

25, August 2014

RECEIVED

2014 AUG 26 A 9:08

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary
Alberta

Dear Sir / Madam:

Re: Bylaw #86D2014, Daycare at #9 Signature Close SW

As the resident at #232 Signature Close SW, my property is immediately behind and South of #9 Signature Close SW. I wish to state my objection to this application for rezoning of #9 for the following reasons:

1. My property is elevated above #9 and my backyard deck (which is elevated) looks over the fence and directly into the back yard at #9. The noise and activity associated with what will be a full time commercial daycare (with no residential use) will be an unacceptable impact on my use and enjoyment of my property.
2. I am an MD, PhD and I work a variety of shift work which can result in me being home, either awake or trying to sleep, during normal business hours; Monday to Friday, 7:00 AM to 6:30 PM. The noise and activity associated with this daycare will have an unacceptable impact on my ability rest and relax between shifts.
3. I currently have two dogs. The dogs are very sensitive to activity in adjacent and nearby yards and have a tendency to bark. I have already had to deal with complaints from neighbors due to barking dogs and it can be difficult to keep this barking down. If there is a full time daycare with up to 15 children adjacent to our property, my dogs will go "nuts" and it will be virtually impossible to control the barking. This will exacerbate the current friction between myself and neighbors.
4. The traffic in this neighborhood is already excessive. Since the development of subdivisions to the West, there has been increased traffic short cutting through our neighborhood. The additional traffic flow required to support a commercial daycare of this size and scale can not be accommodated, and there is extremely limited parking in the area. It will become quite congested dealing with the flow of traffic in and out of the daycare who will likely be making u-turns at the uncontrolled intersection North of the property to turn around and exit the neighborhood.
5. The backyard at #9 slopes uphill away from the house and is terraced. This reduces the usable space significantly. There is insufficient space to accommodate 15 children and supervisory staff.

This property is not suitable for a daycare operation. There is no playground in the area. The nearest playground is several blocks away and children would have to cross a couple of streets to reach the playground.

Sincerely,

 for Doug Hamilton.

Doug Hamilton
#232 Signature Close SW
Calgary, Alberta

* Doug is on vacation in Turkey without access to email. We have exchanged numerous text messages and he asked me to prepare this letter on his behalf.

August 24, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB

RECEIVED
2014 AUG 26 A 9:08
THE CITY OF CALGARY
CITY CLERK'S

To Whom it May concern:

RE: Application for Land Use Ammendment, 9 Signature Close SW, Bylaw #86D2014

As the resident at 5 Signature Close SW, I have a property immediately adjacent 9 Signature Close SW for which this application has been made. I wish to make state my objection to this application. Due to health reasons, I will be unable to attend the meeting on September 8th, but have asked my neighbor (Mr. Robert Neill at 13 Signature Close SW to speak on my behalf).

1. The owners of this property currently do not reside at 13 Signature Close SW. They purchased a Property in the NW and this is a rental property. If this daycare is approved, it appears that this facility would not meet the City's "Child Care Service and Development Guidelines" as residential use would not be maintained. There would be 7:00 AM to 6:30 PM Monday to Friday commercial use and the property would be vacant outside of these hours.
2. I am retired and both myself and my wife are "full" time residents of 5 Signature Close. We would be home during the hours of operation of this daycare facility. This would have a significant impact on our use and enjoyment of our property.
3. The noise and activity associated with up to 15 children, and staff, will be much too great for this quiet residential neighborhood and may impact our ability to sleep as it will begin at 7:00 AM. There is extremely limited parking in the area and vehicles will be backed up blocking residents driveway access. In addition, vehicles parking on the opposite side of the street will have to traverse a road which is quite busy during morning and evening rush hour.
4. The property itself is inadequate for 15 children as it has a very small backyard and is terraced so that a large portion of the backyard can not be used for play activity. There are no nearby playgrounds available for the children in the neighborhood.

Sincerely



5 Signature Close SW
Calgary, Alberta, T3H 2V7

Mohamed Hage

Albrecht, Linda

CPC2014-095
ATTACHMENT 2
LETTER 3

From: Arash Iranshahi [arash.iranshahi@perfectal.ca]
Sent: Sunday, August 24, 2014 10:49 PM
To: Albrecht, Linda
Subject: 9 Signature Close SW application to accommodate child care service

Hello,

My name is Arash Iranshahi. I reside in 18 Signature Close SW. A house across my house (9 Signature Close SW) applied for re-designation to accommodate child care service. I have a strong objection to this application. There will be lots of children in the day care which brings lots of traffic to the neighbourhood. When parents drop the kids, there is no place to park the cars, and there is a chance of blocking my drive way.

My other concern is about the financial effect of this application. I am about to list my house for sale as I am getting divorced. I read that a child care can bring down the value of houses in the neighbourhood by about 15 %. This will be a great financial loss for me as no body like to buy a house across from a daycare. I appreciate if you consider my strong objection to this application.

Regards,

Arash Iranshahi

403-668-7010

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2014 AUG 25 A T 38
THE CITY OF CALGARY
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Albrecht, Linda

CPC2014-095
ATTACHMENT 2
LETTER 4

From: Larry Lapointe [almondlapointe@shaw.ca]
Sent: Tuesday, August 19, 2014 7:42 AM
To: Albrecht, Linda
Subject: neighbourhood childcare @ #9 Signature Close

RECEIVED

2014 AUG 19 A 7:43

THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk,

I am sorry to object to my neighbour's application to have a childcare business in their home as we all need to make ends meet. However, we have the following serious traffic concerns:

- 1.a. This is a NARROW street, with NO SIDEWALK on the east side of the street.
- 1.b. There are always three cars parked at #9. Two cars on the garage pad and one on the street. The one on the street, by the way, has had a flat tire and has been sitting there for some weeks.
- 2.a. When #9 Signature Close has company, there are cars parked on the east side, right beside our house, thus forcing our visitors to park over on Signature Drive and walking to our home.
- 2.b. We live directly across the street and must be extra attentive when backing out of our driveway, that we do not hit their car that is parked in the street directly across from our parking pad.(the one with the flat tire)
3. This is a very BUSY street, especially during rush hour. Drivers are very used to driving extremely FAST coming of Signature Drive onto Signature Close.
4. #9 is one house over from Signature Drive, thus cars that are driving FAST are STILL IN THEIR TURNING MODE.
5. Cars coming NORTH on Signature Close, (towards Signature Drive) from 6:00 am. to 9:00 am are ALL DRIVING FAST to arrive at work on time.
6. The SAME problem occurs from 4:00 pm to 7:00 pm in the evening.
7. ALL of the above concerns happen right when parents would need to drop children off. This location is extremely hazardous and there will be a serious accident.
8. Parents dropping children off in the morning are ALSO in a rush which compounds the traffic danger.
9. Garbage days are Monday. The traffic hazards increase on Mondays when people have their garbage out, garbage truck is in the street, and there is rush hour traffic, neighbourhood is walking their dogs, etc.(REMEMBER THERE IS NO SIDEWALK ON THE EAST SIDE OF SIGNATURE CLOSE).
10. I respect my dear neighbour's goals to have a childcare facility in her home and it is helpful to working parents. However, this presents additional traffic problems that endanger children, adults, and pets alike. The noise from extra traffic also presents a problem as it takes away from the enjoyment of peace in an already busy neighbourhood.
11. My suggestion is that our dear neighbours rent a church basement, an empty school classroom, or other facility where there is parking and a safe environment available. There is a facility one block over on Scirocco Drive that has a space for lease that would be perfect for a childcare facility.

August 25, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, AB

RECEIVED
2014 AUG 26 A 9:08
THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern:

Re: Application for Land Use Ammendment, 9 Signature Close SW, Bylaw #86D2014

I live at 13 Signature Close SW and am an immediate neighbor of the property at 9 Signature Close SW; the full width of my property borders his South side property line. I am verminously opposed to this application and do not want to see it approved. I have spoken to 2 of the other residents who immediately border this property (5 and 232 Signature Close) and other nearby neighbors (10, 14, 17, and 18 Signature Close), and they are all extremely opposed to this application as well. The neighbor immediately North (Mr. Mohamed Hage) is retired, of poor health, and has asked me to represent him at the meeting on September 8th.

My concerns are as follows:

1. The Owners of this property do not reside at this location, and do not intend to reside at this location should the application be approved. The house is currently rented out and is an investment property for the owners. It is intended that this house would be operated as a full time commercial daycare with no residential use. The proposed zoning classification is not intended for situations such as this where residential use would not be maintained.
2. The Planning Commission only endorsed this application by a single vote and they themselves recognized that the application is not entirely consistent with the City "Child Care Service and Development Guidelines". Specifically, Mr. Logan on the Commission noted (5) points on which the property does not comply including not a corner site, lack of parking, limited yard space, not in proximity to nearby play space.
3. I have owned my house for 14 years as this has always been a quiet residential neighborhood. I have spent approximately \$60,000 on landscaping in my backyard over this time (pictures attached) and I want this to remain a quiet residential location where I can have full use and enjoyment of my backyard without 15 young children next door. My current neighbors have a 4 yr old girl and I know what is it like when there are 4 to 10 children playing (playdates, birthday parties, etc.); the noise is very irritating and I generally have to move inside. It would be intolerable to have to endure up to 15 kids playing outside 5 days a week. As you can see in the pictures, we have only a half height, wire mesh, fence between the properties.
4. I have been a part time consultant for the past 10 years. In that time, I have been home approximately 50% of the time Monday thru Friday. I am not away at work business hours as might be expected for most residents. Having a full time commercial daycare immediately next door will have an unacceptable impact on my use and enjoyment of my property and I may have to consider selling a property I have owned, and invested substantial financial resources into, for

the past 14 years. The presence of a full time daycare next door will undoubtedly have a negative impact on my property value.

5. Even on days I am working, and not at home, I usually stay up late and sleep in late (till 8:00 or 8:30 AM). The traffic noise and activity immediately next door is going to affect my ability to enjoy a peaceful nights rest (parent slamming doors, yelling at kids, etc.). In the summer it is so hot that I have to sleep with windows open to try and keep the house cool.
6. The property in question has inadequate space to accommodate 15 kids as proposed. It is a small yard made even smaller by the terraced portion which reduces play space available to children (and introduces a hazard), see attached picture. There are no playground facilities in the area for the staff to take the children to.
7. This is a mature neighborhood and most kids are high school age or older. The children who would use this daycare will be coming from newer subdivisions elsewhere. They should be looking to daycares within their own neighborhoods rather than moving the burden into older established neighborhoods.
8. There appears to be a commercial daycare facility, Heartland Agency, located two blocks East of this residence at Signature Parke Plaza.

Sincerely,



Robert Neill

13 Signature Close SW

Calgary, Alberta, T3H 2V7

Attachment 1:

Pictures to accompany Submission opposing Bylaw #86D2014 on behalf o #13 Signature Close SW



Street View in Front of #9 Signature Close SW (Extremely Limited Parking – 4 Driveways within the block, same other side of street)



Back Yard of #13 looking into #9 Signature Close SW (Extensive landscaping and expense, no separation to #9)

Attachment 1:

Pictures to accompany Submission opposing Bylaw #86D2014 on behalf o #13 Signature Close SW



Back Yard of Proposed Daycare at #9 Signature Close SW (Absolutely no privacy to neighbor, Upper Terrace Level restricts size and creates hazards)

From: Ann Marie Zois [azois@sapient.com]
Sent: Monday, August 25, 2014 5:24 PM
To: Albrecht, Linda
Subject: RE: 9 Signature Close SW From R-C1 to DC To Accommodate Child Care Service BYLAW# 86D2014
Attachments: 17 Signature Close SW (Letter).pdf; 17 Signature Close SW (attachment).pdf

SIGNED VERSION AND ATTACHMENT ATTACHED

Jack and Ann Marie Zois
17 Signature Close SW
Calgary, AB, T3H 2V7

August 25, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB

To Whom It May Concern

Re: Application for Land Use Amendment, 9 Signature Close SW, Bylaw #86D2014

We live at 17 Signature Close SW, with our nearly 5 year old daughter. We have one house between us and the property for which this application has been made. **WE ARE EXTREMELY OPPOSED TO THIS APPLICATION AND STATED OUR REASONS IN AN EMAIL TO BRAD.BEVILL@CALGARY.CA ON 18 MAY 2014 (SEE ATTACHED).**

Our concerns remain and are as follows:

