

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Haysboro, situated on the west corner of Heritage Drive SW and Healy Drive SW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 24 metres wide by 30 metres long.

Surrounding development is characterized by low-density residential buildings in the form of single detached dwellings. The subject parcel is approximately 500 metres (an eight-minute walk) west from the Heritage Light Rail Transit (LRT) Station and approximately 260 metres (a four-minute walk) east of Haysboro Centre, which contains various commercial services.

Community Peak Population

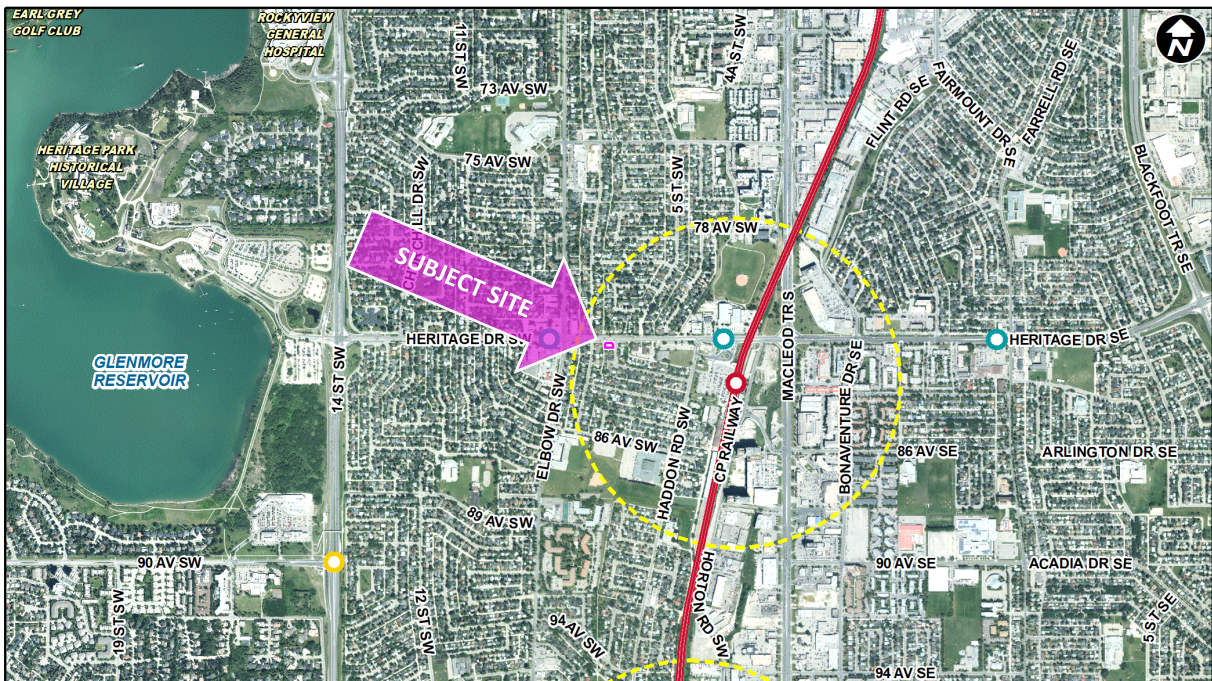
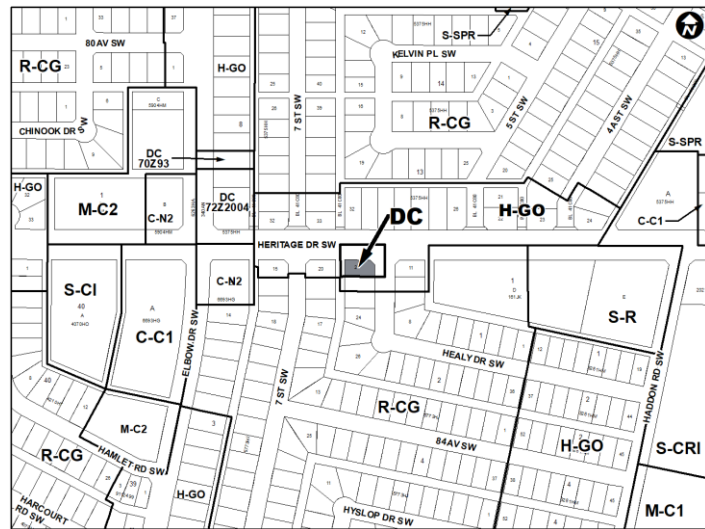
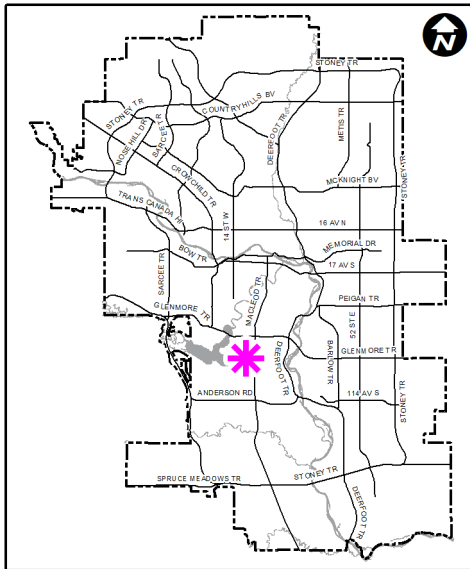
As identified below, the community of Haysboro reached its peak population in 1968.

