

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the northeast community of Castleridge at the intersection of Castlebrook Drive NE and Castleglen Way NE. The site is approximately 0.049 ha (0.12 acres) in size and is approximately 15 metres wide by 30 metres deep. The parcel is currently developed with a single detached home and single rear garage which is accessed from Castleglen Way NE.

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 along Castlebrook Drive NE to the west and along Falworth Road NE to the east. The site is approximately 50 metres (one-minute walk) from the Castlebrook Playground, 425m (5-minute walk) from Khan Park, 345 metres (5-minute walk) from OS Geiger School and 175 metres (2-minute walk) from Bishop McNally High School.

Community Peak Population Table

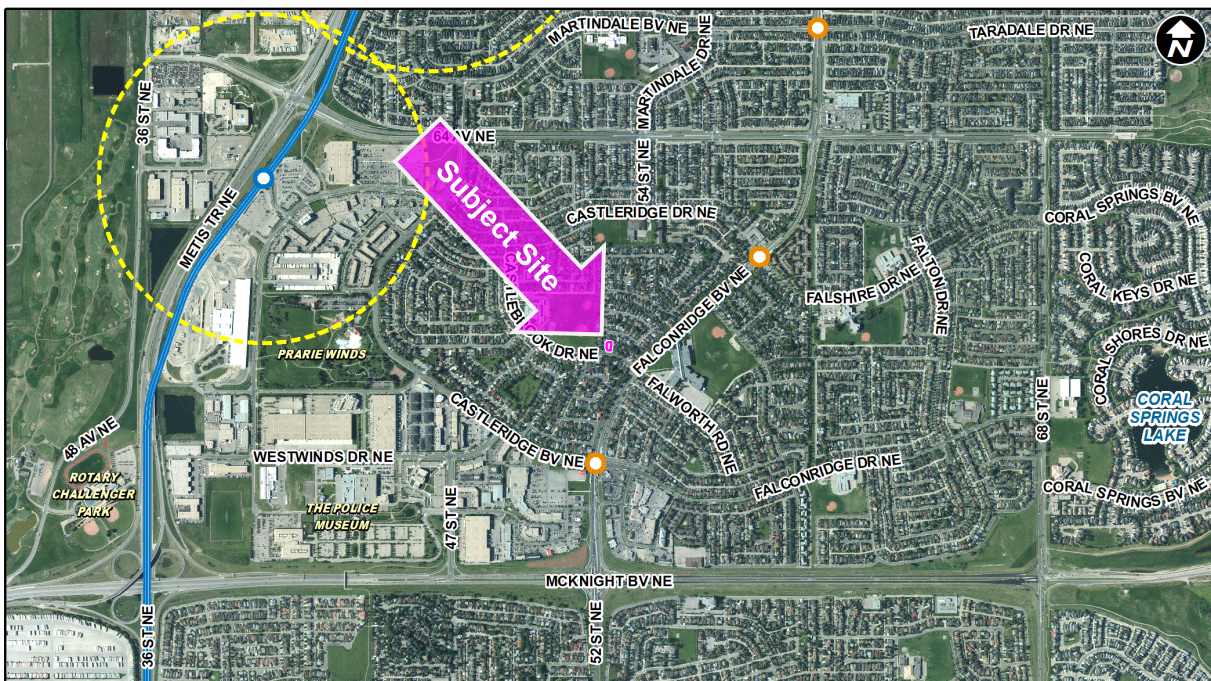
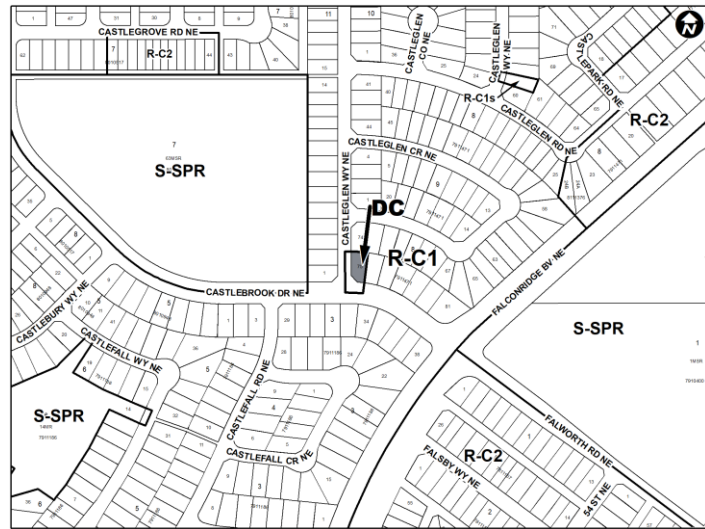
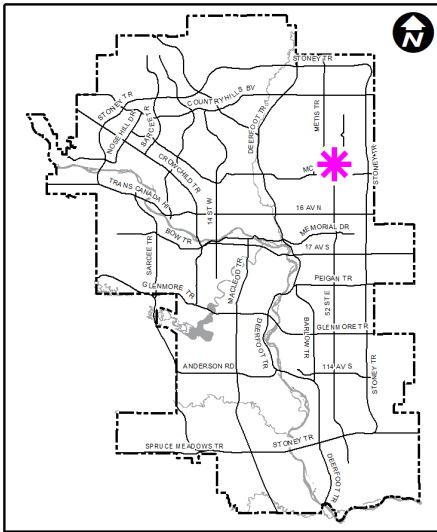
As identified below, the community of Castleridge reached its peak population in 2015, and the population has decreased since then.

