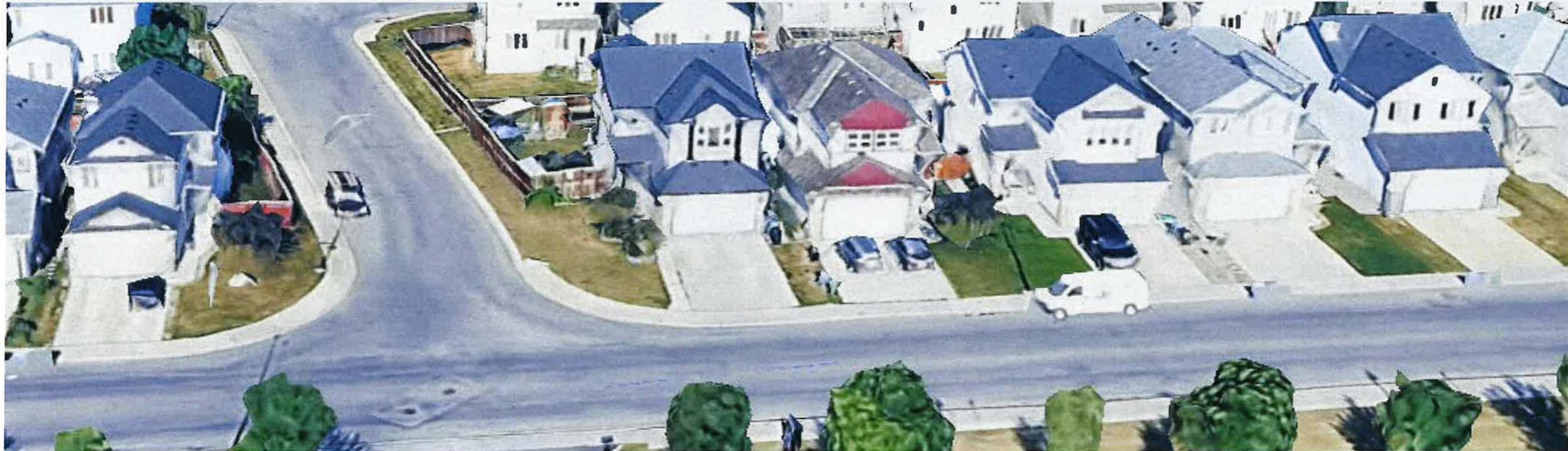




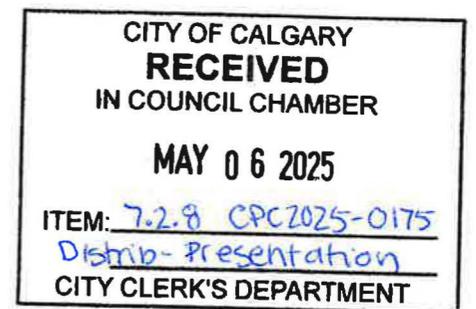
Public Hearing of Council

Agenda Item: 7.2.8



LOC2024-0263 / CPC2025-0175 Land Use Amendment

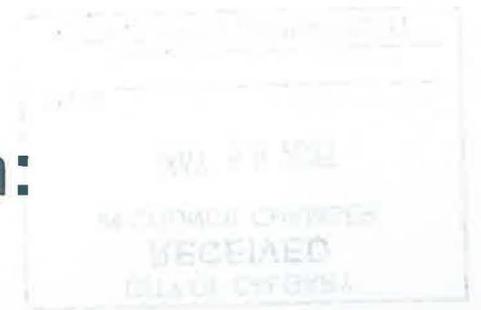
May 6, 2025

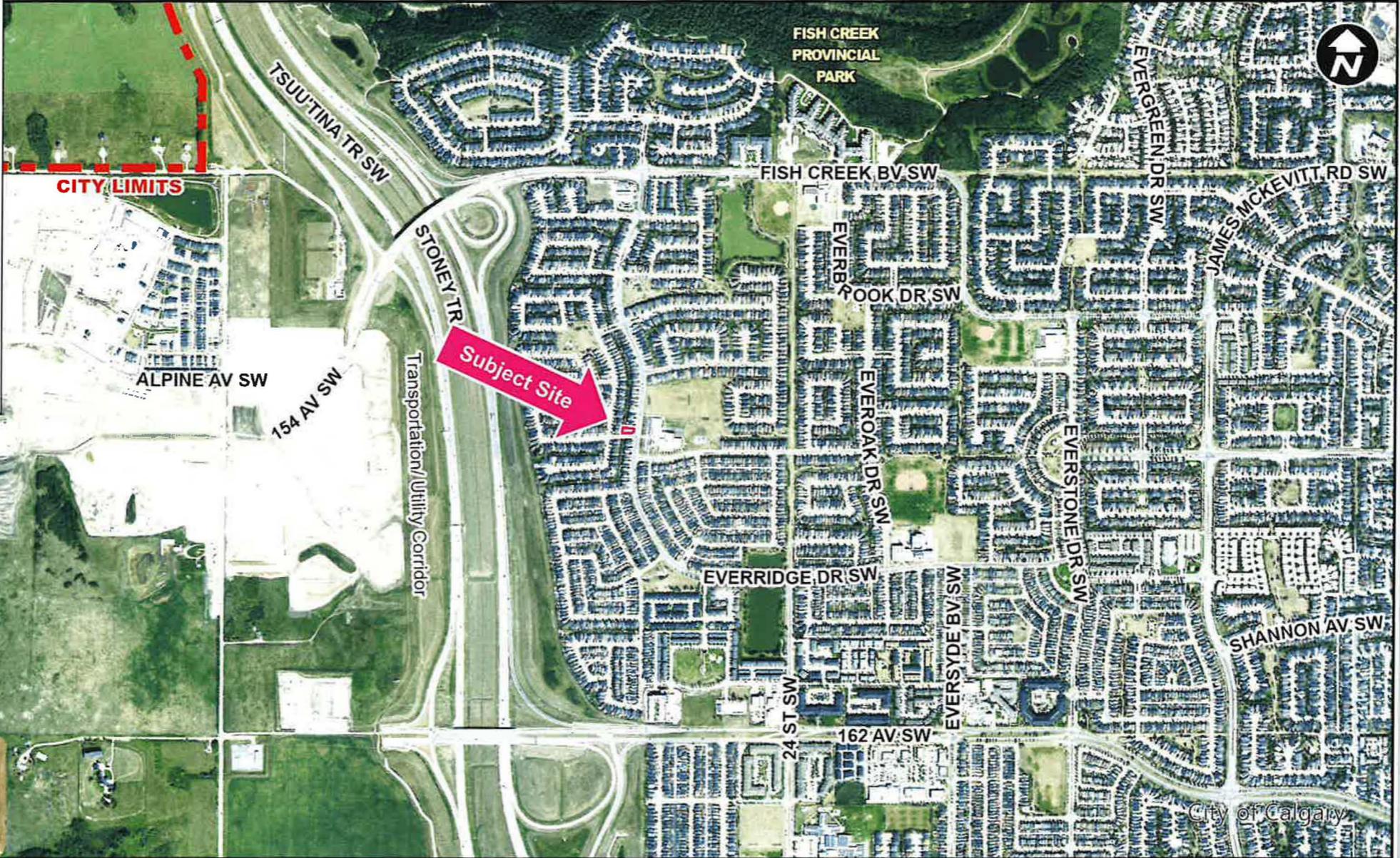


Calgary Planning Commission's Recommendation:

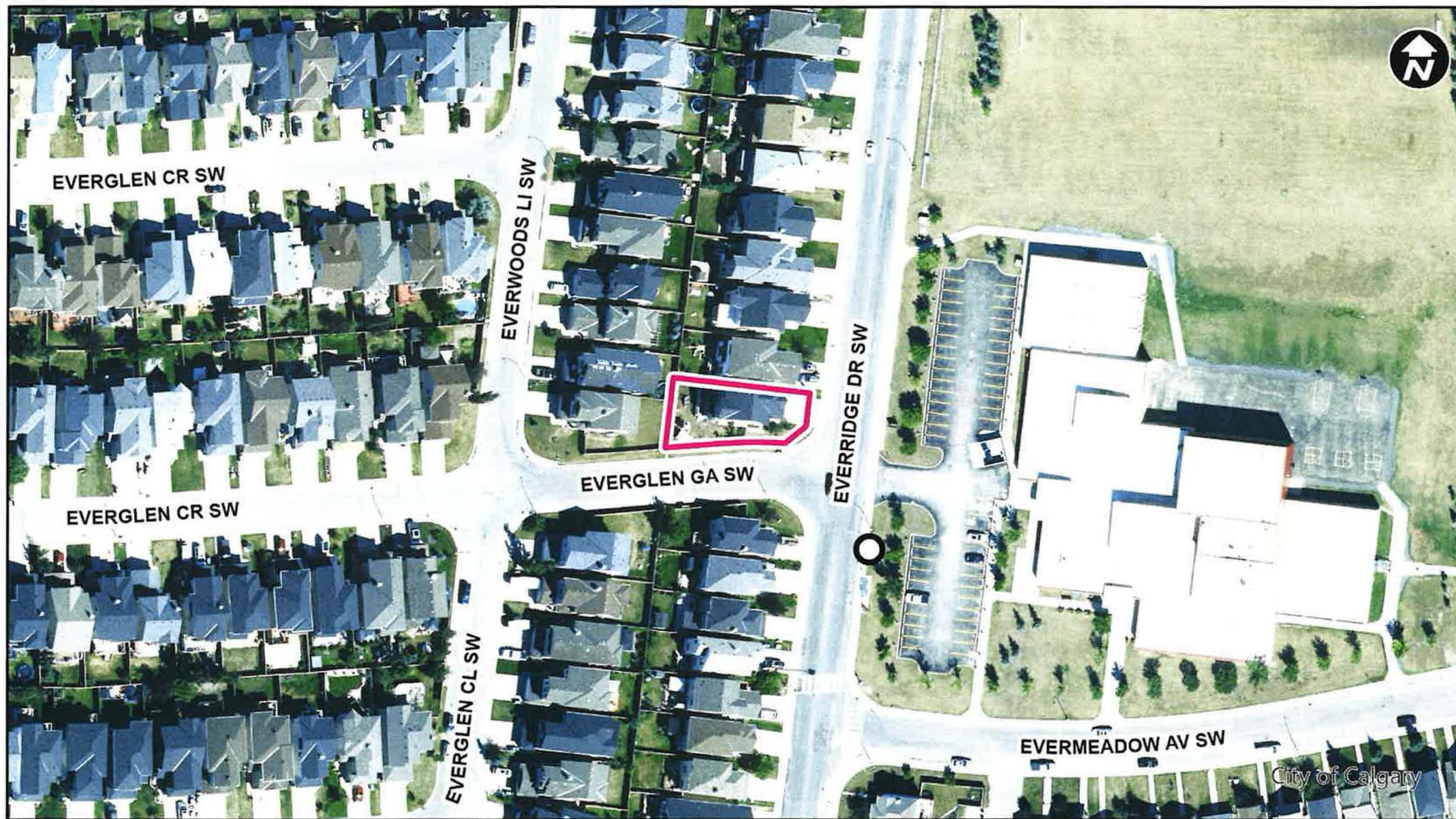
That Council:

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

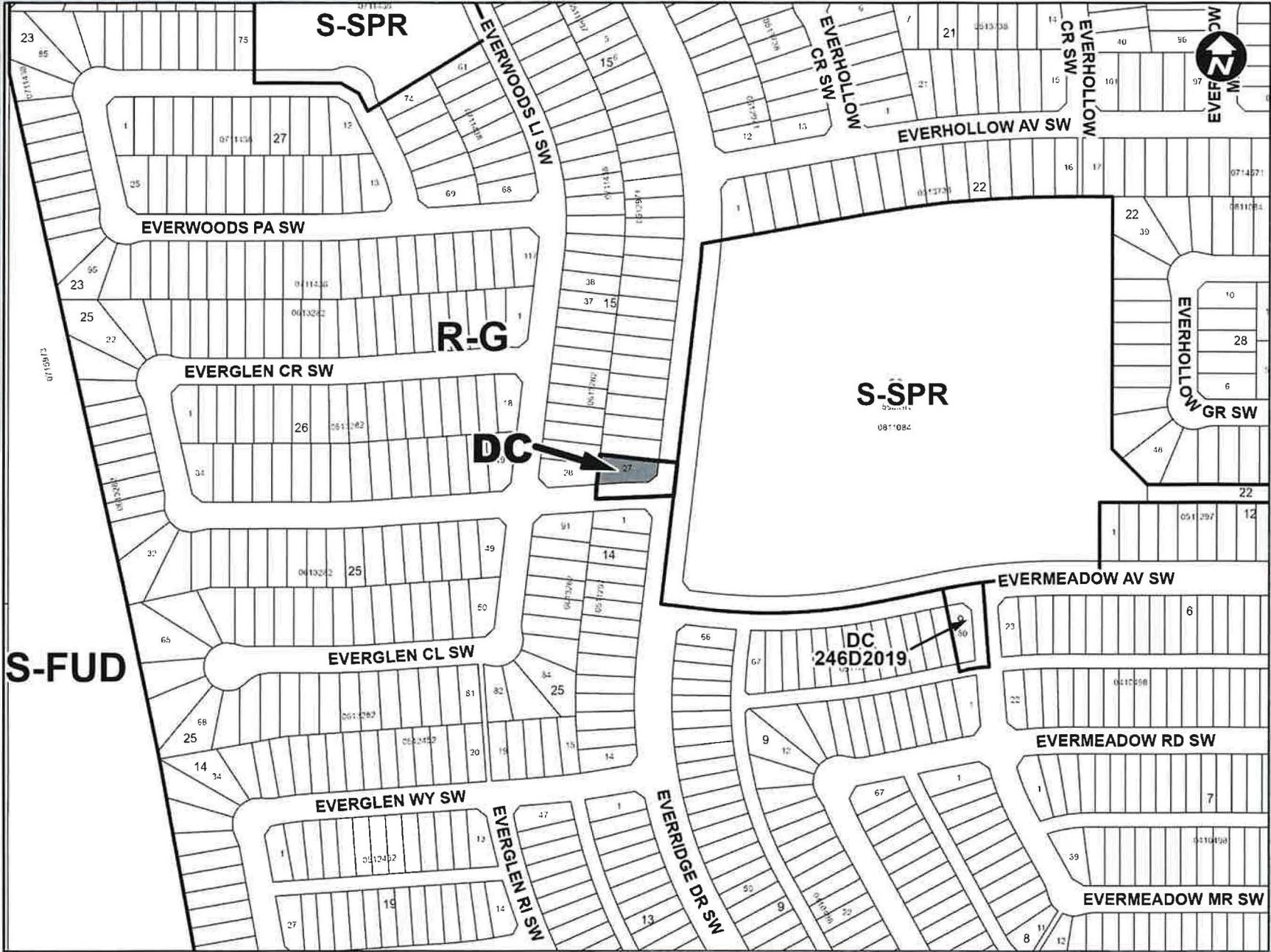
12 m x 33 m

City of Calgary

- 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.2 Relationship to activity focus areas | Complies: The subject site is directly across from a school (Our Lady of the Evergreens School) along Everridge DR SW. |
| B.3 Parking requirements | Complies: 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.4 Outdoor Play Area | Complies: 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.5 Collector Streets | Complies: Everridge Road SW is a collector street, according to the MDP and the Calgary Transport Plan. |
| B.6 Corner parcels | Complies: The subject site is a corner parcel with frontage to Everridge Road SW and Everglen Gate SW. |
| B.7 Non-corner parcels | N/A: Is a corner site - Appropriate mitigation measures to avoid impact on adjoining residential neighbours is to be considered further at the development permit stage. |
| B.8 Cumulative impact | Complies: 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. |