

Background and Planning Evaluation

Background and Site Context

The site is a corner parcel located in northeast community of Monterey Park at 254 Saratoga Close NE. The site is approximately **0.04** hectare (0.10 acre) in size and is approximately 32 metres deep by 12 metres wide. The parcel is currently developed with a single detached dwelling and garage accessed from Saratoga Close NE.

Surrounding development is characterized by single detached dwellings, designated Residential – Grade-Oriented Infill (R-CG) District. Saratoga Playground is located to the east, designated Special Purpose – School, Park and Community Reserve (S-SPR) District. Additional parks can be accessed from a pathway located approximately 100 metres (a two-minute walk) east, which connects to Los Alamos Playground (200 metres, a three-minute walk) to the northeast and sports fields located 350 metres (a six-minute walk) to the southeast. In addition, the site is approximately 725 metres (a 12-minute walk) from Father Scollen Catholic School and 750 metres (a 13-minute walk) from Calgary Board of Education Annie Foote School.

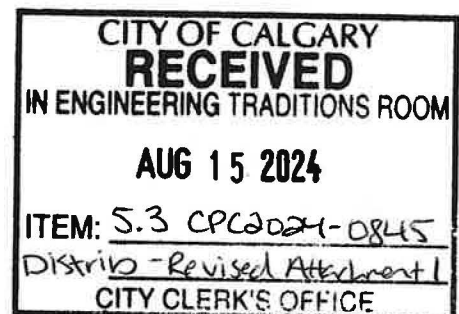
Community Peak Population Table

As identified below, the community of Monterey Park reached its peak population in 2015.

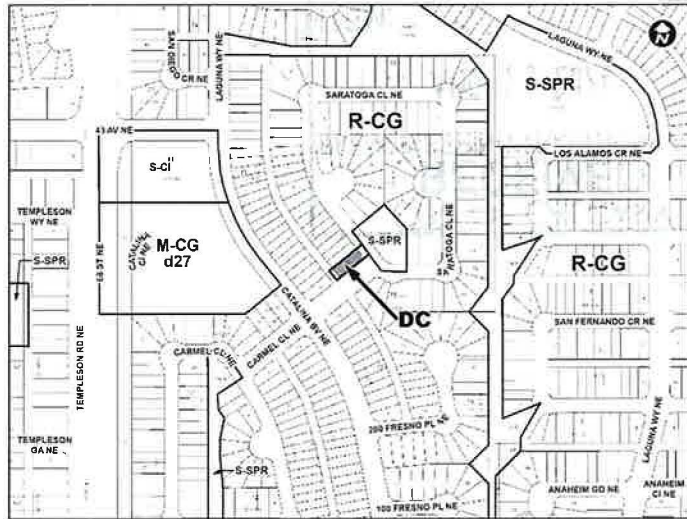
Monterey Park	
Peak Population Year	2015
Peak Population	10,835
2019 Current Population	10,372
Difference in Population (Number)	-463
Difference in Population (Percent)	4.3%

Source: The City of Calgary 2019 Civic Census

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



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The proposed Direct Control (DC) District is based on the existing Residential – Grade-Oriented Infill (R-CG) District with the additional discretionary use of Child Care Service. The R-CG District allows for a maximum building height of 11 metres and a variety of housing forms to a maximum density of 75 units per hectare (i.e. three units based on the area of the subject site). Secondary suite is a permitted use and backyard suite is a discretionary use in the R-CG District.

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-CG 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 of relaxation 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 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

Pedestrian access to the site is available via Saratoga Close NW. Vehicular access is available via Saratoga Close NW and the rear lane. Saratoga Close NW is classified as a residential collector, according to the [Calgary Transportation Plan](#). Access to the Always Available for All Ages and Abilities (5A) Network is available from pathways located approximately 100 metres to the east and 225 metres to the west (adjacent to 68 Street NE), and an on-street bikeway on 43 Avenue NE (west of 68 Street NE).

The area is served by Calgary Transit Routes 38 (Brentwood Station/Temple) and 57 (Monterey Park/McCall Way NE) within 300 metres (a five-minute walk).

A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater sewer lines are available to serve future development on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

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.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory - 2012)

The site is located within the boundaries of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). Section 5 of the IDP notes that development proposals should be evaluated against the MDP and statutory plans where applicable. The proposal is in keeping with the policies of this plan.

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.

Burlington Phase 1 Area Structure Plan (Statutory – 1984)

The site is located in cell B1 of the [Burlington Phase 1 Area Structure Plan](#) (ASP). The ASP identifies the area as developed with predominantly family-oriented, low density residential and associated uses. The proposal is in keeping with the relevant 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.