

Calgary Planning Commission Member Comments



For CPC2022-1113/LOC2022-0043
heard at Calgary Planning Commission
Meeting 2022 October 20



Member	Reasons for Decision or Comments
<p>Commissioner Tiedmann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I found that making a decision on this file was actually rather difficult given the current and future use of the property as a day home. The site (home) is currently operating as a day home with 6 or fewer children and they are looking to expand their operation. There are both municipal guidelines and provincial regulations that dictate best practices for the development of higher intensity child care facilities. Given the site's mid-block location, I do not see a clear way the applicant would be able to provide sufficient parking for both staff and pick-up/drop-off if they increase their child count. This would be a requirement imposed on the day home by the province at the DP stage. Additionally, depending on the eventual number of children in the day home, I do not see a clear way the existing property will be able to provide sufficient outdoor play space which would also be a requirement imposed by the province at the DP stage. I sympathize with the applicant's goals, and I think that day homes serve an important role in all healthy Calgary communities. By approving first reading, council will give the applicant the land use certainty they need to proceed with their DP application. If parking and outdoor space constraints are able to be resolved with the province during the DP process, then I believe that the 2nd and 3rd readings of the land use redesignation should follow. If the applicant is not able to resolve the anticipated issues during the DP process, then the land use application should be abandoned, and the day home can continue to operate with 6 or fewer children. The path chosen by CPC will allow the applicant to complete additional work with administration and the province in an attempt to resolve DP level issues before final approval of the land use redesignation is given.