

# Background and Planning Evaluation

## Background and Site Context

The subject lot is located in the southwest community of Somerset, just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is approximately 0.04 hectares (0.11 acres) in size and approximately 12 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling with an attached front garage.

Surrounding development is characterized by single detached dwellings designated the Residential – Grade-Oriented Infill (R-CG) District. One property in the immediate area has been rezoned to a Direct Control (DC) District ([Bylaw 29Z98](#)) to allow for a Child Care Facility as a discretionary use. The area is also characterized by a series of special purpose districts and green spaces connected by a community pathway that runs adjacent to the subject lot.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre (Shawnessy Centre) that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT) Station, and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

## Community Peak Population Table

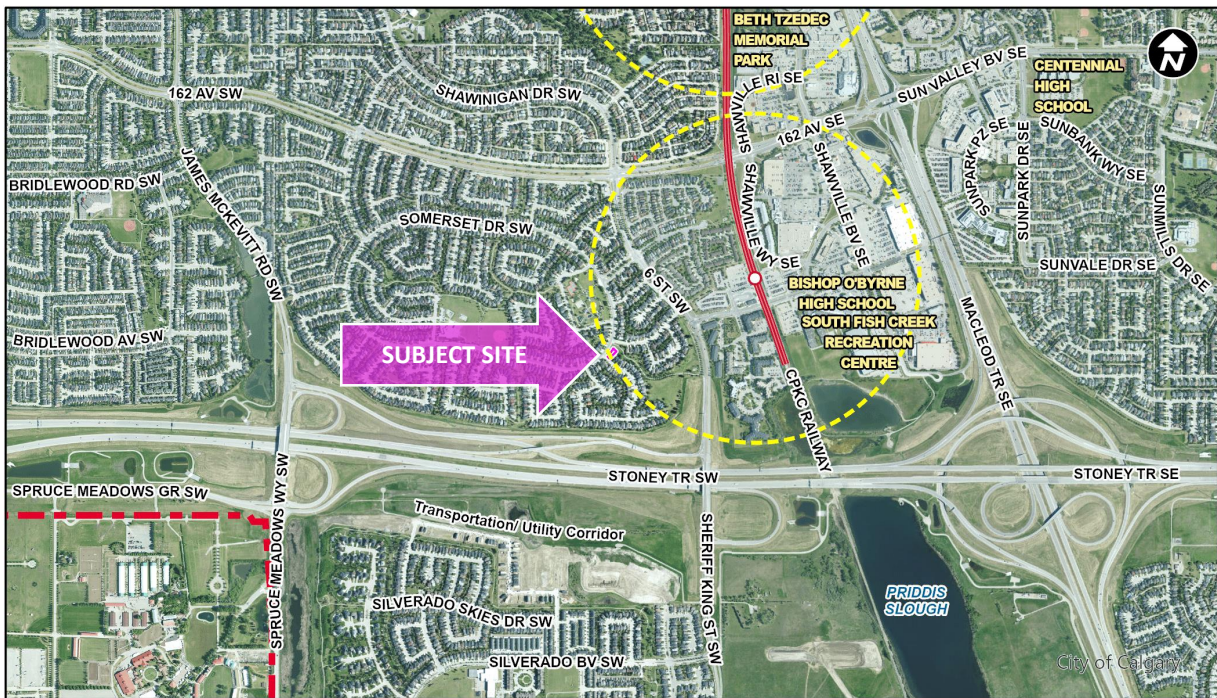
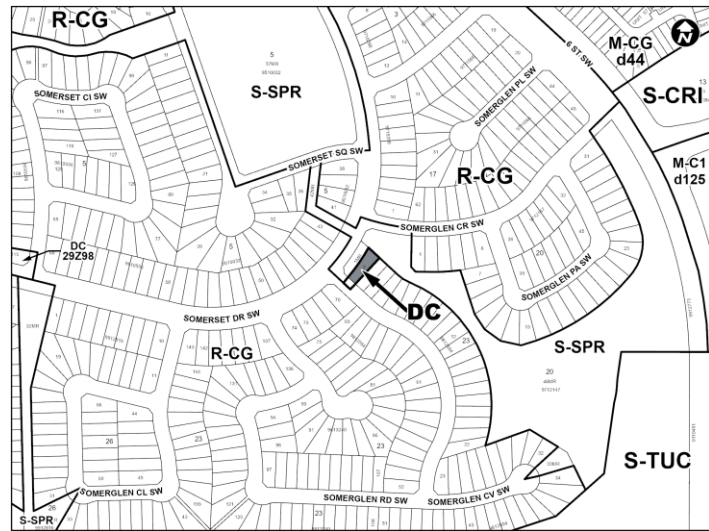
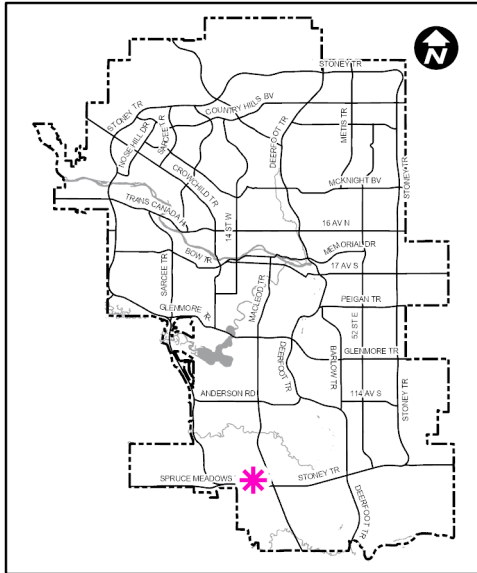
As identified below, the community of Somerset reached its peak population in 2014.

<b>Somerset</b>	
Peak Population Year	2014
Peak Population	8,751
2019 Current Population	8,543
Difference in Population (Number)	- 208
Difference in Population (Percent)	- 2.38%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District is intended for single-detached, semi-detached, duplex dwellings, rowhouse buildings and townhouses. The R-CG District allows for a maximum height of 11 metres. Secondary suites are a permitted use within the R-CG District.

The proposed 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 along with the Provincial licensing requirements. A development permit has been submitted (DP2025-02512) that proposes a Child Care Service of 60 children that is under review by staff.

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. The precise number of children permitted under the Child Care Service will be determined by The City and licensing requirements by the Province.

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 deemed 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. 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 will be confirmed through the development permit process.

Other specific issues to be addressed through the development permit 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**

Vehicle and pedestrian accesses are available along Somerglen Road SW. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood LRT Station and transit service is available within 70 metres on Somerset Drive SW for Route 52 (Evergreen/Somerset-Bridlewood Station) terminating at Somerset Bridlewood Station. An existing Always Available for All Ages and Abilities (5A) Network pathway is available along 6 Street SW and Somerglen Crescent SW. 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 storm services exist to site. Servicing requirements will be further determined at the time of development.

## 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 District of Foothills Intermunicipal Development Plan (2017)**

The subject site is within the Plan Area of the [Municipal District of Foothills Intermunicipal Development Plan](#); however, it is outside of the Interface Area and an application of this nature does not require circulation under the policies of the plan.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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 at subsequent development approval stages.

### **Midnapore Phase 2 Area Structure Plan (1991)**

Administration's recommendation aligns with the policy direction of the [Midnapore Phase 2 Area Structure Plan](#), which identifies the subject site as being within a Residential Area where residential and related uses, including child care facilities, are supported.

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

The proposal has been evaluated using the [Child Care Policy and Development Guidelines](#), which is a non-statutory policy intended to guide the development of child care services of different sizes in a variety of districts across Calgary, including in low density residential areas. This policy also provides development guidelines to manage impacts within low density residential areas.

The guidelines within this document note that child care services are an integral part of complete communities and that child care services for greater than six children may be considered for a land use redesignation in low density areas.

The proposal was evaluated based on the applicable site selection criteria as noted below. The proposed site should be located:

- close to activity-focused areas which includes schools and parks;
- on a site with sufficient staff parking and areas for pick-up and drop-off;
- on sites large enough for outdoor play areas;
- on collector and other major streets;
- on a corner parcel to minimize impact on adjacent residences and aid in pick-up and

- drop-off; and
- to avoid an over-concentration of child care services in an area.

The site generally meets all of the criteria above. There is an inactive bus pad located adjacent the site on the collector Somerset Drive SW that Calgary Transit states may be activated in the future. However, should this occur, there is public curb-side space on the local road, Somerglen Road SW, adjacent the subject site where some pick-up and drop-off may occur.