

# Background and Planning Evaluation

## Background and Site Context

The subject site is a mid-block parcel located in the community of Southview, along the south side of 19 Avenue SE. The site is approximately 0.07 hectares ± (0.18 acres ±) in size and is approximately 23.5 metres wide by 30.5 metres deep. The parcel is currently developed with an existing Child Care Service facility that accommodates up to a maximum of 60 children. Vehicle access to the site is provided from the rear lane.

Surrounding development is characterized by single detached dwellings to the east and south, designated Residential – Contextual One Dwelling (R-C1) District. A large vacant parcel is located north of the site along 19 Avenue SE, designated the Multi-Residential - Contextual Low Profile (M-C1) District, and a Place of Worship is located directly to the west which is also designated Residential – Contextual One Dwelling (R-C1) District. The site is approximately 180 metres south of the 17 Avenue SE main street where frequent bus rapid transit (BRT) and commuter bus routes provide service.

## Community Peak Population Table

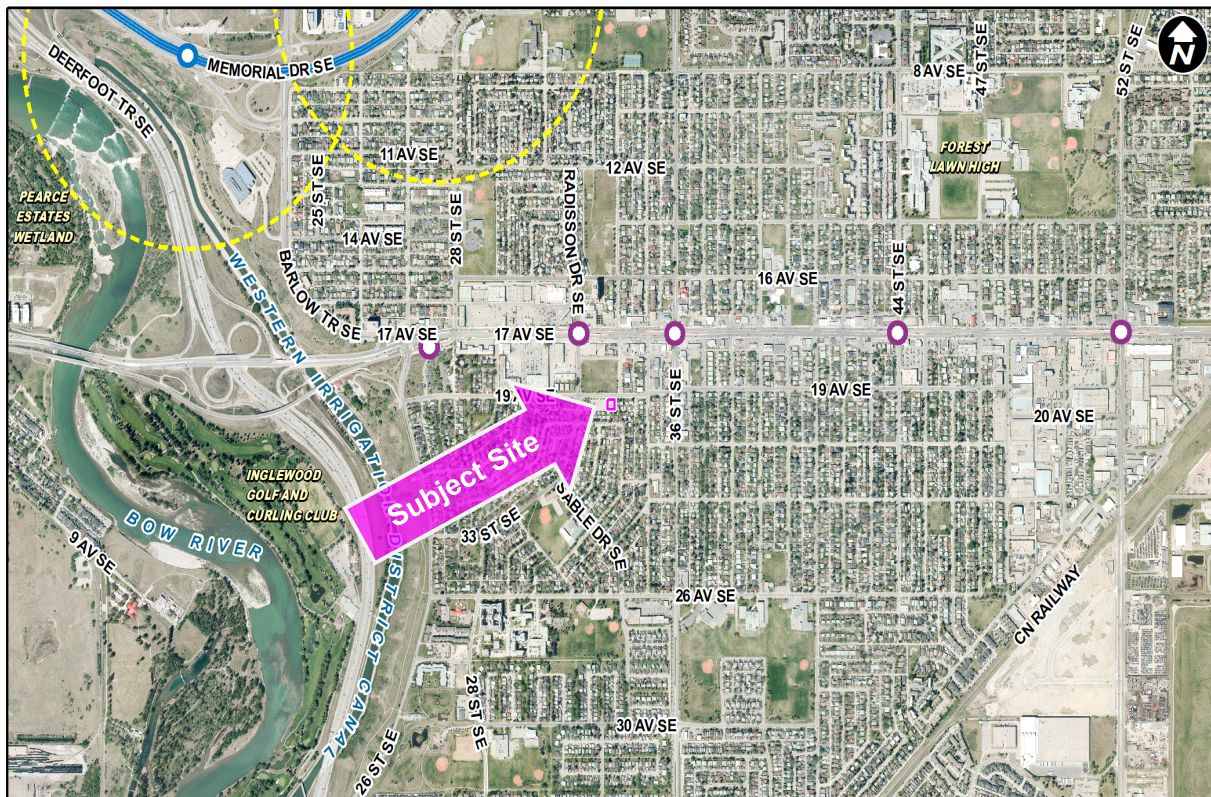
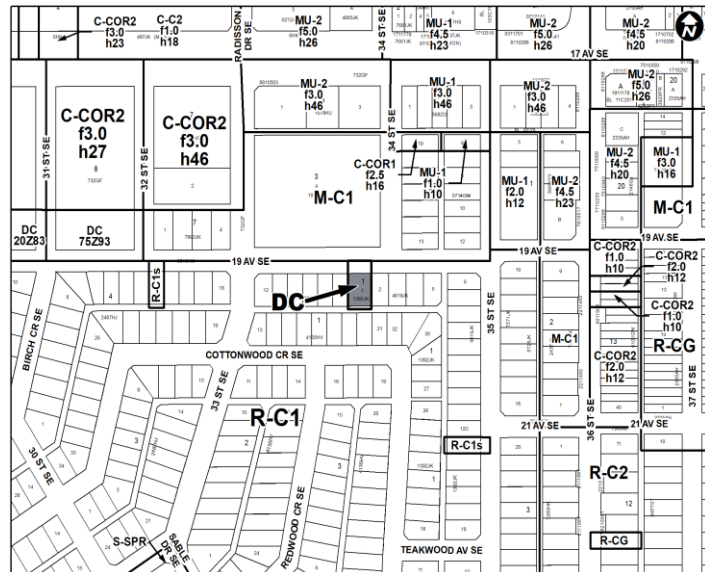
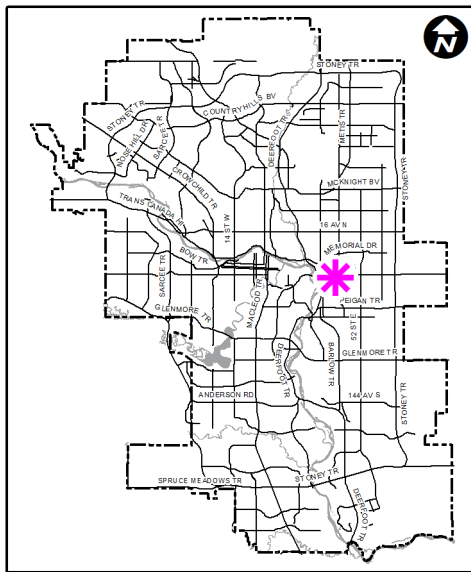
As identified below, the community of Southview reached its peak population in 1970, and the population has decreased since then.

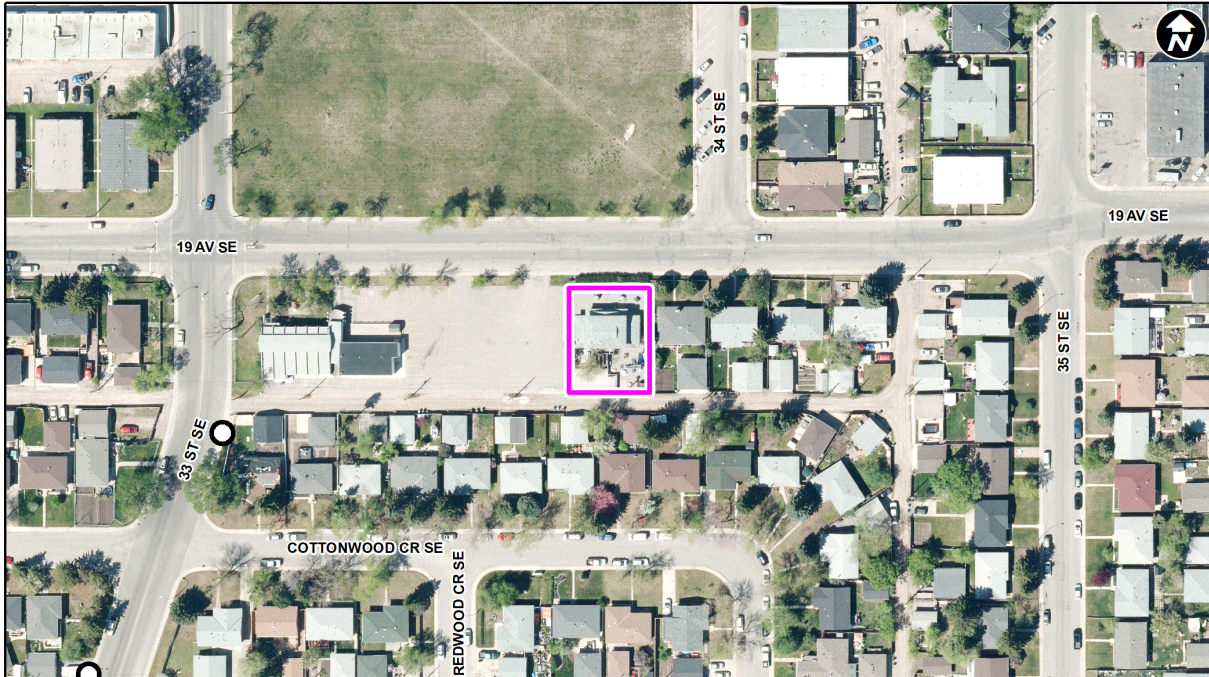
<b>Southview</b>	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.9%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control DC ([111Z2001](#)) District is based on the Residential – Low Density (R-2) District of Land Use Bylaw 2P80 with the additional Discretionary Use of Child Care Facility. Development guidelines were added to 111Z2001 which limit the maximum capacity of the site to 60 children. The R-2 District is intended to allow for low density residential development and allows for a maximum height of 10 metres (about three storeys).

