

Community Association Response

From: WSCR Planning <planning@wscr.ca>

Subject: Re: [External] Circulation Package for LOC2023-0171 - 9041 9 AV SW

Date: January 25, 2024 at 17:00:29 MST

To: "Slattery, Kieran" <Kieran.Slattery@calgary.ca>

Cc: Angelina Marian <president@wscr.ca>, CAWARD6 - Ralph Smith <caward6@calgary.ca>, CLWARD6 - Suzy Trotter <clward6@calgary.ca>

Hi Kieran,

It has been brought to the Community association's attention that our opposition to the Child care facility, as communicated below was not properly reported to the Planning commission in your CPC2023-1301 report dated 2023 December 21.

The Community association wants this record corrected and accurately reflected. We continue to have a position of opposed to the application.

We are very concerned with this inaccuracy given that the applicant has previously misled the city and the community in writing about conversations with the Association that did not occur and endorsements the Community association did not give.

We also note in the report submitted that the street design and classification is inaccurate. 9th ave does not meet collector design requirements west of 89th street. This needs to be corrected as it is critical to the assessment of traffic in the area.

Please confirm that this email has been received and the report corrections made.

Could you please confirm when the hearing is for this application and guide us to register the Association to speak for the application.

Regards

Joseph Healey

WSCR Planning Committee

On Aug 7, 2023, at 07:39, WSCR Planning <planning@wscr.ca> wrote:

Hi Kieran,

Thank you for the clarification and additional information.

At this time the Community Association wishes to register an official position of not in support of this application.

Considerations contributing to this position include

- Insufficient traffic impact information, including a traffic study and management plan
- Insufficient information on transformation and establishment of a dedicated commercial property in a former residential structure leading to safety concerns for the adjacent residential properties and pedestrian safety in the area

Regards

Joseph

On Aug 4, 2023, at 15:04, Slattery, Kieran <Kieran.Slattery@calgary.ca> wrote:

The site is currently under a direct control district in the previous land use bylaw, 2P80. The direct control district allows for several discretionary uses, specifically:

Single-detached dwellings; and
Home occupations – Class 2.

Under The 2P80 land use, a child car facility is defined as:

child care facility means the use of a building or portion thereof for the provision of care, instruction, maintenance or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition;

Since they do not have the use of child care facility listed in the direct control district, it would need to be added if they wanted to have seven children or more at this location.

One additional issue that will come up is determining what should the base district be for this application. The current direct control district references the previous 2P80 land use bylaw. New direct control districts should reference the current 1P2007 land use bylaw, where the term "child care facility" has been replaced with "Child Care Service".

Cheers,

Kieran Slattery RPP, MCIP, PMP
Senior Planner, South Team
Community Planning, Planning & Development
www.calgary.ca | C 403.540.2783
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P.O. Box 2100, Station M, T2P 2M5 Mail Code #8075
ISC:Confidential

From: WSCR Planning <planning@wscr.ca>
Sent: Wednesday, July 26, 2023 10:31 AM
To: Slattery, Kieran <Kieran.Slattery@calgary.ca>
Subject: Re: [External] Circulation Package for LOC2023-0171 - 9041 9 AV SW

Could Please provide more information on the amendment. It is my understanding a normal day home/child care would not require a land use amendment. What is triggering the amendment here?

On Jul 25, 2023, at 22:08, Slattery, Kieran <Kieran.Slattery@calgary.ca> wrote:

Hello,

The current land use is a direct control district, 12z96. It's a remnant land use from 1996 where the intent of the land use is for rural residential development. The submission requested an additional use of child care service added to the current direct control district, which is why it is a DC to DC land use amendment.

Cheers,

Kieran Slattery RPP, MCIP, PMP

Senior Planner, South Team

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P.O. Box 2100, Station M, T2P 2M5 Mail Code #8075

ISC:Confidential

From: WSCR Planning <planning@wscr.ca>

Sent: Tuesday, July 25, 2023 7:07 PM

To: CPAG Circ <CPAGCirc@calgary.ca>

Cc: Slattery, Kieran <Kieran.Slattery@calgary.ca>; [REDACTED]

Subject: [External] Re: Circulation Package for LOC2023-0171 - 9041 9 AV SW

Kieran,

Could you please clarify that this Application is correct. The land is currently zoned DC not residential? If it is residential to DC, We will review and comment. The circulation package says DC to DC

On Jul 19, 2023, at 22:29, WSCR Planning <planning@wscr.ca> wrote:

The WSCR CA does not review or comment on applications of this nature. We have no position or opinion on the application.

Regards

Joseph Healey

WSCR Planning Director