



# Child Care Service Policy and Development Guidelines

Adopted by Council resolution on June 1, 2009

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## Objectives

To ensure there are opportunities to develop accessible child care services of different sizes in a variety of land use districts.

To provide for development guidelines to manage the impact of child care services in low density residential areas and to aid in the use of discretion for child care services in other contexts.

## Definitions

**Home Based child care** – the incidental use of a residence to provide care and supervision to a limited number of children under the age of 13 years while their parents or guardians are not on the premises

**Child care service** – a facility or space specifically built or adapted to provide care and supervision to 7 or more children under the age of 13 years while their parents or guardians are not on the premises. Child Care Services are not typically located within a residence and are considered a principal use of a site.

**Low density residential area** – any area of land that is designated with a low density residential or housing district pursuant to Land Use Bylaw 1P2007.

## A. Overall Policy

- A.1. *Home based child care* and *child care services* are an integral part of complete communities, which should include a variety of uses which are accessible to residents and business in order to serve their day-to-day needs.
- A.2. *Home based child care* for up to 6 children is considered an incidental use of a dwelling unit, when the operator of the use is a resident of the dwelling, and should be allowed as a permitted use in all *low density residential areas*.
- A.3. A *child care service* may be allowed as a discretionary use in an existing residential building in a *low density residential area* depending on context. If child care service is proposed in a new building, and the site meets the site selection criteria and development guidelines in this policy, it should be considered for land use redesignation.

- A.4. To support a Child Care Service in a new or existing institutional or commercial building in a *low density residential area*, the Special Purpose - Community Institution District should be considered as an appropriate land use district.
- A.5. *Child care services* may be a compatible and complementary use to many community facilities, such as schools, community recreation facilities and places of worship.
- A.6. *Child care services* may be allowed as a discretionary use in all multi-residential areas, neighborhood or community commercial areas and work place contexts.
- A.7. *Child care services* are encouraged to locate in proximity to LRT stations when they provide convenient access to community residents and nearby workers.
- A.8. Ongoing communication between the operator and the surrounding neighbours is key to the success of *home based child care* and *child care services*. Initiatives such as a Good Neighbour Agreement are encouraged to encourage accountability and cooperation to build relationships responsive to the needs of neighbours and the service provider.

## **B. Child Care Service**

### **Low Density Residential Areas**

#### **Application**

- B.1. The policies in this section are intended to apply to *child care services* that propose to locate within a *low density residential area*.

#### **Site Selection Criteria**

- B.2. *Child care services* in *low density residential area* should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas. These locations provide for natural hubs for communities and already experience higher levels of traffic and activity.
- B.3. *Child care services* should be located on a site that can provide sufficient staff parking and pick-up and drop-off parking. The site should not front a bus zone, or a location planned for a bus zone in the future, as this may impair pick-up and drop-off parking.
- B.4. *Child care services* must be located on sites large enough to accommodate outdoor play areas for the type of child care being proposed. The Province sets these standards via the *Child Care Licensing Act*.
- B.5. *Child care services* should be located on collector streets, which already carry higher levels of traffic than local streets. Locations near collector and major streets may also be considered provided access to the facility does not draw traffic through the community.

- B.6. *Child care services* should be located on corner parcels to minimize impact on adjoining residential uses. Corner parcels are also ideal for providing dual-frontages for the provision of pick-up and drop-off access.
- B.7 While corner parcels are preferred, non-corner parcels may be appropriate where the *child care service* is: on a parcel sharing a side property line with a lane; on a parcel with significant frontage and parcel area; or on a parcel located on the same block as other community services. Consideration should be given to the separation of the child care service from other nearby residential buildings; the locations of proposed play areas relative to the amenity space of adjoining properties; and the amount of frontage or on-site area to accommodate pick-up and drop-off parking. Each site should be evaluated on its own merits, and the proposed intensity of the *child care service* and its potential impact on adjoining properties should be the primary considerations.
- B.8 Concentration of *child care services* in an area should be avoided. Any cumulative impacts of this use on the character of the area should be considered in evaluating the application. Considerations should include whether there is more than one *child care service* on the same block, or whether a residential property will be unduly impacted due to more than one *home-based child care* or *child care service* in close proximity.

