

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Acadia at the northeast corner of Fairmount Drive SE and Arbour Crescent SE. The site is approximately 0.07 hectares in size and is 18 metres wide and 37 metres deep. It is currently developed with a single detached dwelling and a detached garage with rear lane access. The subject site was amended to the Housing – Grade Oriented (H-GO) District through the city-wide Rezoning for Housing initiative, which does not allow the Child Care Service use. 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 and schools. A bus stop serving Calgary Transit Route 10 (City Hall/Southcentre) is located approximately 50 metres (a one-minute walk) to the southwest of the site on Fairmount Drive SE. David Thompson School is located approximately 300 metres (a five-minute walk) to the east and Ecole de la Source School is located approximately 350 metres (a six-minute walk) to the southwest. St. Cecilia Roman Catholic Church is located approximately 400 metres (a seven-minute walk) to the northwest of the site.

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 east.

## Community Peak Population Table

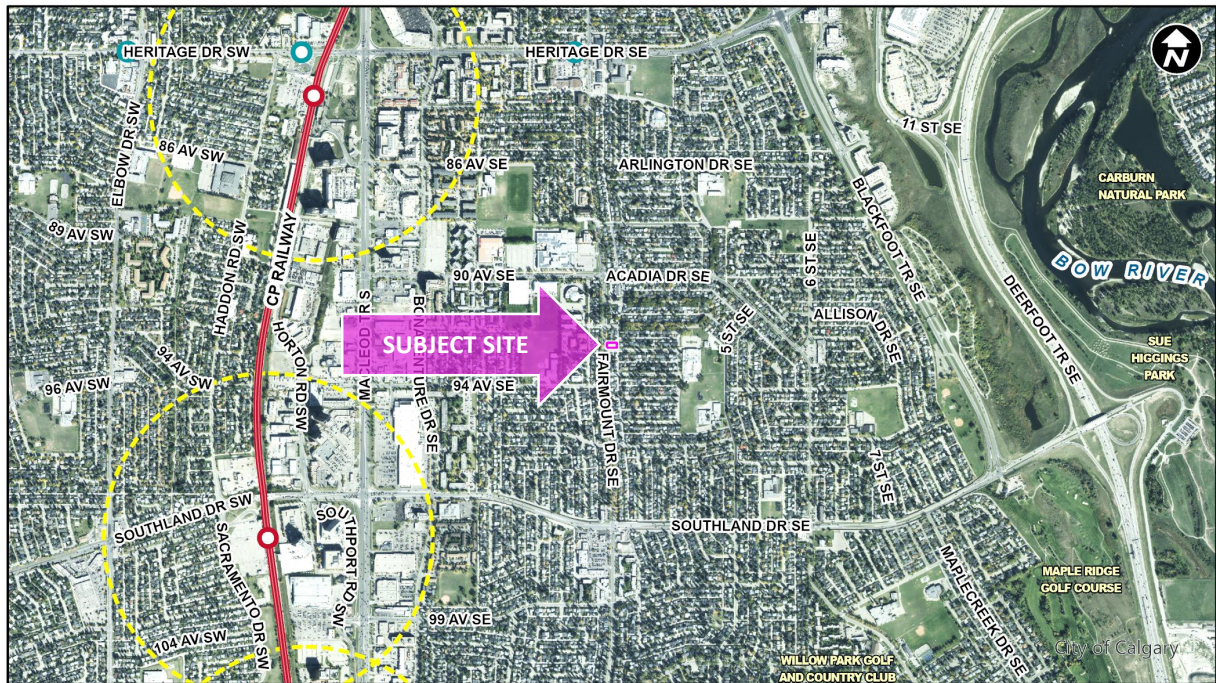
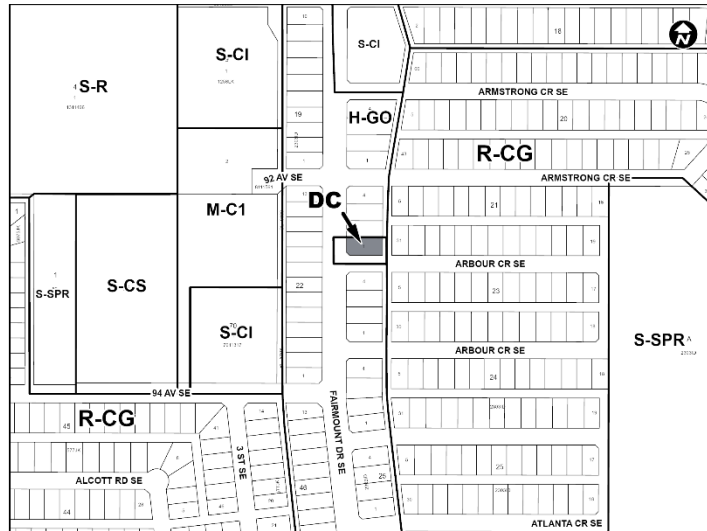
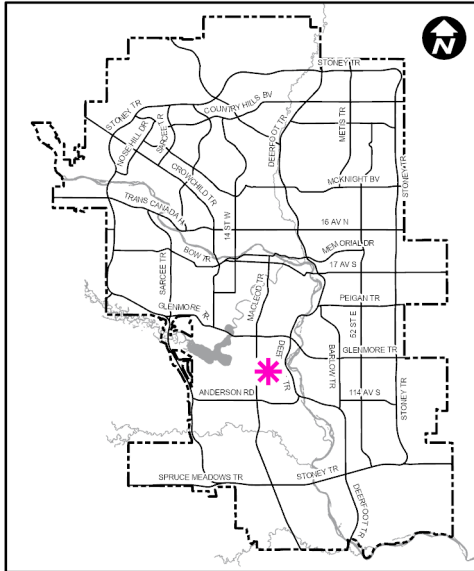
As identified below, the community of Acadia reached its peak population in 1972.

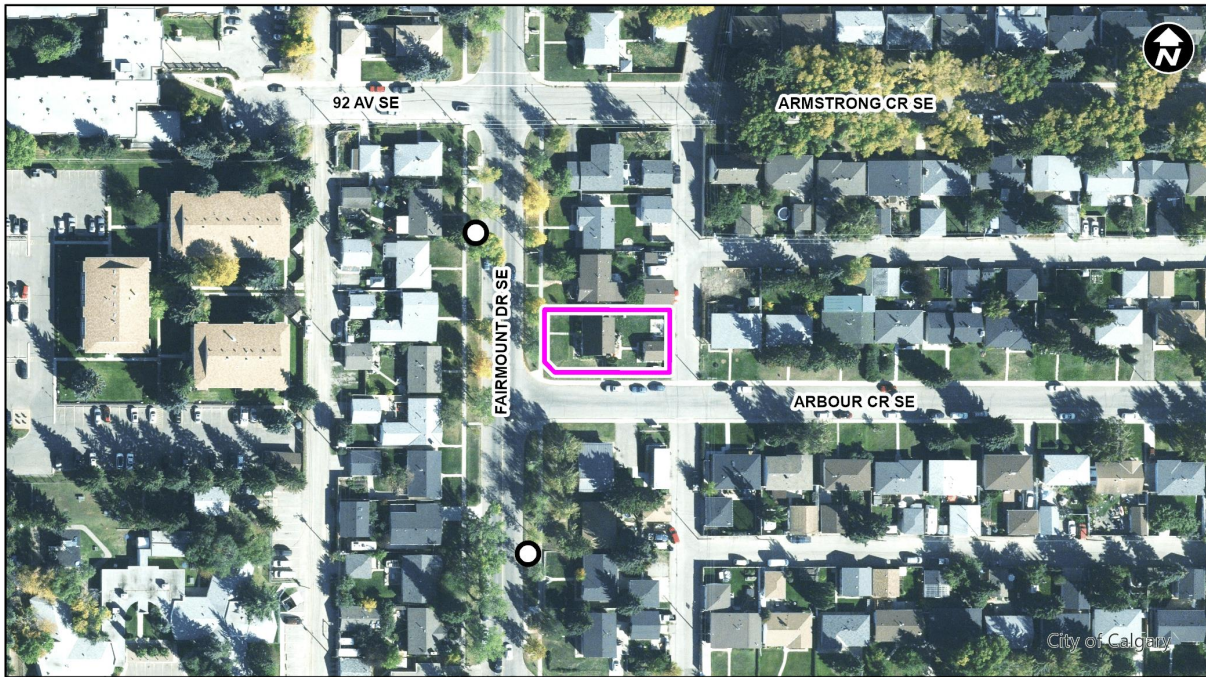
<b>Acadia</b>	
Peak Population Year	1972
Peak Population	13,589
2019 Current Population	10,520
Difference in Population (Number)	- 3,069
Difference in Population (Percent)	- 22.58%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## 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 with the additional discretionary use of Child Care Service. The proposed district maintains all the existing uses, rules and regulation in the district and would still allow for residential uses consistent with surrounding development if a Child Care Service use does not materialise. 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 from the Province of Alberta. 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**

Vehicle and pedestrian accesses are available to and from Arbour Crescent SE and the rear lane. Transit service is available within 50 metres (a one-minute walk) on Fairmount Drive SE for Route 10 (City Hall/Southcentre). Southland Light Rail Transit (LRT) Station and Heritage LRT Station are located approximately 2.2 kilometres (a 37-minute walk) from the site. Fairmount Drive SE is within the HH Residential Parking Zone, and there are no parking restrictions on Arbour Crescent SE. Existing Always Available for All Ages and Abilities (5A) on-street bikeway are available along Fairmount Drive SE and Acadia Drive SE.

### **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 utilities are available. Public storm utilities do not exist adjacent to the site. Servicing requirements will be further determined at the time of future 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 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 when 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 is being explored and encouraged through the development permit review.

### **Heritage Communities Local Area Plan (Statutory– 2023)**

The subject site is located within the “Neighbourhood Connector” urban form category with a “Low - Modified” building scale up to four 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 additional use of Child Care Service to meet residents' needs for childcare.

### **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. The subject site is considered appropriate given it is a corner parcel located in close proximity to schools, local parks and recreation facilities.