

**Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW,
 LOC2024-0263**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 321 Everridge Drive SW (Plan 0512971, Block 15, Lot 27) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate a Child Care Service use in addition to the uses already listed in the Residential – Low Density Mixed Housing (R-G) District including single detached dwellings, semi-detached dwellings, rowhouse building, and secondary suites.
- The proposal aligns with policies of the *Municipal Development Plan (MDP)*.
- What does it mean for Calgarians? The proposed Direct Control (DC) District would allow for an additional use that is an important service and a community amenity.
- Why does this matter? The proposal would provide for a private Child Care Service option that is essential for the local community.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Evergreen was submitted by Horizon Land Surveys Ltd. on behalf of the landowner Ying Lu on 2024 October 25. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to apply for a development permit for a Child Care Service use in the future.

The site is approximately 0.05 hectares and is located at the corner of Everridge Drive SW and Evergreen Crescent SW. The site is currently developed with a detached dwelling with attached garage and is located directly across from the Our Lady of the Evergreens Catholic School, which provides education from kindergarten to Grade 6. There is no lane access available and vehicular access can only be achieved directly off Everridge Drive SW. A Home Based Child Care currently operates within the dwelling which is also used as a residence. In accordance with Bylaw, a Home Based Child Care Use is restricted to the care of a maximum six children at any given time.

The proposed DC District will seek to allow a Child Care Service as a discretionary use whilst maintaining the R-G District as the base district, thus allowing the site to remain as a low density residential lot in a scenario where a Child Care Service use does not materialise.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW,
 LOC2024-0263**

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant delivered notices to residents within a 100 metres radius of the subject site and discussed the proposal with residents. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- increased number of children attending the facility;
- increase traffic congestion along Everridge Road SW, especially during school drop-off and pick-up periods;
- risk to the safety of pedestrians and children crossing roads;
- lack of parking potential on site and along streets; and
- increase noise disturbance onto adjoining residences.

The letters supporting the development raised the following reasons:

- suitability of the location in the centre of the community adjoining the school;
- appropriate pedestrian crossing infrastructure allowing for safe access to and from the site and to nearby parks;
- requirement for additional child care facilities due to lack of availability within the area; and
- sufficient outdoor space for recreation.

The Evergreen Community Association provided comments regarding the proposed land use amendment on 2024 November 14 confirming their support, albeit ensuring that designated parking stalls are provided, on-street parking is limited, controlled and avoids consuming parking space for residents.

Administration considered the relevant planning issues raised in the submissions and determined the matters of concern are to be reviewed and deliberated during the development permit stage. The applicant would be required to comply with the relevant provincial licensing requirements under the *Early Learning and Child Care Act*, and design of internal layouts,

**Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW,
LOC2024-0263**

outdoor play areas, number of children, and location of parking stalls are to be determined at a development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal will allow for the inclusion of a Child Care Service to be established servicing the child care needs of the local community. Child care is essential for complete communities supporting parents and caregivers.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed redesignation would allow for a new Child Care Service. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities within the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no anticipated risks associated with the proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Outreach Summary
4. Applicant Submission
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform