

Applicant Submission

2024 October 22

On behalf of the landowner, please accept this application to redesignate a +/-0.046 hectare site from R-G to Direct Control to allow for additional discretionary use of a Child Care Service. Currently the site is being used as day home. The proposal seeks to expend the current use to Day Care facility with maximum number determined at Development permit stage.

The subject site, 321 Everridge Dr. SW, is a corner lot located in the community of Evergreen along Everglen Gate SW and Everridge Dr. SW. The lot is currently developed with a two storey single dwelling with front attached garage built in 2007.

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

The site is approximately 0.046 hectares in size. Pedestrian access to the site is available from the existing sidewalks along Everglen Gate SW and Everridge Dr. SW. On street parking is also available on both sides. The site is located about 30 meters away from a transit stop on Everridge Dr. SW in front of school. It services Calgary Transit Routes 11, 766 and 777 offering services to the Fish Creek LRT Station and Somerset LRT station, with a frequent schedule of every 15 minutes.

The subject parcel is located within the Planned Greenfield with Area Structure Plan area as identified on Urban Structure in the MDP. The applicable policy in Section 3.6.1 of the MDP states that ASPs for Planned Greenfield Areas that existed prior to adoption of the MDP are recognized as the appropriate policies to provides 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.

The proposal also confirms with City's "The Child Care Service Policy and Development Guidelines". Many site selection criteria are met including:

- Corner sites - The site is a corner parcel. A dual frontage typically provides additional space for pick-up and drop-off as well as parking and access opportunities.
- Locations near or directly on collector streets - The site is located on a collector street.
- Proximity to activity areas (e.g. school site, park)

In summary, 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. We sincerely hope Councillors can support this application.