

Background and Planning Evaluation

Background and Site Context

The subject site, comprised of two parcels, is located in the southeast community of Mahogany. It is midblock on the south side of Magnolia Terrace SE. The site is approximately 0.05 hectares (0.11 acres) and is approximately 13 metres wide by 34 metres deep. The site is currently developed with a semi-detached dwelling with parking pads in the rear, accessed from the lane and allowing for up to six vehicles.

Surrounding development is characterized primarily by single and semi-detached dwellings on parcels designated as the Residential – Low Density Mixed Housing (R-G) District. A lane is located west of the subject site with a future community open space and playground adjacent to it designated as Special Purpose – School, Park and Community Reserve (S-SPR) District. The subject parcel is approximately 300 metres (a five-minute walk) east of a future Calgary Board of Education school site and approximately 850 metres (a 14-minute walk) to existing commercial services to the north east.

Community Peak Population Table

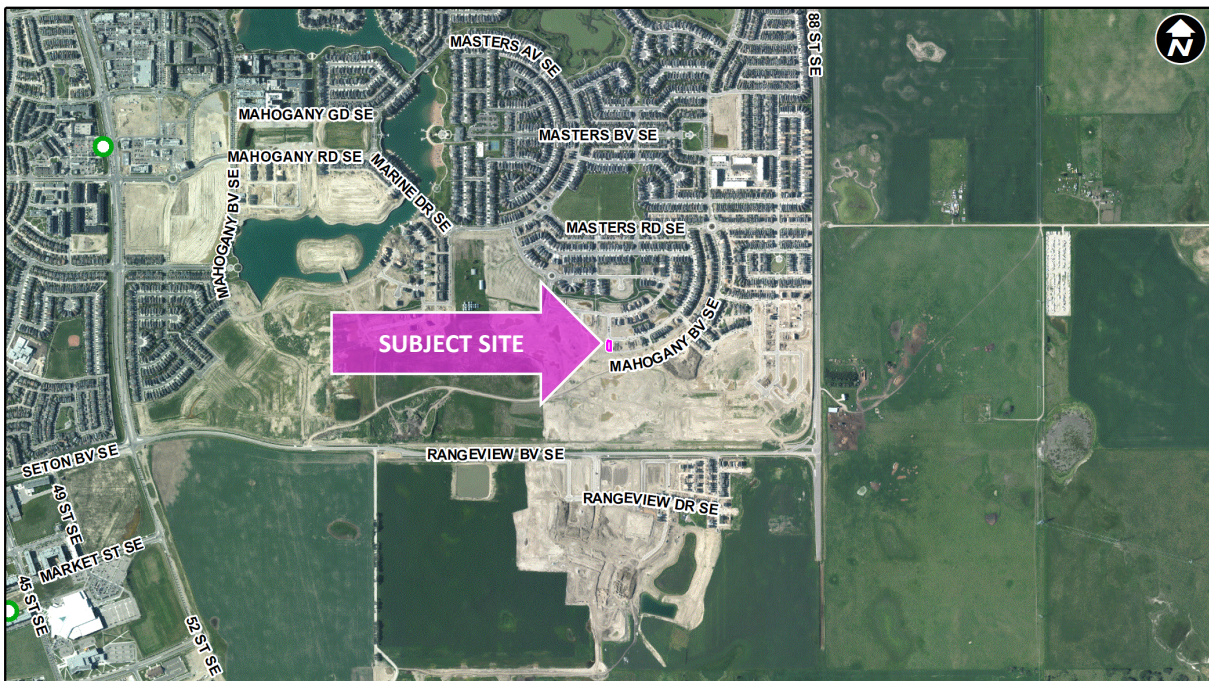
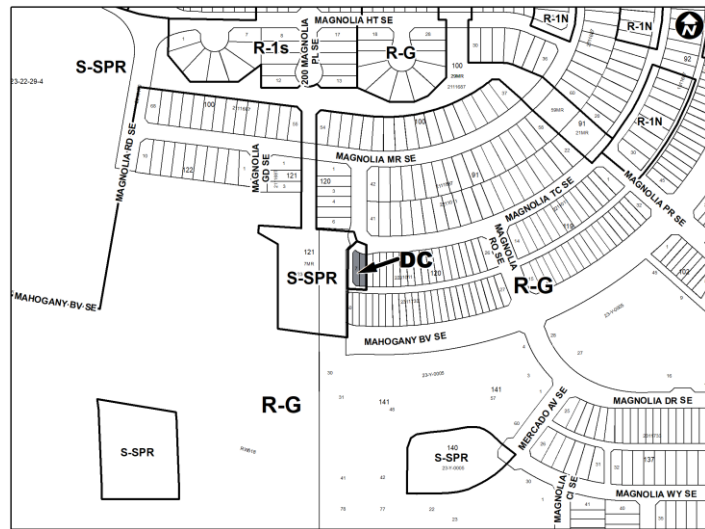
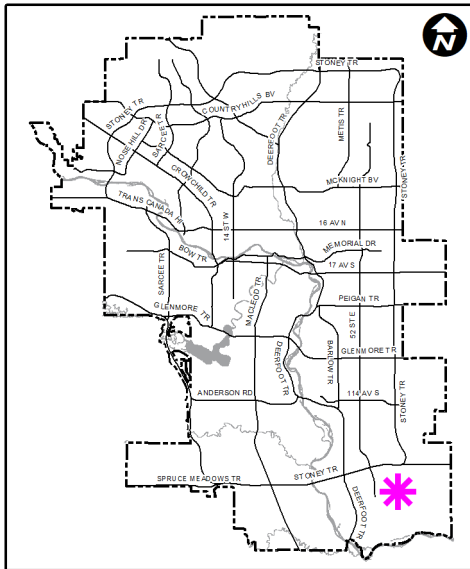
As identified below, the community of Mahogany reached its peak population in 2019.

