

## Applicant Submission

We, Manu Chugh Architect Ltd, respectfully submit our Land Use Amendment application to redesignate the property as described below from its current designation, **Grade Oriented (H-GO) District** to a **Direct Control** based on Grade Oriented (H-GO) District to allow the development of a childcare facility as an additional use.

**Legal Description** Lot 1 Block 21 Plan 23031D

**Municipal Address** 9316 Fairmount Drive SE Calgary, Alberta

The site is approximately 0.07± Hectares and is developed with a single family (single storey) and is currently being used as a residential dwelling.

The proposed city of Calgary initiated H-GO Land Use district unfortunately does not include childcare use either as permitted or discretionary use and thus the request for **Direct Control (DC) District** with additional uses of a childcare facility.

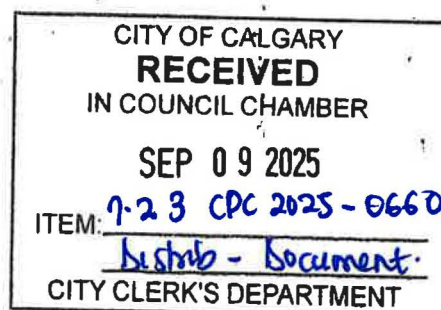
As part of the community outreach, we have been in contact with the community association and the process is ongoing and in response to their concern, we have proposed and are committed to the following:

**Parking and traffic concerns:** To mitigate the parking and traffic concerns raised by the community, we are proposing a shuttle bus service. This service will pick up and drop off children and their parents, minimizing the need for additional parking and reducing traffic congestion. This solution is viable as our client operates two other daycare facilities on Fairmount Drive, making the shuttle service an efficient and practical option.

**Redevelopment plans:** The proposed Child Care Service will operate within the existing structure. There will be no demolition of the building; however, we plan to make minor modifications to part of the existing building to meet the needs of the increased childcare capacity.

Based on the above and in conclusion, we respectfully request planning and development, Calgary, planning commission and city council's support and approval for the proposed Land Use Amendment.

House 79 sqm + Garage 36 sqm  
 ↪ House 79 sqm + 169 sqm (159 is basement)





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

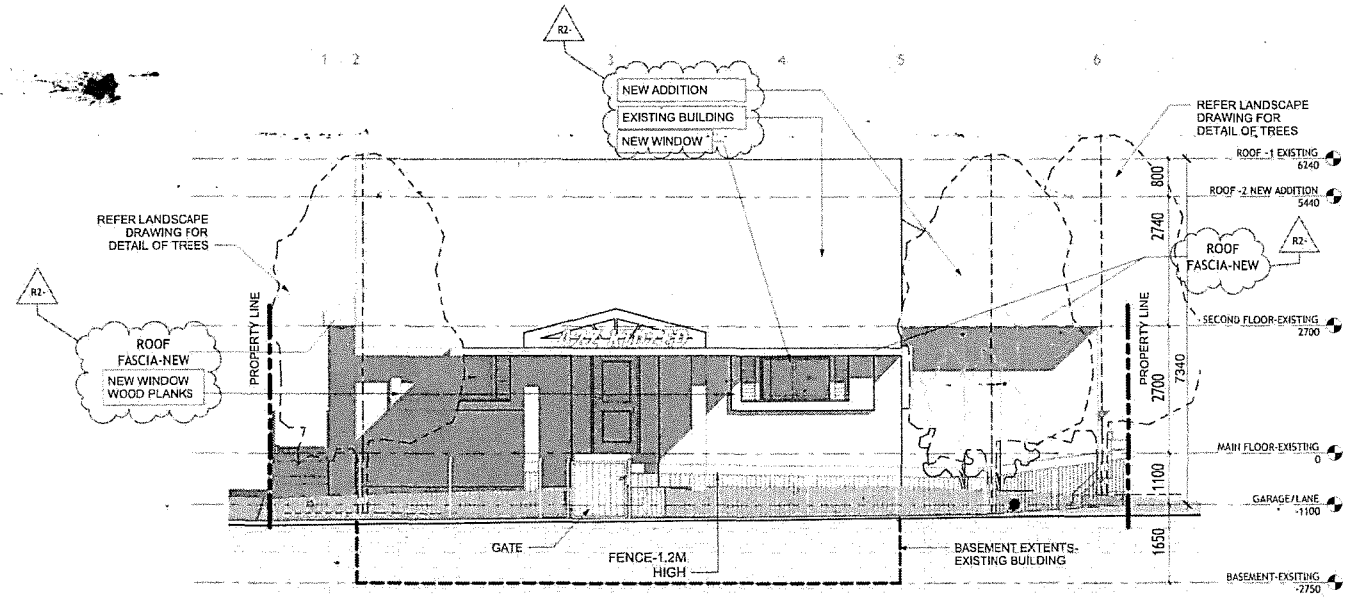
The existing H-GO District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The H-GO District provides:

- a maximum floor area ratio of 1.5;
- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per unit and per suite.

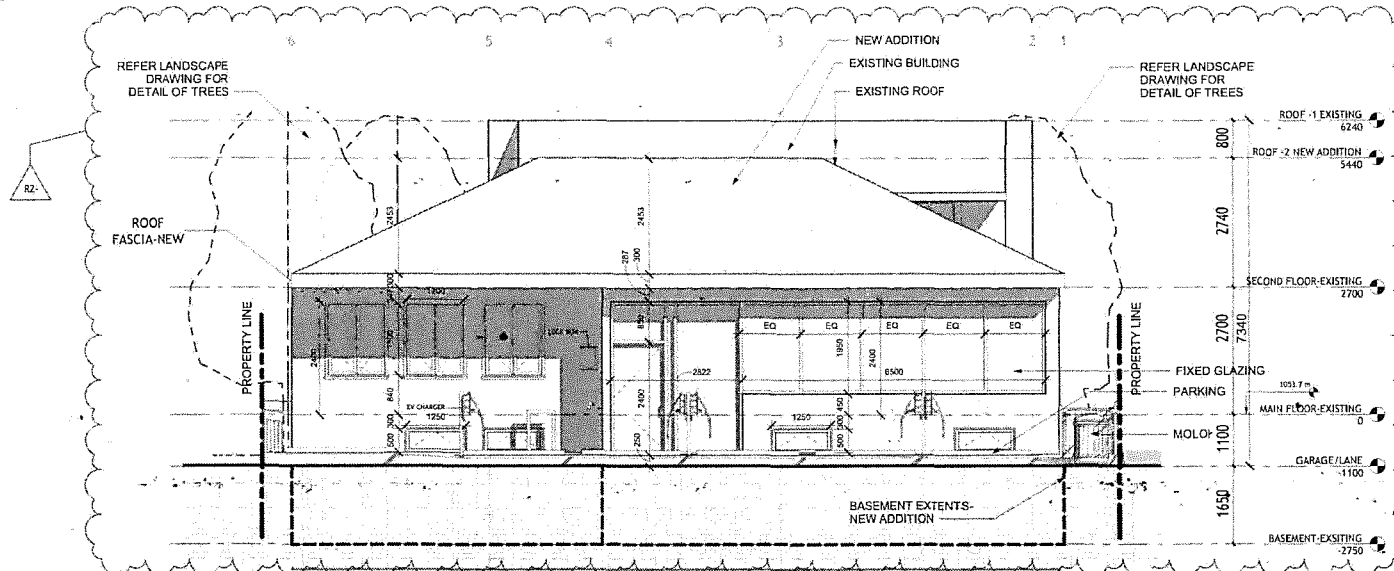
The proposed Direct Control (DC) District is based on the existing H-GO District with the additional discretionary use of Child Care Service. The proposed district maintains all the existing uses, rules and regulation in the district and would still allow for residential uses consistent with surrounding development if a Child Care Service use does not materialise. 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 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.

DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS FROM THE INSTRUMENTS OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT OUR WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECT.



1 West Elevation-PROPOSED  
1:50



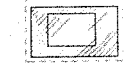
2 East Elevation- PROPOSED  
1:50

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441-244-7777 Fax: 403-244-7777  
Tel: 413-288-1266 Fax: 403-233-9147  
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Consultant

Phase 1 only

NOTE  
KEY PLAN



Date: 2025.08.11  
2025.08.11  
Drawn By: [Signature]  
Checked By: [Signature]

Project Name  
**CHILDCARE FACILITY FOR AZZ KIOZED**

Project Location Address  
9316 Fairmount Drive  
S.E. Calgary, AB

Project Legal Name  
Plan 230310, Block 21, Lot

MC4A File No.  
2024.MC.1285

Phase  
DEVELOPMENT PERMIT  
Date

2025.08.11  
Scale: 1:50  
Drawn By: [Signature]  
Author: [Signature]  
Checked By: [Signature]

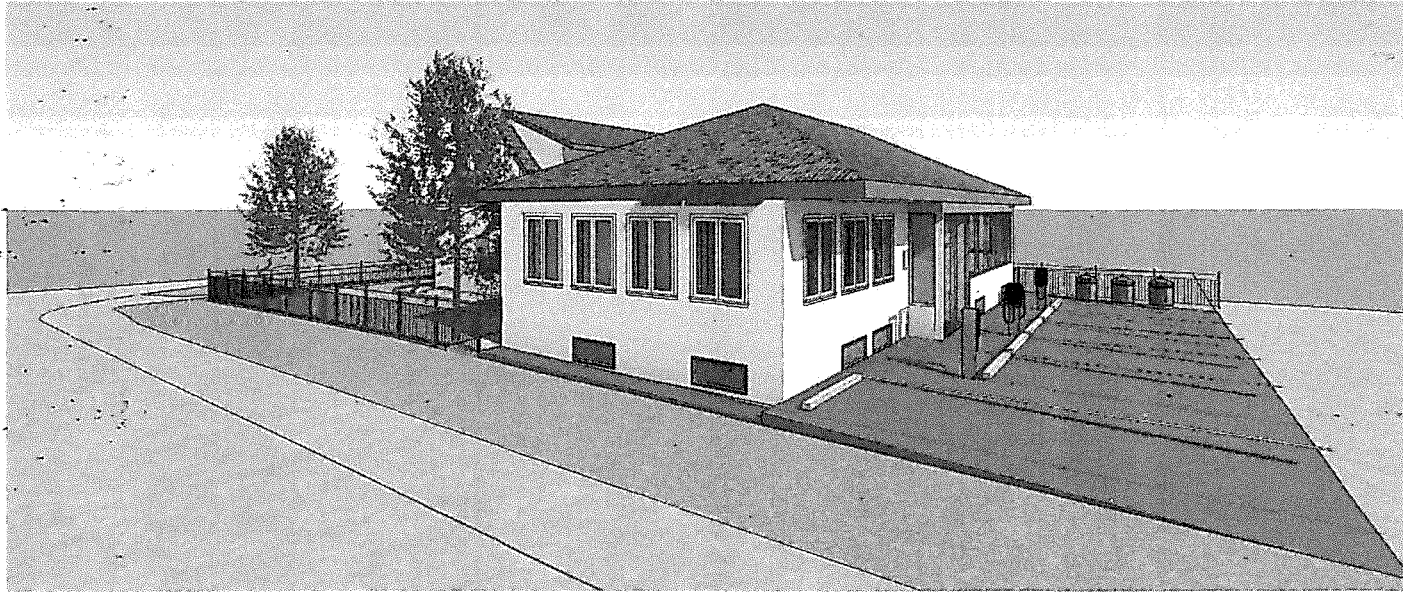
Sheet Title  
**ELEVATIONS PROPOSED  
EAST AND WEST ELEVATION**

Sheet Number  
**DP2.03**

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# CHILD CARE FACILITY FOR A2Z KIDZED

## ISSUED FOR DEVELOPMENT PERMIT




PRESPECTIVE ( SOUTH-EAST VIEW ) .

Sheet List DP	
Sheet Number	Sheet Name
DP0.00	COVER SHEET
DP0.01	SITE INFORMATION
DP0.02	SITE PLAN-EXISTING
DP0.03	SITE PLAN- PROPOSED
DP0.04	LANDSCAPING PLAN
DP1.01	FLOOR PLANS MAIN FLOOR EXISTING AND PROPOSED
DP1.02	FLOOR PLANS BASEMENT AND SECONF FLOOR PROPOSED AND EXISTING/
DP2.01	ELEVATIONS-EXISTING EAST AND WEST ELEVATION
DP2.02	ELEVATIONS EXISTING NORTH AND SOUTH ELEVATION
DP2.03	ELEVATIONS PROPOSED EAST AND WEST ELEVATION
DP2.04	ELEVATIONS PROPOSED NORTH AND SOUTH ELEVATION
DP3.01	SECTIONS SECTION 1 AND 2

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 115, 124th St. S.E. Calgary, Alberta, Canada  
 T4C 1C3, 403-298-1800 Fax 403-291-8710  
 www.mc+a.ca

Project Name  
 Date  
 Drawn By  
 Checked By

NOTE  
 KEY PLAN  


Project Title  
 CHILDCARE FACILITY FOR A2Z KIDZED  
 Project Address  
 9315 Fairmount Drive, S.E. Calgary, AB  
 Project Legal Address  
 Plan:230310.Block:2+Lot

MC+A File No.  
 2024.MC.1285  
 Project  
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 Date  
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 Author  
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Sheet Number  
 DP0.00