

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Fairview at the southwest corner of Fairmount Drive SE and 78 Avenue SE. The site is approximately 0.07 hectares in size and is 18 metres wide by 39 metres deep. It is currently developed with a single storey Child Care Service and is operating at a maximum capacity of 45 children. The subject site was amended to Housing – Grade Oriented (H-GO) District by the city-wide Rezoning for Housing initiative, which does not allow the Child Care Service use. The applicant's intent is to expand the capacity of the existing Child Care Service to 80 children, which requires a land use redesignation. The proposal would provide for a Child Care Service option that is essential for the local community, supporting parents and caregivers.

The site is well served by public transit, and is close to several bus stops, local parks, schools, and neighbourhood commercial and retail stores. A bus stop serving Calgary Transit Route 10 (City Hall/Southcentre) is located immediately to the east of the site on Fairmount Drive SE. Fairview School is located approximately 60 metres (a one-minute walk) to the east and the Fairview Southeast Mosque is located approximately 60 metres (a one-minute walk) to the north of the site. A neighbourhood plaza providing daily amenities is located approximately 200 metres (a four-minute walk) to the northeast.

Surrounding development is primarily characterized by single detached dwellings on parcels designated as the H-GO District along Fairmount Drive SE and as the Residential – Grade-Oriented Infill (R-CG) District to the west.

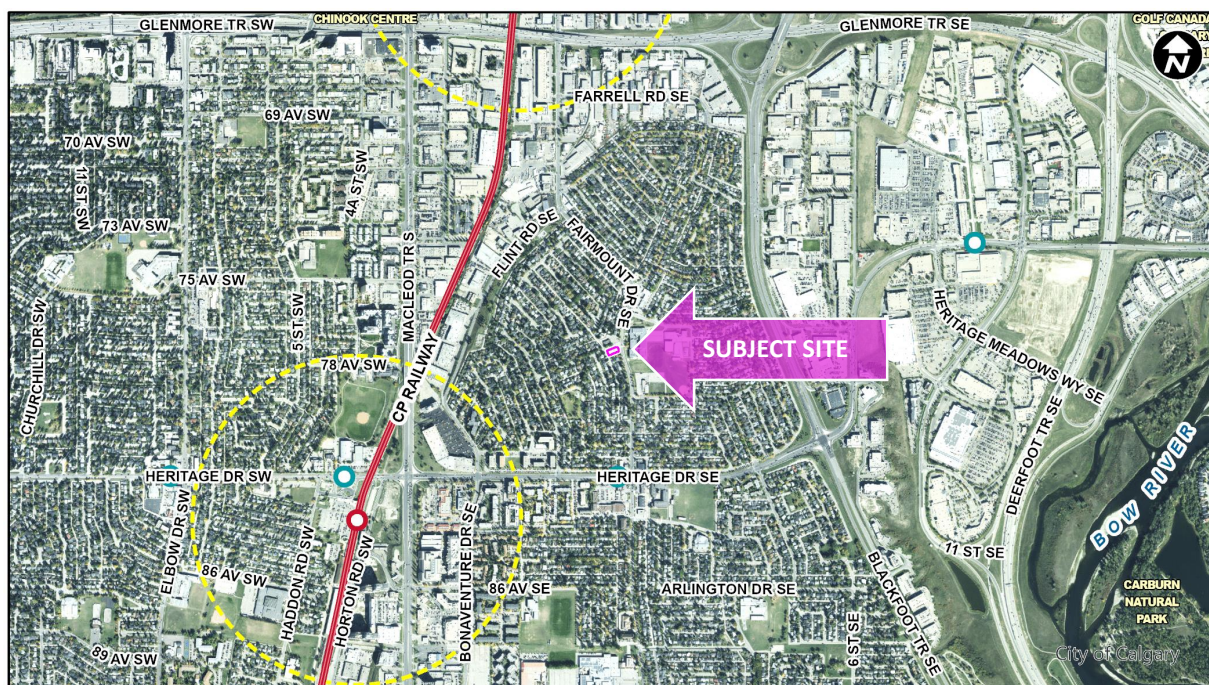
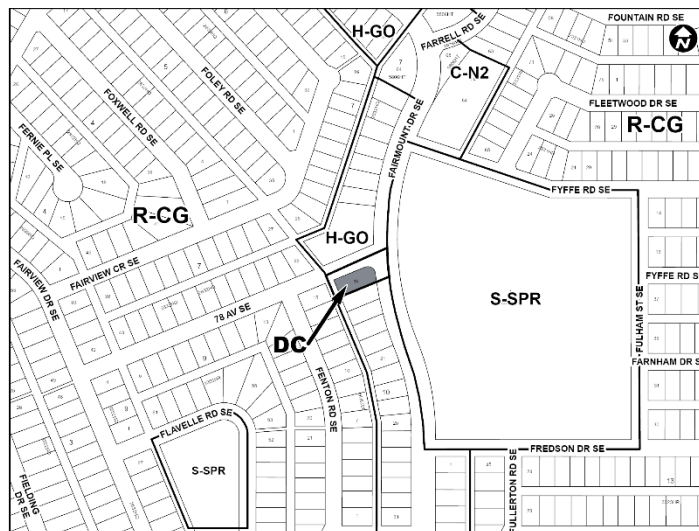
Community Peak Population Table

