

Public Hearing of Council

Agenda Item: 7.2.9

1



LOC2023-0282 / CPC2024-0086 Land Use Amendment

March 5, 2024

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

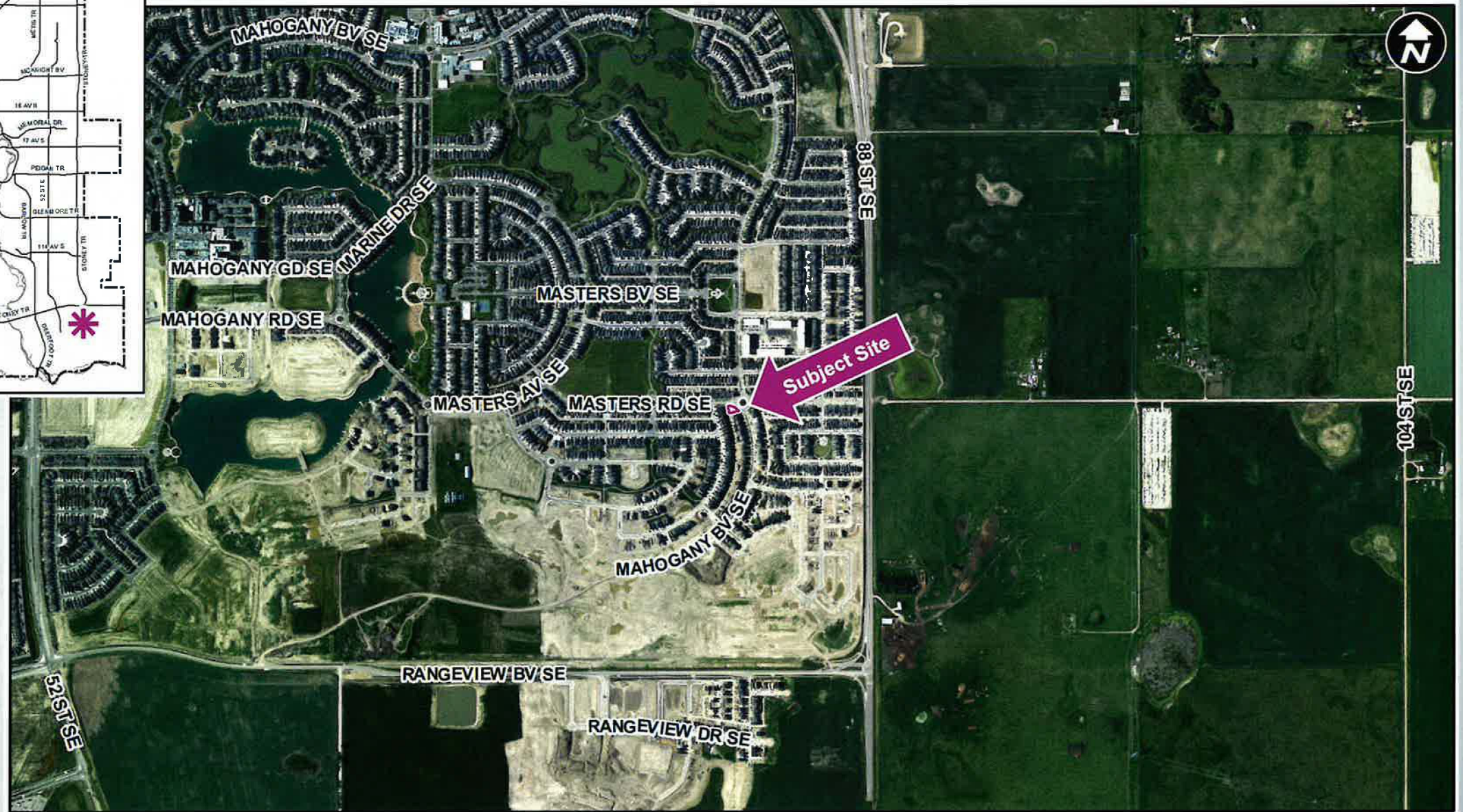
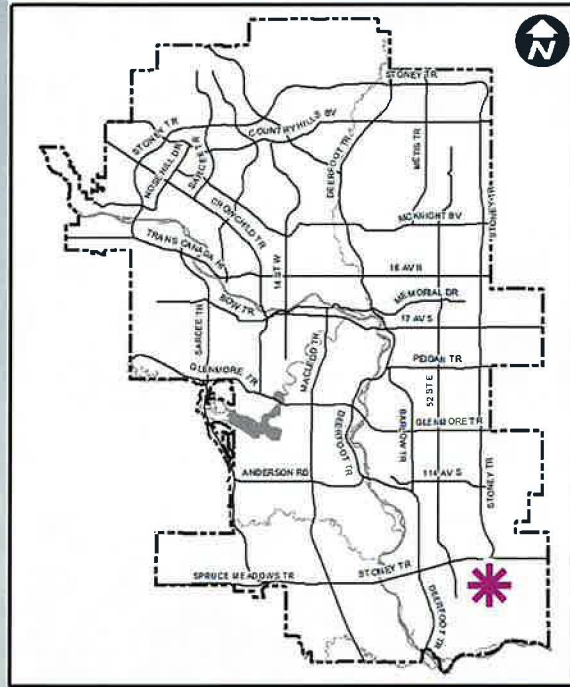
MAR 05 2024

ITEM: 7.2.9 CPC2024-0086
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 84D2024** for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 940 Mahogany Boulevard SE (Plan 1811735, Block 93, Lot 1) from Residential – Low Density Multiple Dwelling (R-2M) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines.



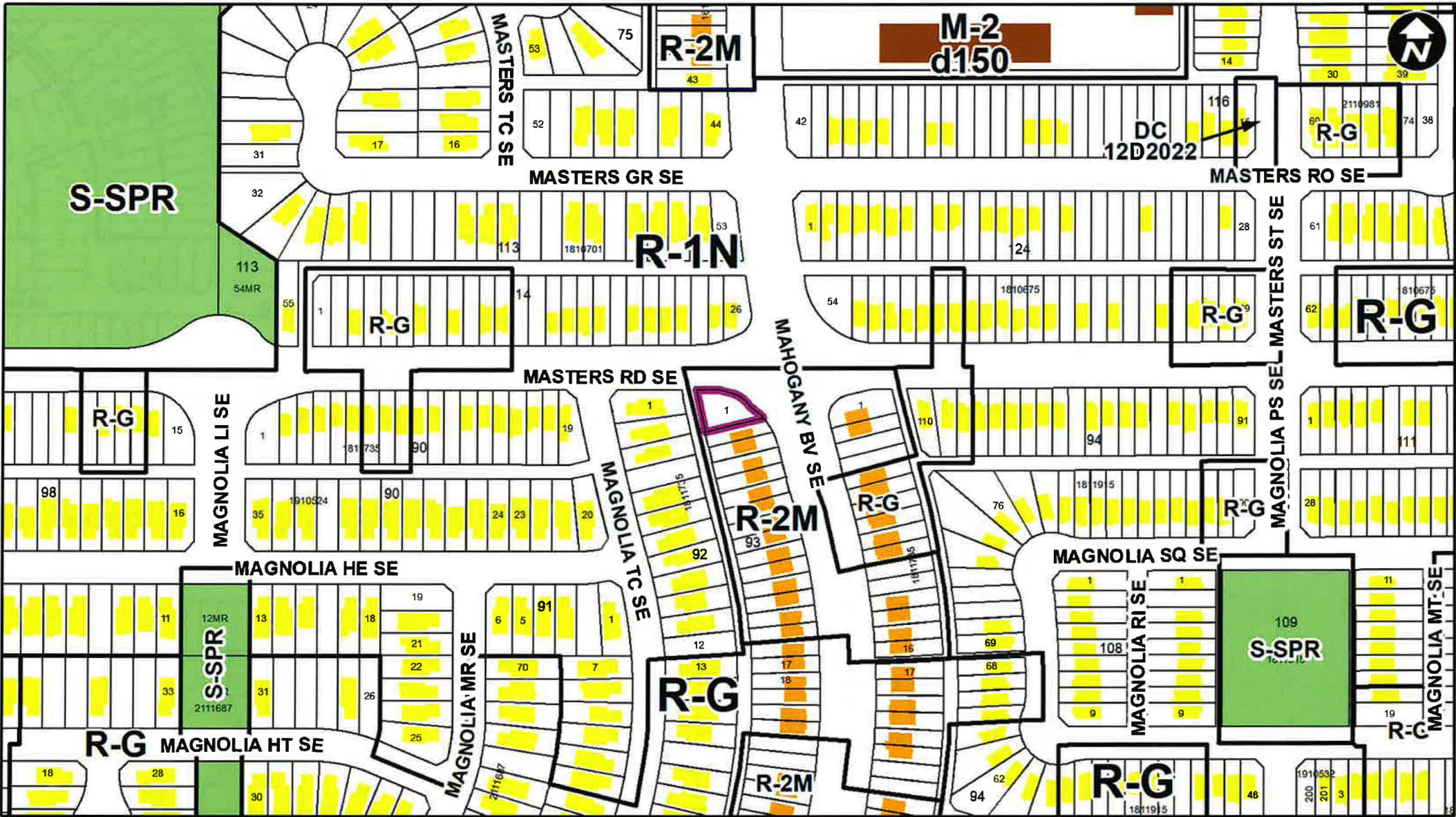


Parcel Size:

0.04 ha
25m x 29m

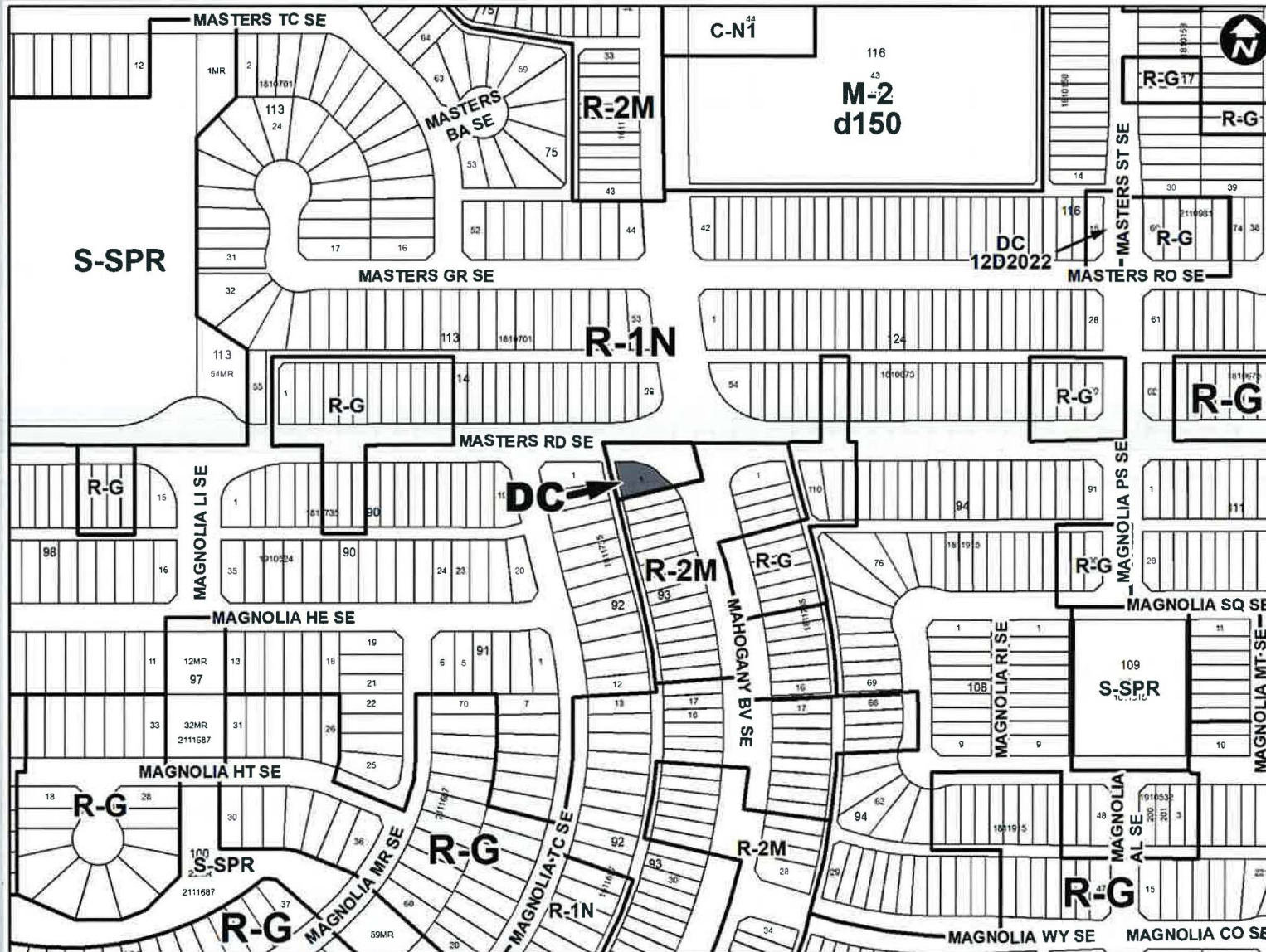
LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Land Use Map

6



Proposed Direct Control (DC) District:

- Based on the Residential – Low Density Multiple Dwelling (R-2M) District
- Maximum building height of 11.0 metres
- All rules of R-2M District apply except additional discretionary use of Child Care Service

Child Care Service Policy and Development Guidelines

7

Site Selection Criteria

Child care services should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas.

✓

Child care services should be located on a site that can provide sufficient staff parking and pick-up and drop-off parking. The site should not front a bus zone.

✓

Child care services must be located on sites large enough to accommodate outdoor play areas for the type of child care being proposed.

✓

Child care services should be located on corner parcels to minimize impact on adjoining residential uses.

✓

Concentration of child care services in an area should be avoided.

✓

Child care services should be located on collector streets, which already carry higher levels of traffic than local streets.

✓

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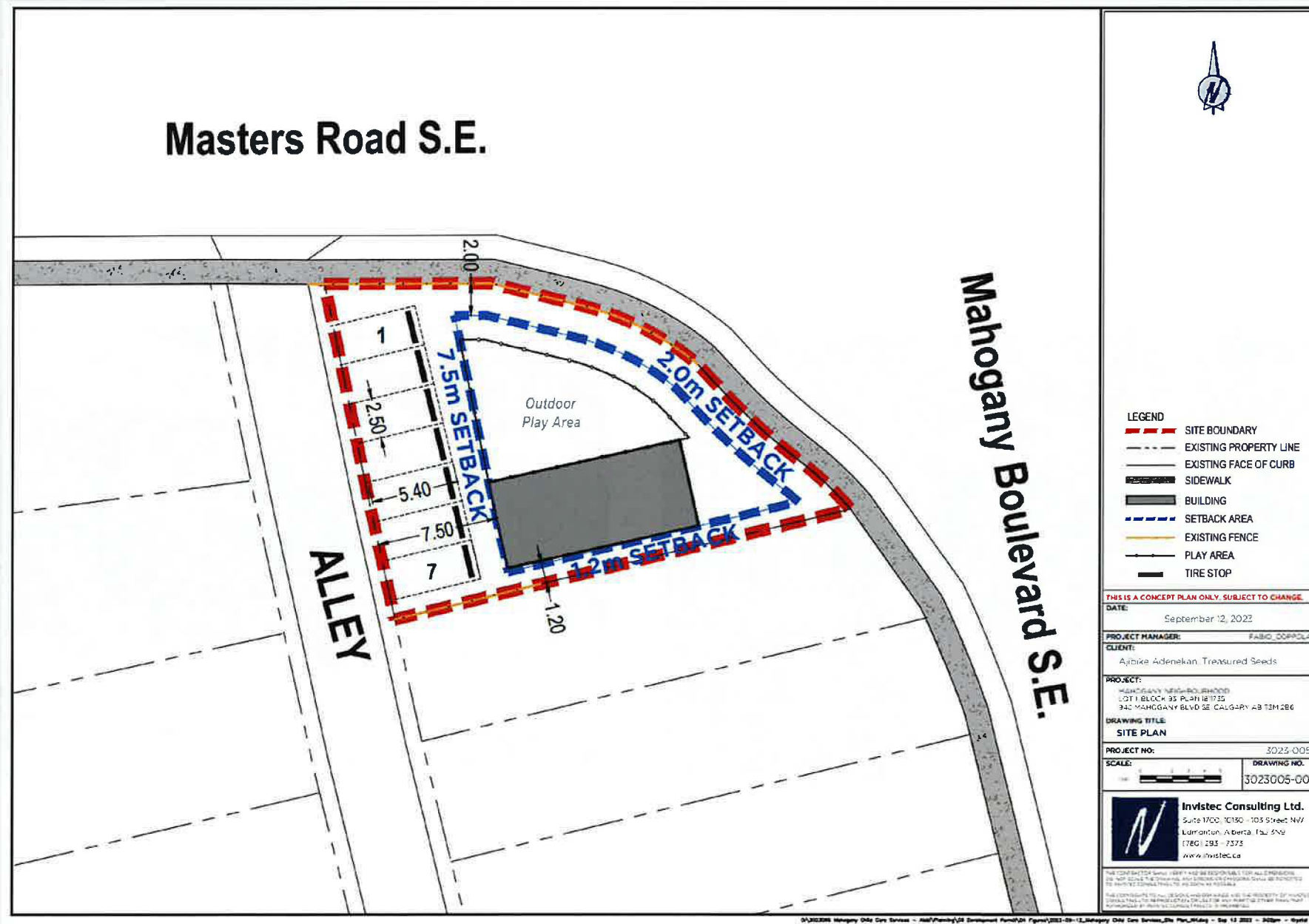
That Council:

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Supplementary Slides

Existing Land Use Map 10







Front (street) view of lot- looking west



Rear (lane) view of lot- looking east



Side view of lot- looking southeast from Masters Road SE

Child Care Service Policy and Development Guidelines

14

Site Selection Criteria

- B.2. *Child care services in low density residential area* should be located in relationship to activity focus areas such as schools, community centres, recreation facilities, parks and local commercial areas. These locations provide for natural hubs for communities and already experience higher levels of traffic and activity.
- B.3. *Child care services* should be located on a site that can provide sufficient staff parking and pick-up and drop-off parking. The site should not front a bus zone, or a location planned for a bus zone in the future, as this may impair pick-up and drop-off parking.
- B.4. *Child care services* must be located on sites large enough to accommodate outdoor play areas for the type of child care being proposed. The Province sets these standards via the *Child Care Licensing Act*.
- B.5. *Child care services* should be located on collector streets, which already carry higher levels of traffic than local streets. Locations near collector and major streets may also be considered provided access to the facility does not draw traffic through the community.
- B.6. *Child care services* should be located on corner parcels to minimize impact on adjoining residential uses. Corner parcels are also ideal for providing dual-frontages for the provision of pick-up and drop-off access.
- B.7. While corner parcels are preferred, non-corner parcels may be appropriate where the *child care service* is: on a parcel sharing a side property line with a lane; on a parcel with significant frontage and parcel area; or on a parcel located on the same block as other community services. Consideration should be given to the separation of the child care service from other nearby residential buildings; the locations of proposed play areas relative to the amenity space of adjoining properties; and the amount of frontage or on-site area to accommodate pick-up and drop-off parking. Each site should be evaluated on its own merits, and the proposed intensity of the *child care service* and its potential impact on adjoining properties should be the primary considerations.
- B.8. Concentration of *child care services* in an area should be avoided. Any cumulative impacts of this use on the character of the area should be considered in evaluating the application. Considerations should include whether there is more than one *child care service* on the same block, or whether a residential property will be unduly impacted due to more than one *home-based child care* or *child care service* in close proximity.