### **Development Guidelines**

- B.9. Motor vehicle parking and pick-up and drop-off stalls should be provided as set out in Land Use Bylaw 1P2007
- B.10 For *child care services* proposed on a parcel originally intended for a residential use, the provision of pick-up and drop-off parking stalls may occur on-site, or on a designated area of an adjoining street subject to the approval of the Development Authority.
- B.11 For purpose-built *child care services*, the interior of the facility should be designed to orient activities such as ingress or egress away from side setback areas that may affect an adjoining residential use. Windows that open or overlook an adjoining residential use are discouraged.
- B.12 For *child care services* proposed in a building originally intended for a residential use, ingress or egress should not occur in a side setback area that may affect an adjoining residential use. Existing windows that may open or overlook an adjoining residential use may be required to be obscured or remain closed as a condition of a development permit.
- B.13. *Child care services* located on a residential block face should have a similar scale and building coverage that would normally apply to residential uses on the same block face.
- B.14. If an outdoor play area is provided on the same site as the *child care service*, it must be appropriately enclosed by a fence, and must comply with the maximum heights for fences in *low density residential areas* set out in Bylaw 1P2007.
- B.15. Outdoor play structures should not be located within side setback areas when there is an adjoining residential use.

- B.16. An outdoor play space may be located in a front setback area, provided it is enclosed and does not adversely affect the residential streetscape. Large-scale play structures in front setback areas are discouraged. On corner sites, the front setback area is considered to be the setback area that is located on the principal residential block face.
- B.17. When evaluating a development permit application for a *child care service*, the Development Authority may restrict the number of children permitted in the facility at any one time in order to mitigate any concerns or impacts on adjoining properties.
- B.18. *Child care services* must provide soft surface landscaping in all areas not designated as play areas or vehicular areas. The amount and type of landscaping should be determined at the development permit stage, but it is intended that landscaping be used to buffer and screen the *child care service* from any adjoining residential uses.
- B.19. Identification signage for *child care services* in *low density residential areas* is limited to one sign with a maximum sign area of 0.75 square metres in order to reinforce visual compatibility.

## **C. Child Care Service**

### **Community Service Facilities**

#### **Application**

- C.1 The policies in this section are intended to apply to *child care services* operating within community service facilities such as schools, community recreation facilities and places of worship.

#### **Development Guidelines**

- C.2 *Child care services* proposed in community recreation facilities located on parcels designated as Municipal Reserve must demonstrate compliance with The City of Calgary's *Public Use Policy* prior to the issuance of a development permit.
- C.3. *Child care services* should have adequate pick up and drop-off parking. In the case of before and after school care programs operating within a school building, no additional pick up and drop-off parking should be required.
- C.4. *Child care services* located within a community service facility may share parking stalls with the primary use provided sufficient parking for the child care use exists on-site.

## **D. Child Care Service**

### **Multi-residential, Commercial and Transit Oriented Development Areas Application**

- D.1. The policies in this section are intended to apply to *child care services* that propose to locate within multi-residential, commercial and transit oriented development areas.

#### **Development Guidelines**

- D.2. *Child care services* must be located in buildings and on parcels that can accommodate indoor play areas and staff parking.

- D.3 If an outdoor play area is provided on the same parcels as the *child care service*, it must be appropriately fenced.
- D.4 Any outdoor play structures are encouraged to be oriented to the interior of the play area, whereas locating play structures along side setback areas should be avoided so as to limit their impact on adjoining properties.
- D.5 *Child care services* should have adequate short term pick up and drop-off parking located on the parcel containing the use. Parking relaxations for pick-up and drop-off stalls should be considered for *child care services* located in a work-place context.