

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1355

Land Use Amendment in Evergreen (Ward 13) at 167 Evermeadow Avenue SW, LOC2019-0056

EXECUTIVE SUMMARY

This application was submitted by Bill Ma of Bill Safehouse on behalf of the landowners, Baoxiang Zhang, Xiulan Cui, and Yan Mei (Jessica) Zhang on 2019 April 26. The application proposes to change the designation of this property from Residential – Narrow Parcel One Dwelling (R-1N) District to DC Direct Control District to accommodate the additional use of Child Care Service.

The DC Direct Control application is the standard process to accommodate Child Care Service in low density residential areas when the Special Purpose – Community Institutional (S-CI) District is not suitable for the location.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, and the Council-approved *Child Care Service Policy and Development Guidelines*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 167 Evermeadow Avenue SW (Plan 0511297, Block 9, Lot 80) from Residential – Narrow Parcel One Dwelling (R-1N) District **to** DC Direct Control District to accommodate the additional use Child Care Service, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

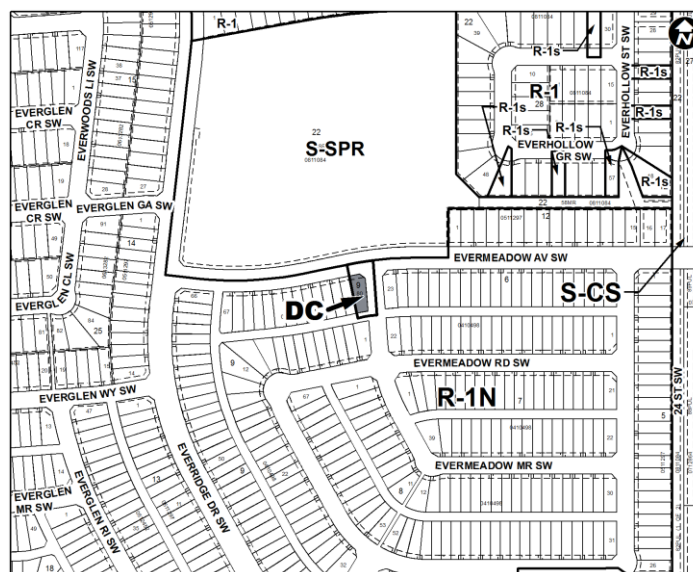
None.

BACKGROUND

This application was submitted by Bill Ma of Bill Safehouse on 2019 April 26 on behalf of the landowner and operator, Yan Mei (Jessica) Zhang. No development permit has been submitted at this time; however, as per the attached Applicant Submission (Attachment 1), the applicant intends to submit a development permit for a Child Care Service (with a maximum of 20 children) in the existing dwelling should the land use amendment be approved.

The operator has an approved three-year development permit for Home Based Child Care – Class 2, which allows for the temporary care of up to 10 children by a resident of the single detached dwelling. The existing development permit expires on 2020 September 14.

Location Maps



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Site Context

The subject parcel is located in the southwest community of Evergreen at the southwest corner of Evermeadow Avenue SW and Evermeadow Manor SW. The existing R-1N District allows for a maximum of one dwelling unit on the site with one secondary suite. The parcel is approximately 0.04 hectares in size with dimensions of approximately 12 metres by 33 metres and is currently developed with a single detached dwelling and detached garage with access from a rear lane.

Surrounding development consists of Our Lady of the Evergreens School (K-6) to the north, which is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District, and low-density residential dwellings to the west, south, and east, designated as R-1N District.

As identified in *Figure 1*, the community of Evergreen has seen its population decline slightly since it reached its peak in 2015; however, overall Evergreen has seen the population steadily increase since 1991.

Figure 1: Community Peak Population

| Evergreen | |
|------------------------------------|--------|
| Peak Population Year | 2015 |
| Peak Population | 21,700 |
| 2018 Current Population | 21,339 |
| Difference in Population (Number) | -361 |
| Difference in Population (Percent) | -1.7% |

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Evergreen](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal would allow for the development of a Child Care Service that has the ability to be compatible with the established building form of the existing neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached dwellings on narrow or small lots. Single detached dwellings may include a secondary suite. The R-1N District allows for a maximum building height of 11 metres and a maximum of one dwelling unit per parcel.

The proposed DC Direct Control District (Attachment 2) is based on the existing R-1N District. It will maintain all existing uses, rules, and regulations in the district, but with the addition of Child Care Service as a discretionary use. The operator intends to convert the entire existing dwelling into Child Care Service, and will no longer reside in the dwelling should the land use redesignation be approved.

Land Use Bylaw 1P2007's Special Purpose – Community Institution (S-CI) District was also considered as a potential district. However, as the S-CI District allows for a number of uses that would not necessarily be compatible in this location and context and does not contain residential uses to revert to if a child care service is not developed or ceases, it is believed to be less suitable and flexible than the proposed DC Direct Control District.

Development and Site Design

The rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parking, and outdoor play space. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving pedestrian connections by ensuring vehicle access to the site is limited to the lane;
- mitigation of overlooking and privacy concerns;
- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments – including restricting the placement of any play structures in a side setback area and incorporation of maximum structure heights if placed in a front yard setback to ensure the aesthetic of the streetscape is not negatively impacted;
- retention of the existing mature vegetation, where possible; and
- upholding restrictions on the number and size of any identification signage to ensure the residential aesthetic of the development is maintained.

Environmental

An Environmental Site Assessment was not required. There are no environmental concerns associated with the site or this proposal.

Transportation

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Pedestrian access to the site is available from the existing sidewalks along Evermeadow Avenue SW and Evermeadow Manor SW. Vehicular access is provided from the rear lane. On-street parking is available on both Evermeadow Avenue SW and Evermeadow Manor SW.

The site is located approximately 180 meters away (or a two-minute walk) from a transit stop on Everridge Drive SW in front of Our Lady of the Evergreens School. It services Calgary Transit Routes 11 and 12 offering service to the Fish Creek LRT Station and Somerset LRT Station, with a frequent schedule of every 15 minutes.

The site is also located within 1.0 kilometre walking distance from a Primary Transit Network (162 Avenue SW through to 24 Street SW), and 3.5 kilometre walking distance to the Shawnessy LRT Station.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders, including the Community Association, and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The applicant also delivered 900 flyers to surrounding homes, and contacted the Community Association to notify them of the application submission.

No letters were received from the Community Association or surrounding residents.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

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The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable policy in Section 3.6.1 of the MDP states that ASPs for Planner Greenfield Areas that existed prior to adoption of the MDP are recognized as the appropriate policies to provide specific direction for development of the local communities.

While there is no local area plan for the community of Evergreen, the proposed development does align with general community development policies for encouraging complete communities with a mix of land uses where transit stops are easily accessible. Section 2.3.1.j of the MDP also indicates that schools and child care services are uses that contribute to the development of complete communities, and that a variety of sizes and types of child care facilities should be provided in each community.

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

The *Child Care Service Policy and Development Guidelines* were adopted by Council resolution to ensure there are opportunities to develop accessible child care services of different sizes in a variety of land use districts. The proposed DC District conforms with the guidelines, including meeting site selection criteria for low-density residential area and development guidelines.

The site selection criteria are met, including (but not limited to):

- Site located in relationship to schools, community centres, recreation facilities, etc.;
- Site should not front a bus zone (Calgary Transit and school bus zones are located in front of the school along Everridge Drive SW);
- Site should be located on a collector road; and
- Site should be a corner parcel.

The development guidelines are met, including (but are not limited to):

- Parking provided as per the Land Use Bylaw;
- Building ingress and egress oriented away from side yards;
- Building should have similar scale and parcel coverage as block face;
- Provision of adequate outdoor play areas (as per the Child Care Licensing Act) and soft landscaping.

Lastly, as per the *Child Care Service Policy and Development Guidelines*, early and ongoing communication between the operator and the surrounding neighbours is often an important

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factor in the successful approval of a child care service facility. Administration encourages the operator to engage in communication initiatives, such as the development of a 'Good Neighbour Agreement', to establish accountability and cooperation, and to build relationships that are responsive to the needs of neighbours and the service provider.

Social, Environmental, Economic (External)

The proposed land use maintains the existing surrounding land use pattern while allowing a small-scale Child Care Service on an ideal corner parcel across the street from an elementary school. As such, the proposed change will better accommodate the child care needs of surrounding residents, and families who attend the adjacent school.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District will allow for a Child Care Service to be located adjacent to an elementary school in a low density residential neighbourhood that will serve the needs of the broader community.

ATTACHMENTS

1. Applicant Submission
2. Proposed DC Direct Control Guidelines