

Background and Planning Evaluation

Background and Site Context

The subject site is in southeast community of Seton on the northwest corner of Setonstone Green SE and 45 Street SE. The parcel is approximately 0.04 hectares (0.09 acres) and approximately 11 metres wide and 33 metres deep. This corner parcel is currently developed with a single detached dwelling and has vehicular access from the rear lane.

Surrounding development is characterized by single-detached dwellings and semi-detached dwellings, designated as the Residential – Low Density Mixed Housing (R-G) District. Directly located to the south of the subject site is a parcel designated as the Special Purpose – School, Park and Community Reserve (S-SPR) District. This S-SPR District parcel is currently developed as a park with potential for a future school in this area.

The nearest bus stop from the subject site is approximately 1200 metres (a 20-minute walk) to the west along Seton Way SE, which is serviced by Route 79 (Cranston / Mahogany). The subject site will also be serviced in the future by Calgary Transit along 202 Avenue SE, approximately 210 metres (a four-minute walk) from the property. Commercial amenities such as restaurants, convenience stores, a gas station and a pharmacy are located within approximately 1,000 metres (a 17-minute walk) southwest of the subject site along 202 Avenue SE and Seton Road SE.

Community Peak Population Table

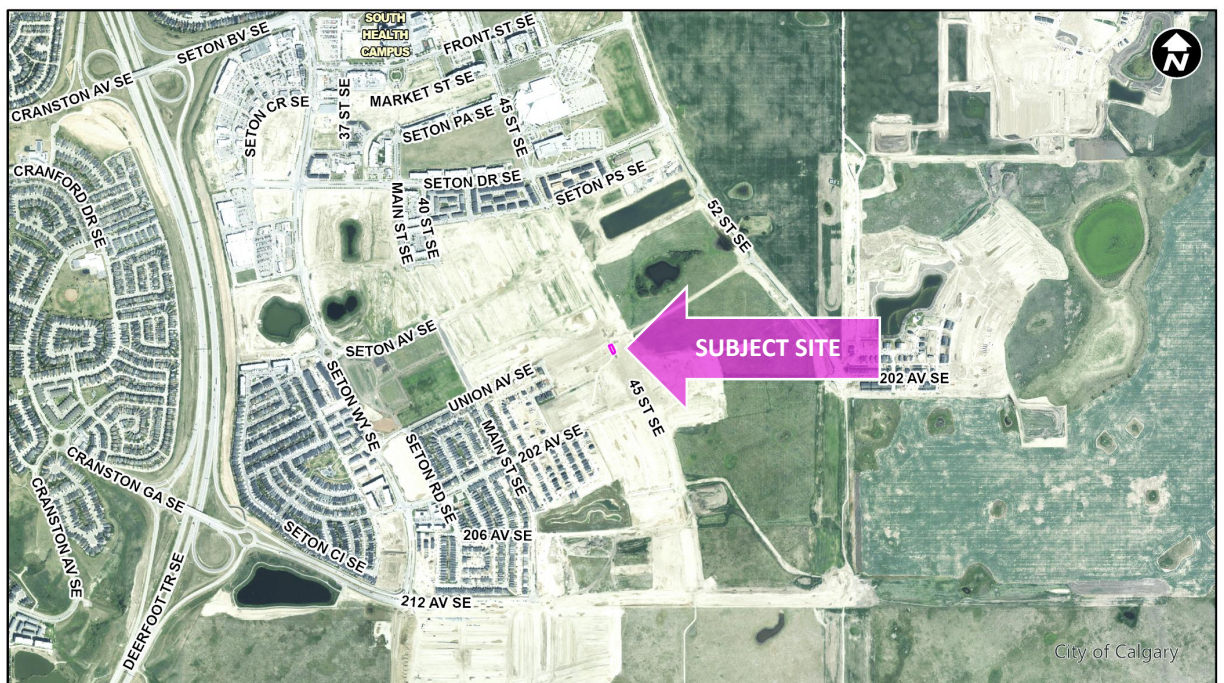
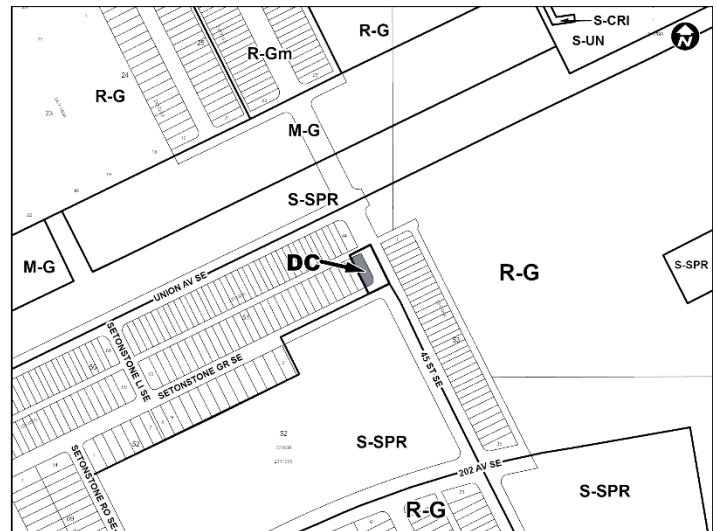
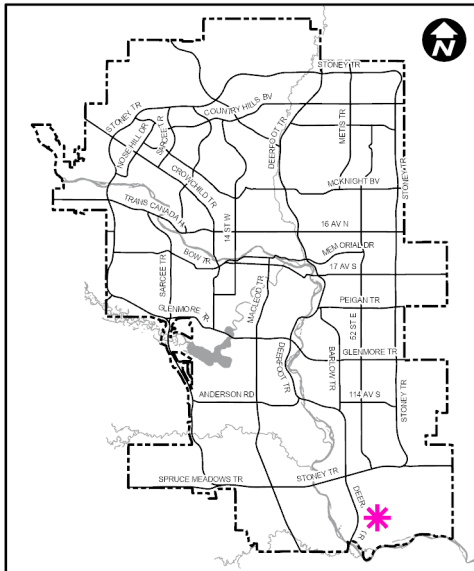
As identified below, the community of Seton reached its peak population in 2019.

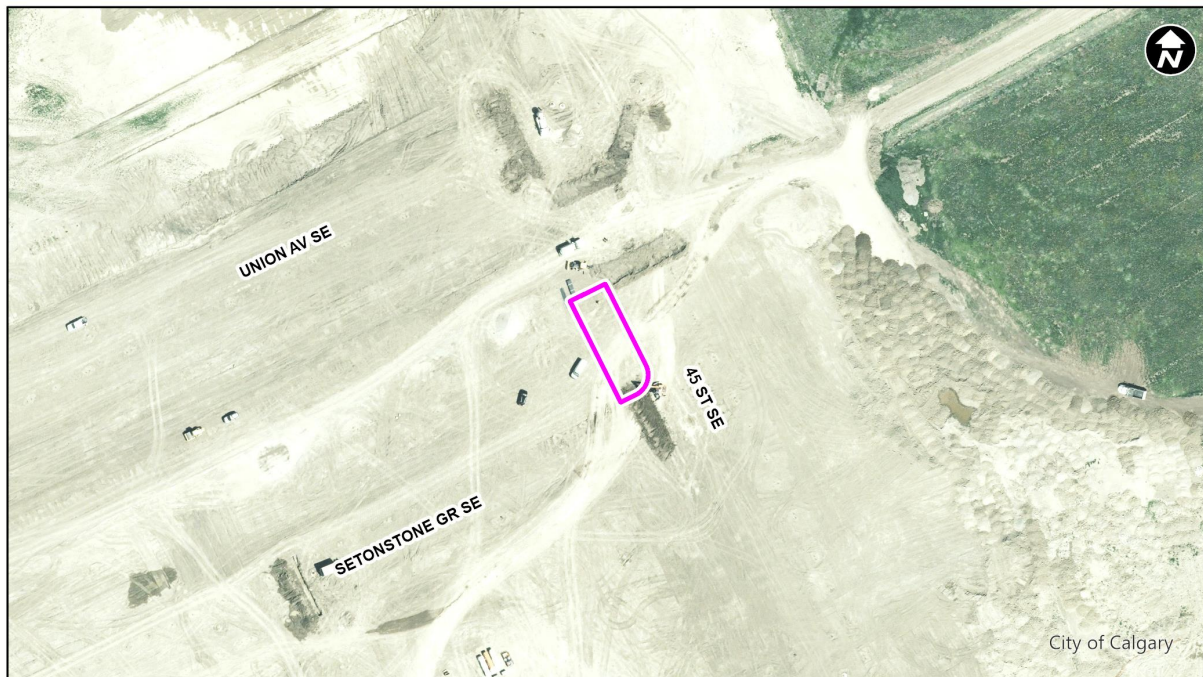
Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-G District accommodates a wide range of low-density residential development in the developing area, including single detached, semi-detached, duplex dwellings and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres. Secondary suites are permitted uses within the R-G District.

The proposed Direct Control (DC) District is intended to accommodate an additional discretionary use of a Child Care Service and is based on the existing R-G District. The general rules of the R-G District will be maintained. 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 provincial licensing requirements.

Child Care Service requires one parking stall for pick-up and drop-off for every 10 children. No specific rate of staff parking is included in the use rules and would be evaluated as part of a future 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 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.

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. A discretionary use development permit is required to enable a Child Care Service for more than six children. 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 the interface with 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

Vehicular access for the lot will only be permitted to and from the adjacent residential lane due to a future Calgary Board of Education middle school planned directly south across Setonstone Green SE. Future transit is planned approximately 210 metres (a four-minute walk) south along 202 Avenue SE. A three-metre regional pathway is planned along 45 Street SE.

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicle movement and parking will be explored through a future development permit application.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Seton Stage 1C Outline Plan (LOC2017-0047). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns at this time.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned with the Seton Stage 1C Outline Plan (LOC2017-0047) and constructed with the Seton Phase 118 Subdivision (SB2022-0193). The proposal does not significantly impact the overall services for

the area which have capacity to support the proposed land use. Detailed site servicing requirements will be assessed at the development permit stage.

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 lands are identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with Area Structure Plan (ASP). The applicable MDP policies encourage greater community densities and a mix of residential and commercial uses in developing communities. They are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail.

The proposal is in keeping with relevant MDP policies. The proposed DC District allows for a building use 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.

Rangeview Area Structure Plan (Statutory – 2014)

The subject parcels are located within the Neighbourhood Area as identified on Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#) (ASP). The neighbourhood area is expected to accommodate an appropriate mix of residential and non-residential uses. The proposed land use district allows for development that aligns with the applicable 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, where the site is located:

- close to activity focused area such as schools and community centres;
- on a site that can provide sufficient staff parking;
- on a site that can accommodate outdoor play area;
- on a collector roadway;

- on a corner parcel with a lane; and
- not in close proximity to other child care services.

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.