1. 1. The family making the application moved to the NW in spring 2013 and the Signature Close property has been a rental "investment" since then. Contrary to the City's "Child Care Service and Development Guidelines" residential use will not be maintained on the parcel and the property will become a commercial day care business. However, it appears the Planning Commission was aware of this and chose to go ahead with the category rezoning.
2. 2. We have owned our house for 7 years, it is a lovely quiet residential neighbourhood and we want it to stay this way. As mentioned already, we have a nearly 5 year old daughter; we ensure that the noise is kept down during play dates and birthday parties, as we understand how annoying this noise can be and the volume that can be attained with 5+ children running around let alone 15!
3. 3. Jack works from home 100% of the time, he sleeps in till 9am most mornings as he works into the early hours, the noise increase from the additional cars in the neighbourhood and the parents slamming doors and kids screaming will greatly impact his rest and work.
4. 4. Our garden is at least double the size of the property in question and that is only adequate for about 10 children. The property has a small yard that is terraced in part which is a hazard with small children. There is no playground facilities in the area, the staff would have to take the children out on busy roads to get to the nearest one.
5. 5. Parking is extremely limited now that the West LRT is in place as we have had to get permit parking set up due to the nuisance that was caused with people parking outside our properties and walking to the station as there is a lack of adequate parking for the transit in our area.
6. 6. There are only three families in the area with small children, any other families in the area either have kids that now own their own homes or are at high school. There are no families in this area that would use the daycare; the use would be from other neighbourhoods that already have daycare options available to them. There is already a daycare in the local strip mall and a few others just a 5 or 10 minute drive away.
7. 7. The neighbour immediately to the back of the property is a Doctor who works nights, the noise will greatly impact his ability to be at this best at work as it will be made during the time he needs to sleep and recuperate for his next shift.
8. 8. There is no good in and out access which will cause people to drive in drop their children off then carry out U-turns at the intersection at the corner of our house, this is already a potentially dangerous corner due to people racing round, driving up over the curb and generally not paying attention.
9. 9. There will be an increase to the difficulty and time it takes for us to back out of our driveway, we will always be worrying about excess pedestrian traffic from people who have had to park further away and then walk past our house with young children running around once they have been collected.

Sincerely,

Jack & Ann Marie Zois

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THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
August 25, 2014
Page 1

Jack and Ann Marie Zois
17 Signature Close SW
Calgary, AB, T3H 2V7

August 25, 2014

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2014 AUG 26 A 7:27
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB

To Whom It May Concern

Re: Application for Land Use Amendment, 9 Signature Close SW, Bylaw #86D2014

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2. We have owned our house for 7 years, it is a lovely quiet residential neighbourhood and we want it to stay this way. As mentioned already, we have a nearly 5 year old daughter; we ensure that the noise is kept down during play dates and birthday parties, as we understand how annoying this noise can be and the volume that can be attained with 5+ children running around let alone 15!
3. Jack works from home 100% of the time, he sleeps in till 9am most mornings as he works into the early hours, the noise increase from the additional cars in the neighbourhood and the parents slamming doors and kids screaming will greatly impact his rest and work.
4. Our garden is at least double the size of the property in question and that is only adequate for about 10 children. The property has a small yard that is terraced in

part which is a hazard with small children. There is no playground facilities in the area, the staff would have to take the children out on busy roads to get to the nearest one.

5. Parking is extremely limited now that the West LRT is in place as we have had to get permit parking set up due to the nuisance that was caused with people parking outside our properties and walking to the station as there is a lack of adequate parking for the transit in our area.
6. There are only three families in the area with small children, any other families in the area either have kids that now own their own homes or are at high school. There are no families in this area that would use the daycare; the use would be from other neighbourhoods that already have daycare options available to them. There is already a daycare in the local strip mall and a few others just a 5 or 10 minute drive away.
7. The neighbour immediately to the back of the property is a Doctor who works nights, the noise will greatly impact his ability to be at this best at work as it will be made during the time he needs to sleep and recuperate for his next shift.
8. There is no good in and out access which will cause people to drive in drop their children off then carry out U-turns at the intersection at the corner of our house, this is already a potentially dangerous corner due to people racing round, driving up over the curb and generally not paying attention.
9. There will be an increase to the difficulty and time it takes for us to back out of our driveway, we will always be worrying about excess pedestrian traffic from people who have had to park further away and then walk past our house with young children running around once they have been collected.

