

Applicant Submission

June 23, 2021

Whom it may concern,

My name is Aline Melo, and I am applying for a Land Use Redesignation on behalf of my client, Ms. Gergana Radulova. Ms. Radulova is a Montessori teacher with a huge passion for kids and high quality education. She has been helping the Mahogany community and surrounding communities for a number of years as a Montessori dayhome provider.

For the past few years, more families are contacting her in hopes of getting a spot for their kids in her dayhome. Parents are looking for a good childcare that would offer a Montessori preschool curriculum. These families want a care provider that is able to not only take care of their kids, but also support the children's academic, social, physical and emotional development. In order to offer high quality care and education, we need to have enough indoor and outdoor space, with a layout that encourages learning and growth. Using her property at 258 Master Row SE purely as a preschool/daycare would be ideal to provide premium care for these families.

We have been in communication with the City of Calgary (PE2020-01674), and we were advised to apply for DC Direct Control District, which if approved, will allow the base district of R-1N to remain in place (to allow easy conversion back to a residential dwelling should the school ever close), but will allow an additional discretionary use of Child Care Service to be applied for under a Development Permit application.

My client has been looking for a commercial space as an alternative, but unfortunately there is not a single commercial space available in the area for rent, that would suit the needs of a small preschool centre in Mahogany. She has also contacted the landlords for the commercial mall that is being built between Master Crescent SE and Masters Row SE (one block away from her property), and she has been informed that there is nothing available for rent (all units have been taken). Furthermore, not all commercial spaces offer the required outdoor amenity space, which is mandatory on the Child Care Acts. The plan is for her to have a maximum amount of 20 children daily, and potentially having staggered start/end times for group of families, that way there is a limited number of parents dropping off or picking up their children at different times.

As advised by the City of Calgary, we have contacted the Copperfield-Mahogany Community Association regarding our application, as well as Mr. Shane Keating (current Councillor for Ward 12). The community association has no objections to the proposal, as long as engagement with neighbours is performed and all the City's requirements are met. Mr. Keating is also in support of the application and believes this will be good for the community, specially with such a growing number of young families with small kids. We have also performed the Community Outreach, visiting and talking to neighbours, and we received no objections or concerns.

We hope that together with the City of Calgary we can help families in this great community.