

Background and Planning Evaluation

Background and Site Context

The subject site is in the northeast community of Harvest Hills, located at the northwest corner of Harvest Wood Road NE and Harvest Hills Drive NE. The parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling that includes a front attached garage, as well as an additional detached garage accessed from the rear lane.

Surrounding development is characterized predominantly by single detached dwellings, designated as Residential – Grade-Oriented Infill (R-CG) District. Semi-detached dwellings are located further east and south of Harvest Hills Drive NE. A small-scale commercial area is located at the corner of Harvest Hills Drive NE and Harvest Lake Way NE, approximately 230 metres (a four-minute walk) from the subject property.

The site is located near parks, schools and community amenities. Directly south, across Harvest Hills Drive NE, is a park with a playground that connects to Harvest Hills Lake and a pathway system leading to Harvest Hills Park, community gardens, a baseball diamond, and a seasonal outdoor rink. Ascension of Our Lord School (kindergarten to grade 9) is located approximately one kilometre (a 17-minute walk) southwest of the site.

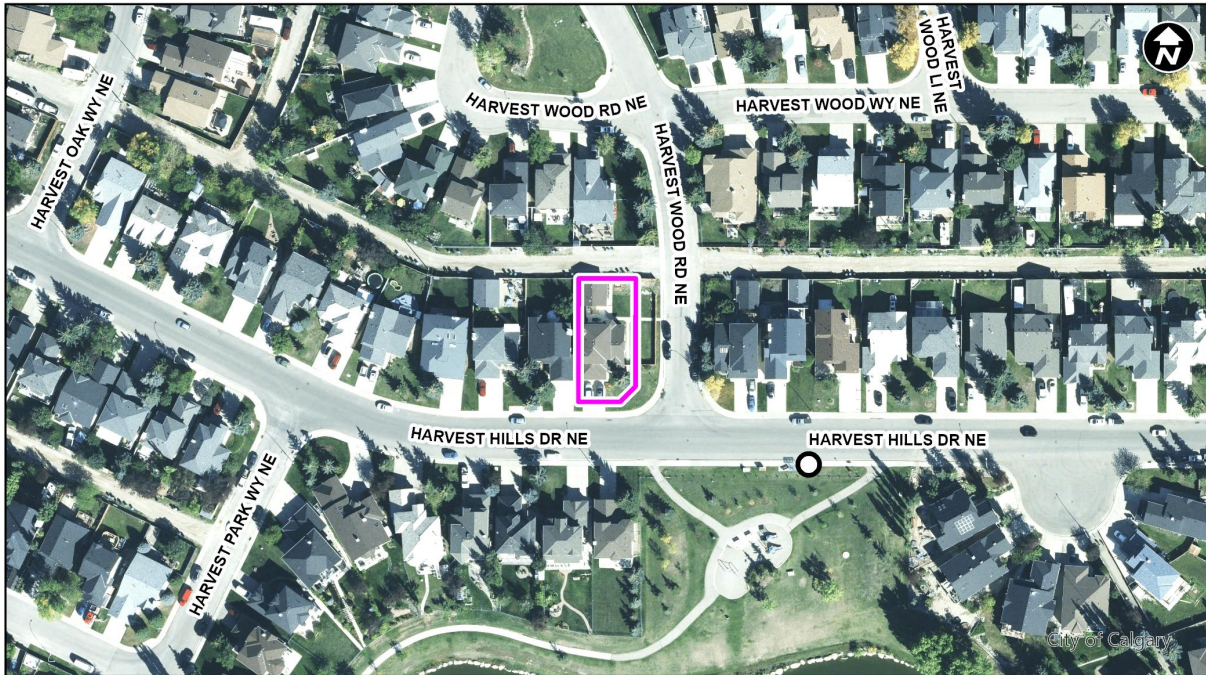
Community Peak Population Table

As identified below, the community of Harvest Hills reached its peak population in 2014.

Harvest Hills	
Peak Population Year	2014
Peak Population	7,594
2019 Current Population	7,420
Difference in Population (Number)	- 174
Difference in Population (Percent)	- 2.3%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District allows for up to four dwelling units and secondary suites.

The proposed Direct Control (DC) District is based on the existing R-CG 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 in accordance with 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 providing for the

Child Care Service use within an existing building in this residential and policy context. The proposal allows for a 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. 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 future redevelopment of the site.

A discretionary use development permit is required to approve a Child Care Service at this location. The number of children, location and number of pick-up and drop-off stalls and outdoor play area would be confirmed through the development permit process. The maximum number of children will be managed by balancing Provincial licensing requirements for pick-up and drop-off stalls, number of staff and outdoor play space. Further issues to be addressed through the development permit review include screening for play areas, waste and recycling management and privacy mitigation for adjacent residential dwellings.

The Child Care Service operator will require Provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available from the existing sidewalks along Harvest Hills Drive NE and Harvest Wood Road NE. A pathway located directly across the street to the south, connects cyclists through Harvest Hills Park NE to Harvest Hills Boulevard NE to the west. An existing on-street bikeway along Harvest Hills Drive NE connects riders north to Country Hills Boulevard and west to Harvest Hills Boulevard N. Future bikeways and pathways are planned along Harvest Wood Road NE, Country Hills Boulevard NE, and Harvest Hills Boulevard N, under the Always Available for All Ages and Abilities (5A) Network plan.

The site is approximately 60 metres (a one-minute walk) from the transit stop located on Harvest Hills Drive NE, served by Route 88 (Harvest Hills). The nearest transit stop on Country Hills Boulevard to the north, is approximately 370 metres (a six-minute walk) from the subject property. This stop hosts Route 86 (Coventry Hills), Route 100 (North Pointe/Airport/McKnight Stn) and Route 157(Saddletowne/Stoney Industrial).

Unrestricted on-street parking is available along Harvest Wood Road NE and Harvest Hills Drive NE. Future vehicle access to the site will be from the rear lane and existing front driveway.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing and waste and recycling management are being reviewed as part of the 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Established Areas are characterized as primarily residential communities containing a mix of low and medium density housing with support retail in relatively close proximity. The proposed land use amendment is in keeping with MDP policies that encourage childcare services in residential, mixed-use, commercial areas, activity centres, and main streets.

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 are being explored and encouraged through the development permit review.

Calgary North Area Structure Plan Phase 1 (Statutory– 1980)

The subject site is located within the Residential area as identified on Map 7: Land Use Plan in the [Calgary North Area Structure Plan Phase 1](#). The residential policies of the Area Structure Plan do not provide specific guidance for Child Care Services.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2011)

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 Child Care Service use are reviewed against the site selection criteria and development guidelines. The subject parcel meets the following site selection criteria:

- located in relationship to activity focused areas such as schools, community centres, recreation facilities, parks and local commercial areas;
- located on a site that can provide sufficient staff parking and pick-up and drop-off parking;
- on sites that can accommodate outdoor play area;
- on a collector street;
- located on a corner parcel (preferred) or a parcel sharing a side 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.