

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the southwest community of Canyon Meadows at the intersection of Canterbury Drive SW and Elbow Drive SW. The site is approximately 0.08 hectares (0.19 acres) in size and is approximately 18 metres wide by 42 metres long. The parcel was originally developed with a single detached dwelling and garage accessed from Canterbury Drive SW. Currently, the buildings are being used to support the operations of a child care service.

Surrounding development is characterized by single detached dwellings to the south and east, designated as the Residential – Contextual One Dwelling (R-C1) District. The parcel to the west, across Elbow Drive SW, contains an existing Community Entrance Feature and is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District. The parcel to the north, across Canterbury Drive SW, is designated as Commercial – Community 1 (C-C1) District. The site is approximately 350 metres (a six-minute walk) from Canyon Meadows Elementary School, 500 metres (an eight-minute walk) from St. Catherine Elementary School and 290 metres (a five-minute walk) from Dr. E.P. Scarlett High School along Canterbury Drive SW.

Community Peak Population Table

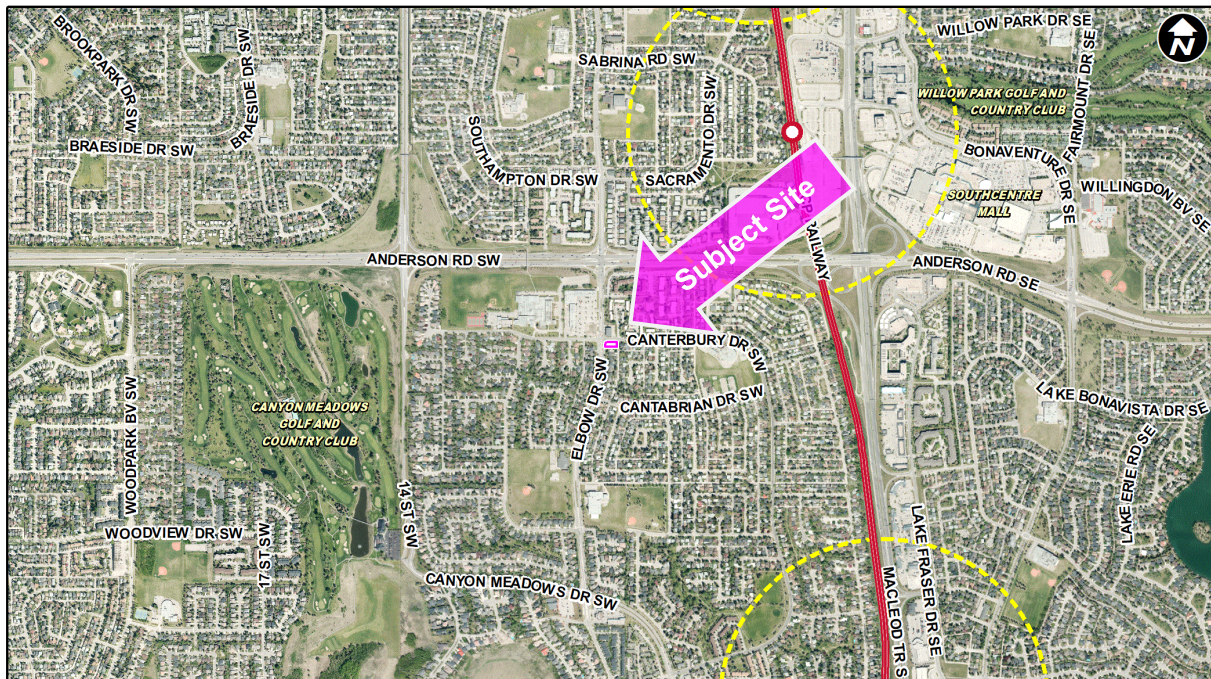
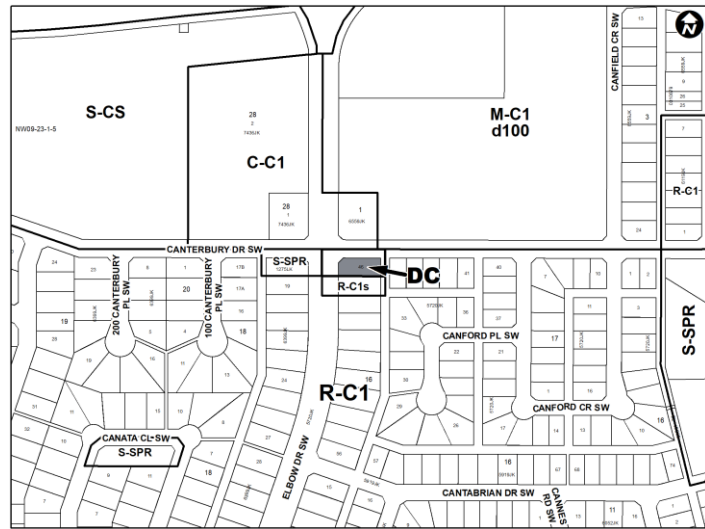
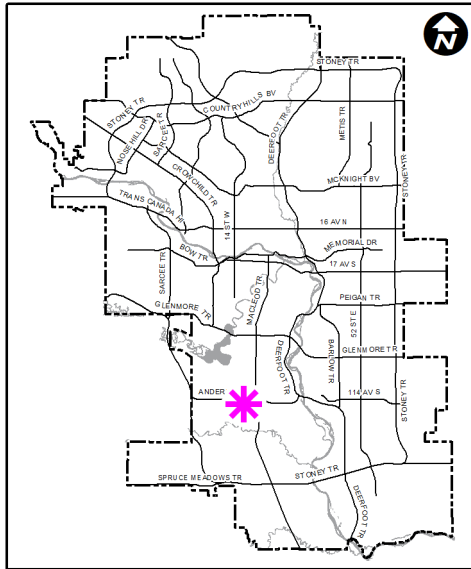
As identified below, the community of Canyon Meadows reached its peak population in 1990.

