



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sharon
Last name (required)	Osterling
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Not Required
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Land Use Amendment in Springbank Hill (Ward 6) at 7107-26 Ave SW
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

November 3, 2023

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE
PO Box 2100, Postal Station 'M',
Calgary, AB. T2P 2M5

RE: Public Hearing Input Regarding Land Use Amendment in Springbank Hill (Ward 6) at 7107 - 26 Avenue SW (LOC 2023-0101) for operation of a day care service.

My name is Sharon Osterling. I have reviewed the documentation provided by the City online regarding this application and offer the following as input to the Public Hearing on the matter to be held November 14, 2023.

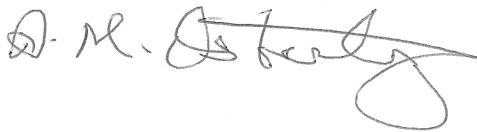
The City Planning Commission has recommended that the City give three readings to the land use amendment in question, in order to facilitate the operation of a day care service on the lot, noting in its decision the general consistency of the proposal with various legislative and policy documents. However, there is a difference between speaking in generalities about the value of various services in 'the community as a whole', and the specifics of 'which service is best placed in which location' - especially when that decision is a retrofit into an existing development whose values are at odds with the proposed service. The adult-only community of Elysian Villas wraps around the three single family homes that face 26th Ave SW, of which the property in question is one. The 36 homes in Elysian Villas are accessed by a private road/lane way whose ingress and egress are on either side of those three homes. There are NO children living in Elysian Villas, BY DESIGN. Residents here purchased their properties, at least in part, for the lifestyle that a 'child-free' environment provides. Shoe-horning a commercial day care enterprise into the heart of this community completely disregards the environment in which this - largely seniors - community exists.

The Springbank Hill Community Association, the Elysian Villas Condo Board and at least 17 others have made written submissions to the City opposing construction of a day care on this site. The developer has paid lip service - at best - to addressing the concerns of these stakeholders because, I believe, he knows he cannot. A day care that serves the proposed 25-30 children suggested *in this location* is what it is - a hot spot for traffic, safety and noise issues. When parking needs for 30+ cars are compressed into a 1 hour timeframe for pickup and drop off before and after work at a day care on 26 Avenue, plus the traffic generated by the families of 950+ students plus staff of Griffith Woods School half a block away also using the artery twice a day at about the same time, the resulting congestion and noise will be both **irrefutable and irreversible**.

The Planning Commission stated in its recommendation that there was 'no anticipated financial impact' from running a day care in this location. Clearly they did not consider the financial impact to the value of the properties that would now be adjacent to a commercial enterprise instead of the current single family dwelling. They also stated that 'there are no known risks with this proposal'. They must not have considered the safety of the children using 26 Avenue to and from school, the people who live nearby and use the private road/lane way to access Elysian Villas, or the pedestrians and drivers who use 26 Avenue just west of 69 street. They must have also assumed that those properties downhill from the day care do not face flood risks associated with the hardscaping for a day care that is directly behind and uphill from them.

While there may or may not be sufficient demand for another daycare in the Springbank Hill Community - a supposition that was NOT verified in the application - it should NOT be located on the lot in question. The physical, financial and lifestyle impacts to the people who have to live and navigate around it are too great.

In responding to a request by a developer to 'change the rules' in order to generate income from a property (which is the case here), the City should seek a 'win-win' solution between developers and the surrounding community. This application to open a day care at this location, however, is 'win-lose' - benefitting the developer making the application at the expense of those who would live, work and travel near it.

A handwritten signature in black ink, appearing to read "D. M. St. Germain". The signature is fluid and cursive, with a large loop at the end.



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First name (required) Arthur and Eileen

Last name (required) Mons

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Item #6 LOC2023-0101 Land use Redesignation (7107-26 Ave SW)

Are you in favour or opposition of the issue? (required) In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As adjacent property owners we are opposed to the land use amendment application for a redesignate of the land use for the property located on 7107-26th Ave SW., from R-1s to DC to allow for a Child Care Service. We are very concerned with increased traffic and parking issues on 26th Ave. SW and vehicles potentially using Elysian Cr. SW (private road) for drop-off and pick-up. We are also concerned with the increased noise from the outdoor playing area which is within close proximity to our property and the possible impact of our property value.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Nicholas

Last name (required) Bonato

How do you wish to attend? Remotely

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here.](#))

(required - max 75 characters) LOC2023-0101

Are you in favour or opposition of the issue? (required) In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Nicholas Bonato

November 6, 2023

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE,
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Dear Council Members,

I am writing to express my support for land use redesignation LOC2023-0101, which will enable the land located at 7107 26 Ave SW to accommodate a childcare service. The site is optimally located for childcare services, being in such close proximity to the Griffith Woods School. The school is a kindergarten to grade 9 school, hence providing a large supply of children who may need before or after-school supervision within the neighbourhood. Being just minutes away from the school, the site at 7107 26 Ave SW would be remarkably convenient for parents and guardians.

The introduction of a new childcare service in Springbank Hill would be a valuable asset and amenity for the entire community. Furthermore, a childcare center can aid in fostering a sense of community between attending children, their parents or guardians and the staff at the location. Additionally, the site is well connected to Calgary being directly adjacent to 26 Ave SW and being so close to 69 St SW it will be especially convenient for commuting parents and

guardians. Dropping kids off at a distant childcare service would only serve to increase commute times for busy parents while simultaneously increasing traffic emissions. The City of Calgary should allow relevant essential services to be nearby. This will help to move Calgary towards a more sustainable future while giving parents more time with their children and less time in traffic. Many parents and families are already struggling with the increasing cost of living and inflation. It is important to take the steps to increase the supply of childcare now to combat to combat the ever-increasing demand and costs for childcare in Calgary.

I do not believe that there is any considerable risk or downside to the community in redesignating this site. There may be a minor increase in traffic, but this would be minimal in comparison to the large volume of traffic that is drawn to the area when students are dropped off and picked up from Griffith Woods School. Likewise, parking issues would be minimal as parents and guardians would only park for a few minutes to drop off and pick up their children. Regarding property value, I suspect that the introduction of a childcare service would not have a negative effect on nearby homes. This is given that being a neighbourhood that has long been in the proximity of a school, it is already primarily family-oriented. The community has many families and children already, so a few more will be of no hindrance. I suspect that if the childcare service has any effect on property values in the area, it will in fact increase value.

Ultimately, I am in support of land use redesignation LOC2023-0101. I consider there to be many benefits that a successful implementation of this proposal will offer to Springbank Hill and Calgary as a whole. The proposed childcare service would be a convenient, sustainable, and ideally located asset for the community. On account of there being no serious downsides to the proposed land use application, I believe the benefits far outweigh any potential negative implications to the community.

Thank you for this opportunity to express my support for this land use redesignation. I look forward to sharing my thoughts further at the November 14th public hearing.

Sincerely,

Nicholas Bonato.