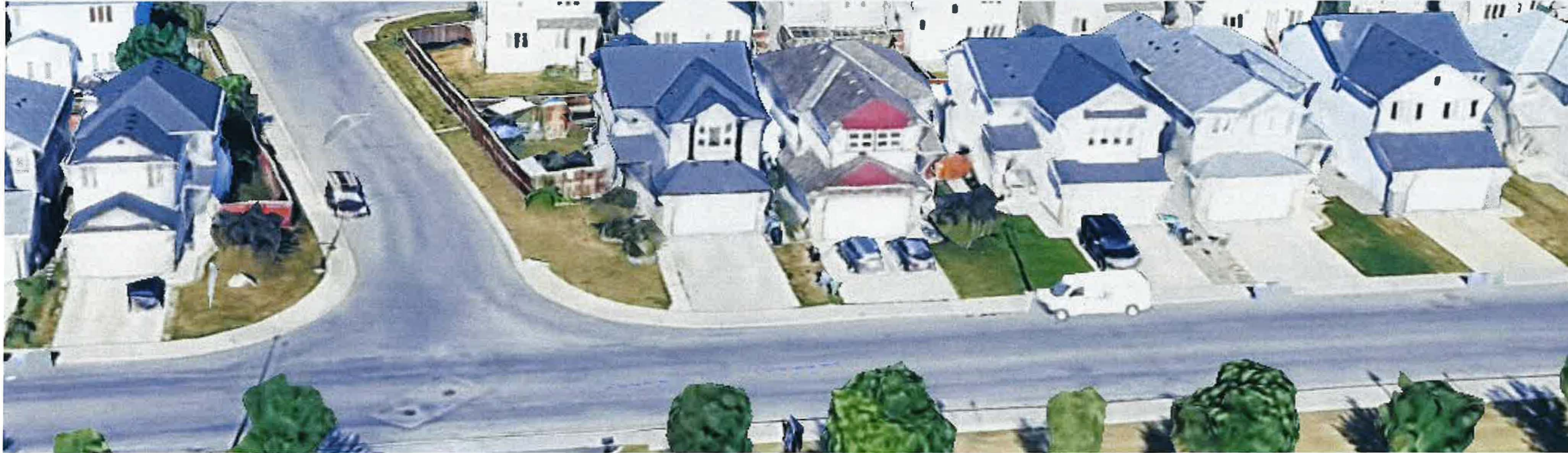


# Public Hearing of Council

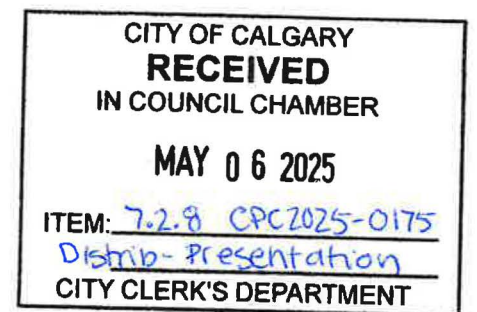
## Agenda Item: 7.2.8



## LOC2024-0263 / CPC2025-0175

### Land Use Amendment

May 6, 2025



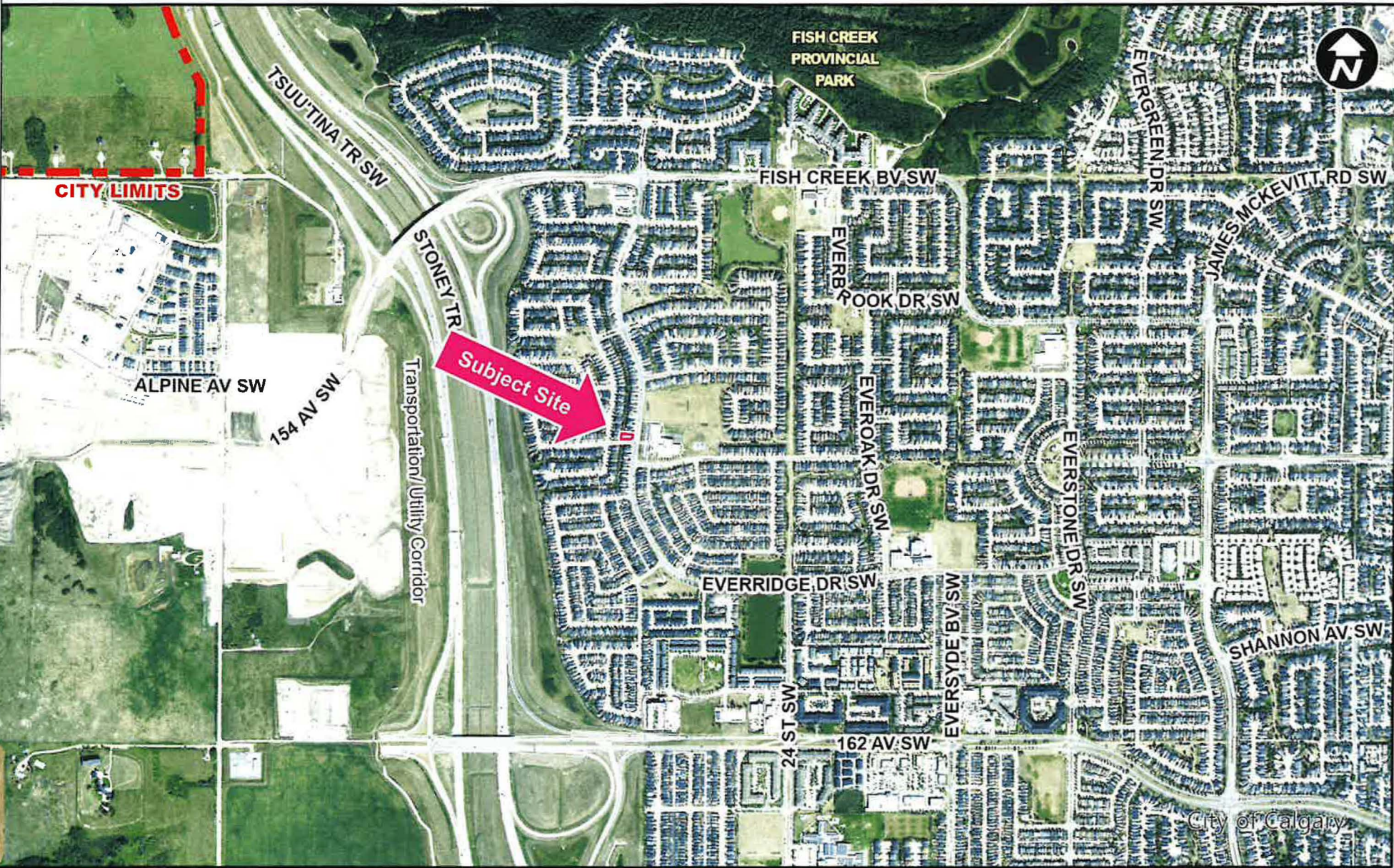
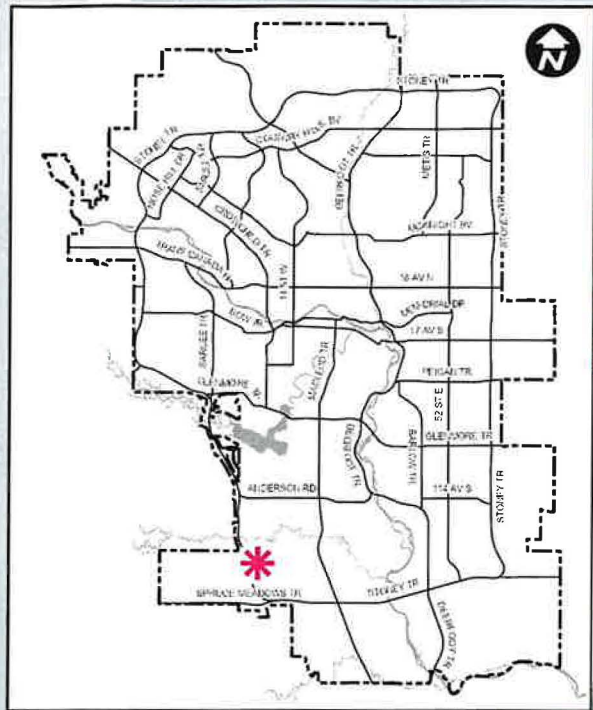


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 70D2025** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) 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, with guidelines.





**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow





○ Bus Stop

Parcel Size:

0.05 ha

12 m x 33 m

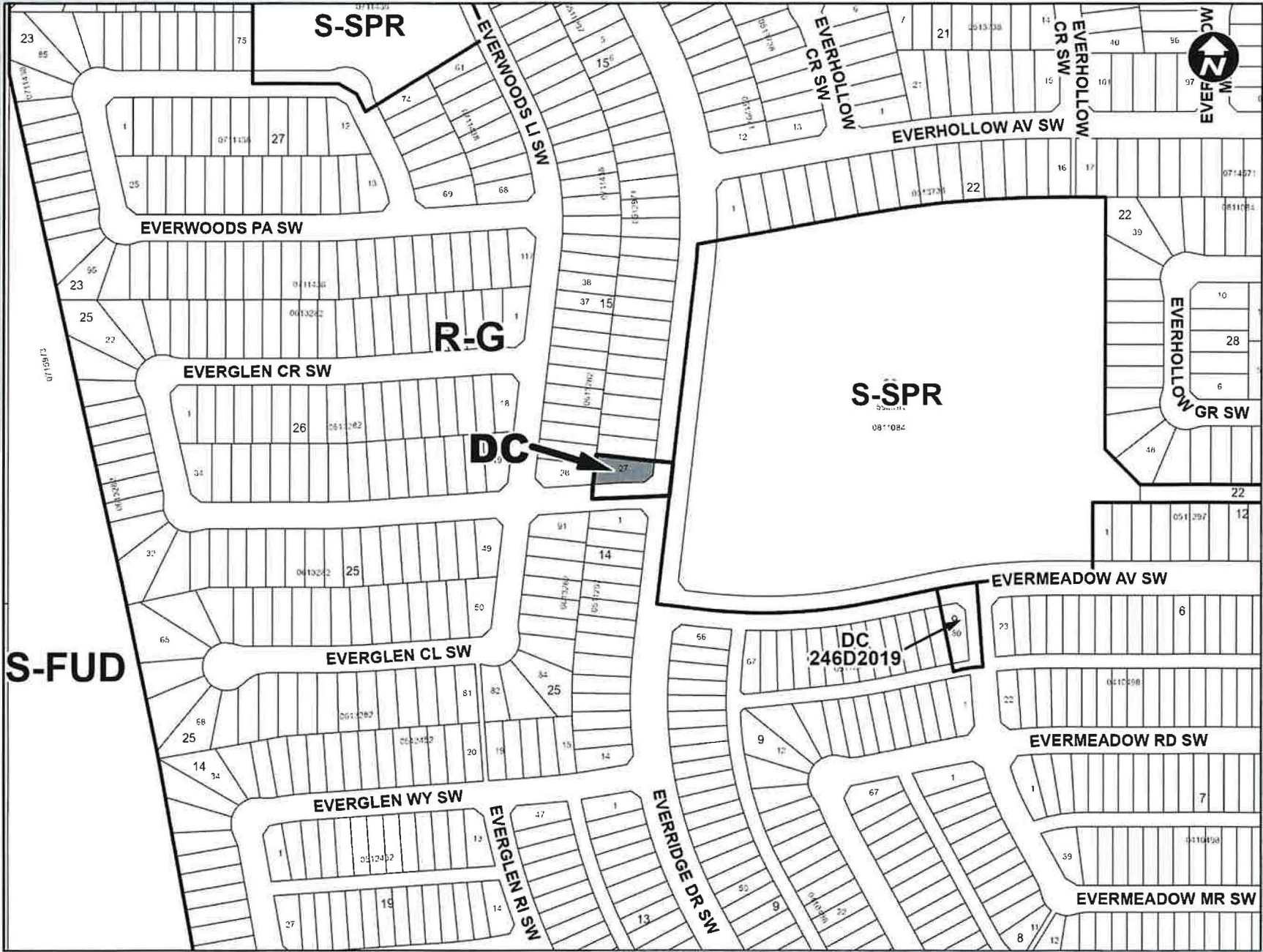


- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





Proposed Land Use Map





## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 70D2025** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) 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, with guidelines.

## Supplementary Slides

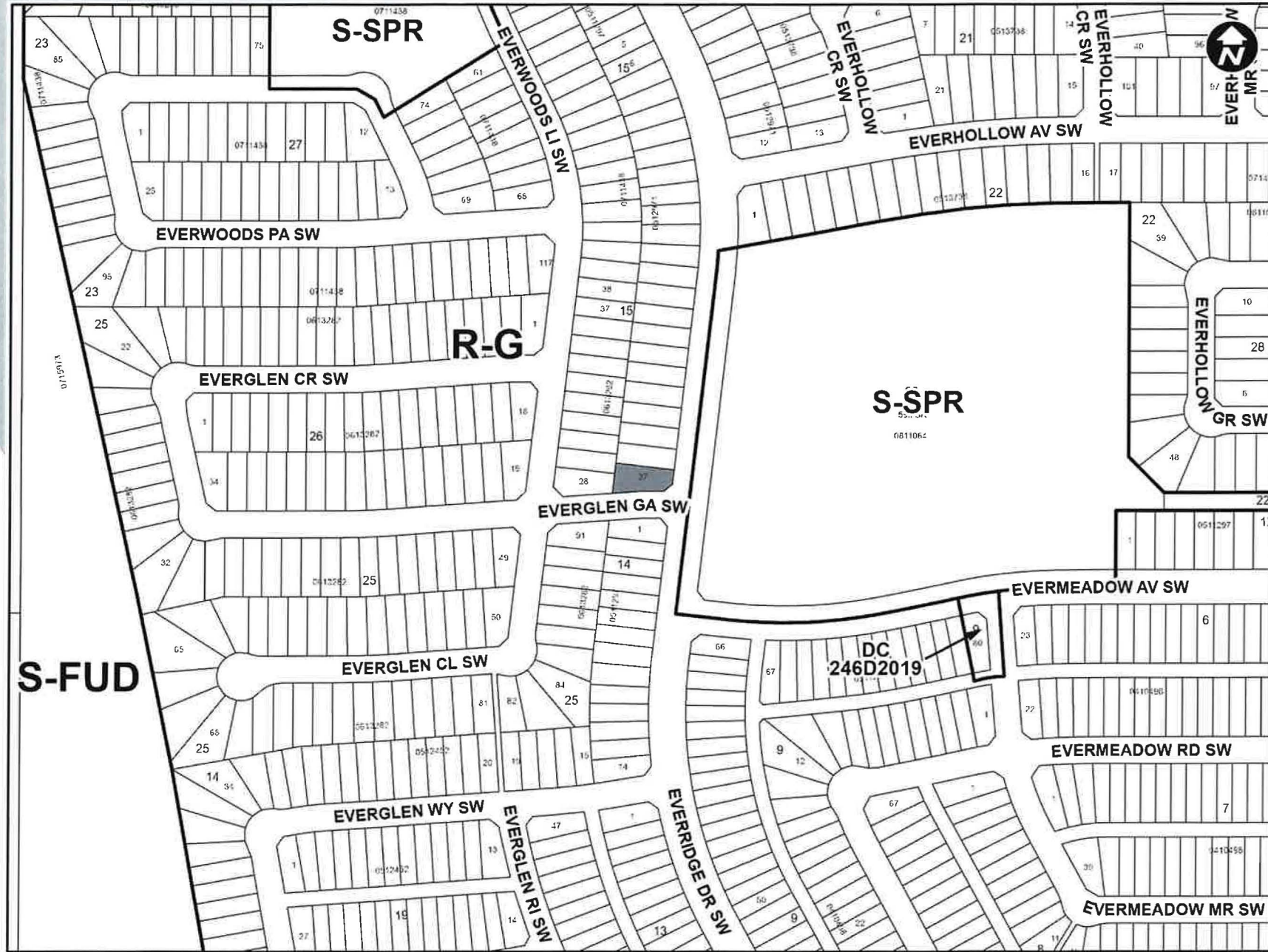














Site selection criteria in policy	Assessment of criteria
<b>B.2 Relationship to activity focus areas</b>	<b>Complies:</b> The subject site is directly across from a school (Our Lady of the Evergreens School) along Everridge DR SW.
<b>B.3 Parking requirements</b>	<b>Complies:</b> A total of two parking stalls could be provided on site. Provincial licensing requirements would determine the number of staff/children, in turn would determine the number of stalls required (1 stall per 10 children under Bylaw). Does not front a bus zone.
<b>B.4 Outdoor Play Area</b>	<b>Complies:</b> The applicant would be required to address provincial licensing requirements as per the <i>Child Care Licensing Act</i> prior to lodgement of a Development Permit application.
<b>B.5 Collector Streets</b>	<b>Complies:</b> Everridge Road SW is a collector street, according to the MDP and the Calgary Transport Plan.
<b>B.6 Corner parcels</b>	<b>Complies:</b> The subject site is a corner parcel with frontage to Everridge Road SW and Everglen Gate SW.
<b>B.7 Non-corner parcels</b>	<b>N/A: Is a corner site</b> - Appropriate mitigation measures to avoid impact on adjoining residential neighbours is to be considered further at the development permit stage.
<b>B.8 Cumulative impact</b>	<b>Complies:</b> A Child Care Service is established within a detached dwelling at 167 Evermeadow Avenue SW approximately 230 metres from the subject site, on a separate block.