

**Land Use Amendment in Mahogany (Ward 12) at 940 Mahogany Boulevard SE,
 LOC2023-0282**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 940 Mahogany Boulevard SE (Plan 1811735, Block 93, Lot 1) from Residential – Low Density Multiple Dwelling (R-2M) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject site to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses allowed in the R-2M District (e.g. Semi-Detached and Duplex Dwellings, Rowhouses, and Townhouses).
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Mahogany Community Plan*.
- 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 proposed DC District will provide local childcare options for nearby residents.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.

DISCUSSION

This application, in the southeast community of Mahogany, was submitted by INVISTEC Consulting, on behalf of the landowner HJA Mahogany GP Ltd. on 2023 September 23. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the landowner identified the intent to operate a Child Care Service within a single detached building on the site. The subject parcel is approximately 250 metres (a four-minute walk) east from a future Calgary Board of Education school site and approximately 200 metres (a three-minute walk) south of existing neighbourhood commercial services.

The approximately 0.04 hectare (0.10 acre) parcel is located on the corner of Masters Road SE and Mahogany Boulevard SE, adjacent to a traffic circle that intersects the two roads. The site is currently being developed with a single detached dwelling. The proposed DC District would allow for Child Care Service within the future building as an additional discretionary use. The parcel may still be used for residential uses if the child care use does not occur or ceases to operate. A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

Planning and Development Services Report to
 Calgary Planning Commission
 2024 January 25

ISC: UNRESTRICTED
 CPC2024-0086
 Page 2 of 3

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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 the Copperfield-Mahogany Community Association (CA) and approximately 80 neighbors within a 100-metre proximity to the subject parcel. The applicant provided a What We Heard Report to summarize the outreach and it has been included as part of the Applicant Outreach Summary found in Attachment 4.

Through the applicant's outreach initiatives, the applicant obtained 15 letters of support for the application that were provided to Administration.

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.

No comments from the Copperfield-Mahogany Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration received seven letters of opposition and one letter of support. The letters of opposition included the following areas of concern:

- increased traffic congestion;
- traffic circle operation;
- parking issues and pick-up and drop-off locations;
- child safety;
- unsightly development; and
- child care service more appropriate in a commercial area.

The letter of support identified the Child Care Service as a critical element within city neighbourhoods.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. While there is no parking available directly in front of the site, the corner site is large enough to accommodate pick-up and drop-off parking stalls at the back of the property, accessed from the rear lane. The number of children, outdoor play space and the amount of parking required will be reviewed at the development permit and provincial licensing stages. Additional improvements have been identified that may be required at the development permit stage to address traffic safety concerns at the full expense of the applicant.

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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.

Environmental

This application does not include any specific actions that address the objectives of the Calgary Climate Strategy – Pathways to 2050. Opportunities to align future development on this site with applicable climate resilience 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 Mahogany. 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’s Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform