

Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 6 Somerglen Road SW (Plan 9812594, Block 23, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (e.g., rowhouse and townhouse buildings, duplex and semi-detached dwellings, single-detached dwellings and secondary suites).
- The proposal allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Midnapore Phase 2 Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? The integration of child care services into a community supports positive social and economic outcomes.
- A development permit has been submitted (DP2025-02512) and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Somerset, was submitted by the landowner, Yanmei (Jessica) Zhang, on 2025 April 29. As noted in the Applicant Submission (Attachment 3), the intent is to provide child care services on the property. A development permit (DP2025-02512) for a child care service for 60 children was submitted on 2025 April 29 and is under review.

The approximately 0.04 hectare (0.11 acre) corner lot is located just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is currently developed with a single detached dwelling with an attached front garage. The proposed Direct Control (DC) District would allow for Child Care Service within the existing building, and would also allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The surrounding area includes single detached dwellings and a chain of special purpose districts and green spaces connected by pathways.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT)

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Station and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

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

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 respective community association was appropriate. In response, the applicant contacted their immediate neighbours and introduced their proposal. The applicant provided details included in the Applicant Outreach Summary (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 20 letters of opposition and five letters of support from the public. The letters of opposition included additional traffic and road safety concerns and a reduced supply of street parking. The letters of support include continuing difficulty in securing affordable child care in the area.

No comments from the Somerset/Bridlewood Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, parking and drop-off will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 proposed land use would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

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Environmental

This application does not include any specific actions that 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 land use amendment would allow for a child care service within the residential community of Somerset. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform