

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Mahogany at the northeast corner of Masters Row SE and Masters Street SE. This corner parcel is approximately 0.03 hectares (0.08 acres) in size, with a frontage of approximately 10 metres, and a depth of 35.5 metres. A single-family dwelling currently exists on the parcel and there is a rear lane access.

Surrounding development is characterized by single and two storey detached dwellings. Further to the north-west is a large undeveloped multi-residential parcel and an undeveloped commercial parcel. The nearest park is located 190 metres to the south.

## Community Peak Population Table

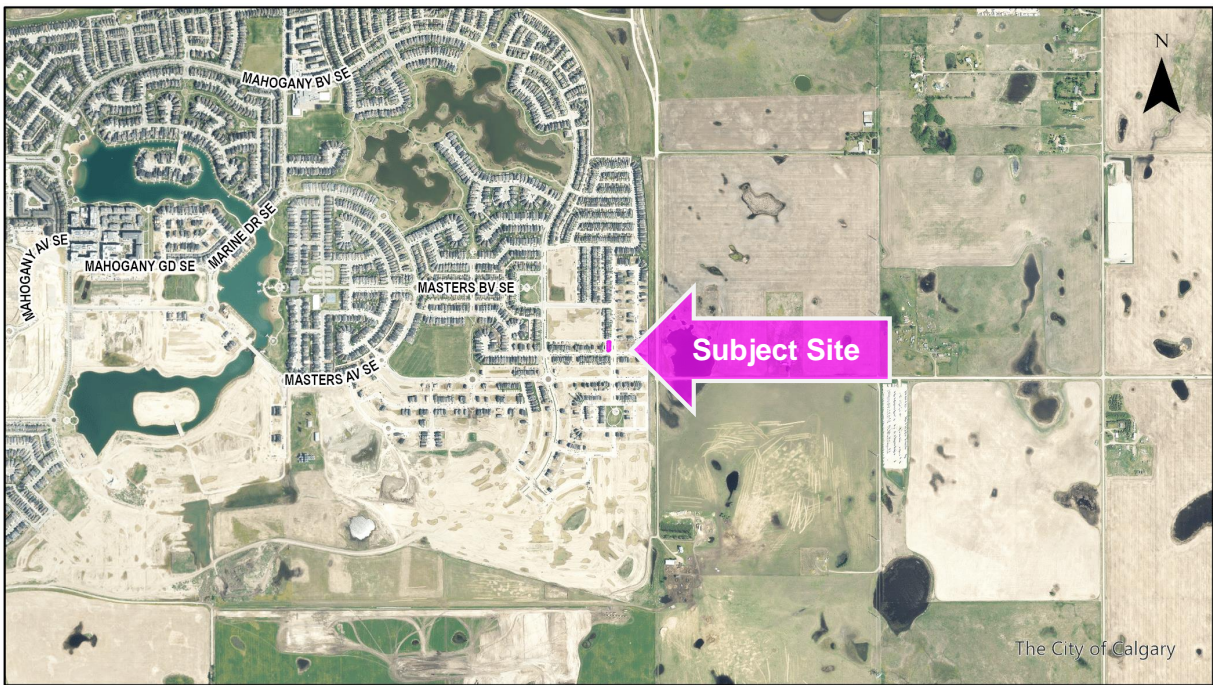
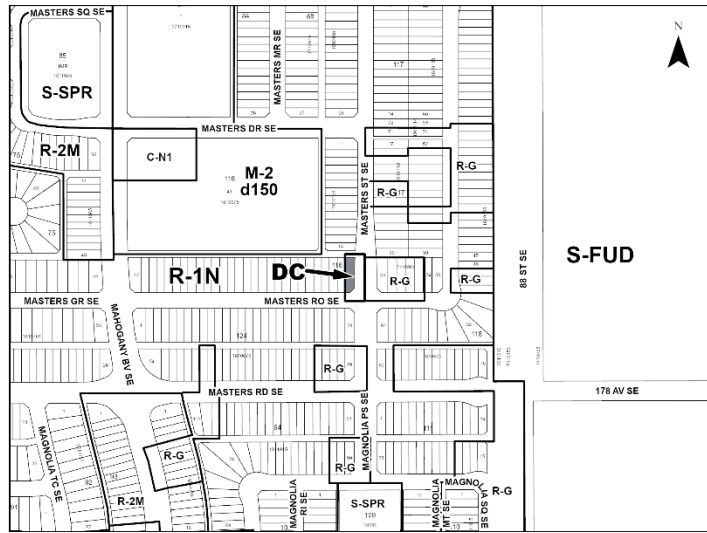
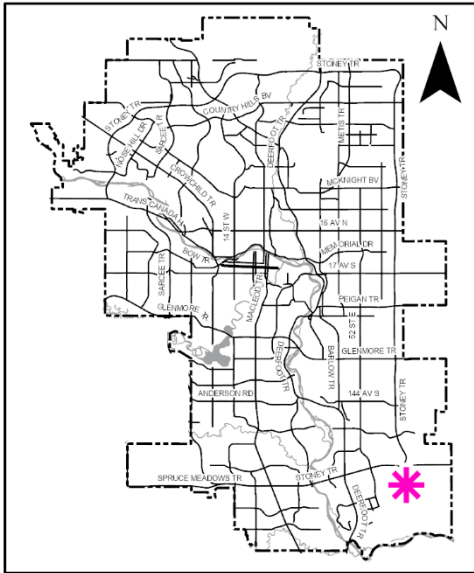
As identified below, the community of Mahogany reached its peak population in 2019.

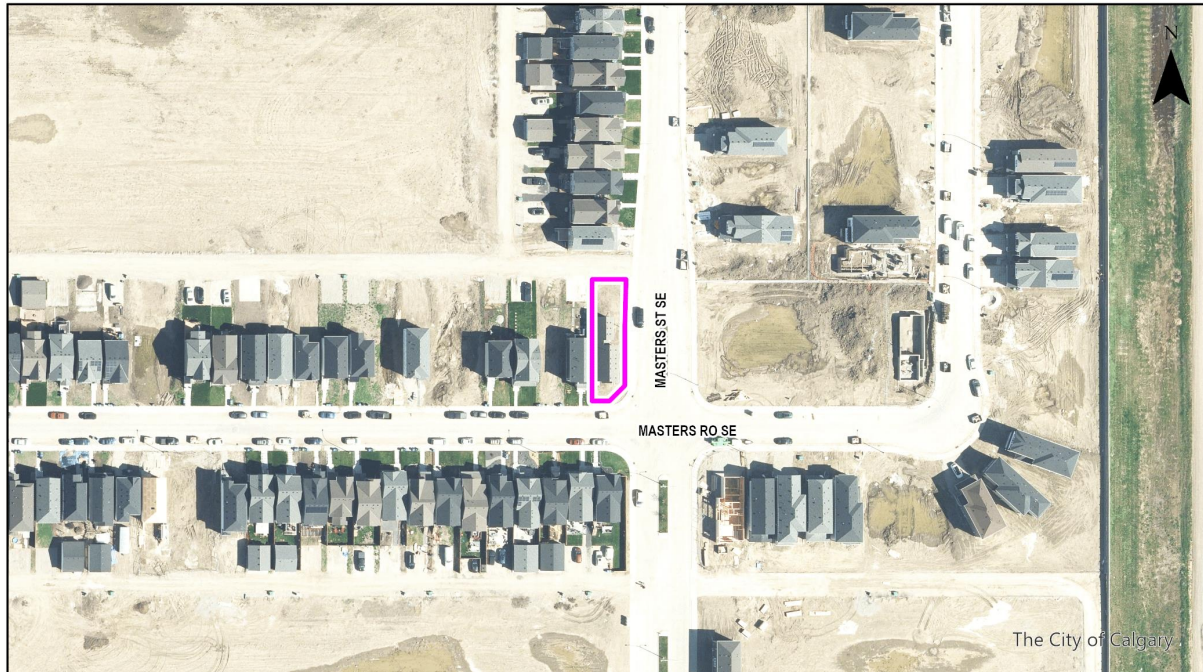
<b>Mahogany</b>	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mahogany Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Narrow Parcel One Dwelling (R-1N) District is a low-density residential designation applied to developing areas that is intended to accommodate single detached dwellings on narrow or small parcels. The R-1N District allows for a maximum building height of 10 metres and a maximum of one dwelling unit on a parcel. Child Care Service is not a listed use in the R-1N District.

The proposed Direct Control (DC) District is based on the existing R-1N District, maintaining all the existing uses, rules and regulations in the district, with the addition of Child Care Service as a discretionary use. The DC District is intended to:

- allow for Child Care Service with a maximum of 20 children; and
- allow for the parcel to revert back to a Single Detached Dwelling if a Child Care Service is discontinued.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base R-1N 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

A discretionary use development permit would be required to enable the provision of a Child Care Service. The ultimate number of children, on-site parking stalls, location of pick-up and drop-off stalls, and outdoor play areas will be determined through that process. The Child Care Service operators will also require provincial licensing and thus be further evaluated under the [Early Learning and Child Care Act](#).

The rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) will provide guidance for future site development including parking provision, landscaping, and outdoor play space. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving pedestrian connections by ensuring vehicle access to the site is limited to the lane;
- mitigation of overlooking and privacy concerns;
- strategic location and design of outdoor play spaces to minimize impacts on adjacent residential developments; and
- upholding restrictions on the number and size of any identification signage to ensure the residential aesthetic of the development is maintained.

## Transportation

Pedestrian and vehicular access is available from Masters Row SE, Masters Street SE, and a rear lane. Both Masters Row SE and Masters Street SE are classified as residential roads and provide unrestricted on-street parking.

The area is served by Calgary Transit Route 468 (Cranston) with bus stops 250 metres walking distance from the site. Route 468 provides transit service approximately every 30 minutes during the peak hours. A parking study was not required as part of this application, however additional information may be required at the development permit stage.

## Environmental Site Considerations

No environmental concerns were identified.

## Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned 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.

### Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The ASPs for Planned Greenfield areas, in existence prior to the adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### **Mahogany Community Plan (Statutory – 2007)**

The subject site is located within the Residential Area of Map 3: Land Use Concept in the [Mahogany Community Plan](#).

Policy 6.1.2.(iii) states that within this area, neighbourhood commercial uses, community-oriented institutional uses and other similar uses may be allowed where determined to be compatible and appropriate. Policy 8.2.2 states that child care facilities that provide a sense of community or meet the family needs of residents and enhance their quality of life shall be encouraged and supported in the community.

This application proposes to incorporate a child care service into the social fabric of the Mahogany community, while still maintaining the existing single detached dwelling form, thus fitting within the established context of the surrounding area. The proposed DC District and Child Care Service use are consistent with the applicable policies of this ASP.

### **Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)**

In addition to the above supporting statutory policies, The City has also adopted the [Child Care Service Policy and Development Guidelines](#) which are intended to provide land use and development guidance for the development of child care service facilities throughout the city.

These 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 development guidelines to manage the impact of these services in residential areas. The application aligns with the following site selection criteria:

- the site is located on a corner site;
- the site is located near parks, a school, and a community recreation facility;
- the site is large enough to accommodate outdoor play areas; and
- the site can accommodate parking on-site and has two street frontages to accommodate pick up/drop off.