

Land Use Amendment in Mahogany (Ward 12) at 258 Masters Row SE, LOC2021-0104

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 258 Masters Row SE (Plan 1810675, Block 116, Lot 15) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate the additional use of Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 NOVEMBER 18:**

That Council:

Give three readings to **Proposed Bylaw 12D2022** for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 258 Masters Row SE (Plan 1810675, Block 116, Lot 15) from Residential – Narrow Parcel One Dwelling (R-1N) District to Direct Control (DC) District to accommodate the additional use of Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Child Care Service.
- The proposal aligns with the *Municipal Development Plan* (MDP) and the *Mahogany Community Plan*.
- What does this mean to Calgarians? If this application is approved by Council, it would allow for an additional use that is an essential service and community amenity and is an integral part of complete communities that make day-to-day life more convenient for residents.
- Why does this matter? More convenient options for day-to-day services such as childcare lead to more fulfilling and enjoyable lives for residents.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 June 25 by Sociis Design on behalf of the landowner, Gergana Radulova. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to apply for a development permit for Child Care Service in the future.

The proposed Direct Control (DC) District would allow for Child Care Service within the existing dwelling. The house may return to operate as a dwelling if the childcare use does not materialize or ceases in the future.

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

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the community association was appropriate. In response, the applicant communicated via email with the Copperfield-Mahogany Community Association (CA), held a virtual meeting with the Ward Councillor and delivered an outreach package with information about the proposal to approximately 50 homes in the vicinity. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters from the public expressing concerns related to anticipated noise disturbance, a reduction in property values, and lack of parking available for staff and visitors. Two letters of support were received, including one from the Ward Councillor.

The Community Association replied to Administration's standard circulation form and indicated no objection.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of children and on-site parking for staff and visitors will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for an additional service to be provided to the community, would support surrounding uses, and would contribute to the goal of developing Mahogany into a complete community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

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Economic

The proposed land use amendment enables the development of a Child Care Service. The Government of Alberta identifies in their [Alberta's Recovery Plan](#) that workers and families need child care options that are accessible and affordable, so parents can train for and work in good paying jobs.

Affordable child care is essential to positive early childhood development, women's equality, social integration, inclusion of newcomers, and poverty reduction - all aspects of social and economic growth.

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 Bylaw 12D2022**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform