

Applicant Outreach Summary

September 23, 2023



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 940 Mahogany Blvd SE Childcare Land Use Redesignation

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

According to the Community Outreach Assessment Tool, the project's community impact and complexity score is 1B. This means that the City suggests a direct outreach approach as the project is likely of low impact to the community so 2-3 tactics suited for a target audience are suggested. With this consideration, two outreach tactics and techniques were chosen: print materials, primarily an information handout, and an online Google feedback form where people can state any concerns they have. The handout informs the impacted residents while the form link provided on the handout further consults and involves Mahogany residents as they are able to express any comments or concerns they have in the form. Invistec Consulting Ltd. knocked on 80 doors of the residents near and impacted by the development. The door knocking involved providing the handout to residents, listening to any comments or concerns, and discussing the redesignation application with them. The Copperfield-Mahogany Community Association was also engaged and notified by e-mail on July 12, 17, and 20, 2023 and a phone conversation on July 25, 2023 at 4:41pm.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

- Approximately 80 residents in nearby / immediate proximity to the subject redesignation site
- Copperfield-Mahogany Community Association
- Office of Ward 12

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The themes from the feedback received from the public outreach include:

- Some residents supported the opportunity to have a daycare in the neighbourhood, especially in close proximity to their houses as child care facilities are currently limited and they would be able to easily pick-up and drop-off their children.
- Some residents had questions and concerns about the VRBO nearby, amount of traffic and street parking due to pick-up and drop-off of up to 50 children.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Feedback from the public helped provide additional guidance into the proposal, and through this we have provided supplemental information, such as a high level site plan (to demonstrate on-site parking), and traffic analysis for a Child Care use, which helps to demonstrate the limited impact on Masters Rd and Mahogany Blvd. In doing so we hope these additional pieces of information are of benefit to the reviewer and decision makers to help address concerns such as parking, and traffic.

How did you close the loop with stakeholders?

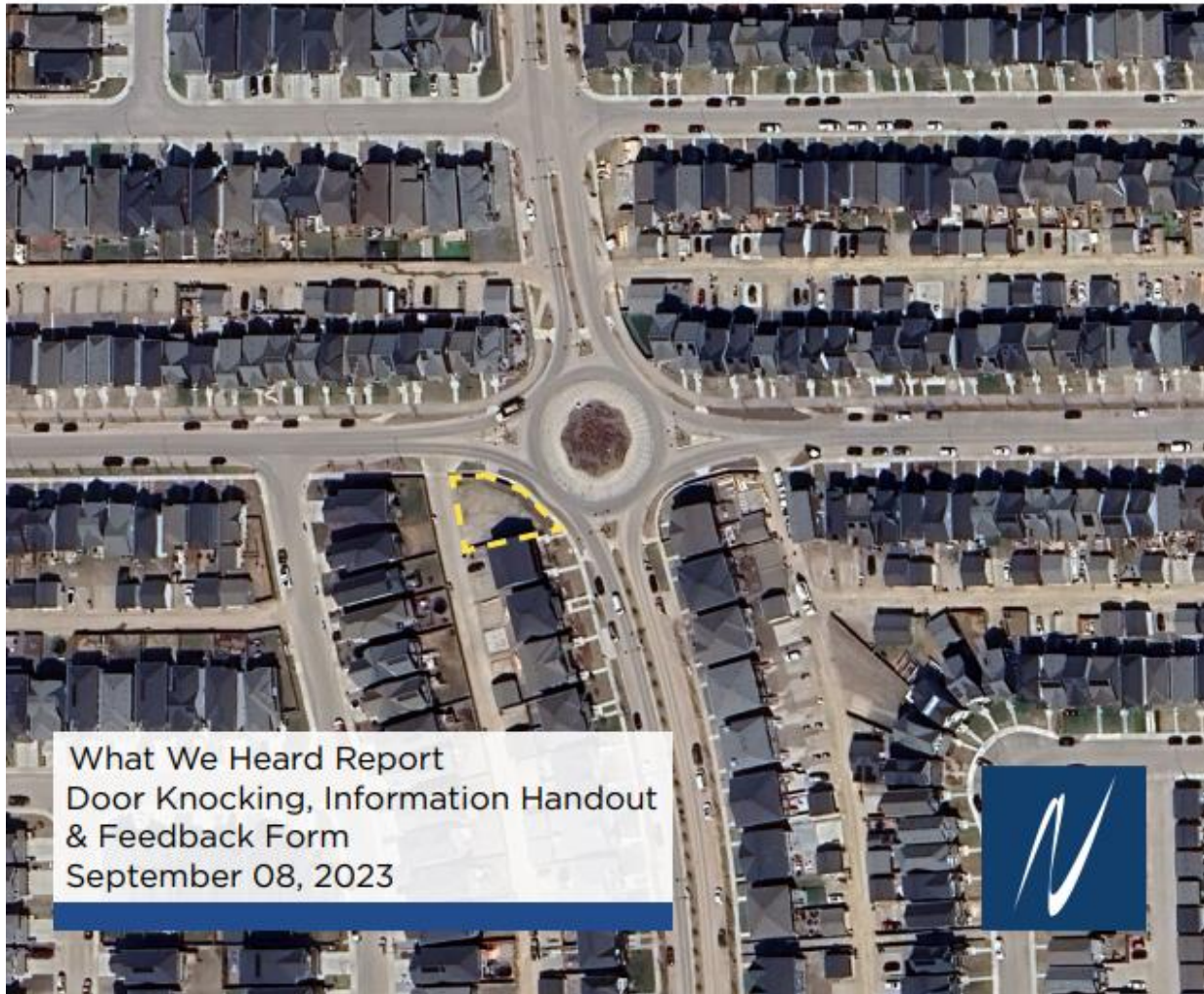
Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

A What We Heard Report was shared with the Community Association, Office of Ward 12, and those resident(s) who have requested to be kept apprised on the progress of the application on September 08, 2023.

940 MAHOGANY BLVD SE CHILD CARE SERVICES LAND USE REDESIGNATION

What We Heard Report

Invistec Consulting Ltd.



What We Heard Report
Door Knocking, Information Handout
& Feedback Form
September 08, 2023





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SECTION 1 WHAT WE DID

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1. WHAT WE DID

1.1 Overview

The outreach tactics and techniques completed for this application were selected in accordance with the City of Calgary's Community Outreach Assessment Tool. The Tool provides guidance on what the outreach considerations should be for the application based on its impact on the community. The Community Outreach Assessment Tool completed by Invistec is in Appendix I. With the help of the Tool, the following outreach techniques were completed:

- Community door knocking
- Information Handout
- Online Feedback Form

1.2 Information about Outreach

On July 18 between 2:30pm and 5:00pm, Invistec knocked on the doors of approximately 80 residents in nearby / immediate proximity to the subject redesignation site. Specifically, Invistec knocked on the doors of houses in Figure 1 on the following page. The door knocking involved providing an information handout to residents, listening and noting any comments or concerns, and discussing the land use redesignation application with them. The handout included a QR code for an online feedback form and Invistec's e-mail where residents could provide any comments or questions. The handout is in Appendix II.

The handout informed the impacted residents while the form link further consulted and involved Mahogany residents as they are able to express any further comments or questions they have in the form.

The Copperfield-Mahogany Community Association was also engaged and notified about the land use redesignation by e-mail on July 12, 17, and 20, 2023 and a phone conversation on July 25, 2023 at 4:41pm. The e-mail correspondence is in Appendix II.

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Figure 1. Community Door Knocking



SECTION 2

WHAT WE HEARD, CLOSING THE LOOP & NEXT STEPS

INVISTEC CONSULTING LTD.

2.1 WHAT WE HEARD

The themes from the feedback received from the public outreach include:

- Some residents supported the opportunity to have a daycare in the neighbourhood, especially in close proximity to their houses as child care facilities are currently limited and they would be able to easily pick-up and drop-off their children.
- Some residents had questions and concerns about the VRBO nearby, amount of traffic and street parking due to pick-up and drop-off of up to 50 children.

2.2 CLOSING THE LOOP

Currently, the application is at the land use redesignation preparation stage and items such as number of parking stalls and the number of children that may be accommodated would be determined at the later development permit change of use stage. This means details such as the number of children at the facility would be determined based on how many available parking stalls can be provided for on-site, which is informed through the City of Calgary Land Use Bylaw and the Child Care Service Policy and Development Guidelines.

Invistec is sharing this What We Heard Report with the Community Association as well as those resident(s) who have requested to be kept apprised on the progress of the application.

2.3 NEXT STEPS

Invistec appreciates the opportunity to have engaged in-person through the community door-knocking process, as well as through email and telephone communications. The next steps involve completion of the application, which will then be prepared and submitted to the City of Calgary.

Once submitted, a neighbour notification / notice is posted and the file is distributed within the City of Calgary for review and circulation. Following review, the Calgary Planning Commission (CPC) reviews the application and provides a recommendation to Council. A public hearing will be held and affected area landowners will be notified of the public hearing date by the City of Calgary in advance. The Public Hearing will allow residents and other interested stakeholders the opportunity to voice their support or concerns regarding the application.

For any further comments or questions about the land use redesignation application, please e-mail yycplanning@invistec.ca.

APPENDIX I

CITY OF CALGARY COMMUNITY OUTREACH ASSESSMENT TOOL

Calgary



Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5+ years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	3
TOTAL				6

COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	2
How inclined will stakeholders be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	2
What level of influence do stakeholders have over project decisions?	No decisions open for input, willing to inform stakeholders of project details.	Willing to listen to stakeholders and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				6

IMPACT SCORE

4 to 6 1
7 to 9 2
10 to 12 3

COMPLEXITY SCORE

3 to 5 A
6 to 9 B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
	2A	2B
	1A	1B

Your Project's Score:

1 B

Outreach Approach Assessment	
Direct approach (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform stakeholders about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
Moderate approach (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
Comprehensive approach (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform stakeholders about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

*For an overview of outreach tactics and techniques you could consider, click [here](#).

calgary.ca/planningoutreach

APPENDIX II

INFORMATION

HANDOUT



Background

Invistec Consulting Ltd. has been retained by Treasured Seeds (the landowner) to redesignate 940 Mahogany Blvd SE to support Child Care Services (a daycare) on the parcel.

Application Overview

The application will redesignate the site from its current land use district of Residential - Low Density Multiple Dwelling District (R-2M) to a Direct Control Provision (DC) that adds Child Care Services as a Discretionary Use. The proposed future development will take the built form of a single detached home, and will be used to support Child Care Services only.

Next Steps

Invistec Consulting has begun preparing the land use redesignation application and is conducting community outreach with local neighbours as well as engaging with the Community Association. Once the application is completed it will be submitted to the City of Calgary for review. A future public hearing will be held and affected area landowners will be notified of the public hearing date by the City of Calgary in advance.

Daycare Attendance

The Child Care Facility will accommodate approximately 50 children, however the ultimate number will be confirmed at the time of Development Permit and will contemplate key design considerations, including parking (contained on-site) and play space.

Feedback

If you have comments or questions about the land use redesignation application please either scan the QR code below and fill out the comment box or email yycplanning@invistec.ca



Scan Me!

APPENDIX III
**CORRESPONDENCE &
RETURNED FEEDBACK**

ONLINE FEEDBACK FORM

Please provide any comments you have about proposed land use redesignation.

TIMESTAMP	COMMENT
2023/7/18 3:12 PM	Although I do believe mahogany and surrounding communities need more daycares I don't believe this is the appropriate place for it. It's already an extremely busy intersection/ round about and this will just add to that and be unsafe for young children to be crossing. The area has no parking and is already to busy with lots of the units having basement suites. There was suggestions of back area parking but I would assume that would be taken for employees. Where would parents and kids be dropping off children with an area that already is consumed by parked cars? This is not a good location based off of parking and the safety of the children getting from cars to the childcare.
2023/7/18 5:46 PM	So just received a notice saying that an application to change from a house to a day care facility max 50 kids on the empty lot at the corner of Mahogany Blvd and Masters Road!! Just imagine that traffic circle congestion, already parking issues with the basement suites and no parking for them, speeding and the VRBO almost next to it. I understand day cares are needed but this road is so busy and speeding is crazy and not monitored at all. It's supposed to be 40km and most are going 55 to 70 easy! this should happen somewhere else in Mahogany as well for a application for a daycare facility
2023/7/21 7:57 AM	Hello. I am just approved by the City to open a day care centre in 150 metres of the house you are proposing for a reasoning for a day care . My house is already re- zone and all building permits with capacity of 20 children. So I am not sure regarding conflict of interests and such as short distance of two day cares close by . Thank you
2023/8/1 8:31:11 PM	We do NOT support this being turned into a child care facility. There is already parking and congestion issues in the corner due to the school bus stop and several VRBO/AirBnB. Not to mention this specific lot will not have enough street parking to support 50 children worth of pick up and drop offs. And the three spots in the back alley won't be enough. And the homes that share this alley way will be greatly impacted by the traffic in this alley way:
2023/8/1 8:31 PM	Hello. Please keep us informed throughout the process. Thank you!
2023/8/18 10:23 AM	As someone who lives near this site (my house is visible in the photo above), my main concern is parking and traffic flow. With this house being right on the traffic circle, will parents be parking or stopping blocking cars from being able to get around the circle? Once the BLVD is finished, it will be a busy intersection. There are also buses that go through it that require more space. I would be very very concerned about the increase of traffic right on the circle

TIMESTAMP	COMMENT
2023/8/18 10:37 AM	Concerns are simply around how we are going to support extra influx of traffic. Due to the congestion already present outgoing Mahogany from limited exits, is there any recommendations on opening another exit on the far end of the community?
2023/8/18 10:40 AM	Go for it!
2023/8/18 10:48 AM	The volume of traffic this would bring to this area with many children at close proximity of an already busy traffic circle is asking for tragedy to happen. This location will not have sufficient space for parking and will cause unsafe roadway.
2023/08/18 11:17 AM	This seems like a terrible idea. That is one of the busiest traffic circles in the area. There is no parking in front of that property and very little parking available around it. This seems like a tragic accident waiting to happen. A maximum capacity of 50 children also seems to far exceed the capacity of this residential property and would be unfair to any neighbors.
2023/08/18 11:59 AM	The area is already congested, if you add the added cars for drop offs and pick ups would be huge hassle. Would not like to have a daycare at this location.
2023/8/18 12:26 PM	I agree. The neighborhood quite need it
2023/8/18 1:16 PM	That is directly on the only route in and out of the east side of Mahogany. Traffic is already a nightmare during rush hours and many homeowners were lead to believe there would be an exit on the SE side of Mahogany (which there is not). I don't care about a daycare, I care about the increased traffic pressure on this corner with an additional 50 vehicles on top of the traffic still to come as the nearby multi-family projects are completed as well as the rest of the SE corner of the community.
2023/8/18 1:41 PM	We need more daycares. I totally support it
2023/8/18 2:29 PM	The location of this proposed child care facility is on a round-about with extremely limited parking. I am concerned with where parents will park their vehicle for pick up and drop off as I imagine most will be young kids that the parents will walk up to the door. While I understand the need for more childcare facilities, I couldn't disagree more with this location being used for one
2023/8/18 3:34 PM	This area is too small for the prospected use, there is no parking for residing residents and their visiting guests, lastly the users of the daycare. The roundabout will cause problems and congestion issues for rushing parents looking to drop their child off. There is a public transit bus stop in the exact same area with teenagers, this bus stops at this stop every 30 minutes. Too much going on on this corner to provide safe care for children attending a daycare. Too busy, unsafe. Will result in tragedy, guaranteed.

TIMESTAMP	COMMENT
2023/8/18 3:35 PM	We would love to have a child care services at this location!
2023/8/18 3:53 PM	There is NO way we can support this kind of traffic for a daycare of ANY size. We already have a significant traffic and pedestrian traffic issue with the apartment buildings that should never have been allowed to be built where they are. Please do not add to the issue by putting additional strain on this section of the neighbourhood.
2023/8/18 3:55 PM	There's no way we are able to support the traffic. There was already an additional 500 occupants that were already added from the apartment buildings. Where are they supposed to park? Also where would the drop off and pickup zone be. Being a school pickup and drop off zone for the buses that support the area. I am strongly opposed to re zoning this area as a day care location.
2023/8/18 4:03 PM	This will increase traffic, at an already busy traffic circle, that nobody pays attention while in. As a frequent pedestrian at this traffic circle, I am always hesitant to cross without seeing that the oncoming traffic is at a complete stop. Many times I have had to pull my children back or completely stop them, as drivers blow through. In addition, it is already incredibly difficult to turn off of Magnolia TC due the number of cars parked on the road. In order to see oncoming traffic, you basically have to drive right out into the street and hope for the best. As well, there is a school bus stop on the corner of Magnolia TC and Masters RD, in addition to a Calgary Transit stop. When these busses arrive to do pickup/drop off it IS impossible to turn onto/off of Magnolia Terrace as all traffic coming in either direction on Masters RD has to stop and wait for the bus to continue on. Adding a location that will most likely use the back lane for the daycare will only increase the degree of difficulty in getting off Magnolia TC at this spot.
2023/8/18 4:10 PM	This corner is far too busy for anything other than a residence. Cars constantly speed up to and around this intersection and traffic circle. There is no parking on the street in front of this lot, so pick up and drop off will either be people illegally parking IN the traffic circle, or in the alley behind blocking traffic or up the already busy Masters Rd. Little children are unpredictable and this is a dangerous location for when they escape a daycare or slip away from their parents. Mahogany is already saturated and the condos on Mahogany Blvd have exacerbated the situation. Combined with the lack of exits into 88th St or 196th Ave, this is going to create a huge flow issue
2023/8/18 4:12 PM	I do not believe having a childcare centre on a traffic circle is safe. There will not be enough places to park and the congestion we see at the school parking lots in mahogany will happen at this traffic's circle as well. This will cause such disruption to community members and will be a constant point of frustration. I understand the need for childcare is greater now that the government allows so much more funding but shoving them within the community, especially in this tight area is. It smart planning.
2023/8/18 4:29 PM	Great use of the empty lot! We need more childcare!

TIMESTAMP	COMMENT
2023/8/18 4:47 PM	No has Mahogany not learned that building schools, daycares etc on traffic circles is a recipe for disaster.
2023/8/18 6:00 PM	Absolutely not. The traffic here is already absolutely insane. Getting out of our community is hard enough without parents dropping children off at daycare right on a traffic circle. This is completely absurd.
2023/8/18 6:26 PM	This area is incredibly congested as it is. It doesn't make sense that Hopewell couldn't fit a house small enough, but it's being considered for a day care with 50 kids plus staff. This is an absolute no from me
2023/8/18 7:11 PM	Yes, I am for it! We live on the same street and if that existed today I would've put my son there. It's in a convenient location and this community has lots of children. Wait lists can be so brutal (I waited half a year to put my son in a Seton daycare after the Auburn Bay one was full).
2023/8/18 7:58 PM	This area is far too congested as it is. This will not be a viable location for a child care centre. The traffic from the parents picking up and dropping off will make this area even worse than it already is to get in and out of. On top of that, the number of staff required for a facility that cares for 50 children would be such that parking would be impossible. This is a very bad idea that should not be supported by our community, the city and any/all government representatives of such.
2023/8/18 10:24 PM	Traffic is too complex and heavy in this area, without an appropriate parking , a day care in this area will create more chaos
2023/8/18 11:05 PM	This is already a busy area with traffic. Multiple drop offs and pick ups will make it more difficult to get in and out of the area during morning and evening rush as it is near a traffic circle. We also do not wish to have all the additional noise.
2023/8/19 12:50 AM	It's already way too congested of an area
2023/8/19 9:47 AM	I think this is a brilliant idea. We need more child care and having one close to home will not only bring new people to our community but also retain people!
2023/8/19 11:00 AM	I'm not in favor of the change. Traffic is already incredibly busy on Mahogany Blvd. The house is situated on the corner of the traffic circle. This will cause more congestion in the traffic circle when children are dropped off and picked up from the daycare. It isn't safe.
2023/8/20 6:21 AM	No
2023/8/20 1:53 PM	I have concerns about much of this proposal, namely parking and safety. This land was designated as low density residential for a reason, and as this intersection will only get busier as the community develops. This will burden infrastructure unnecessarily, and this development would be better served by commercial use spaces coming available in Mahogany in the future.