

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of West Springs, situated midblock along 9 Avenue SW between Wexford Gardens SW and 89 Street SW. The site is approximately 0.20 hectares in size (0.50 acres) and is 36 metres wide by 56 metres long.

Surrounding development is characterized by a mix of low-density residential buildings, in the form of single detached dwellings, semi-detached dwellings and rowhouse buildings. The subject parcel is approximately 20 metres (less than a minute walk) west from West Springs School (Kindergarten to Grades Four) and is 200 metres (a three-minute walk) from West Ridge School (Grades Five to Nine). The Wexford Natural Wetlands are to the west of the subject parcel, approximately 100 metres (a two-minute walk).

Community Peak Population Table

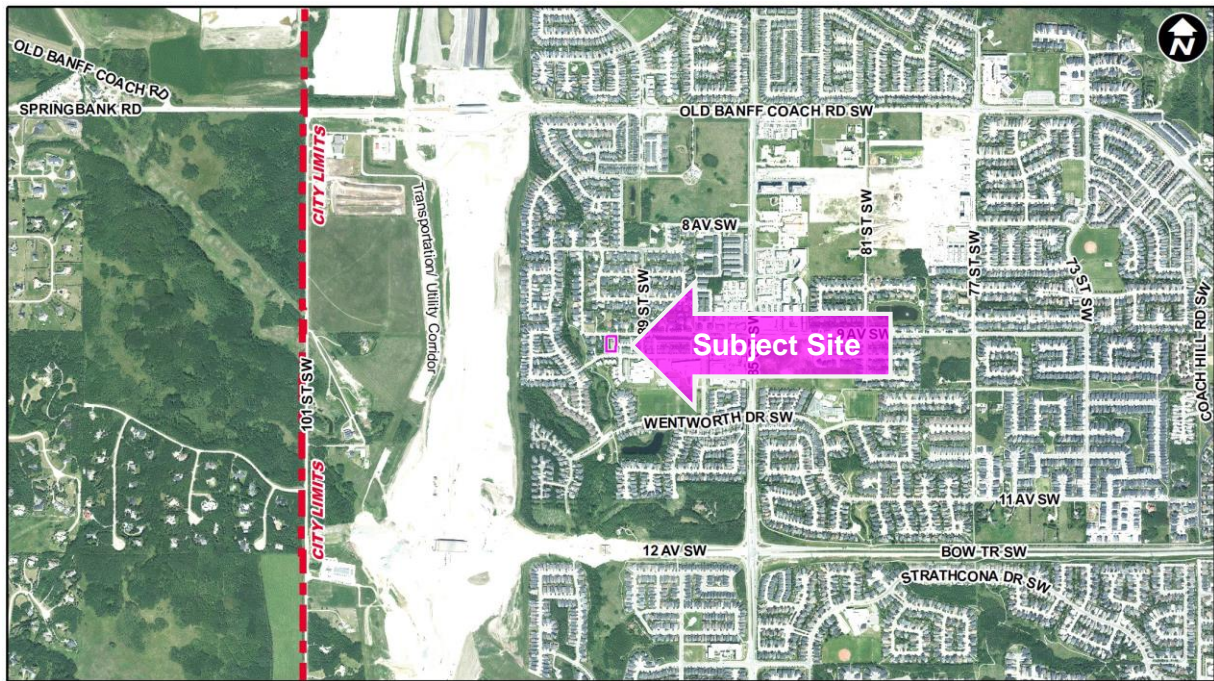
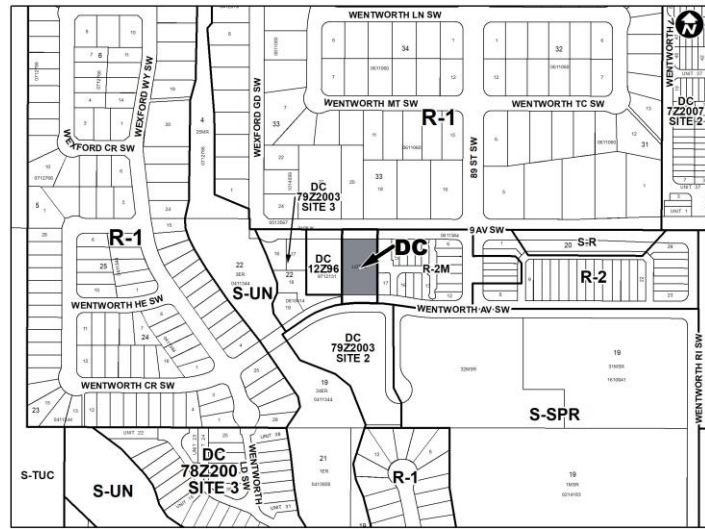
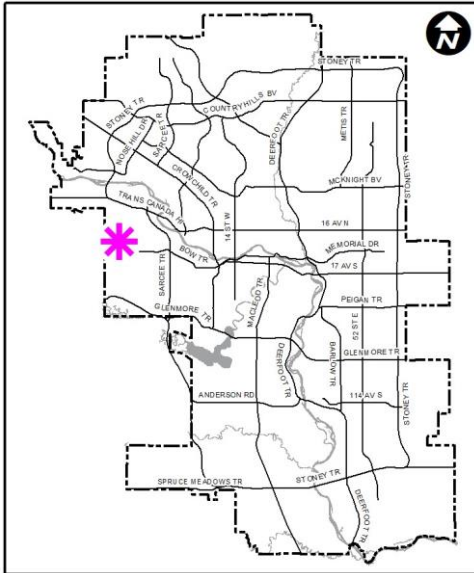
As identified below, the community of West Springs reached its peak population in 2019.

