

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southeast community of Mahogany, situated on the corner of a traffic circle that intersects Masters Road SE and Mahogany Boulevard SE. The site is approximately 0.04 hectares in size (0.10 acres) and is approximately 25 metres wide by 29 metres long.

Surrounding development is characterized by a mix of low-density residential buildings in the form of single detached and semi-detached dwellings. The subject parcel is approximately 250 metres (a four-minute walk) east of a future Calgary Board of Education school site and approximately 200 metres (a three-minute walk) south of existing neighbourhood commercial services.

Community Peak Population Table

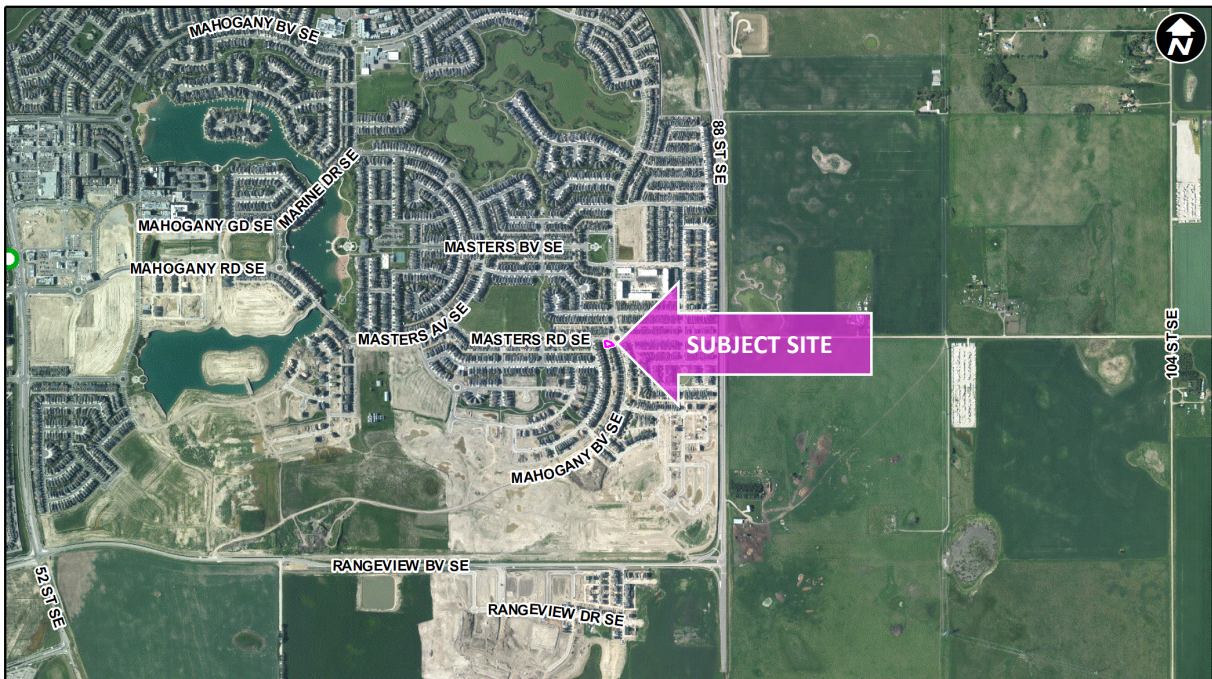
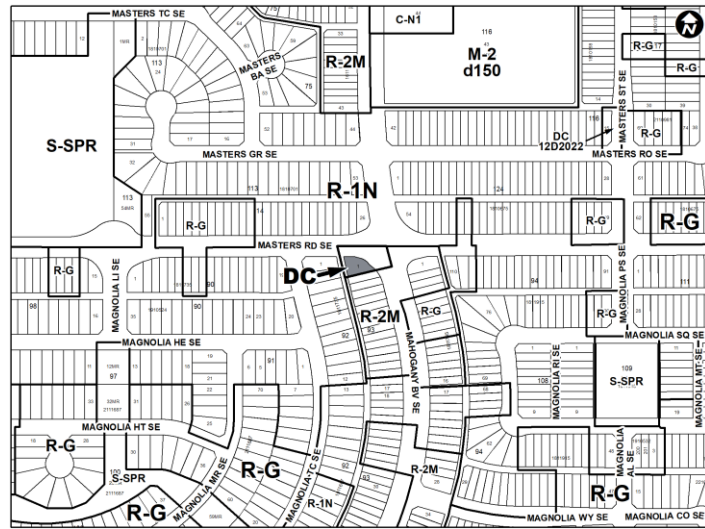
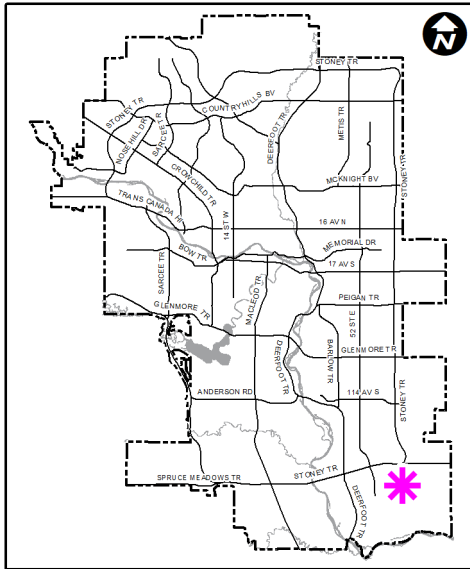
As identified below, the community of Mahogany reached its peak population in 2019.

