

Applicant Submission

2023 April 14

Applicant's Name: Song Song Li

PROPERTY: 7107 26 Avenue SW 0.39 ha. (0.95 ac.)

APPLICATION: Land Use Designation: FROM Residential- One Dwelling (R-1s) District TO Direct Control utilizing R-C1 base

The subject property is comprised of a residential parcel measuring 0.39 ha (0.95 ac) located within the Southwest neighbourhood of Springbank Hill. The property is accessed via 26 Ave SW (a collector standard road) and within a five to fifteen minute walk of a number of neighbourhood assets including Griffith Woods School, Ernest Manning High School, Ambrose University, Westside Recreation Centre, the Springborough Professional Centre, and the 69 Street LRT Station.

The parcel (7107 26 Avenue SW) was redesignated from a low density DC District (DC12Z96) to the R-1s District at a Public Hearing before Council in June of 2015 (LOC2014-0103). During the LOC application process members of the Calgary Planning Commission noted a preference for a higher intensity use on this property.

CIMA engineering group has surveyed and reviewed the site, and found it has to significant redevelopment constraints. CIMA uncovered issues with a missing overland drainage ROW, and sewer access being limited to 26 AV SW which has a higher elevation than the back of the site. In addition, with Elysian CR SW being a private road, the site has limited vehicular access from 26 AV SW only.

We are not currently in the position to look at creating a higher intensity at this site due to the expensive constraints. Maintaining the property and offering much needed services to help develop a complete community is a priority while offering a unique setting for childcare provisions.

Policies Municipal Development Plan (2009) – statutory

The Municipal Development Plan (MDP) identifies the site as being within the "Planned Greenfield" typology. As such, the targets for more intense development have been identified through the local Area Structure Plan.

The site currently does not have immediate infrastructure solutions to allow for more intensity. Allowing daycare at this location will serve as an interim solution as the community grows and a long term development concept is considered.

Springbank Hill Area Structure Plan (2020) - statutory

3.1 Intent

Neighbourhood Areas accommodate a variety of residential development from low to medium density. Developments should encourage social diversity and the opportunity of aging in place, by providing a wide choice of housing to accommodate different types and lifestyles.

Providing an interim solution for this site as the community grows and amenities are limited this will help encourage a true diversity and opportunity for multigenerational families to grow and age in place.

Transit-

Springbank Hill is currently utilizing Calgary's Transit on Demand pilot program. Measuring the ridership and success of this program to a daycare facility is not currently available. Residents and users of the daycare could potentially utilize this innovative program.

Child Care Service Policy and Development Guidelines- non-statutory

This house and site is a great example of how to utilize this non-statutory document's Objectives.

Objectives To ensure there are opportunities to develop accessible child care services of different sizes in a variety of land use districts. To provide for development guidelines to manage the impact of child care services in low density residential areas and to aid in the use of discretion for child care services in other contexts. All recommendations within the document can be addressed at the time a Development Permit is submitted.

Site Selection Criteria

A.4. Where a land use amendment is required to allow for Child Care Service within an existing low density residential building a Direct Control District with a low density residential base district should be used, with the additional use of Child Care Service. To support a Child Care Service in a new or existing institutional or commercial building in a low density residential area, the Special Purpose - Community Institution District should be considered as an appropriate land use district.

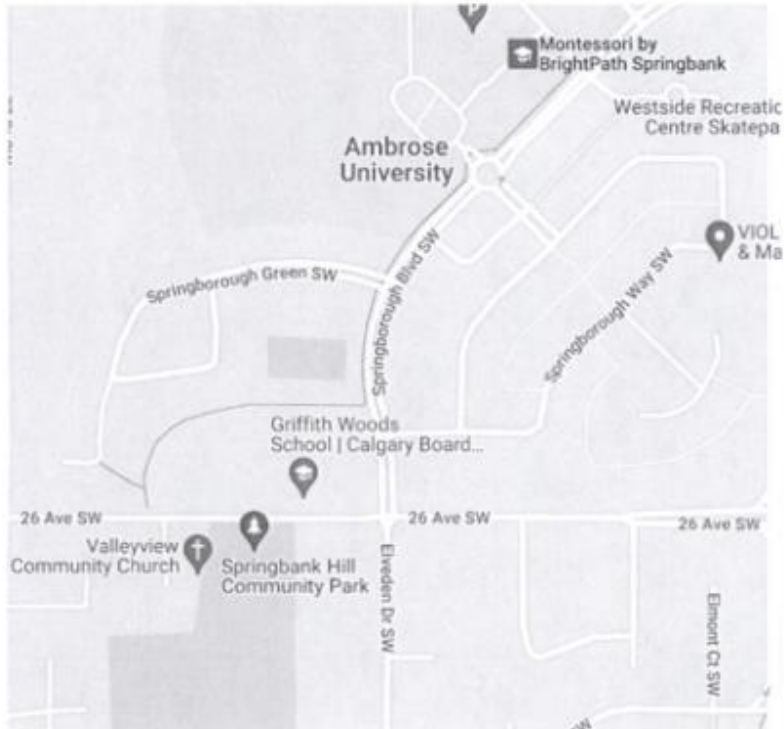
***DC DRAFT submitted

B.2. Child care services in low density residential area should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas. These locations provide for natural hubs for communities and already experience higher levels of traffic and activity.

***Site is located within walking distance to the community's facilities and schools

B.8 Concentration of child care services in an area should be avoided. Any cumulative impacts of this use on the character of the area should be considered in evaluating the application. Considerations should include whether there is more than one child care service on the same block, or whether a residential property will be unduly impacted due to more than one homebased child care or child care service in close proximity.

****see Daycare opportunities on map below



There are limited opportunities for Daycare within the community of Springbank Hill. Pressure to have Daycare spaces will continue to grow as people return to work following the Covid restrictions removed combined with Daycare subsidies programs announced by the Federal government.