To ensure the proposed district remains consistent to the existing land use district and compatible with the adjacent uses, the proposed DC District is based on the Residential – Contextual One / Two Dwelling (R-C2) District. All existing rules in the R-C2 District would be retained, including height and general massing allowable for any new buildings. The proposed DC district allows the additional discretionary use of Child Care Service. Child Care Service 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 stage. The proposed DC District will also modernize to the current Land Use Bylaw 1P2007 land use districts and would allow for residential uses to be 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.

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 supported by the

[Child Care Service Policy and Development Guidelines](#) to allow a Child Care Service use proposed within a lower density land use district. This proposal allows for a commercial childcare service to operate while maintaining the R-C2 District base. The same result could not be achieved using 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 the 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 provide guidance for the future redevelopment of the site.

A discretionary use development permit has been submitted and is currently under review by Administration. The ultimate number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas will 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 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**

Pedestrian and vehicular access to the site is available via 19 Avenue and the adjacent lane. 19 Avenue SE is classified as a Collector Road as per the Calgary Transportation Plan. The area is served by the Max Purple BRT Line, with service to City Centre/East Hills, and the nearest BRT station is on 17th Avenue NE, approximately 250 metres from the subject parcel. The area is also serviced by transit routes 1, 87, 135, 155, all available along 17 Avenue SE (International Avenue) and/or 36 Street SE within 300 metres walking distance. The site is located within a 400-meter radius from the MAX Purple lines and is, therefore, within the Transit Oriented Development area. 19<sup>th</sup> Avenue SE has raised bike lanes on each side of the road, providing biking connections to the bow river pathway system to the west and to 52 Street SE to the east, which has a Regional Pathway. A Transportation Impact Analysis was not required in support of the land use re designation 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 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 – Inner City area as identified on Map 1: Urban Structure in 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 childcare within complete residential communities. City-wide policies also encourage childcare services in residential, mixed use and commercial areas in addition to activity centers and main streets.

### **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.

Policies within this document note that childcare 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 childcare services available on the same block.

This site meets criteria 1, 2, 3, 4 and 6 as listed above. Criteria 5 is addressed by a signed parking agreement with the adjacent Place of Worship which will be used by the Child Care Service during the off-peak hours of the Place of Worship to accommodate efficient and safe pick-up and drop-off