

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast of community of Taradale on the corner of Tararidge Drive NE and Tararidge Place NE. The parcel is approximately 0.04 hectares (0.09 acres) and approximately 11 metres wide and 33 metres deep. The subject parcel is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is characterized by single detached dwellings, designated Residential – Low Density Mixed Housing (R-G) District. Parcels designated Residential – Low Density Multiple Dwelling (R-2M) District are located southwest of the subject site and a commercial area designated as Commercial – Community 1 (C-C1) District is located neighboring the R-2M parcels. Multiple parcels designated Special Purpose – School, Park and Community Reserve (S-SPR) District are within 500 metres (an eight-minute walk) of the site.

The subject site is 600 metres (an eight-minute walk) south of Our Lady of Fatima School, a Kindergarten to Grade 6 Calgary Catholic School. The subject site is 1.2 kilometres (a 16-minute walk) southwest from Ted Harrison School, a Grade 7 – 9 Calgary Board of Education School. Taralea Playground is located 500 metres (a seven-minute walk) north of the subject site and Falconridge Boulevard NE is located 600 metres (an eight-minute walk) west of the subject site.

Community Peak Population Table

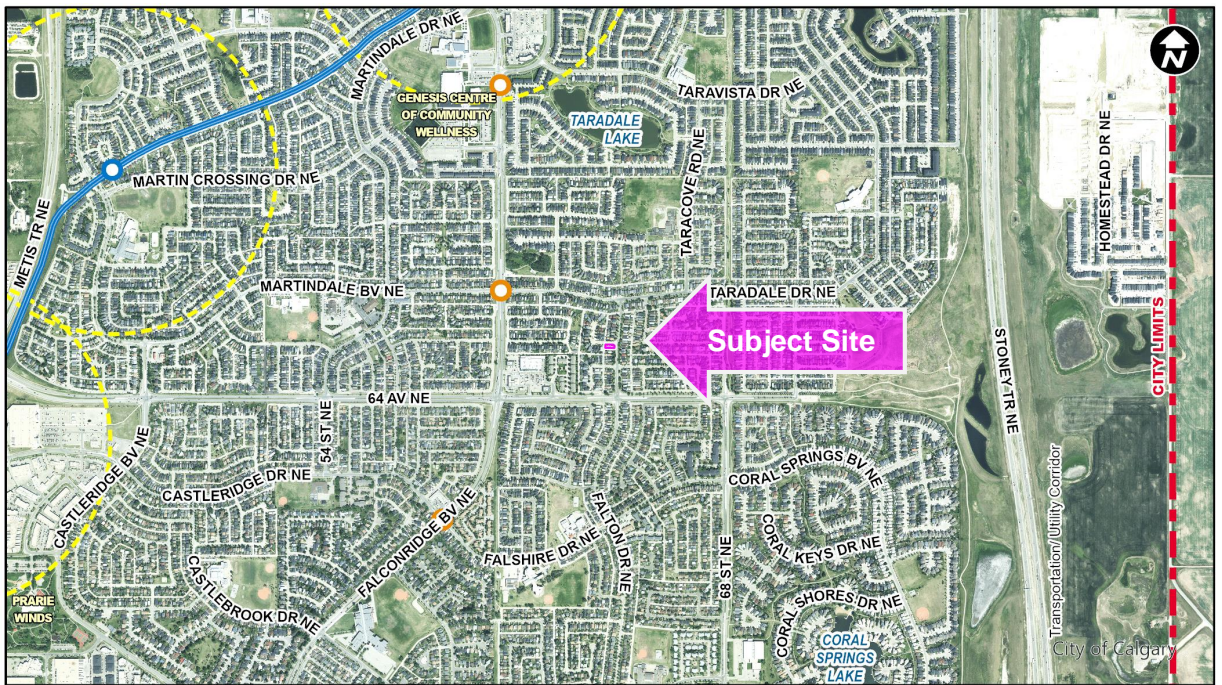
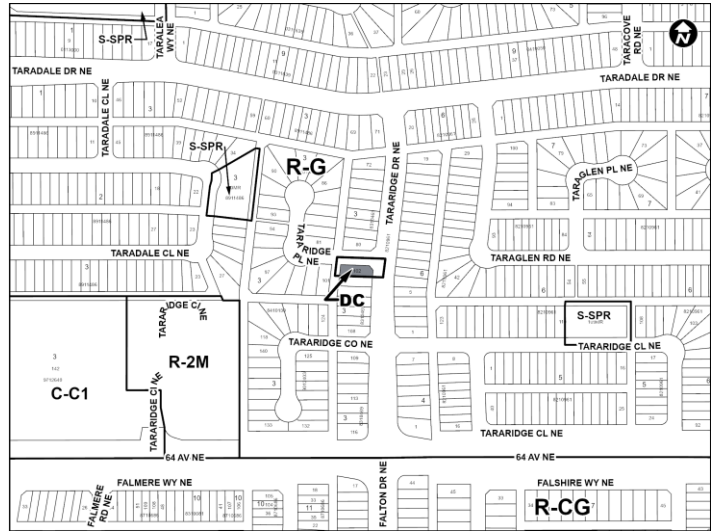
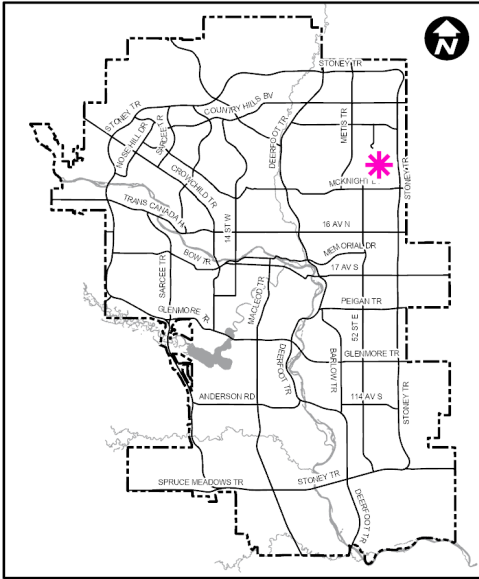
As identified below, the community of Taradale reached its peak population in 2015.

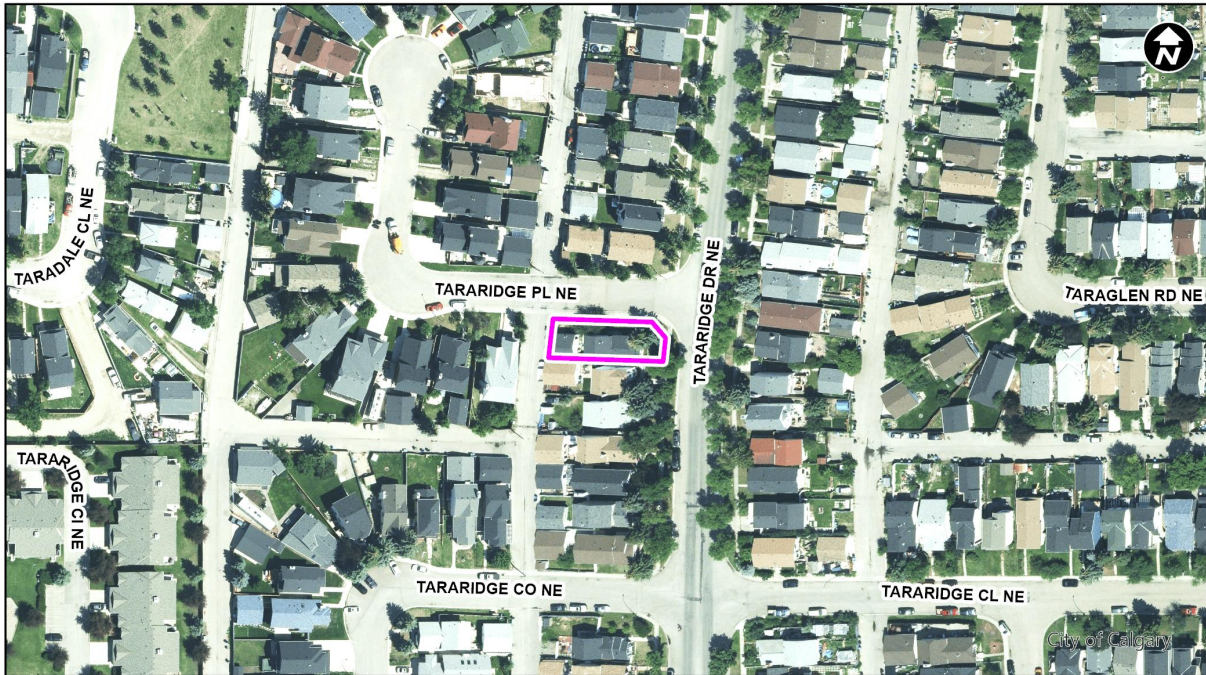
Taradale	
Peak Population Year	2015
Peak Population	19,223
2019 Current Population	19,026
Difference in Population (Number)	-197
Difference in Population (Percent)	-1.02%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-G District is primarily for single-detached, semi-detached, duplex dwellings and rowhouse buildings. The R-G District allows for a maximum height of 12 metres. Secondary suites are permitted uses within the R-G District.

The proposed Direct Control (DC) District is based on the existing Residential – Low Density Mixed Housing (R-G) District with the additional discretionary use of Child Care Service. The R-G District allows for a maximum building height of 12 metres and a variety of housing forms including Cottage Housing Clusters, Duplex Dwellings and Rowhouse Buildings. Secondary Suite is a permitted use in the R-G 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 Child Care Service use 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 1P2007.

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 is 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 Alberta's [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available along Tararidge Drive NE and Tararidge Place NE.

The subject site is well serviced by Calgary Transit. The subject site is 270 metres (a four-minute walk) from Taradale Drive NE where Route 61 (Martindale) and Route 71 (Taradale) are located. Route 303 (MAX Orange Brentwood/Saddletowne), Route 23 (52 St E) and Route 68 (68 St E) are located along Falconridge Boulevard NE.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential – Planning Greenfield with Area Structure Plan area, as identified on Map 1 Urban Structure in the [Municipal Development Plan](#) (MDP). Planned Greenfield are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments located at the edges of communities.

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 through the development permit review

Saddle Ridge Area Structure Plan (Statutory – 1986)

The subject site is located within the Residential area, as identified on Map 6 Land Use Plan in the [Saddle Ridge Area Structure Plan](#) (ASP). The ASP identifies that a number of northeast residential communities have served a significant portion of the starter home market which results in a higher proportion of children than in other parts of the city, thereby increasing the need for the type of development proposed by this application. The proposal is in keeping with the relevant policies of the 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 this 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 as intended.