

Land Use Amendment in Mahogany (Ward 12) at 213 and 215 Magnolia Terrace SE, LOC2023-0321

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.11 acres ±) located at 213 and 215 Magnolia Terrace SE (Plan 2211011, Block 120, Lots 7 and 8) from Residential – Low Density Mixed Housing (R-G) 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 already allowed in the R-G District (e.g. Duplex Dwellings, Rowhouses, Semi-detached Dwellings, Single Detached Dwellings and Cottage Housing).
- 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 related to this proposal.

DISCUSSION

This application, in the southeast community of Mahogany was submitted by Sociis Design on behalf of the landowner, Gergana Radulova, on 2023 October 19. 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 the existing semi-detached building.

The approximately 0.05 hectare (0.11 acre) site is comprised of two parcels and is located on the south side of Magnolia Terrace SE. The site is currently developed with a semi-detached dwelling with lane access. The proposed DC District would allow for Child Care Service within the existing 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).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 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 19 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- impact on the value of the existing neighbouring homes; and
- privacy considerations.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of children, outdoor play space, and amount of parking will be reviewed at the development permit and provincial licensing stages.

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 application would allow for a Child Care Service to be located within an existing residential building at a scale that fits within 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 actions that specifically 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.

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Economic

The proposed land use amendment would allow for 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 local residents.

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 Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform