

# Applicant's Submission

September 23, 2023

Company Name (if applicable):

Invistec Consulting Ltd.

LOC Number (office use only):

Applicant's Name:

Fabio Coppola

Date:

2023-09-18

This application proposes to re-designate the parcel located at 940 Mahogany Blvd SE in the Mahogany community from R-2M, Residential - Low Density Multiple Dwelling to a Direct Control Guideline (DC) to add the discretionary use of Child Care Service. This re-designation would allow for the future residential, single detached product to operate as a Child Care Service Facility (a licensed daycare). Treasured Seeds c/o Ajibike Adenekan purchased the subject site from Hopewell Residential (the current legal title holder of the parcel) and Alberta Land Titles is in the midst of processing the transfer of the land title holder from Hopewell Residential to Treasured Seeds. The site is located at the intersection of Masters Rd SE and Mahogany Blvd SE and is currently undeveloped. The corner parcel faces onto Mahogany Blvd SE with a sideyard facing Masters Rd SE. The surrounding context is R-2M and R-1N. The development will be compatible with the character of the existing neighbourhood and may have an estimated maximum occupancy of up to 50 children. The final number of children will be determined at the time of Development Permit through site design parameters such as parking, and play space. It is anticipated that a Development Permit Application will be submitted sometime after the submission of this land use redesignation application, however this application includes additional supporting information such as high level site plan, as well as projected traffic information in order to further provide clarity around the proposal and to demonstrate how the interfacing between the public realm and subject site may interact.

The facility would help address the limited supply of Child Care services and increasing waiting lists to get into Child Care programs across the City and within the Mahogany community. The additional service provides an essential service and community amenity in the Mahogany community. The development would allow for residents of Mahogany to easily and conveniently drop off and pick up their children, which results in positive social and economic outcomes.

The proposed redesignation will be in alignment with the Municipal Development Plan (MDP) and the Mahogany Community Plan. The Mahogany Community Plan states the following:

Policy 6.1.2.(iii) that within this area, neighbourhood commercial uses, community-oriented institutional uses and other similar uses may be allowed where determined to be compatible and appropriate; and Policy 8.2.2 child care facilities that provide a sense of community or meet the family needs of residents and enhance their quality of life shall be encouraged and supported in the community.

The site also meets B.2-6 and B.8-15 within the Site Selection Criteria in the Child Care Service Policy and Development Guidelines.