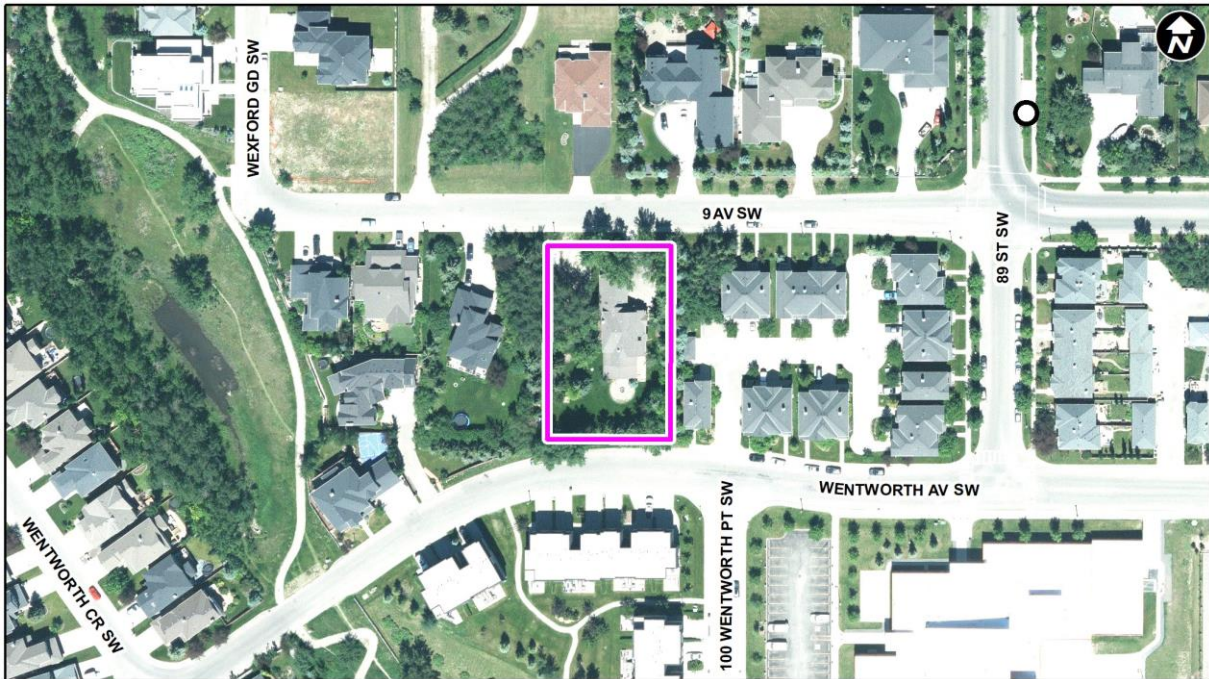
West Springs	
Peak Population Year	2019
Peak Population	10,758
2019 Current Population	10,758
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 12Z96](#)) is a low density residential district that is intended to accommodate rural residential development in the form of single detached dwellings and large lot sizes. The existing DC District allows for a maximum building height of 10 metres, as well as limiting subdivision on sites based on a minimum lot size.

The proposed Direct Control (DC) District is based on the Residential – One Dwelling (R-1) District with the additional discretionary use of Child Care Service. This proposed base district of R-1 aligns with the surrounding community, as the large parcels to the north are currently zoned as the R-1 District. All existing rules in the R-1 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-1 District base common in the area. 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

A Transportation Impact Assessment or Parking Study was not required as part of the land use amendment application, however a project summary was reviewed at the time of submission. Access and mobility requirements will be reviewed and approved to the satisfaction of Mobility Engineering during the development permit review.

The subject parcel is adjacent to 9 Avenue SW which is presently identified as a Residential Road. The site is also adjacent to Wentworth Avenue SW, being a Residential Street. The area is well served by Calgary Transit with the subject site located within 150 metres (two-minute walk) of the Route 111 transit stop (Westbrook Station / West Springs) and 500 metres (five-minute walk) of the Route 98 transit stop (Cougar Ridge). On-street parking is presently unrestricted along both 9 Avenue SW and Wentworth Avenue SW.

In regards to the Always Available for All Ages and Abilities (5A) Network, Wentworth Avenue SW is considered a future bikeway and directly to the west is an existing pathway.

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 R-1 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 Service within a residential area. The proposal is in keeping with relevant MDP policies.

West Springs Area Structure Plan (Statutory – 2018)

The [West Springs Area Structure Plan](#) (ASP) identifies the subject site as being part of the Urban Development area (Map 2: Land Use Concept). The ASP identifies that commercial-oriented institutional, recreational, public, neighborhood commercial, live-work and other similar uses are to be encouraged in these areas where it is determined to be compatible and appropriate. Given the proximity to adjacent schools and parks, 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.