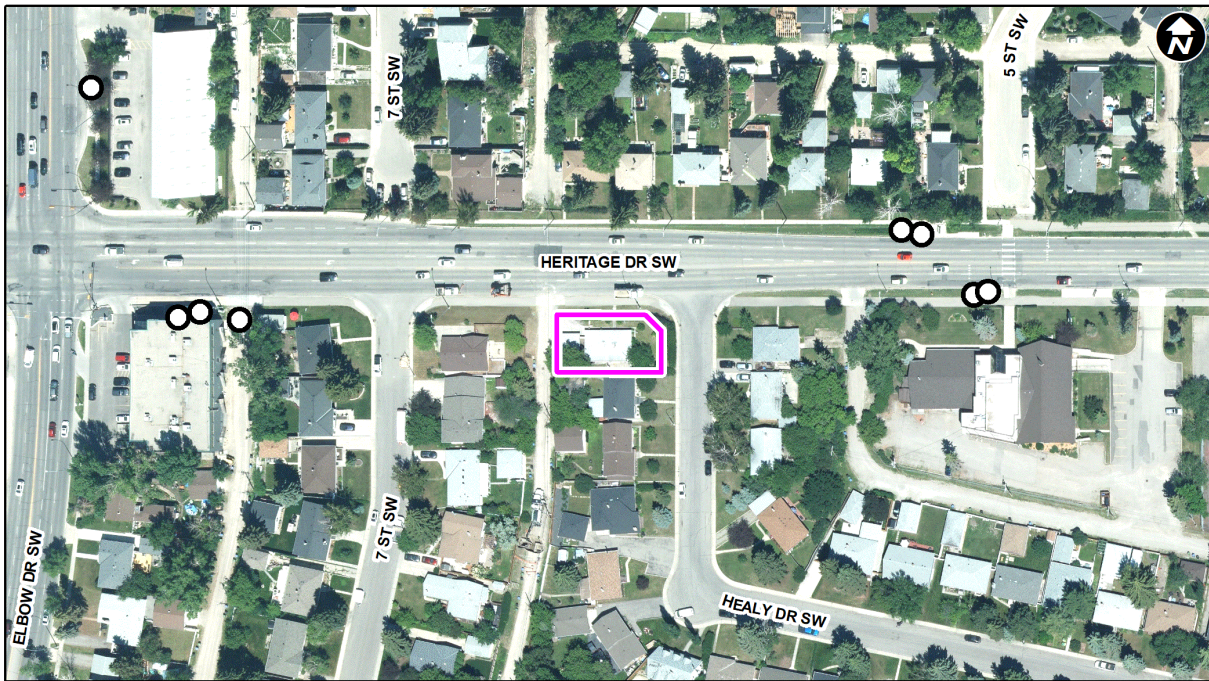
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	-964
Difference in Population (Percent)	-11.98 %

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District with the additional discretionary use of Child Care Service. The H-GO District is a district which facilitates a built form and scale that is consistent with low density districts. All existing rules in the H-GO District would be retained in the proposed DC District, including building height, setbacks and massing. The DC District does not limit the maximum number of allowable children. This is reviewed through the development permit and provincial licensing.

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 H-GO District base. 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 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 use. The number of children, onsite parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be reviewed through the development permit processes.

It should be noted that the child care service operators will require provincial licensing and will be evaluated (for staff, outdoor play space etc.) under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available via Heritage Drive SW as well as Healy Drive SW.

There is an existing multi-use pathway immediately adjacent to the site along Heritage Drive SW.

This site is well connected to the Primary Transit Network with Route 81 (Macleod Trail SE) and MAX Teal (Westbrook/Douglas Glen) 120 metres (about a two-minute walk) to the west of the site and Routes 3 (Elbow Drive - Centre Street N) and 37 (Heritage Station - Canyon Meadows) less than a one-minute walk to the east. The Heritage LRT station is 460 metres (about a seven-minute walk) to the west and the site is therefore a Transit Oriented Development.

Parking is unrestricted on Healy Drive SW and is restricted on Heritage Drive SW. Vehicular access to the site is available via the lane. Neither a Transportation Impact Assessment (TIA) nor Parking Study were required for this application.

Environmental Site Considerations

There are no environmental concerns associated with the proposed land use amendment.

Utilities and Servicing

Water, Sanitary, and storm are available to service the subject site.

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 as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of Established Areas to support the transit network, make more efficient use of existing infrastructure, public amenities and delivers incremental benefits to climate resilience.

Climate Strategy (2022)

Neither this application nor the development permit include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The Neighbourhood Connector urban form category provides for primarily residential uses, with opportunities for commercial uses in the area, and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas.

The proposed land use amendment is in alignment with applicable policies within the LAP.

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

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.