

Background and Planning Evaluation

Background and Site Context

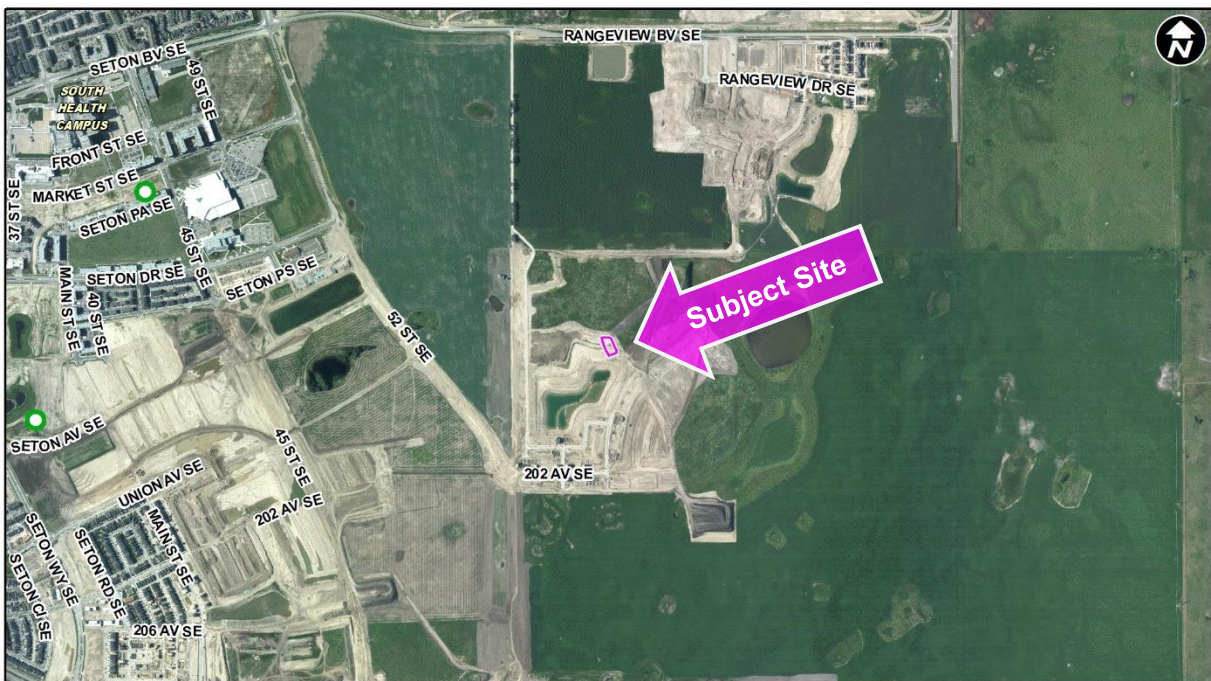
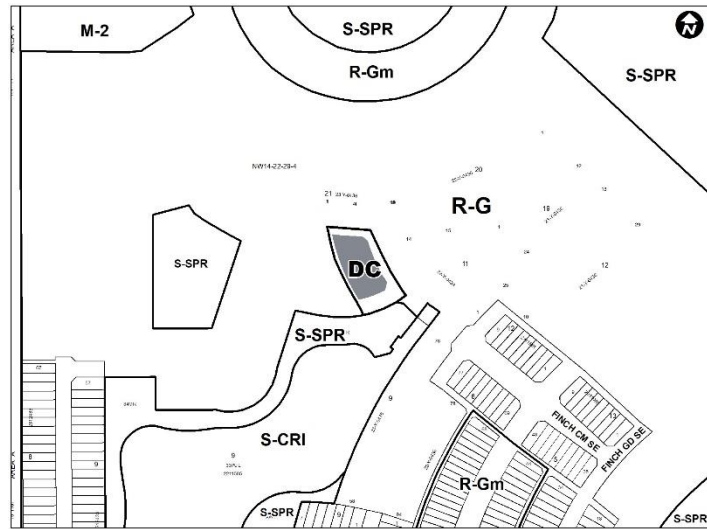
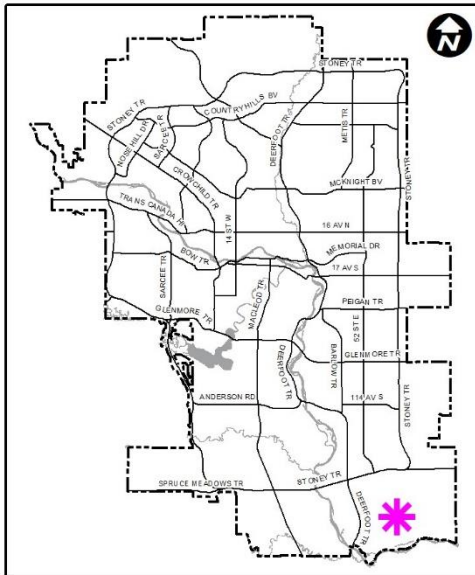
The subject site is located in the southeast community of Rangeview and is within the plan boundary of the *Rangeview Area Structure Plan* (ASP). The site is approximately 0.21 hectares± in size (0.53 acres±) and is approximately 57 metres wide and 35 metres deep.

The site is located within the previously approved Outline Plan (LOC2018-0088). The surrounding area is primarily designated as low density residential districts, the area to the north and east of the subject sites are currently undeveloped and are designated Residential – Low Density Mixed Housing (R-G) District. The area to the south is undeveloped but is designated Special Purpose – School, Park and Community Reserve (S-SPR) District.

Community Peak Population Table

No data is available for Rangeview in the 2019 City of Calgary Civic Census. While there has been growth in Rangeview in recent years, no population data is available at this time.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-G District is a low density residential district intended to accommodate residential development in the forms of cottage housing cluster, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The R-G District allows for a maximum building height of 12 metres and a maximum of one main residential building on a parcel (excluding the Cottage housing Cluster use). Secondary suites are permitted use within this District. The R-G District currently allows for Home Based Child Care – Class 1 which allows for up to six children.

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

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 within the residential context. This proposal allows for a commercial Child Care Service to operate, while maintaining the R-G District base common in the area. The same result could not be achieved using 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 the 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 development on 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. The child care service operators will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

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.

Transportation

Pedestrian access to the site will be available from sidewalks along Rangeview Way SE, Blue Heron Manor and Mallard Way SE. There is a planned multiuse pathway immediately adjacent to the site on Rangeview Way SE.

The area will eventually be served by Calgary Transit, as there will be a bus stop constructed in front of the site. At this time, there are no definitive timelines for transit service.

Any direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently planned adjacent to the site on all three sides. The review of the existing Transportation Impact Assessment (TIA) for the area indicates there is sufficient capacity to support this development.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Outline Plan (LOC2018-0088). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns at this time.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned with the Outline Plan (LOC2018-0088) and will be constructed with the Rangeview Phase 4 Subdivision (SB2023-0436). The proposal does not significantly impact the overall services for the area which have capacity to support the proposed land use. Detailed site servicing requirements will be assessed 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 lands are identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with Area Structure Plan (ASP). The applicable MDP policies encourage greater community densities and a mix of residential and commercial uses in developing communities. They are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family, and locally oriented retail. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

The 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 the sites with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Rangeview Area Structure Plan (Statutory – 2014)

The subject parcels are located within the Neighbourhood Area as identified Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#). The neighbourhood area is expected to accommodate an appropriate mix of residential and non-residential uses. The proposed land use district allows for development that complies with all applicable policies in the *Rangeview ASP*.

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

The assessment of this application has been reviewed in accordance with the [Child Care Service 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.