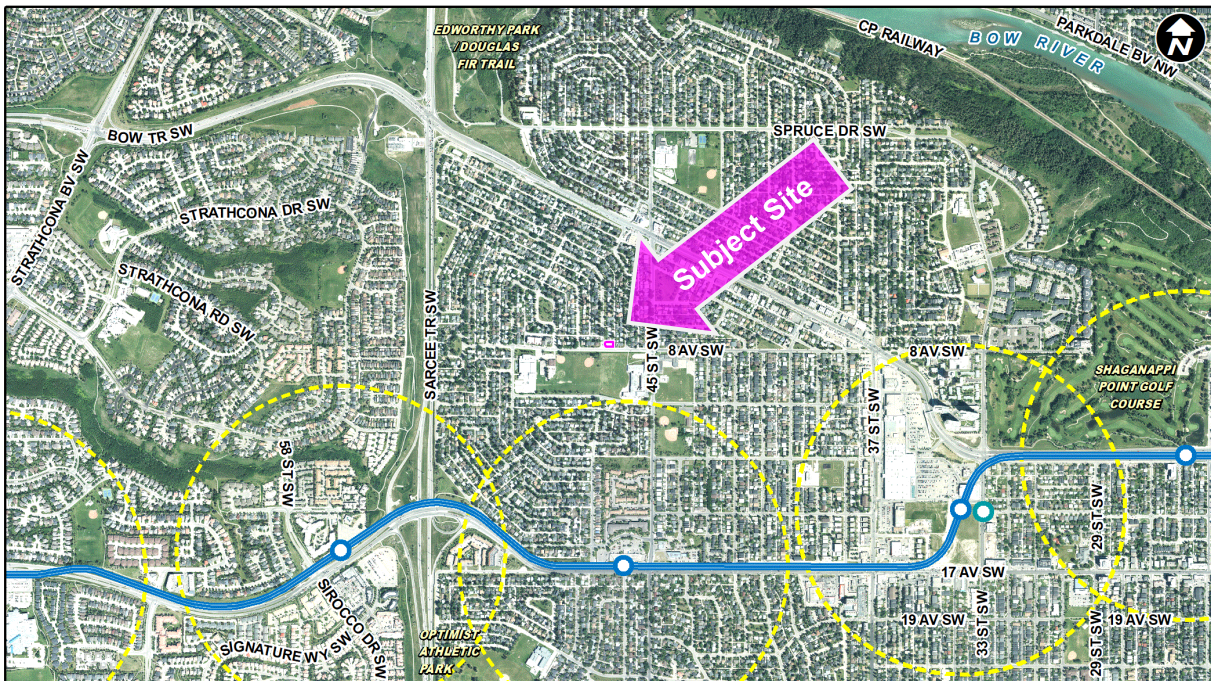
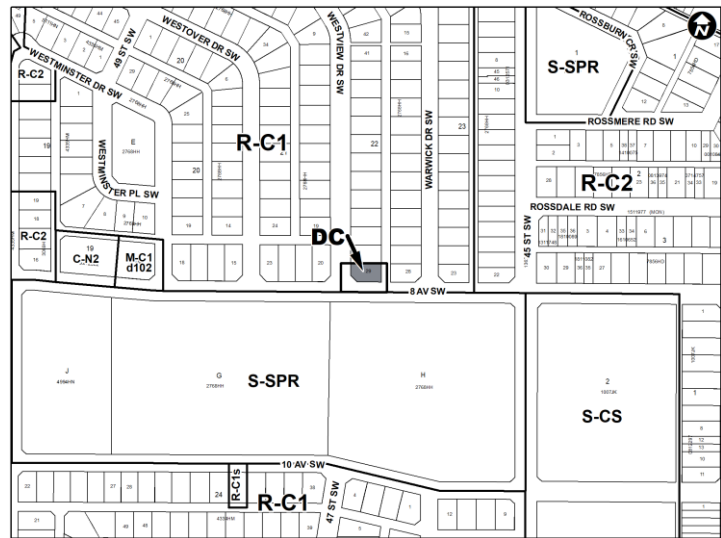
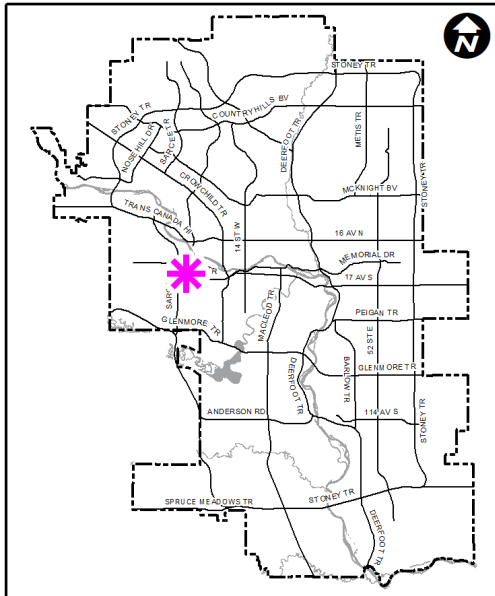
As identified below, the community of Westgate reached its peak population in 1969, and the population has decreased since then.

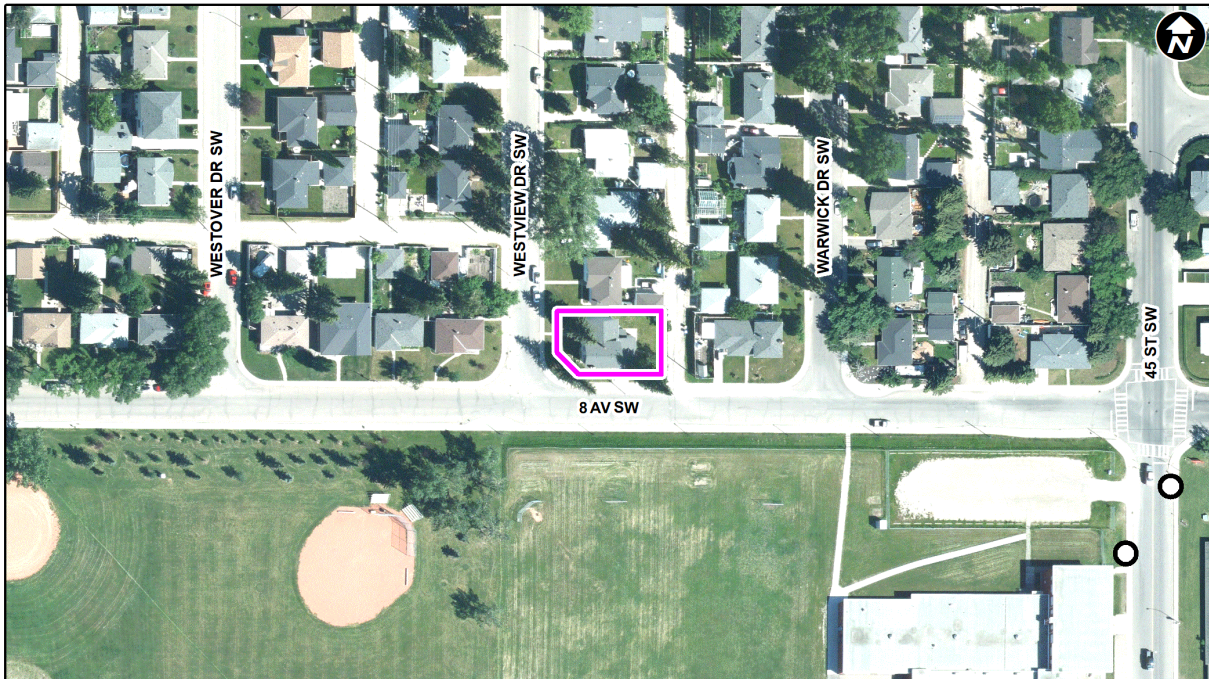
Westgate	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-24.69%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one main residential building per parcel. One parking stall per dwelling unit is required. The R-C1 District currently allows for day homes for up to six children through the Home Based Child Care – Class 1 use. Commercial child care operators are only allowed within a building used or previously used as a community recreation facility or school in this district and not as a standalone use.

The proposed DC District is based on the existing R-C1 District with the additional discretionary use of Child Care Service. All existing rules in the R-C1 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. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit.

The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not specify a 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 maximum occupancy of 40 children. This would typically require four pick-up and drop-off stalls plus parking for staff.

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-C1 District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

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. 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. The maximum number of children will be managed by balancing provincial licensing requirements for staff and outdoor play space, and visitor pick-up and drop-off stalls.

Other specific issues to be addressed at the development permit stage include proper siting and fencing of the outdoor play spaces, upholding restrictions on the number and size of any signage and minimizing the impacts of overlook and privacy with adjacent residential development.

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

The site is bordered by 8 Avenue SW to the south, a collector street with two-way traffic and parking on both sides of the roadway, and by Westview Drive SW, a residential street with two-way traffic and parking on both sides of the roadway. Direct pedestrian access to the site is available via the existing sidewalk on Westview Drive SW.

The subject site is well-served by Calgary Transit with bus stops for Route 93 (Coach Hill/Westbrook Station) located within 200 metres (3-minute walk) of the site. The 45 Street LRT Station is located 1 kilometre away (13-minute walk) of the site.

On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system; this site is within Zone WGT. On-street parking is presently unrestricted on 8 Avenue SW and Westview Drive SW.

Passenger loading/unloading for the daycare will occur on-street directly adjacent to the site. Staff parking will occur within the existing driveway and garage accessed from 8 Avenue SW. Waste and recycling will occur from the rear lane.

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 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) 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 Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies. The proposed DC District, based on the existing R-C1 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.

Westbrook Communities Local Area Plan (Statutory – 2023)

[The Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited scale modifier (Map 4: Building Scale), which allows for up to three storeys. The Neighbourhood Local areas are characterized by primarily residential uses in a broad range and mix of housing types and forms. Residential areas may also accommodate a range of commercial activities, including childcare, and home-based businesses. The proposed land use amendment is in alignment with the applicable policies of the LAP.

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 in a variety of districts and of 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 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.

The parcel and proposed DC District Control aligns with all of the applicable site selection criteria as noted below:

- located near an activity focused area which includes schools;
- the site can accommodate on-site parking accessed from the street, and includes two street frontages for pick-up and drop-off;
- the site can accommodate outdoor play areas;
- the site is located on a collector street;
- the site is located on a corner parcel; and
- no other child care services are available within 50 metres.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes 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 the site's characteristics would allow for these development guidelines to be applied.