Sincerely,

 
Jack & Ann Marie Zoïs

File Number: LOC 2014-0058 - 9 Signature Close SW from R-C1 to DC - Written Submission - Accounts

Message

File Number: LOC 2014-0058 - 9 Signature Close SW from R-C1 to DC - Written Submission

amzols@18consultinginc.com
Sent: Sunday, May 18, 2014 at 5:19 PM
To: brad.bevill@calgary.ca

Dear Brad

We are writing with regard to File Number LOC 2014-0058 an application to redesignate 9 Signature Close SW from R-C1 to DC to accomodate child care services.

Firstly, I would like to say that the size and placing of the notice has meant that a number of people probably haven't seen it, it is behind a vehicle on the edge of a lawn, low down to the ground, I didn't notice until we took our dog for a walk around the block.

We live at 17 Signature Close SW, one house down from number 9. Number 9 has a relatively small back yard which is common for house of this vintage in our neighbourhood and the yard is further terraced which causes two problems:

1. children could fall from the upper level, which has a retaining wall;
2. it leaves a very small play area in the lower level of the back yard for the number of children they are going to be offering the day care to (15+).

We own our own business and work from home full time. My husband is a graphic novelist, who spends the majority of his day in the garden working when the weather is nice, not just warm weather, nice weather as we have a garden heater for the colder days.

I also work from home whenever I get the chance which is normally 2 days a week.

We have a 4 year old daughter and a 3 year old dog, neither of which are allowed to run around screaming and/or barking in the garden as it is a very quiet neighbourhood with many older residents.

Our neighbour directly between us and number 9 has a single adult male who works only intermittently and is frequently at home, especially during the summer months. He is extremely sensitive to noisy neighbours and has already filed a complaint with the City due to a dog in the house behind us barking when ever he work in his back yard. Since the back yard crosses between our neighbours and number 9 we expect the dog to bark at the kids on a regular ongoing basis which will be a constant source of friction between our neighbours.

Our neighbours at the back of us, the ones who own the dog that barks, have an extremely sick lady who has been undergoing severe cancer treatments for over a year now, her husband is a doctor who works shifts and needs to sleep during the day. The lady needs as much rest and relaxation as is possible. Neither will get the rest they need with a daycare so close by.

The neighbourhood was our first choice when we moved here back in 2007 because it was a quiet and pleasant area, since the West LRT has gone in we have had a ridiculously large increase in traffic in our residential streets due to the fact that there is limited parking for the train users. This caused traffic issues which people racing each other to get the vacant spots in front of our homes and increased the volume of strangers to our quiet area. Our dog was hit on the street last year by a car speeding through, it could just have easily been a small child. We do now have permit parking for a number of the streets in our area, but as not everyone who uses the train knows this we still get additional traffic. We have witnessed a number of times cars mounting the sidewalk at speed to cut corners and have a picture of one mounting our neighbours lawn.

The increase in vehicles pulling in and out to drop off and pick up their children will increase the traffic and noise volume.

The children playing in the garden during the good days, as the daycare is required to give them outdoor time unless the temperature goes below -10, will increase the noise immensely given they are thinking of setting up a 15+ child daycare. This will mean that we are no longer able to work in our gardens nor have our windows open as it is impossible to concentrate with the level of noise that many children will make.

The value of our home will decrease by at least 10-15%.

We didn't buy in this area to listen to other peoples children, have to deal with an increased volume in traffic in our once quieter street as well as lose equity in our homes.

We strongly oppose this redesignation of 9 Signature Close SW from R-C1 to DC.

Please confirm receipt of our submission, and feel free to contact either Jack or myself if you wish to discuss any of the points further.

Thank you for your time and understanding of the situation having this daycare will cause.

Yours sincerely
Ann Marie & Jack Zois
17 Signature Close SW
Calgary
Alberta
T3H 2V7
Tel: 403.454.5564

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2014 AUG 26 A 7:30
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2014-095
ATTACHMENT 2
LETTER 7

From: CAROLE FOLEY [carolefoley@shaw.ca]
Sent: Monday, August 25, 2014 4:54 PM
To: Albrecht, Linda
Subject: 9 signature close sw

Hello

We object to the zoning change from rc1 on this street.

Can you please advise us how we can proceed to block this?

We have parking issues already on this street and a car in front of this house is commonly in violation of the 2 hour restriction. We feel a day care will reduce property value as well.

We live on the street for over 20 years.
Please advise,

Carole Foley

Sent from my BlackBerry 10 smartphone on the TELUS network.

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