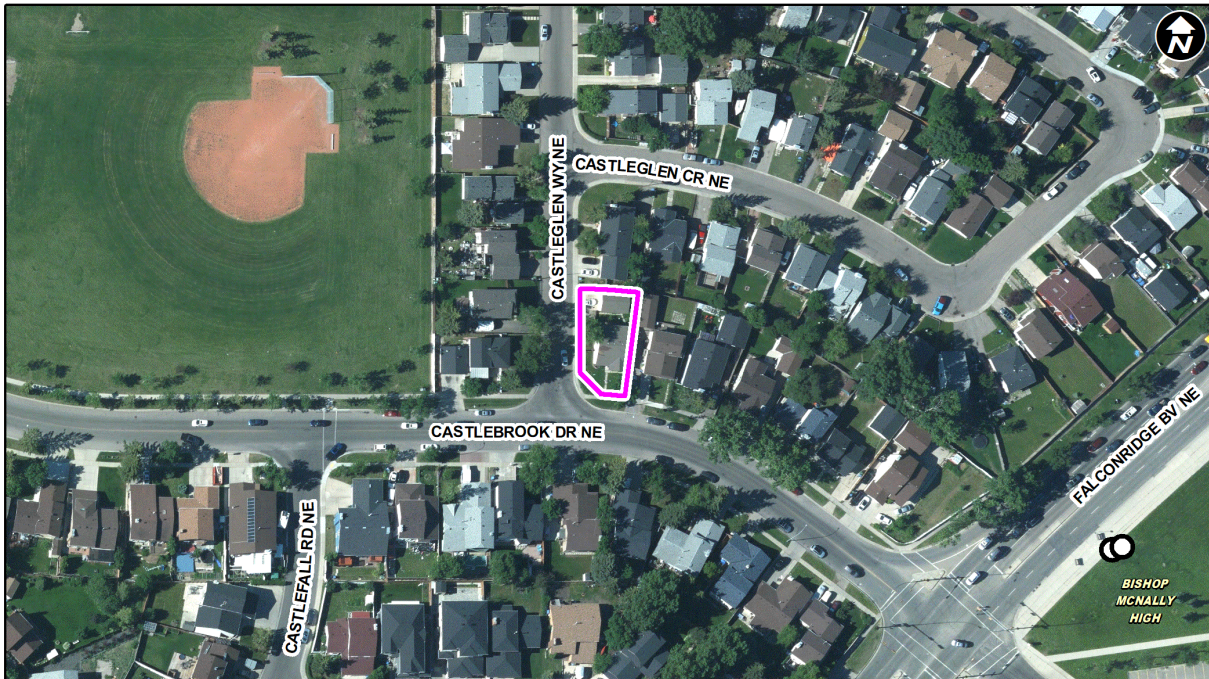
Castleridge	
Peak Population Year	2015
Peak Population	6,475
2019 Current Population	6,127
Difference in Population (Number)	-348
Difference in Population (Percent)	-5.37%

Source: *The City of Calgary 2019 Civic Census*

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

Location





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 dwelling unit 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 community recreation facility or school in the 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 stage.

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 on a corner and meets the Childcare Policy for being a corner parcel. It is also adjacent to Castlebrook Drive NE, which is classified as a collector road. The site is approximately 100 metres from the Max Orange Saddle Towne route and is in the Transit Oriented Development (TOD) Area. TOD policies, such as parking relaxations, and high quality pedestrian connections, will apply to this development. Street parking is permitted on both Castlebrook Drive and Castleglen Way NE, adjacent to the site. The site is located approximately 100 metres from a bus stop on Falconridge Boulevard NE that provides transit services with route 23 (52nd Street NE). Route 23 runs every 15 minutes during peak hours. 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 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.

CMRB 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 neighbourhood is predominantly low-density residential with some pockets of multi-residential developments. Commercial and community service developments are located at nodes, around LRT stations or along the edges of the neighbourhood. City-wide policies encourage child care services in residential, mixed use and commercial areas in addition to activity centres and main streets.

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.

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.