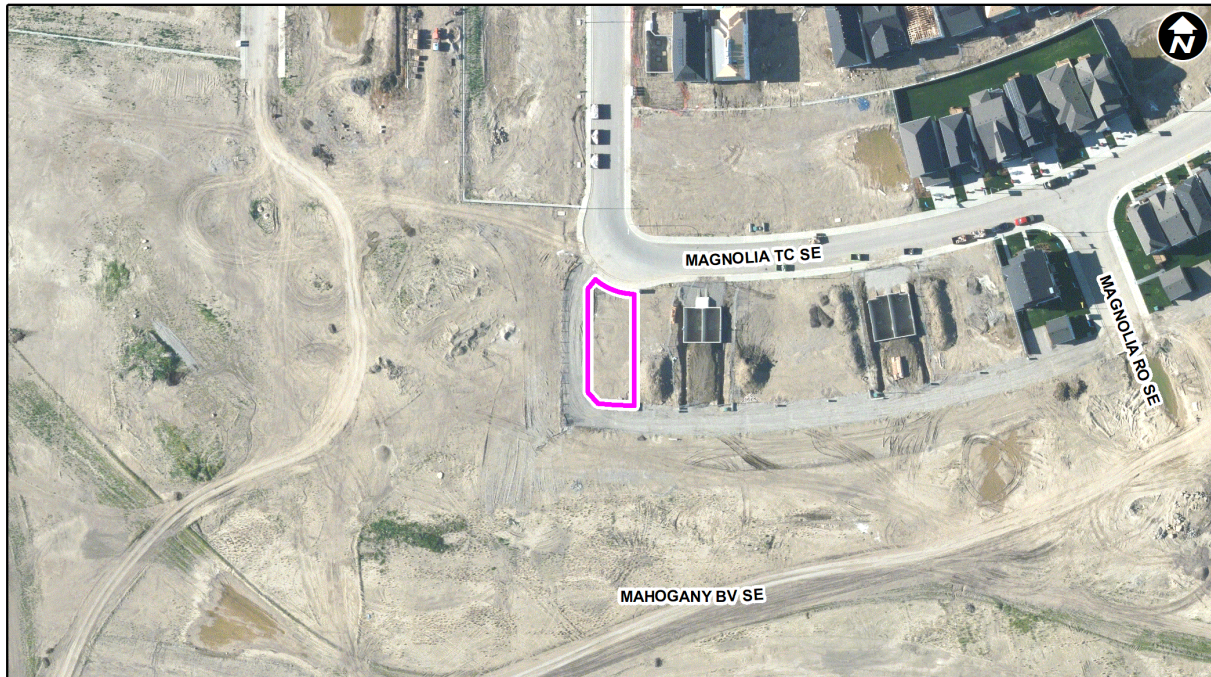
Mahogany	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-G District is intended to apply to developing areas in greenfield locations and accommodates a wide range of low density residential development in the form of cottage housing, duplex dwellings, rowhouses, semi-detached and single detached dwellings. The existing R-G District allows for a maximum building height of 12 metres. The R-G District currently allows for Home Based Child Care - Class 1 which allows for care for up to six children.

The proposed Direct Control (DC) District is based on the R-G District with the additional discretionary use of Child Care Service. The proposed base R-G District aligns with the surrounding community. All existing rules in the R-G District would be retained, including building height, setbacks and massing.

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 a Child Care Service within the residential context. This proposal allows a commercial Child Care Service to

operate, while maintaining the R-G District base common in the area. The same result could not be achieved using 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 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 future development on the site.

A discretionary use development permit would be required to enable a Child Care Service for more than six children. Facilities that provide temporary care or supervision of six children or less within the operator home 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 provincial licensing requirements for staff, outdoor play space and pick-up and drop-off stalls. The child care service operators will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Other 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 within the adjacent residential dwellings.

Transportation

Pedestrian access to the site is available from the existing sidewalk along Magnolia Terrace SE. The area is well-served by Calgary Transit with the subject site located within 750 metres (a 13-minute walk) of bus stops for Route 75 (Somerset/Mahogany) on Mahogany Boulevard SE and Route 79 (Cranston/Mahogany) on Masters Road SE. The site is approximately 650 metres (a 11-minute walk) from the multi-use pathway along Masters Road SE and 400 metres from a recommended on-street bikeway along Mahogany Boulevard SE, both forming part of the Always Available for All Ages and Abilities (5A) Network.

Magnolia Terrace SE is classified as a residential street and provides unrestricted on-street parking and is not located within an existing Residential Parking Permit (RPP) Zone. Direct vehicular access to on-site parking is provided from the lane.

A Transportation Impact Assessment was not required as part of this application.

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 site is located within the Developing Residential – 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 is based on the R-G 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 encourages complete communities by allowing for a Child Care Service within a residential area. The proposal is in keeping with the 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 on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Mahogany Community Plan (Statutory – 2007)

The subject site is located within the Residential Area of Map 3: Land Use Concept in the [Mahogany Community Plan](#). The Community Plan identifies that the Residential Area provide a variety of housing and allow for community-oriented institutional uses where appropriate. This application proposes to incorporate a Child Care Service while still maintaining the existing low-density residential building form, fitting within the established context of the surrounding area. The proposed land use amendment is in alignment with the applicable policies of the Community Plan.

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

This application has been reviewed in accordance to the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services. The objective of this policy is to effectively manage the impacts of Child Care Service 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 applicable site selection criteria identified in the guidelines.

The development guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts and to provide

guidelines to be reviewed at the development permit stage to manage the impact of these services in residential areas. 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.