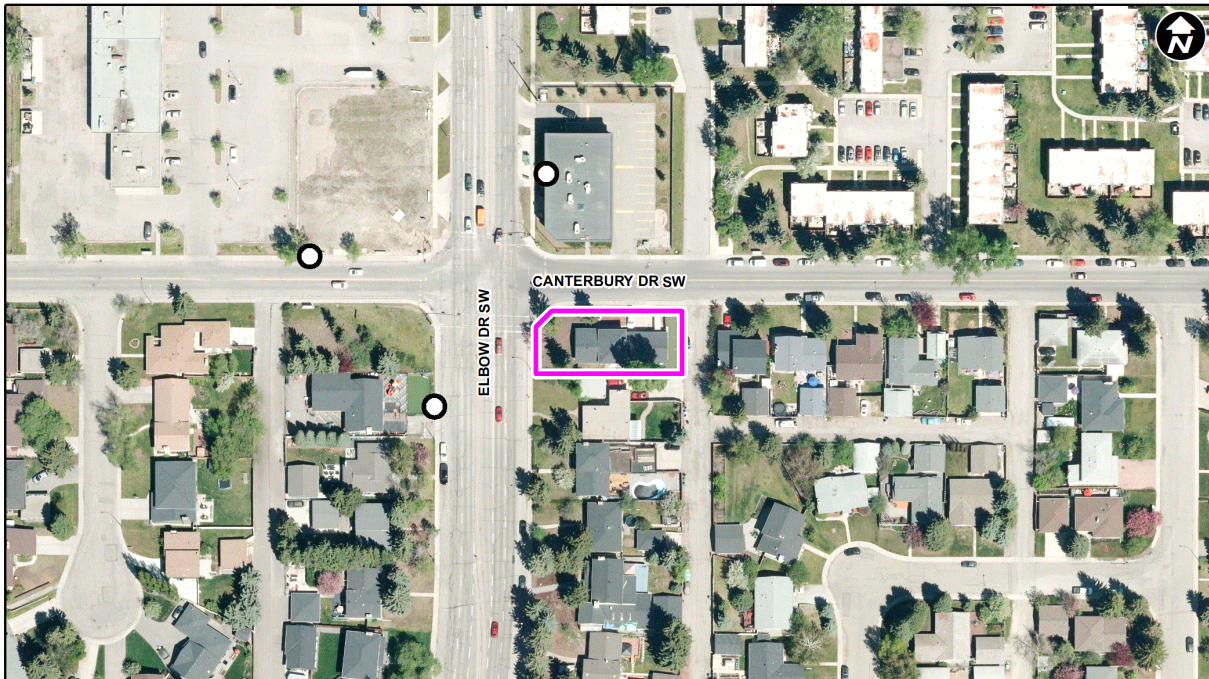
Canyon Meadows	
Peak Population Year	1990
Peak Population	8,727
2019 Current Population	7,624
Difference in Population (Number)	-1,103
Difference in Population (Percent)	-12.64%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 88Z90](#)) is based on the R-1 Residential Single-Detached (R-1) District of Land Use Bylaw 2P80 with the additional discretionary use of Child Care Facility. Development guidelines were included in the existing DC District to limit the maximum capacity of the site to 25 children. The R-1 District was intended to provide for residential development in the form of single-detached housing and allows for a maximum height of 10 metres.

