

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Richmond, midblock on the north side of 26 Avenue SW between 18 Street SW and 20 Street SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide by 42 metres long. The site is currently developed with a single detached home and a detached garage which is accessed from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District to the north and east, and multi-residential and commercial development to the southwest. There is also a Special Purpose – Community Service (S-CS) District with a neighbourhood park and playground 30 metres (a half-minute walk) to the west of the site. Sunken Garden Park and Bankview Park are also 400 metres (a seven-minute walk) away from the site.

26 Avenue SW is a collector road that accommodates a regional bikeway and bus stops for Route 6 (Killarney/26 Avenue SW) located 100 metres (a two-minute walk) from the site.

Community Peak Population Table

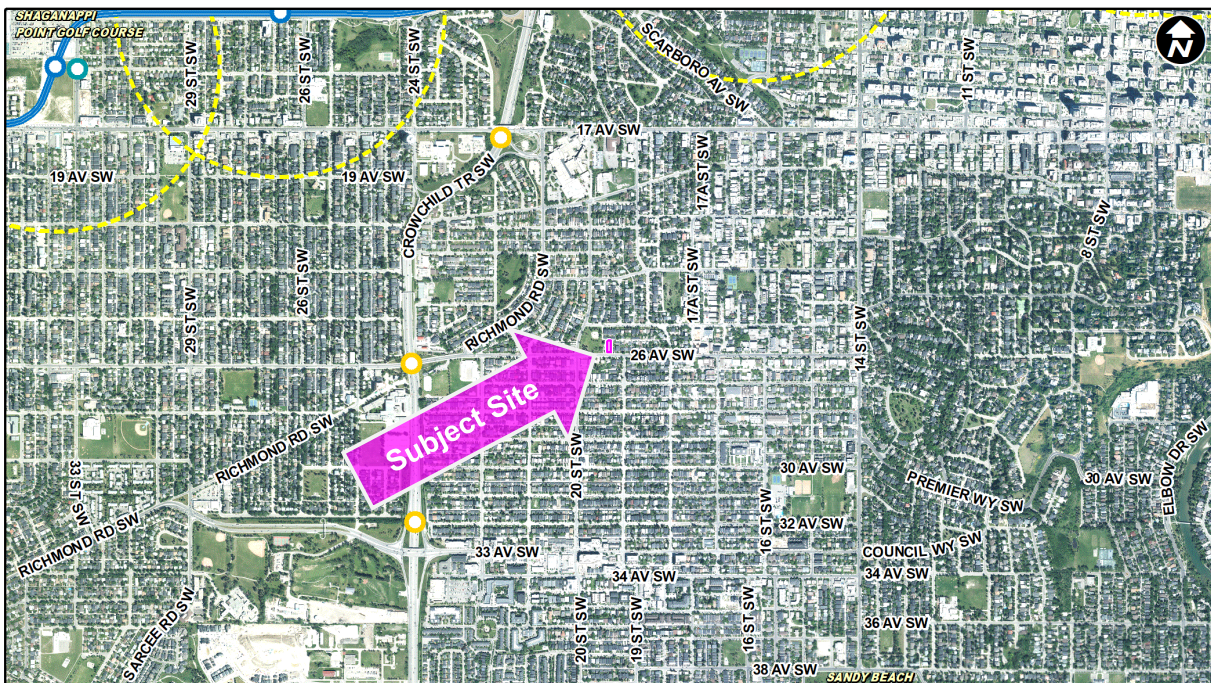
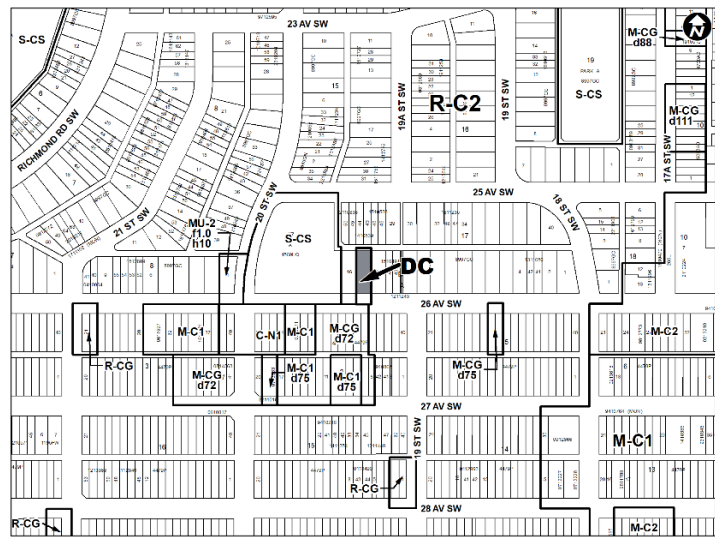
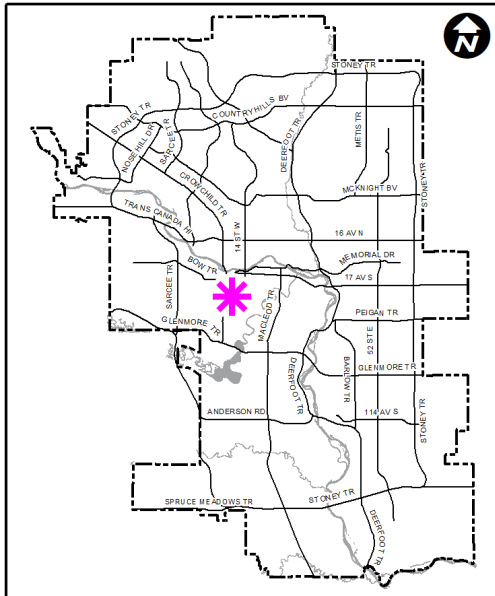
As identified below, the community of Richmond reached its peak population in 1968.