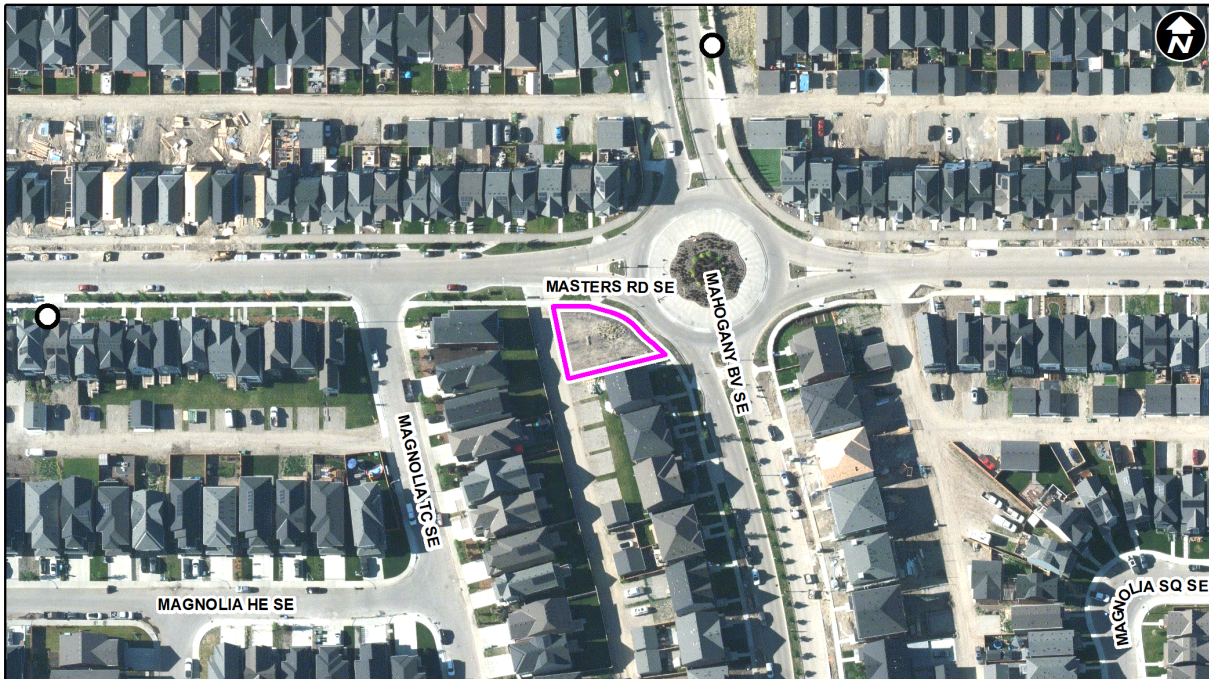
Mahogany	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mahogany Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Low Density Multiple Dwelling (R-2M) District is intended to accommodate comprehensively designed residential development in the form of duplex and semi-detached dwellings and rowhouse and townhouse buildings. The existing R-2M district allows for a maximum building height of 11 metres.

The proposed Direct Control (DC) District is based on the R-2M District with the additional discretionary use of Child Care Service. This proposed base district of R-2M aligns with the surrounding community, as the parcels directly to the south and east are currently zoned as R-2M District. All existing rules in the R-2M District would be retained, including building height, setbacks and massing.

The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the provincial licensing requirements.

The use of Child Care Service requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of the Child Care Service use within the residential context. This proposal allows for a commercial Child Care Service to operate, while maintaining the R-2M District base common in the area. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* would provide guidance for the future redevelopment of the site.

A discretionary use development permit would be required to enable a Child Care Service for more than six children. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process. The maximum number of children will be managed by balancing provincial licensing requirements for staff and outdoor play space and visitor pick-up and drop-off stalls.

Other specific issues to be addressed at the development permit stage include screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

The child care service operators will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

The subject site is located on the southwest corner of a single-lane roundabout at the intersection of two collector streets, Masters Road SE and Mahogany Boulevard SE. The area is well served by Calgary Transit with the subject site located within 150 metres (a two-minute walk) of the Route 75 transit stop on Mahogany Boulevard SE and 50 metres (less than a one-minute walk) of the Route 79 transit stop on Masters Road SE. There is an existing multi use pathway adjacent to the subject site, on the north side of Masters Road SE, that is part of the Always Available for All Ages & Abilities (5A) Network.

There is no street parking immediately adjacent to the site due to the single lane roundabout. The nearest street parking is approximately 60 metres west (one-minute walk) of the site on Masters Road SE, or approximately 50 metres (less than a one-minute walk) south of the site on Mahogany Boulevard SE. Parking is to be provided on site via the rear lane.

A Transportation Impact Assessment was not required in support of the land use change. However, traffic and pedestrian safety will be further reviewed at the Development Permit stage to determine if any safety improvements are needed to accommodate the child care service. Any safety improvements required, such as signage, fencing or curb extensions adjacent to the site, will be at the full expense of the applicant.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

Existing utilities are available to service the subject site. There are no impacts to utilities and servicing anticipated with the proposed land use amendment.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed DC District based on the R-2M District, with the additional discretionary use of Child Care Service, allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing. The application also encourages complete communities by allowing for a Child Care Service within a residential area. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Mahogany Community Plan (Statutory – 2007)

The [Mahogany Community Plan](#) identifies the subject site as part of the Residential Area (Map 3: Land Use Concept). The Community Plan identifies that the Residential Area provide a variety of housing options and allow community-oriented institutional, recreational, and local commercial uses where appropriate. Given the location of the site on two collector roads and the proximity to a future school site and local commercial uses, the proposed land use amendment is in alignment with the Community Plan policies.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The assessment of this application has been reviewed in accordance with the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services. The primary objective of this policy is to effectively manage the impacts of Child Care Services in low-density residential districts.

Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines. The subject parcel, along with its proposed DC District, aligns with the applicable site selection criteria as identified in the guidelines.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied.