

Applicant Submission

Company Name (if applicable): Dobbin Consulting Inc.

LOC Number (office use only):

Applicant's Name: Jennifer Dobbin

Date: 2023-01-26

This application proposes to re-designate a property located at 28 Castlebrook Drive NE in the community of Castleridge, from R-C1, Residential – Contextual One / Two Dwelling to an Direct Control Guideline (DC) zoning to add only the Child Care Service use to allow the existing dwelling to be used as a Child Care Service facility (a licensed daycare).

The surrounding context is R-C1 single family homes, some with Secondary Suites. The applicant notes several active Secondary Suite applications and nearby Class 2 - Home Occupation applications on the DMap, indicative of the transitional nature of this established area community. Based on a policy review of the MDP and Guide for Local Area Planning, this proposed Land Use Amendment is aligned with the policies and uses intended within the Neighbourhood Connector area (characterized by higher activity streets / collector streets such as Castlebrook Drive NE).

Neighbourhood Connector commercial should 'have a local catchment' and 'support the development of local commercial uses to serve nearby residents'. Further 'non-residential development should provide a built form and scale that considers surrounding context; and, mitigate impacts, such as noise and vehicle circulation, on adjacent residential uses'. The re-purposing of the existing dwelling will maintain the residential scale, and the corner lot with onsite pick-up and drop-off parking stalls will reduce the impact of the use on the surrounding area.

The grade-controlled corner parcel faces onto Castlebrook Drive NE with a sideyard facing Castleglen Way NE. As noted in the *Child Care Service Policy and Development Guidelines, June 21, 2021*, the parcel meets the **Site Selection Criteria** items as follows:

- B.2. Site is located near parks and schools (half block from Castlebrook Park and OS Geiver School with playground, and one block from Bishop McNally High School).
- B.3. Site can accommodate 3 on-site parking stalls and seeks a relaxation of a 4th stall requirement (although a 4th stall can be granted on-street for pick-up / drop-off).
- B.4. Site is large enough to accommodate play area needs for Child Care Licensing Act.
- B.5. Site is located on the collector street Castlebrook Drive NE.
- B.6. Site is a corner parcel.
- B.8. Daycare concentrations in a community should be avoided: The applicant notes one dayhome 368m to the south, and Castle Mountain Child Development Centre 563m to the NNE on Falconridge Blvd NE. Including these businesses, the applicant notes a total of 3 day homes and 2 daycares within the Castleridge community boundaries.

Further, the parcel meets the Development Guidelines in the *Child Care Service Policy and Development Guidelines, June 21, 2021*, as follows:

- B.9. Three pick-up and drop-off stalls can be provided on the parcel.
- B.10. Ample on-street parking allows for a fourth pick-up and drop-off stall.
- B.11. Ingress and egress will be oriented to front yard.
- B.12. A 'back door' is oriented to the side yard setback but is proposed to be designated for emergency egress only. Side-yard facing window to be addressed at DP application.
- B.13. Existing dwelling is to be repurposed and matches existing scale of adjacent homes.
- B.14. Outdoor play area will be fenced and comply with low density residential area requirements.
- B.15. Outdoor play structure to be located on corner side-yard and not residential side-yard to East.

The Applicant (consultant) has noted the policies and requirements of the *Child Care Service Policy and Development Guidelines, June 21, 2021* to the landowner and has counselled the landowner on the restriction and considerations therein.