The proposed DC District is based on the R-C1 District of Land Use Bylaw 1P2007. All rules in the R-C1 District would be retained, including height and general massing allowable for any new buildings. The proposed DC District adds the discretionary use of Child Care Service. Child Care Service requires one parking stall for pick-up and drop-off for every ten children. While there is no specific rate for staff parking within the Land Use Bylaw, parking for staff would be evaluated as part of the future development permit. The proposed DC District would allow for residential uses that are consistent with surrounding development should the Child Care Service be discontinued in the future. While the existing DC District capped the maximum number of children at 25, as per the common practice at that time, the proposed DC District does not specify a maximum number of allowable children. This is consistent with current practice, as the maximum number of children would be determined at the development permit stage in alignment with provincial licensing requirements, which is generally influenced by the size of the building and the size of the parcel to accommodate requirements such as play areas.

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 continued operation and potential expansion of a commercial child care service while using the R-C1 District base to allow the site to return to a residential use that is compatible with the existing community should the child care service cease operations. 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 allows 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 development permit would be required to increase the number of children on this site to allow for the existing child care service to expand. 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 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 overlooking 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

Vehicular access to the site is available via Canterbury Drive SW as well as the rear lane. There is a bus stop for Route 35 (Bonavista/Canyon Meadows) on northbound Elbow Dr SW, approximately 35 metres (a half-minute walk) from the subject site. Route 35 services Bonavista and Canyon Meadows as well as the Anderson Light Rail Transit (LRT) Station and runs every 12 minutes during peak hours. Route 37 (Heritage Station/Canyon Meadows) services Heritage and Canyon Meadows LRT Stations and runs every 12 minutes during peak hours.

While there is a future bus zone identified immediately in front of the site, this was established through a realignment of bus services ten years ago. Currently, Calgary Transit does not expect to reintroduce service at this former stop location. The site is also within 970 metres (a 16-minute walk) of the Anderson LRT Station and 1.6 kilometres (a 27-minute walk) from the Canyon Meadows LRT station.

On-street parking adjacent to the site is unrestricted on Canterbury Drive SW, east of Elbow Drive SW. On Elbow Drive SW, immediately adjacent to the site, there is an existing 15-minute pick-up/drop off space for the child care service. A Parking Study was submitted as part of this application which identified that sufficient parking is available in the vicinity to support this application.

There is an existing on-street bikeway on Canterbury Drive SW. An off-street bikeway is recommended for implementation at this location per the Always Available for All Ages and Abilities (5A) Network.

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 – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies. The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for child care services within a residential area.

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

This policy also provides development guidelines to manage impacts within low density residential areas.

The guidelines 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.

The proposal was evaluated based on the applicable site selection criteria as noted below. The proposed site should be located:

- close to activity-focused areas which includes schools and parks;
- on a site with sufficient staff parking and areas for pick-up and drop-off;
- on sites large enough for outdoor play areas;
- on collector and other major streets;
- on a corner parcel to minimize impact on adjacent residences and aid in pick-up and drop-off; and
- to avoid an overconcentration of child care services in an area.

The site generally meets all of the above criteria. While there is a future bus stop indicated in front of the site, Calgary Transit has indicated that they do not intend to reactivate this stop, which allows this area to be considered for accommodating pick-up and drop-off at the development permit stage. Of note, there is also another existing child care service just west of the subject site, across Elbow Drive SW. However, as this is an existing facility, this application can be considered as a modest expansion of an existing use, rather than a new child care facility being accommodated on the same block.