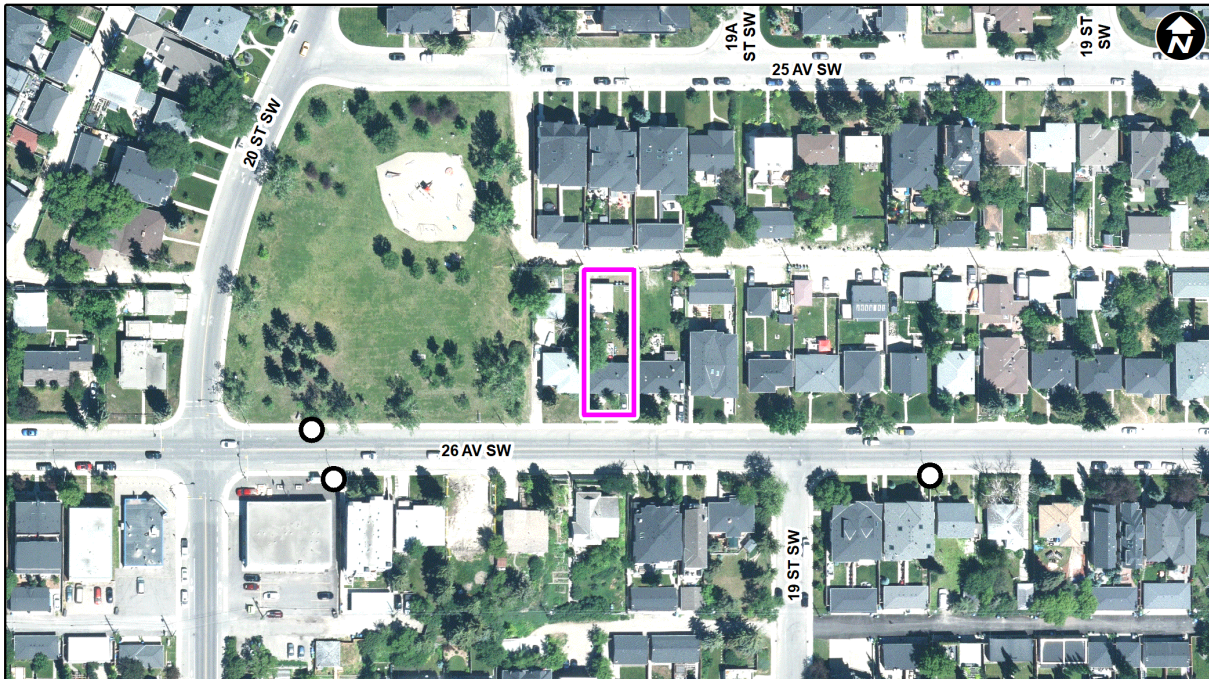
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The R-C2 District allows for care for up to six children through the Home Based Child Care – Class 1 use. The Child Care Service use can only be considered within a building that is either currently or previously used as a community recreation facility or school in this district.

The proposed Direct Control (DC) District is based on the existing R-C2 District with the additional discretionary use of Child Care Service. 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 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.

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 use within a residential context. This proposal allows for the applicant's intended child

care service while maintaining the R-C2 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

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 determined 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 which will be evaluated by the province under the [Early Learning and Child Care Act](#).

Transportation

The site is bordered by 26 Avenue SW to the south, a collector street with two-way traffic and unrestricted parking on both sides of the roadway. Direct pedestrian access to the site is available via the existing sidewalk on 26 Avenue SW.

On-street parking adjacent to the site is also available and unrestricted on 25 Avenue SW and 20 Street SW which is approximately 120 metres (a two-minute walk) from the site. The site is within Residential Parking Zone "O", but there are currently no signed restrictions on the streets adjacent to the site.

Pick-up and drop-off for the daycare is planned to occur using the parking stalls provided on site, which are accessed from the back lane. Staff parking will occur within the existing garage. Waste and recycling will occur from the back lane as well.

The subject site is well-served by Calgary Transit with bus stops for Route 6 (Killarney/26 Avenue SW) within 100 metres (a two-minute walk).

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)

Administration's recommendation aligns 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)

Administration's 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 Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed DC District, based on the existing R-C2 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. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Richmond Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area on Map 2: Land Use Policy of the [Richmond Area Redevelopment Plan](#) (ARP). The intent of the ARP is to maintain and improve the present character of the community and to the extent possible, attract young families with children back into the area. The proposed land use amendment would provide child care services for the young families with children, which is in alignment with the ARP.

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 of a variety of sizes across Calgary, including in low density residential areas.

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 proposal aligns with the applicable site selection criteria as noted below:

- located near an activity focused area which includes a community park;

- the site can accommodate on-site parking and loading, accessed from the back lane;
- the site can accommodate outdoor play areas;
- the site is located on a collector street; and
- no other child care services are available within 50 metres.

West Elbow Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities) which includes Richmond (east of Crowchild Trail SW) and surrounding communities is currently planned to launch in fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.