

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Springbank Hill at the southwest corner of 26 Avenue SW and Elysian Crescent SW. The site is approximately 0.39 hectares in size (0.95 acres) and is approximately 50 metres wide by 77 metres long.

Surrounding development is characterized by a mix of low-density residential buildings, in the form of single and semi-detached dwellings. The subject parcel is approximately 250 metres (four-minute walk) east from Griffith Woods School and the Springbank Hill Community Park. The Valleyview Community Church is approximately 400 metres (seven-minute walk) to the west.

Community Peak Population Table

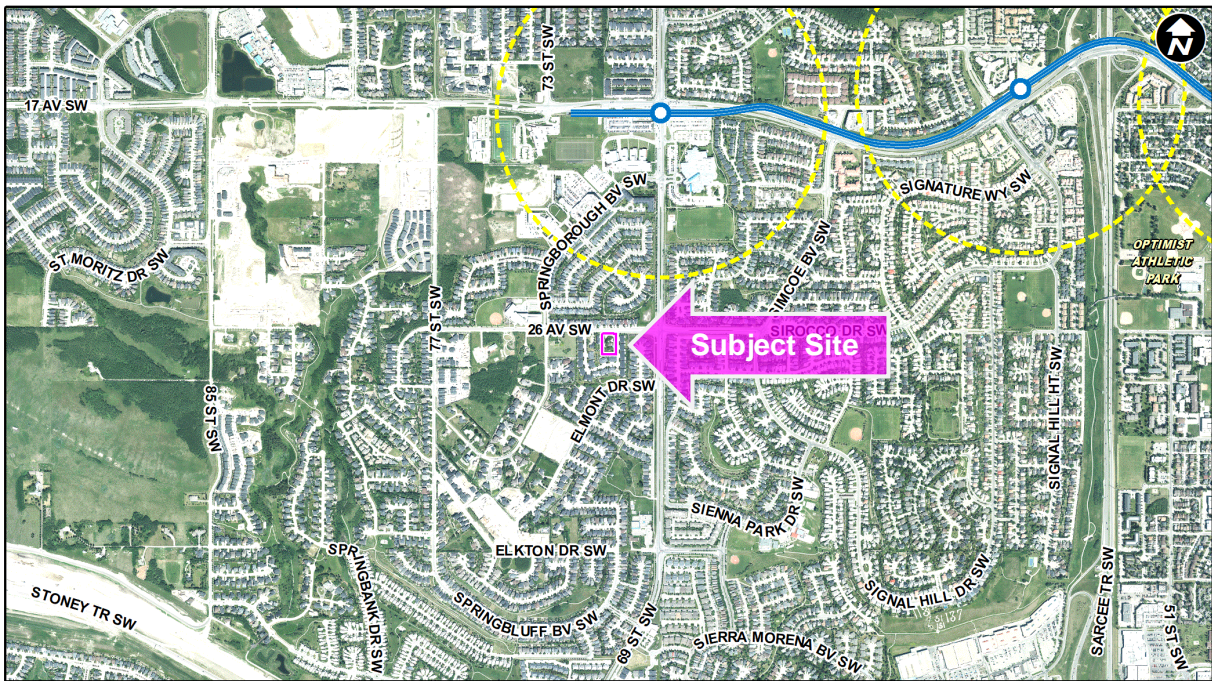
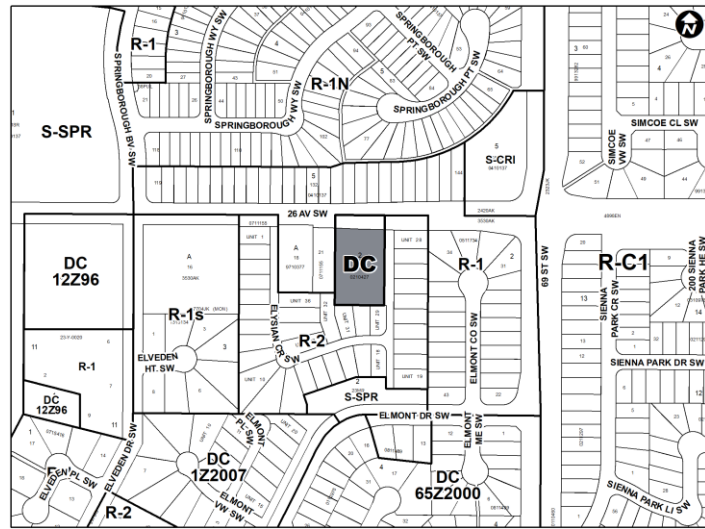
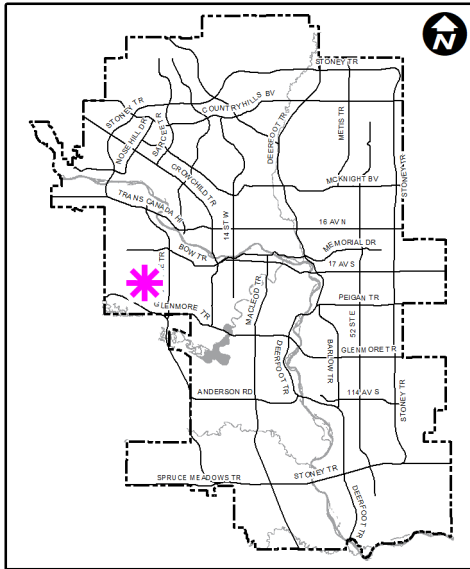
As identified below, the community of Springbank Hill reached its peak population in 2018.

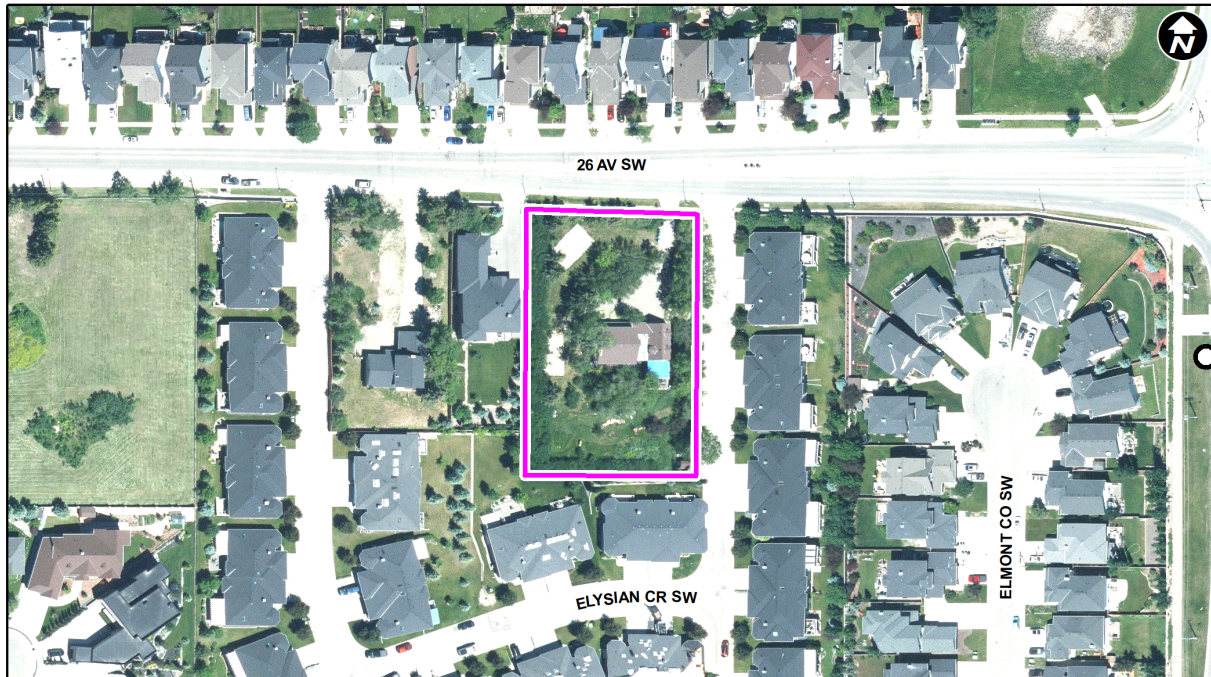
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-1s District is a low density residential district that is intended to accommodate residential development in the form of single detached dwellings and secondary suites in the developing area. The R-1s District allows for a maximum building height of 11 metres and a maximum density of one dwelling unit per parcel. The R-1s District currently allows for day homes for up to six children through the Home Based Child Care – Class 1 use.

The proposed Direct Control (DC) District is based on the existing R-1s District with the additional discretionary use of Child Care Service. All existing rules in the R-1s District would be retained, including height, building setbacks and massing.

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 limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the provincial licensing requirements.

The use of 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.

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-1s 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. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The 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 screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

The child care service operators will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

The site fronts onto 26 Avenue SW, a collector street. There is an existing driveway located from 26 Avenue SW providing direct vehicle and pedestrian access to the site. On-street parking is presently unrestricted along 26 Avenue SW. The south side of 26 Avenue SW (the side fronting the subject parcel) is not part of the Residential Parking Permit (RPP) program. The north side of 26 Avenue SW has restricted parking.

The subject site is well-served by Calgary Transit. The site is located 900 metres (13-minute walk) from the 69 Street Light Rail Transit (LRT) Station. Additionally, the site is located 550 metres (nine-minute walk) from bus stops for Route 93 (Coach Hill/Westbrook Station).

The subject site is located 150 metres (three-minute walk) from 69 Street SW which includes an existing multi-use pathway which forms part of the Always Available for All Ages & Abilities (5A) Network. This pathway connects to the 69 Street LRT Station and to the greater 5A Network.

Utilities and Servicing

Existing utilities are available to service the subject site. There are no impacts to utilities and servicing anticipated with the proposed land use amendment.

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.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed DC District based on the existing R-1s 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 a child care facility within a residential area. The proposal is in keeping with relevant MDP policies.

Springbank Hill Area Structure Plan (Statutory – 2017)

The [Springbank Hill Area Structure Plan](#) (ASP) identifies the subject site as being part of the Standard Suburban area (Map 2: Land Use Concept). This classification is intended to allow for a limited range of residential housing units, as well as institutional and recreational uses. The definition of institutional use as identified in the glossary of the ASP includes child care facilities. The proposed land use amendment is in alignment with the ASP policies.

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

The assessment of this application has been reviewed in accordance with the [Child Care Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services. The primary objective of this policy is to effectively manage the impacts of Child Care Services in low-density residential districts.

Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines. The subject parcel, along with its proposed DC District, aligns with the applicable site selection criteria as identified in the guidelines.

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.