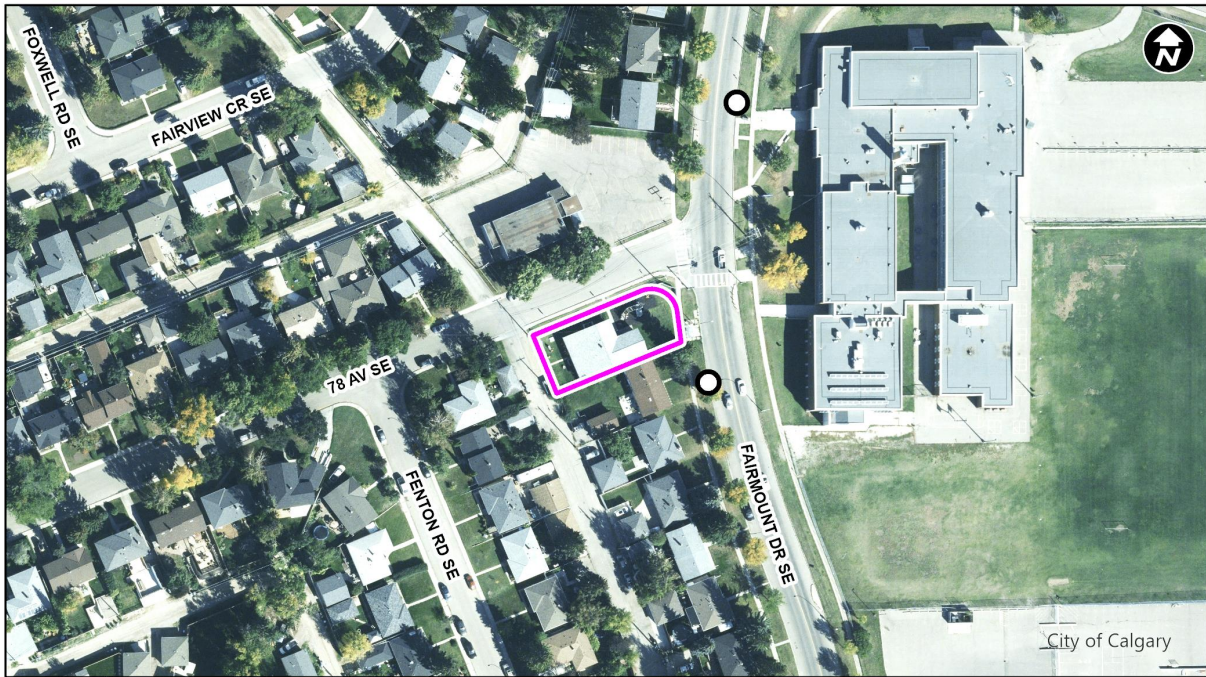
As identified below, the community of Fairview reached its peak population in 1968.

Fairview	
Peak Population Year	1968
Peak Population	6,425
2019 Current Population	3,646
Difference in Population (Number)	- 2,779
Difference in Population (Percent)	- 43.25%

Source: *The City of Calgary 2019 Civic Census*

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing H-GO District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The H-GO District provides:

- a maximum floor area ratio of 1.5;
- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per unit and per suite.

The proposed Direct Control (DC) District is based on the existing H-GO District, maintaining all the existing uses, rules and regulation in the district. The proposed DC District includes Child Care Service as a discretionary use, though it would still allow for residential uses consistent with surrounding development if a Child Care Service use 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 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 H-GO District. 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 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. The proposed DC District would enforce the rules of the H-GO District to guide potential future redevelopment of the site. The proposed DC District would facilitate a Child Care Service as a discretionary use, that could be either accommodated within the existing building or through construction of a new commercial Child Care Service facility.

The rules and requirements of the Land Use Bylaw and the *Early Learning and Child Care Act* would determine the most appropriate development form for a future Child Care Service use over the site. By definition, the Child Care Service use accommodates more than six children, with the exact number of children being determined by the type of licensing sought by the applicant under the *Early Learning and Child Care Act*. Consequently, the interior design, outdoor play areas and location of parking stalls would be determined at a future development permit stage.

The ultimate 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 considerations, including appropriate measures to screen outdoor play areas, improve amenity and potential signage, are to be determined through a future development permit application.

Transportation

Pedestrian access to the site is available from Fairmount Drive SE as well as 78 Avenue SE. There are no cycling facilities immediately adjacent to the site though one is recommended as per the Always Available for All Ages and Abilities (5A) Network on Fairmount Drive SE. The area is served by Calgary Transit Route 10 (City Hall/Southcentre) immediately to the east of the site on Fairmount Drive SE. Thirty-minute, on-street parking is available on 78 Avenue SE but is restricted on Fairmount Drive SE due the presence of a bus stop. Parking is unrestricted south of the bus zone. Direct vehicular access to the site is available from the lane.

A Transportation Impact Assessment / Parking Study was submitted and approved for this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water and sanitary mains exist within the adjacent public lane right-of-way. No public storm utilities are immediately available adjacent to the development site, within the adjacent road rights-of-way.

Future redevelopment may require the developer to extend the public storm infrastructure to adequately service the development. If required, the developer will be responsible for the full expense, subject to the terms and conditions of a long form Indemnification Agreement. The servicing requirements will be further determined at the time of development permit.

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 of the [Municipal Development Plan](#) (MDP). The established area supports moderate intensification in a form and nature that respects the scale and character of the neighborhood. The applicable policies in the MDP encourage childcare services in residential and mixed-use communities where located along suitable road corridors, including collector roads such as Fairmount Drive SE.

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 permit stages.

Heritage Communities Local Area Plan (Statutory– 2023)

The subject site is located within the “Neighbourhood Connector” with a “Limited Scale” up to three storeys as identified on Map 3: Urban Form and Map 4: Building Scale in the [Heritage Communities Local Area Plan](#) (LAP). Neighbourhood Connector is characterized by a broad range of housing types along higher-activity streets and may accommodate small-scale commercial uses to meet residents’ daily needs. The proposal is consistent with the applicable policies in the LAP as it allows the existing Child Care Service to expand capacity to meet residents’ needs for child care.

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

This application has been reviewed in accordance to the [Child Care Service Policy and Development Guidelines](#), which guides the development of Child Care Services. The objective of this policy is to effectively manage the impacts of Child Care Service 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 all the applicable site selection criteria identified in the guidelines.

The development guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts and to provide guidelines to be reviewed at the development permit stage to manage the impact of these services in residential areas. 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.