

Applicant Submission

Company Name (if applicable):

Sociis Design

LOC Number (office use only):

Applicant's Name:

Aline Melo

Date:

October 12, 2023

Whom it may concern,

My name is Aline 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. Over the years, she has been actively involved in the community by offering Montessori childcare through a day-home service. For the past few years, she's been feeling the urge to expand her childcare services to assist more parents and their young ones. It became evident that the children under her care would benefit from a larger facility with ample space for learning, relaxation, and fun with their friends. Taking a bold step, she decided to purchase the property at 258 Masters Row and relocate her preschool there. We have obtained approval from the City of Calgary and all necessary permits to commence renovations, with plans to open the new center in the upcoming year. Throughout this process, an increasing number of parents have reached out to Ms Radulova in search of a spot for their children. Currently, she has a waiting list of approximately 100 families seeking a Montessori childcare center, but she is unable to accommodate them. With the well-being of these children and families in mind, she's taken another leap of faith by acquiring two duplexes at 213/215 Magnolia TC SE, with the vision of establishing a second location for her childcare center. We have been in contact with the City of Calgary, and they have advised us to apply for a Land Use Re-Designation Permit.

If approved, this permit would change the land use of the property from R-G to DC District (Direct Control District). This zoning alteration would enable my client to utilize 213/215 Magnolia TC SE as a small Montessori preschool, leveraging the property's existing R-G District designation as a foundation while adding the use of Child Care Services. The intention is to maintain a small-scale operation but offer enhanced care in a new environment specifically tailored for teaching and nurturing children.

I understand that you have questions to whether or not the principle of a land use amendment application is acceptable. Below, I've outlined the reasons for our choice to pursue this route:

1. Currently, there are no commercial spaces in the Mahogany area available for rent that would adequately cater to the needs of a small preschool or childcare center.
2. Even if a commercial bay were available for rent, it's uncertain whether it would provide the essential outdoor amenities required by the Child Care Acts, which are mandatory for the well-being of the children.
3. One of Ms Radulova's fundamental principles is to create an environment where children can feel at home. Achieving this in a commercial space can be challenging. Given the small size of her preschool, children would find it easier to adapt, and parents would feel more at ease leaving their children in such an environment.
4. Over the past two years, she's observed a growing demand for quality childcare that offers a Montessori preschool curriculum. Parents who approach Ms Radulova are seeking care providers who can not only look after their children but also support their academic, social, physical, and emotional development. My client's goal is to assist families and the Mahogany community by providing excellent Montessori childcare education right in their neighborhood.

The plan is to have a maximum amount of 40 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 will contact the Copperfield-Mahogany Community Association regarding our application, as well as the neighbours. We have virtually met with Mr. Spencer (current councillor for Ward 12), and got his support.

I firmly believe that the presence of a Montessori preschool in the community would greatly benefit residents and contribute to the overall development of their children.

Thank you for your consideration!