

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Skyview Ranch along Skyview Shores Manor 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 an attached front garage.

Surrounding development is characterized by single detached dwellings, designated Residential – Low Density Mixed Housing (R-G) District. Multiple parcels located north and east of the subject site are designated Multi-Residential – Low Profile (M-1) District. A variety of special purpose parcels are located east of the subject site designated Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The subject site is 450 metres (an eight-minute walk) southwest of Apostles of Jesus School and 800 metres (a 11-minute walk) southwest of Prairie Sky School. A variety of commercial businesses are located 750 metres (a 10-minute walk) east of the subject site on the corner of Skyview Parkway NE and Country Hills Boulevard NE. The subject site is located 750 metres (a 10-minute walk) north of the Cityscape Music Playground that connects to a walking pathway around the Cityscape Wetland.

Community Peak Population Table

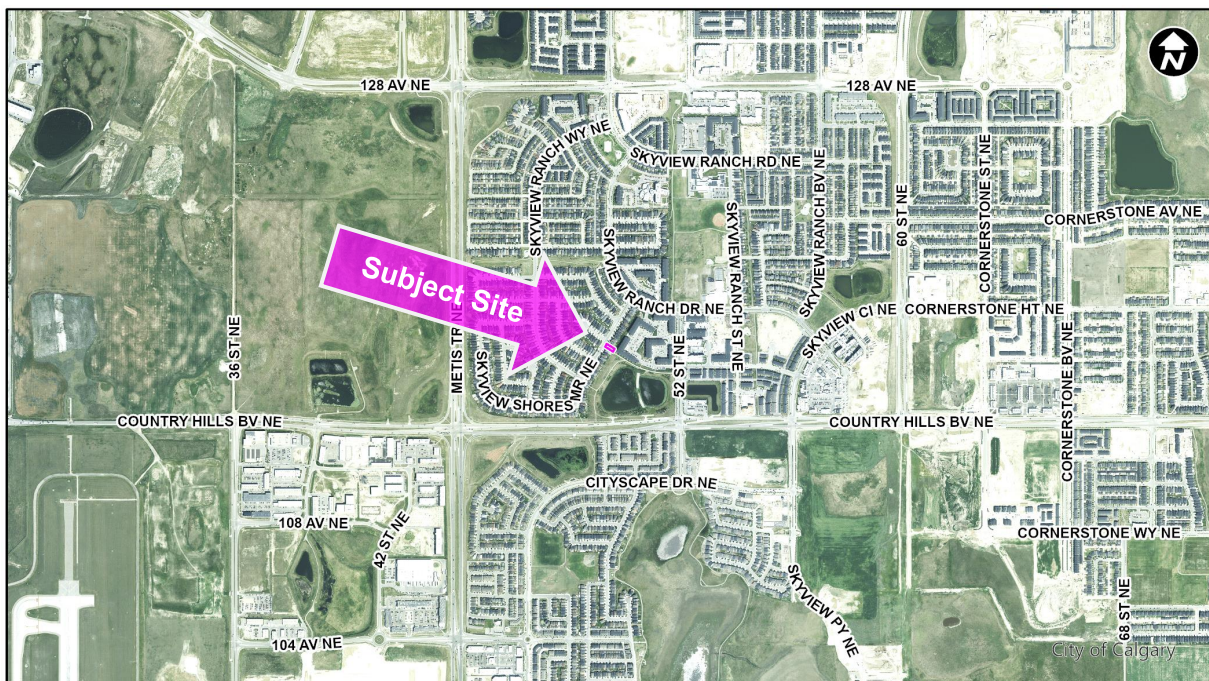
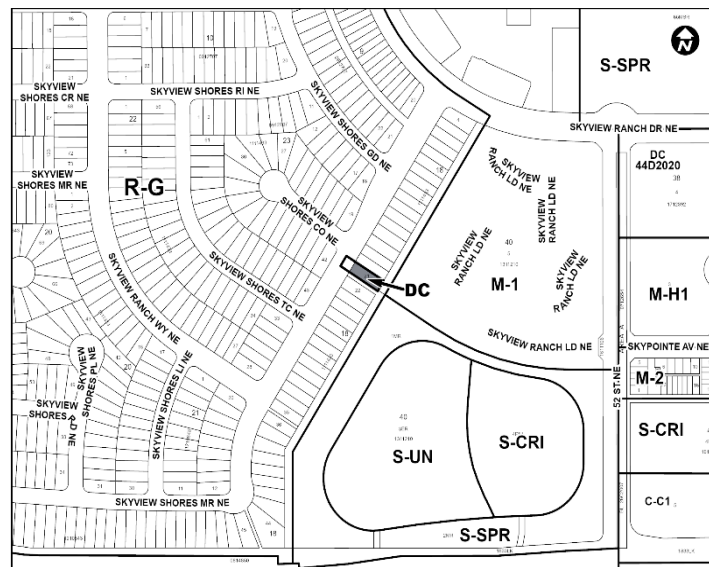
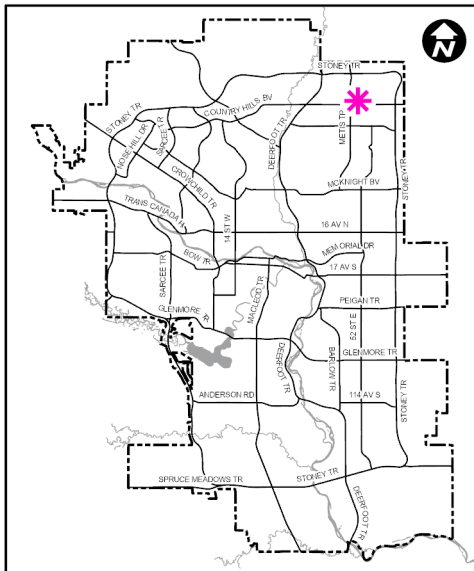
As identified below, the community of Skyview Ranch reached its peak population in 2019.

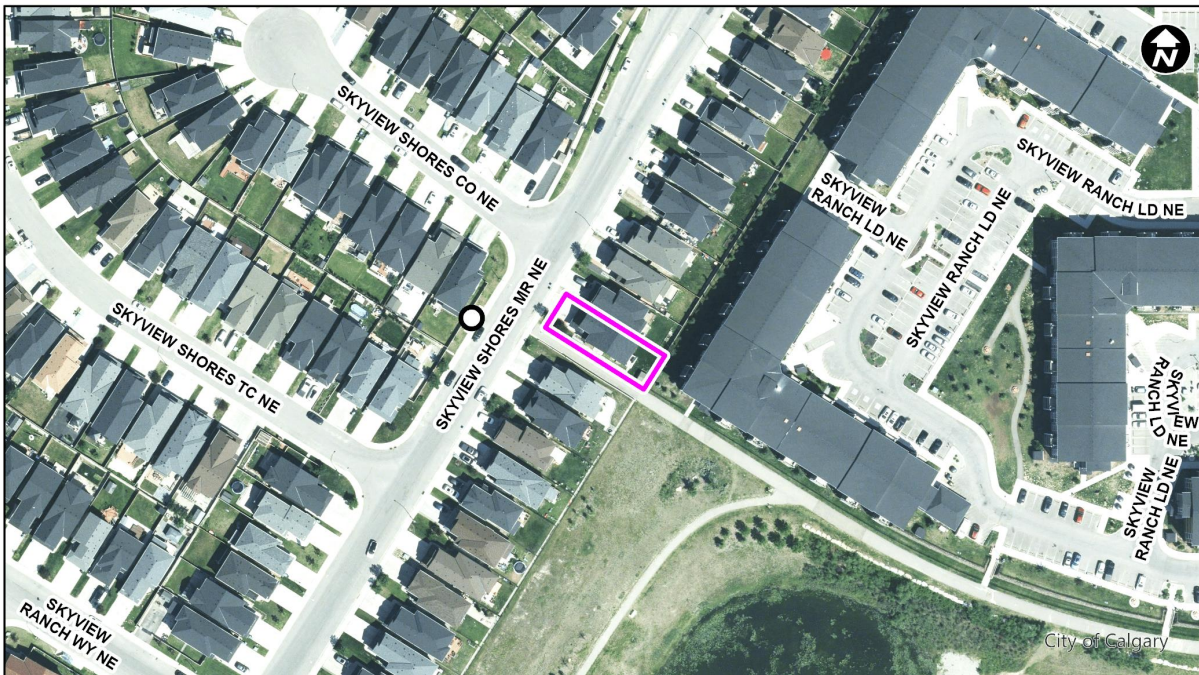
Skyview Ranch	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Skyview Ranch 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 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-G 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. 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 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.

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 Skyview Shores Manor NE. The subject site neighbors an existing regional off-street pathway, which is part of the Always Available for All Ages and Abilities (5A) Network. The Rotary-Mattamy Greenway is located 260 metres (a four-minute walk) east from the subject site.

The subject site is serviced by Calgary Transit. The subject site is 250 metres (a four-minute walk) from Skyview Ranch Drive NE where Route 128 (Cornerstone/Redstone) is located and 200 metres (a three-minute walk) from Route 145 (Skyview/Redstone) and Route 755 (James Fowler / Skyview / Redstone).

A Transportation Impact Assessment was not required for 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 – Planned 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.

Northeast Community 'A' Area Structure Plan (Statutory – 2007)

The subject site is located with the Predominantly Residential Area as identified in Map 3: Land Use Concept in the [Northeast Community 'A' Area Structure Plan](#) (ASP). The ASP identifies that alternative housing forms and special needs housing should be allowed within the Residential Area where determined to be compatible and appropriate. The ASP identifies the need for housing diversity and encourages a diversity of housing to meet the needs of different income groups and lifestyles. The ASP encourages uses that provide a sense of community or meet the spiritual needs of residents and enhance their quality of life and included child care facilities as one of these uses. 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 site meets the following site selection criteria:

- located in relationship to activity focused area such as schools, community centres etc.;
- located on a site that can provide sufficient staff parking;
- on sites that can accommodate outdoor play area;
- on a collector roadway;
- located on a corner parcel (preferred) or a parcel sharing a property line with a lane; and
- concentration of child care services in an area should be avoided.

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.