

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Evergreen at the corner of Everridge Drive SW and Everglen Gate SW. The site is 12 metres wide by 33 metres deep and has a total land area of approximately 0.05 hectares (0.12 acres). A two storey single detached dwelling with basement is currently occupied by a Home Based Child Care Service, which is limited to a maximum number of children of six at any given time.

Vehicular access is provided via a constructed driveway off Everridge Drive SW due to the absence of a rear laneway. A public sidewalk is located along the site frontage along Everridge Drive SW, providing for pedestrian access. A northbound bus stop providing access to bus service Routes 11 and 12, which are the southwest clockwise and counterclockwise loop routes, is located approximately 33 metres (less than a one-minute walk). A southbound bus stop is located approximately 100 metres (approximately a two-minute walk) south of the subject site along Everridge Drive SW, connecting the site to Fish Creek/Lacombe LRT Station and Shawnessy LRT Station.

Surrounding development is characterized by single detached dwellings. Our Lady of the Evergreens School is located directly across from the subject site along Everridge Drive SW. The entrance driveway to the school parking lot is directly across from the subject site forming a four way intersection with Everridge Drive SW and Everglen Gate SW. Direct Control District [Bylaw 246D2019](#) allows for Child Care Service as a discretionary use on the property located at 167 Evermeadow Avenue SW, which is approximately 230 metres east from the subject site.

## Community Peak Population Table

As identified below, the community of Evergreen reached its peak population in 2015:

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2019 Census Population	21,500
Difference in Population (Number)	-200
Difference in Population (Percent)	-0.9%

Source: *The City of Calgary 2021 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Low Density Mixed Housing District (R-G) District allows for development in the form of low density residential, ranging in built forms as to support housing diversity. The R-G District is predominantly intended for residential with limited non-residential uses and allows for a maximum building height of 12 metres.

The proposed Direct Control (DC) District will be based on the existing R-G District, maintaining all the existing uses, rules and regulation in the district. The proposed DC District would also include Child Care Service as a discretionary use, though would still allow for residential uses consistent with surrounding development if a Child Care Service use is not commenced or is discontinued in the future. 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 the 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 R-G 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 Direct Control District would enforce the rules of the R-G 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 detached dwelling or construction of a 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 a Child Care Service use is to accommodate more than six children with the exact number of children being determined on the type of licensing to be sought by the applicant under the *Early Learning and Child Care Act*. Consequently, design of internal layouts, outdoor play areas and location of parking stalls are to 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 managed in a future development permit application.

### **Transportation**

Pedestrian and vehicular access to the site is available via Everridge Drive SW and Everglen Gate SW. Everridge Drive SW is classified as a Collector Street with playground zone. Everglen Gate SW is classified as a Residential Street. The area is served by Calgary Transit through Route 11 (Southwest Loop – Clockwise), Route 766 (Scarlett - Evergreen) and Route 777 (Wise Wood - Evergreen) with a bus stop approximately 30 metres south of the site on Everridge Drive SW. The area is also served by Calgary Transit through Route 12 (Southwest Loop - Counterclockwise) with a bus stop approximately 100 metres south of the site. Route 11 and Route 12 provides transit service every 30 minutes during the peak hours. Route 766 and 777 provides school service. On-street parking is available adjacent to the site along Everglen Gate SW and Everridge Drive SW, except along the east side of Everridge Drive SW adjacent to the school, which is restricted to no parking on school days from 7:00 a.m. to 5:00 p.m. except for school buses. A Transportation Impact Analysis was not required in support of the land use amendment application.

## **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

## **Utilities and Servicing**

Water, sanitary and storm services are available in Everridge Drive SW. Servicing requirements will be further determined at the time of a subsequent development permit application.

## **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 Residential Developing Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The ASP area comprise residential communities that have been planned and are still being developed and diverts land use considerations to the applicable non-statutory policy plan for additional context and guidance in this instance the Midnapore III Community Plan is applicable.

The proposed land use amendment complies with the specific policies stipulated within the MDP, most notably policy 2.3.1: Housing – which aims to encourage child care services in residential and mixed-use communities where located along suitable road corridors including collector roads such as Everridge Drive SW. The MDP promotes child care service uses within residential area to support complete communities, enhancing accessibility to essential services. Maintaining the R-G District will ensure that any built forms are consistent with the densities, building height and context of the surrounding residential community.

### **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 will be explored and encouraged at subsequent development permit stages.

### **Midnapore III Community Plan (Non-Statutory – 1997)**

The subject site is identified to be a Neighbourhood area as per Map 2: Land Use Concept of the [Midnapore III Community Plan](#). The planning intention for the Neighbourhood Area is to facilitate residential uses and housing diversity. For the purposes of the policy plan, a child care service is identified as an 'institutional use' to which institutional uses are to be desirably located within Neighbourhood Node areas identified on Map 2. The nearest Neighbourhood Node area is approximately 700 metres north of the subject site along Everridge Drive SW. This Neighbourhood Node is currently developed containing a gas station, Tim Hortons drive through and carwash.

The policy plan specifies that home based operations are to be encouraged in the Neighbourhood Area where the operation is compatible within the residential setting. Institutional uses are not identified as a desirable use in the Neighbourhood Area, though the

policy states that the desirable uses are not mandatory, interpreting that discretion can be applied when considering what uses are deemed desirable. The proposal ensures that residential uses remain as the predominant use form in any instance where a Child Care Service use does not materialize or ceases to operate.

The document is a non-statutory plan, to which the policies are merely a guide and not binding. In the absence of other statutory policy plans for the area, the policies of the MDP would take precedence. As outlined above, the proposal would comply with the policies of the MDP. No further amendments to the *Midnapore Community Plan* would be necessary to support the proposed Land Use Amendment.

**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](#), a non-statutory framework designed to guide 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.

Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines. The subject parcel, along with its proposed DC District, aligns with all of the applicable site selection criteria identified in the guidelines.

The development guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts and to provide guidelines to be reviewed at the development permit stage to manage the impact of these services in residential areas. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied.