

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] CIRC. REF - 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Sat 1/20/2024 2:54:2 PM
Date: Saturday, January 20, 2024 2:54:08 PM

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THIS IS A CIRC REF.

Application: LOC2023-0171

Submitted by: WSCR Community Association

Contact Information

Address:

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Privacy considerations, Traffic impacts, Offsite impacts

General comments or concerns:

The WSCR community association opposes this application. The ongoing traffic and parking issues on 9th ave and wentworth ave do not support the requested land use which would directly exacerbate the existing issues and negatively impact the neighbourhood.

Attachments:



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Debbie

Last name [required] Yeomans

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

West Springs LOC2023-0171. Bylaw 53D2024

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)

Regarding the proposed amendment LOC2023-0171 from DC rural designation 12Z96 to DC – with altered direct control conditions to allow the existing home to be used as a daycare facility.

The neighboring properties also received a letter from the new landowner of this residential home in our residential neighborhood asserting that there is no available space for such a daycare. I note that there are 18 daycares servicing the neighborhood (within a 2 kilometer radius). In the immediate 3 block radius are: Child's Play Canada, First Steps Academy, Fueling Brains Academy – all properly located in commercial space designated for this purpose, two blocks away. And there is more commercial space being developed in that location and availability in the current commercial space. Accordingly, I would request that you reject this Land Use amendment application outright.

In the alternative, should you consider allowing this amendment, I would propose certain restrictions on the amendment and direct control designation as follows. Any amendment to the DC use prohibit this, and future landowners from:

- (1) commercial construction on this property and that it be used only for single residential home use;
- (2) that the landowner be prohibited from constructing any street (pedestrian or vehicle) access on Wentworth Avenue (the property currently only has street access on 9th avenue).

With regard to restriction on Wentworth Avenue, we note that, immediately down Wentworth Avenue are West Springs Elementary and Westridge Middle public schools. These schools generate incredibly high volume traffic on Wentworth Avenue at the same times a daycare would have peak traffic flow.

Given all these facts, I strongly oppose the proposed rezoning. The safety of the children is of the utmost concern and this restricted area cannot handle addition traffic



Public Submission

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First name [required] julie

Last name [required] raczynski

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - West Springs - LOC2023-0171. BYLAW 53D2024

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)

We are strongly opposed to a child care centre on our dead end street. We have 2 schools with crossings just beyond that and the traffic coming to and from them is very heavy and slow in the morning affecting our commute to work and our teenagers drives to high school - also busy and dangerous intersection for the kids trying to cross to schools and buses etc. Because we are a dead end / cul de sac many cars do a turn around in the middle of the road and speed out when they realize there is no exit. There is an abundance of commercial/businesses just at the other end of our street at the shops at 85th street where they make sense - that would be ideal for daycare facility (and there are some existing) - including a current new shopping plaza that is under development. Redesignating this estate lot on a formerly quiet street is going to further impact traffic, safety and neighbouring property values.



Public Submission

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I have read and understand the above statement.

First name [required] Joseph

Last name [required] Healey

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

LOC2023-0171

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)

We are all aware of the ongoing traffic issues around west springs school. The application and proposed business by the owners of 9041 9th Ave SW introduces a high potential of a significant increase of traffic particularly at the peak hours of school drop off and pick up on 9th ave and through the intersection with 89th street. 9th ave transitions at the intersection with 89th street from a wider collector grade road to a 1995 circa standard single side walk narrow residential street. This segment of 9th ave is also a dead end. We are concerned about the increased traffic for commercial purposes on this type of residential street in an area that is already dealing with excessive traffic load when kids are crossing intersections and walking to school.

The community association and residents are generally supportive or indifferent to child care day homes, which are operated by a home owner and up to one other adult for up to 6 children under the age of 13. In this case the application is for a Child care center which is designated as in excess of 7 children and must have multiple staff. There a few of these businesses along 85th that you may be aware of. The applicant has indicated they are targeting 25 to 30 child spaces for this facility. A number of residents in the community consider this not compatible with the road infrastructure and traffic demands in the area. There are suitable commercial building site alternatives within 500 m along 85th street and more being built.

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] CIRC. REF - 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Thu 1/25/2024 8:49:18 PM
Date: Thursday, January 25, 2024 8:49:24 PM

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THIS IS A CIRC REF.

Application: LOC2023-0171

Submitted by: WSCR Community Association

Contact Information

Address:

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

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. The area cannot support the associated traffic load for the facility intended by this 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.

Attachments:



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tyler

Last name [required] Dash

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Amendment in West Springs (Ward 6) at 9041 – 9 Avenue SW, LOC2023-

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)

Dear Kieran,

I trust this message finds you well. As the President of the Wentworth Residents Association, I am writing to express our collective concern regarding the recent application for redesignation within our community.

The Wentworth Residents Association, representing 732 encumbered homes, has unanimously voted to oppose this redesignation. Our primary concern revolves around the anticipated increase in traffic, a pressing issue faced by our community on a daily basis. Specifically, the intersection of 89th and 9th Avenue has been a consistent point of worry for residents and parents due to congestion and safety concerns, especially given its proximity to both a middle and elementary school, merely 100 meters away. The proposed redesignation of a home on this street is incompatible with the existing road infrastructure and traffic demands in the area. We are deeply troubled that a resident would knowingly contribute to compounding the current issues, thereby negatively impacting their neighbors.

It is crucial to note that the street in question is a dead end with no through traffic and no turnaround. Moreover, the property lacks adequate parking space, being a home in the middle of a block. This raises concerns about potential U-turns in the street and the unauthorized use of driveways by drivers dropping off children, food delivery services, and workers at the home. Given the avoidable and unnecessary nature of these issues, especially during school hours when children and parents are walking to and from school, there is an increased risk of accidents if this application is approved.

In summary, as the representatives of the entire Wentworth community, we staunchly object to this application. We urge a thorough reconsideration, emphasizing the exploration of actual commercial options for the planned daycare facility.

Thank you for your attention to this matter. We trust you will carefully consider our community's concerns in the decision-making process.

Tyler Dash

President- Wentworth Residents Association

587-917-8883



KIERAN SLATTERY File Manager IMC# 8073
City of Calgary Planning & Development
800 Macleod Trail SE PO Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5
Application for Land Use Amendment: LOC2023-0171
Location: 9041 9 Ave SW

Dear Kieran,

I trust this message finds you well. As the President of the Wentworth Residents Association, I am writing to express our collective concern regarding the recent application for redesignation within our community.

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The proposed redesignation of a home on this street is incompatible with the existing road infrastructure and traffic demands in the area. We are deeply troubled that a resident would knowingly contribute to compounding the current issues, thereby negatively impacting their neighbors.

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In summary, as the representatives of the entire Wentworth community, we staunchly object to this application. We urge a thorough reconsideration, emphasizing the exploration of actual commercial options for the planned daycare facility.

Thank you for your attention to this matter. We trust you will carefully consider our community's concerns in the decision-making process.

Tyler Dash

Tyler Dash
President- Wentworth Residents Association
587-917-8883





Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Brandi

Last name [required] Povitz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use application LOC2023-0171

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 detailed in my attached letter, this land use redesignation application does not meet multiple site selection criteria for child care services outlined in the City of Calgary Child Care Service Policy and Development Guidelines. The Planning and Development Services Report dated December 21, 2023, does not accurately reflect the site context, most importantly that there is no exit for vehicles on 9 Avenue SW west of 89 Street SW.

Wexford Gardens SW is a dead-end street. There are no sidewalks along Wexford Gardens SW or the north side of 9 Avenue SW west of 89 Street SW. As such, increased traffic to 9041 - 9 Avenue SW will negatively impact nearby residents' ability to access their homes and is a safety concern.

Wexford Gardens is a popular pedestrian route: children walk home from school and the bus and ride their bikes on the street and many people walk their dogs on the street because there are no sidewalks. People coming to 9041 - 9 Avenue will do one of three things to turn around and park on the south side of 9 Avenue SW or to leave area if they park on the north side of 9 Avenue SW: (1) drive all the way to the end of Wexford Gardens SW, (2) make unsafe U-turns along 9 Avenue or at the corner of 9 Avenue and Wexford Gardens SW, or (3) use residents' driveways. In addition, parking along 9 Avenue SW is already limited in the morning and afternoon due to the nearby schools.

Please see my attached letter for more details of my concerns and additional issues related to the proposed land use redesignation.

January 27, 2024

Mr. Kieran Slattery, File Manager
City of Calgary Planning Commission
800 Macleod Trail SE
Calgary, AB T2G 2M3

Dear Mr. Slattery and City Council:

I am writing concerning **land use application LOC2023-0171** which proposes to redesignate 9041 – 9 Avenue SW to allow for the additional use of Child Care Service. **I strongly oppose this land use application** for multiple reasons.

As a working mother of two young children, I appreciate the need for more child care options in the city. However, this particular location, 9041 – 9 Avenue SW, is not suitable for use as a Child Care Service and **does not meet multiple site selection criteria** for child care services outlined in the City of Calgary Child Care Service Policy and Development Guidelines. Increased vehicle traffic to 9041 – 9 Avenue will **negatively impact the ability of nearby residents to access their homes** and enjoy their properties. Moreover, increased traffic to and from 9041 – 9 Avenue SW is a **safety concern**.

The Planning and Development Services Report dated December 21, 2023, and the accompanying location maps and Schedules A and B do not accurately reflect the site context. The only vehicle access to 9041 – 9 Avenue SW is from 9 Avenue SW. There are already traffic issues and pedestrian safety issues along 9 Avenue SW due to the nearby schools. These issues impact not only 9 Avenue SW but also Wexford Gardens SW. There are several times a day that I cannot leave my property on Wexford Gardens SW by vehicle due to traffic congestion and pedestrian traffic related to the schools. Residents of Wexford Gardens SW and 9 Avenue SW west of 89 Street SW have only one way to access and leave their properties. Wexford Gardens SW is essentially an extension of 9 Avenue SW and is a dead-end street. The proposed location is most definitely not on a collector street—**there is no exit**.

There are **no sidewalks** along Wexford Gardens SW. There are also no sidewalks on the north side of 9 Avenue SW west of 89 Street SW. Many children walk home from school and the bus and ride their bikes on Wexford Gardens SW. Many community members walk their dogs on the street here as well. Increased traffic to 9041 – 9 Avenue SW will result in **increased traffic and unsafe driving** along Wexford Gardens SW and 9 Avenue SW because people coming to 9041 – 9 Avenue SW will:

1. drive to the end of Wexford Gardens SW to turn around and park on the south side of 9 Avenue SW;
2. pull a U-turn in the middle of 9 Avenue SW—or even worse—the corner of 9 Avenue SW and Wexford Gardens SW; or
3. turn around in residents' driveways.

Vehicles that park on the north side of 9 Avenue SW will do the same to turn around and exit the area.

This is a safety concern given the amount of pedestrian traffic (especially children) on Wexford Gardens SW and in the vicinity of the schools. It is also a safety concern for residents travelling to

and from their homes on Wexford Gardens SW and 9 Avenue SW as they are likely to encounter vehicles making unsafe U-turns. Moreover, **it goes directly against Section B.5 of the Child Care Service Policy and Development Guidelines** which states that “locations [for child care services] near collector and major streets may also be considered provided access to the facility does not draw traffic through the community.”

In addition to the traffic and safety issues, there is insufficient parking to support a Child Care Service at 9041 – 9 Avenue SW. Street parking along 9 Avenue SW and the surrounding area is already limited in the mornings and afternoons due to the schools.

The site misses other key site selection criteria for child care services outlined in the Child Care Service Policy and Development Guidelines as well. It is not on a corner parcel. It does not share a side property line with a lane. It is not on the same block as other community services.

Finally, I do not feel the applicants conducted sufficient public outreach. At a minimum, I would have expected the applicants to reach out to residents of Wexford Gardens SW and 9 Avenue SW west of 89 Street SW. Yet, I was not contacted about this land use application by the applicants despite living very close to the location, being directly impacted by the proposed land use redesignation, and being the mother of two young children who are quite visible in the neighborhood. I was unaware of the application until I saw the sign posted by the City of Calgary. I am not aware that any of my neighbours (which include other families with young children) were contacted by the applicants to discuss their plans.

In conclusion, there are many reasons why this application for a land use redesignation **should not be approved**. Given the number of commercial and mixed-use developments going in along 85 Street SW and 17 Avenue SW, there are certainly more appropriate locations for a Child Care Service in the West Springs area.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Povitz".

Brandi Povitz



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Don

Last name [required] Clague

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2023-0171

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)

Emailing a pdf letter and pdf presentation to publicsubmission@calgary.ca. Sorry, I had trouble adding attachments.

KIERAN SLATTERY File Manager IMC# 8073
Date: January 28, 2024
City of Calgary Planning & Development
800 Macleod Trail SE PO Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Application for Land Use Amendment: LOC2023-0171
Location: 9041 9 Ave SW

Dear Mr. Slattery,

We received a notice of Public Hearing from the City of Calgary on January 19, 2024. It is regarding a land redesignation application for the property at 9041 9 Ave SW. We live in the neighbourhood, and have many concerns with this application:

- **The Applicant Submission Letter received July 17, 2023, is confusing and contains misinformation.**
 - From our research, the day home ratio in Alberta allows a maximum of 6 children (no more than 3 children under 3 years of age and no more than 2 children under 2 years of age). Through conversations with the File Manager, it is our understanding that this application is for a commercial child care facility handling 25 to 30 children daily. Why did the applicant letter and city package not specify how many children would be attending the site? The applicant claims to have done outreach but didn't talk to all the affected neighbours. We have never been approached, and we live across the street! **Neighbours that were approached were told the applicant wanted 6-10 children in the proposed facility and had already applied for 25-30. This is not outreach, but misinformation.**
 - In the Application Submission, the applicant has partnered with Inner Garden Bilingual Day Home Agency. From their website, it refers to the Early Learning and Child Care Act and Regulation of the Alberta Government. "Under the Early Learning and Child Care Act and Regulation, licensed family day home agencies recruit and train family day home educators who then offer child care from their homes. These programs can offer child care for up to 6 children (not including their own) in their homes." The applicant's partner organization is allowed to "care for a maximum of one hundred twenty (120) children at a time in a maximum of twenty (20) programs." **Why is the application for a 25-30-unit child care not consistent with the partner organization?**
 - In the Applicant Submission, Point 1 claims "We had already reached out to the community association, and they expressed that we can absolutely set up a childcare center in order to help the community out." When we approached the West Springs Cougar Ridge Community Association (WSCRCA) Planning

KIERAN SLATTERY File Manager IMC# 8073

Date: January 28, 2024

Date

Page 2

Director to find out why they supported this application on July 25th, 2023, they indicated that they did not support or approve development applications at this stage. **They also indicated that they had not been approached by the applicant, and we supplied a copy of our Applicant Submission.** After consulting with the File Manager, The Planning Director then registered “**an official position of not in support of this application**” by email with the File Manager on August 7th. To paraphrase the email, “**Considerations for this position included insufficient traffic impact information, including a traffic study and management plan, as well as 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.**” This seems very clear- the applicant never had the relevant Community Association approval and, in fact, **never actually contacted WSCRCA!** In the Applicant Outreach Summary June 29, 2023, the applicant claims they called and emailed the community association at the end of 2022 AND it was the Aspen Woods Association that “wished us all the best in setting up our childcare center.” **Why would Aspen Woods Association say this, as it isn’t anywhere near their neighborhood? Has the File Manager reviewed the email they claim to have sent, or is this another example of misinformation?** Aspen Woods Association doesn’t exist. Aspen Woods is part of the Strathcona, Christie, Aspen Community Association (SCA CA).

- **LOC2023-0171 went to the Calgary Development Commission on December 21, 2023, as a consent agenda item. The public was not invited to speak. In the documents prepared by the File Manager, the WSCRCA Planning Director’s August 7th non-support was not attached, but the July 19 “does not support or approve” email was attached. Why?**
- In the Applicant Submission, Point 2 is “We can’t find any spaces that are a right fit to run a childcare center in this community.” There are two commercial day cares close by in the West Springs commercial area bordering 85th St SW (5 blocks away). We don’t understand why they can’t find a space for a bilingual day care with adequate parking and access in the existing area. **The applicant’s Point 2 does not reflect reality. There are For Lease signs in the existing commercial development on 85th currently looking for tenants.** Furthermore, the empty field on the SE corner of 9 Ave and 85 St SW is advertising for possible tenants in a new commercial area. **Has the applicant examined child care opportunities in that development, outside a low-density residential area and with adequate parking and access?**

KIERAN SLATTERY File Manager IMC# 8073

Date: January 28, 2024

Date

Page 3

- **9 Ave west of 89 St is a dead-end residential street.** The nearest adequate and safe turnaround is at the end of Wexford Gardens SW, at least 4 blocks away from the location.
 - o We currently have safety issues with parents parking on 9 Ave west of 89 Street and escorting their children to the West Springs Elementary School on Wentworth Avenue early in the morning, at lunch, and after school. Due to the nature of the dead-end street, the parents turn around in private driveways or in the middle of the road every school day. **This issue will only increase if a child care facility exists at 9041 9 Ave SW, and safety concerns will also increase.**
 - **We were able to contact Principal Darren Toews of the elementary school on January 29th, and he indicated that there are major traffic issues currently associated with pick-up and drop-off of students, and the nearby roads can't handle more traffic. He shares our concerns around safety for the residents, parents, and students.**
 - o On site parking appears to be limited at the residence. There isn't adequate parking for the current residents, staff or to accommodate drop-offs/pick-ups for 25-30 children. **This also isn't a commercial district. Wouldn't a commercial child care require onsite parking, and where would that sit on the site? Would a parking lot be consistent with a residential neighbourhood?**
 - o **If up to 40 people (6 current residents, staff, and children) utilize the home, how will deliveries of food and commercial garbage pickup be handled? Our understanding is that the residence will provide catered meals (from the Applicant Submission "feed them the healthiest food"). 9 Ave is not designed for this.**
 - o There will be increased traffic associated with this development. When vehicles are currently parked on both sides of 9 Ave, traffic is restricted to one lane as two cars cannot safely pass. On collection days for black, blue and green bins, the street is further restricted and dangerous during peak drop-off and pick-up times at the school. With the avenue being a dead-end residential street, all cars that enter will also exit. With 30 vehicles dropping off and picking up children at the child care facility, that is 120 extra vehicles daily on our small residential street.

- **A commercial child care facility does not fit with the residential context of our low-density neighbourhood.**

- In examining other SW applications for child care services in residential neighbourhoods, it appears that the City looks at multiple criteria including:

KIERAN SLATTERY File Manager IMC# 8073

Date: January 28, 2024

Date

Page 4

- **Locations on collector roads.** Although 9 Ave west of 89 Street is a “collector street” in the West Springs Area Structure Plan of 2012, we would argue **it is incorrectly designated now**. The City currently recognizes the entirety of 9 Ave SW as a collector road, however the physical design changes from collector to residential street west of the intersection of 9 Ave and 89th Street. West of the intersection, it is a pre-2012 (circa 1995) single sidewalk with no rear lane design. It is possible that the designation of this portion as a collector road is a carryover error from an original development plan that had the road continuing through and connecting rather than having no exit. It changed in later designs but was not updated. It is a dead-end street.
 - Using definitions from City documents for Collector Roads, it is not a “higher volume road in a residential area with higher traffic and providing access to schools, parks, community centres but may have residences along their length (Technical Analysis for Neighborhood Speed Limit Review, 2020, City of Calgary)”. **West of 89 Street, the route containing 9 Ave and Wexford Gardens is a dead-end street.** “These are generally larger roads and often have bus routes, snow routes, and in many cases have a painted centreline or median (same source as above).” **9 Ave west of 89 St has none of these features.** Collector roads typically have sidewalks on both sides of the street- our avenue doesn’t have sidewalks on the north side.
- Proximity to activity areas (e.g. school site, park). The applicant’s site is consistent with this criterion.
- Adequate on-site outdoor space dedicated for a play area. **There may be issues with this for 9041 9 Ave SW.** It is our understanding (but we aren’t sure) that the residence at this site was previously a rural acreage and is not hooked up to City water or sewage services. Some of our neighbours chose to move off well water and septic fields to city services years ago, **but the residence at 9041 9 Ave SW did not at that time and remained on well water and utilizes a septic field. If correct, this could be a major health and safety issue. How would a small residential septic system handle 40 occupants 5 days a week- imagine the laundry, dishwashing and flushing associated with this commercial facility? The septic field is likely in the back yard in an area without trees- is this where the applicant plans to set-up an outdoor play area?**
- Sufficient onsite parking. **There isn’t adequate onsite parking for a commercial day care with 25-30 children being dropped off, staff and residents.** Across the street, there aren’t sidewalks or provisions for safely crossing to access the site. **In our experience, people will block driveways, jaywalk and illegally turn around in private driveways. If an onsite parking lot is considered, as the current driveway is inadequate for the 6 current residents, staff and drop-off/pick-up traffic, a parking lot will be required. It**

KIERAN SLATTERY File Manager IMC# 8073

Date: January 28, 2024

Date

Page 5

should be noted that a parking lot likely wouldn't be built over a septic field. Should the neighbors need to see a parking lot when they drive down our residential street?

- Corner site. This is not a corner location. **The City of Edmonton, while encouraging residential day cares, has REMOVED the ability to open a Child Care Service midblock in a residential area. Why would the City of Calgary allow an application for a midblock day care?**
- In terms of meeting the City criteria for a Child Care Facility, this location clearly meets 2 of the 6 criteria. It doesn't meet 3 of the 6 criteria at this point. The remaining criterion we would suggest needs to be examined considering the potential septic field issue. In the File Manager's report to the Calgary Planning Commission on December 21, 2023, it says "Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate." **We don't believe meeting 2 or 3 of the 6 criteria in the Child Care Service Policy and Development Guidelines would make this proposal appropriate.**

In summary, we object to the redesignation of 9041 9 Ave SW into a commercial site. This proposal is inconsistent with the low-density nature of the surrounding neighbourhood. We would hope that site visits to understand the constricted nature of 9 Ave west of 89 Street, that the avenue is a dead-end without an adequate legal turnaround within 4 blocks, and the high volume of traffic at certain times associated with parents escorting children to the nearby school would have been completed by the File Manager or experts within the City before recommending approval to Council.

We would encourage voting against this proposal.

Sincerely,



Kathy and Don Clague





Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] LaVaun

Last name [required] Balls

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Amendment of land use designation for 9041- 9 Ave. SW for (25-30) daycare

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)

We are extremely concerned about the possibility of this business being allowed to open two doors down from our home. The street is not suitable for that kind of traffic. It is narrow already and this is not a corner lot, which we understand is a requirement. The street is a dead end with no turnaround near the home it is intended for. People will be forced to turn around in our driveways and park in front of our homes. Our street has already seen an increase in traffic and parked cars with the elementary school only a block over. There is no parking for this business and no room to put any parking for staff or clients.

I understand the need for daycares, but there are locations available in the nearby commercial blocks which would have parking and easier in-out routes.

Please do not allow this business to go forward on this already crowded street. This is a residential street and commercial development would negatively impact the quiet residential character of the immediate neighbourhood.

Garth and LaVaun Balls



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Debasish

Last name [required] Das

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

West Springs, LOC2023-0171 , BYLAW 53D2024

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)

The property is located west of 89th street on 9Ave, SW which is not a collector road. It's in the middle of a dead end street and there is no way to handle additional traffic. There is school nearby and we have had many close calls for pedestrian accidents on this road.
Cars are often driving into residential property to make turns or simply making U Turns on the street.

There was significant false representation by the person applying for this :

- 1) the community does not support this project
- 2) there was/is lots of development around this area and space for day care was available at the time of this application
- 3) application does not specify which "bilingual" language they are applying for. There are day homes and daycares around this area that support other languages.
- 4) application package we received in mail spoke of "day homes". We had enquire with the city to find out its not for a "day home"

Is the sewage and water system on this lot fit for a commercial daycare ? I believe this lot has a well and septic tank/drainage.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Viktoria

Last name [required] Mustapic

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

LOC2023-0171

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)

I am in **STRONG** opposition to this redesignation for Child Care Service. It does not fit into this site for many reasons and will turn an already unsafe situation worse.

Mr. Kieran Slattery, File Manager
City of Calgary Planning Commission
800 Macleod Trail SE
Calgary, AB T2G 2M3

Viktoria Mustapic
9050 9 Avenue SW
Calgary AB T3H 4C9
January 27, 2024

Dear Mr. Slattery and City Council:

I am writing in opposition to **land use application LOC2023-0171** which proposes to redesignate 9041 – 9 Avenue SW to allow for the additional use of Child Care Service. As a neighboring resident on 9th Avenue SW, I would like to outline reasons for my **strong opposition**.

First, there are a number of safety concerns. There is only one access and one exit, from 9th Avenue, to and from 9041-9 Avenue SW. 9th Avenue already sees much traffic and pedestrian use not only from nearby residents, but from families attending two nearby schools, West Springs and West Ridge. The pedestrian traffic, vehicular traffic and parking have increased congestion along 9th Avenue as well as Wexford Gardens SW. There are many times a day where I find it difficult to leave or come back to my own property. I have seen children and adults jaywalking and narrowly avoid being run down. Children on bicycles have nearly missed being knocked off by car doors opening. Cars have screeched to halts to avoid other cars. These safety concerns stem from my next concern.

Second, 9th Avenue SW, west of 89 Street, narrows to a road from east of 89 Street where it is a collector street. It is, therefore, much narrower. If there are vehicles parked on both sides of the street, there is only room for one vehicle to pass between them. In the winter, when snow is piled up, there are times one vehicle can barely make its way through the parked cars. There is also only one sidewalk on the south side of 9th Avenue SW and west side of Wexford Gardens SW, which is basically an extension of 9th Avenue. Wexford Gardens SW is a dead end road. There is no exit but to turn back onto 9th Avenue SW to leave the road. Drivers regularly turn around at the dead end, or use residents' driveways to turn around. Even worse, many pull u- turns in the middle of 9th Avenue or the corner of 9th Avenue and Wexford Gardens. None of this is conducive to safety and reflects my next concern.

Third, as alluded to above, there is insufficient room for parking at 9041- 9th Avenue or on the street in front of it. The street is already congested with sparse parking due to nearby schools and normal resident usage. This is one of the criteria for site selection for child care services, which brings me to a another concern.

Finally, 9041 - 9th Avenue SW misses the mark on site selection criteria as outlined in the City of Calgary Child Care Service Policy and Development Guidelines.

1. **Section B.5** states that "locations [for child care services] should be on collector streets." 9th Avenue is NOT a collector street, but a road. It also states that "locations near collector and

major streets may also be considered provided access to the facility does not draw traffic through the community.” As stated, traffic is drawn through the community, dangerously so, as 9th Avenue is a dead end road resulting in unsafe u-turns, turn around, and entrance/ exits.

2. **Section B.3** states that “site can provide sufficient staff parking and pick-up and drop-off parking. As stated, site itself has insufficient parking. Parking is already at maximum, unsafe capacity along 9th Avenue SW.
3. **Section B.6** states that locations “should be on corner parcels....” This location is NOT a corner parcel.
4. **Section B.7** states that non-corner parcels may be appropriate where the parcel “[shares] a side property line with a lane....” This is not the case with this site.

In conclusion, I implore you to consider my concerns as well as any others who speak in opposition to this redesignation. **It should not be approved.** Given the number of commercial and mixed-use developments going in along 85 Street SW and 17 Avenue SW, there are certainly more appropriate locations for a Child Care Service in the West Springs area.

I also speak on behalf of Viktor and Vesna Dermanovic, my parents, who live at 9030 9 Avenue SW. As they are elderly and presently dealing with health issues, they are unable to submit their own oppositions. They can be contacted at 403.246.4697 to verify my claim.

Sincerely,

Viktoria Mustapic



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required]	Priya
Last name [required]	Govender

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]	Council
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Date of meeting [required]	Feb 6, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

West Springs, LOC2023-0171, Bylaw 53D2024

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)

The location of this property (middle of a dead end street) is not fit for a commercial daycare. This property is west of of 89th street on 9th avenue which is narrower than the 9th Avenue on the east side.
We already have significant issues with traffic from the school where cars are making U turns in the middle of the street, cars are entering private property to turn. There are lots of kids on this street and it is already a safety hazard during school pick up and drop off times with parents rushing to get in and out.
Applicant has given us false information about permission from the community association. Application package implies Day Home which is clearly not the intended purpose. There is definitely other space to set up a childcare facility in this community. We had enquired from developers advertising on 85th street and space was available at the time of the application.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jiban

Last name [required] Das

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

West Springs, LOC2023-0171, Bylaw 53D2024

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)

This property located on 9th Avenue is west of 89 Street. This part of the road is not the same as on the east side. 9th Avenue narrows going west and it's a dead end street. Property is located in the middle of the street.

There is no way for this place to handle additional traffic.

False representation:
community did not give permission
there is other space available in the community for building day cares



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

First name [required] Jamie

Last name [required] Ikebuchi

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation-West Springs LOC 2023-0171/ 9041-9th Ave SW Plan 97121

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)

This opposition really comes down to residential safety.

January 30, 2024

City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Station M
Calgary, AB T2P 2M5

**Re: West Springs- Land Use Resignation LOC 2023-0171. Bylaw 53D2024
9041-9th Ave SW (Plan 9712131, Lot 2)
Child Care Facility- Accommodate 20-30 children + staff**

Dear City Council Members,

Please decline the application that you have received to amend the zoning at the above address. Our family has owned our lot for 15 years, building our dream home in 2011 on a quiet, dead-end street. Thus, we have paid property taxes for a residential area for a long time, and we want it to remain that way. 9th Ave turns into Wexford Gardens, just 150 meters west of the above address. Here is a list of valid reasons to decline this application.

- **No parking infrastructure** to accommodate the 20-30 children being stopped off and picked up. Not to mention the staff parking, business deliveries
- **Safety for students.** West Ridge School and West Springs Bell Times times are 8:30 and 9:05 am, which coincides with many working parents' drop-off times. The 4-way stop at 9th Ave and 89th Street, which is just 200 meters west of the above location, is a safety concern as it backs up traffic and parents struggle to find parking to get their kids to school. Often parking in the 5-meter area of the crosswalk and making it hazardous for kids to walk across the street. This has already been documented with the CBE and the City of Calgary.
- **Safety for residential walkers and students.** 9th Ave turns into Wexford Gardens, just 150 meters west of the above address. Wexford Gardens is a narrow residential street with **no sidewalk** pedestrians. Many residents parallel park on the east side of the street so there is not much room for increased traffic to legally turn around at the end of the cul-de-sac. Our street is really busy, especially in the winter, as the bike path behind our home becomes dangerous with packed snow and ice. It becomes dangerous for residents, especially at the turn from 9th Ave to Wexford Gardens,

because it is a blind turn, and pedestrians have to be on the street as there is no sidewalk on Wexford Gardens.

- **Safety-** 9th Ave west of 89th Street is **not maintained by the City of Calgary plows/ salt and sand**. It is very slippery. Many parents drop off at the two residential schools, come down towards Wexford Gardens, and do an illegal U-turn to save time. Our mailbox has been plowed over multiple times with parents rushing to get to work after school drop-off. It is very dangerous for kids to walk to school and clients of this company to use Wexford Gardens to turn around on a good day legally, never mind the narrow skating rink that this street becomes. It is only maintained when I make calls to 311. These calls and concerns have been logged with The City of Calgary
- **Traffic Increases-** it is difficult to get in and out of Wexford Gardens and Wentworth at both the 4-way stop (9th Ave and 89th Street) and at 9th Ave and 85th Street at "rush hour" and school drop off. There is no infrastructure to accommodate 20-30 more vehicles that are rushing in and out.
- **Residential Businesses-** Most are day homes (**max 6 kids** as mandated by the Alberta government), massage/beauty studios, and bookkeepers where one client is coming and going at a time. This 20-30 child care facility is NOT this.
- **City Planning & Taxes-** the residents of this area choose to buy, build and raise their families in a quiet residential area. We did not choose a commercial area. We have paid taxes, happily, for this area for a long time. We do not want this change.

In addition to the rationale above, West Springs has lots of new developments currently being built along 85th Street, both adjacent to 9th Ave and just north, that are already zoned for this type of business. There is lots of space that is coming onto the market that would be better suited to accommodate a business like this and, most importantly, has the infrastructure to support this business safely in the West Springs community.

Sincerely yours,

Jamie Ikebuchi (Mother of 4)

33 Wexford Gardens SW

Calgary, AB T3H0H2

ikebuchifamily@icloud.com

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Mon 1/29/2024 3:01:35 PM
Date: Wednesday, January 31, 2024 12:07:09 PM

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Application: LOC2023-0171

Submitted by: Warren Raczynski

Contact Information

Address: 41 Wexford Gardens SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic impacts, Other

What are the strengths and challenges of the proposed:

Operating a large scale home based business in a residential home at this location will have negative impacts to the neighbors for traffic, parking and safety. This road is a dead end/culdesac. It is very close to a key 4 way intersection / elementary school crosswalk. Daycare operations will add to the already overloaded traffic in this year at a very similar time schedule as the neighbouring 2 schools, creating further shortages of parking and safety issues when dropping off children.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Increased traffic during the peak school drop off times. I live on an adjacent dead end/ culdesac and there is only one road to exit.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

Moving the daycare location to an area designated for business/retail. There is new commercial space under development 2 blocks east, at the SE corner at the intersection of 85th street and 9th ave. This would have better access and more parking and direct traffic flow away from the existing schools rather than towards it.

How will the proposed impact the immediate surroundings?

Increased traffic, which is already very congested/short on space during school drop off and pick up. Parents already use 9th ave for this. This will cause increased safety issues for kids using the crosswalk at 89th street and 9th ave. There will be increased u turns as 9th ave turns into a dead end road. This will compound the traffic issues that already exist from the 2 nearby schools.

General comments or concerns:

This is a poor location for a home based daycare due to traffic, lack of parking, lack of road access and likelihood of impacting safety at the adjacent school crosswalk. Especially with commercial space being developed 2 blocks away and open space at existing strip malls nearby.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Thu 1/25/2024 8:52:42 PM
Date: Wednesday, January 31, 2024 12:07:11 PM

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Application: LOC2023-0171

Submitted by: Brenna Healey

Contact Information

Address: 115 Wentworth Court SW, Calgary

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

We are all aware of the ongoing traffic issues around west springs school. The application and proposed business by the owners of 9041 9th Ave SW introduces a high potential of a significant increase of traffic particularly at the peak hours of school drop off and pick up on 9th ave and through the intersection with 89th street. 9th ave transitions at the intersection with 89th street from a wider collector grade road to a 1995 circa standard single side walk narrow residential street. This segment of 9th ave is also a dead end. We are concerned about the increased traffic for commercial purposes on this type of residential street in an area that is already dealing with excessive traffic load when kids are crossing intersections and walking to school.

Residents are generally supportive or indifferent to child care day homes, which are operated by a home owner and up to one other adult for up to 6 children under the age of 13. There are a number in the neighbourhood that most of us would not be aware of. In this case the application is for a Child care center which is designated as in excess of 7 children and must have multiple staff. There a few of these businesses along 85th which are supported by the community. The applicant has indicated they are targeting 25 to 30 child spaces for this facility. A number of residents in the community consider this not compatible with the road infrastructure and traffic demands in the area. There are suitable commercial building site alternatives within 500 m along 85th street and more being built. Please reject this application.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Thu 1/25/2024 11:55:32 AM
Date: Wednesday, January 31, 2024 12:07:11 PM

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Application: LOC2023-0171

Submitted by: James Bouchard

Contact Information

Address: 11 Wentworth Mount SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

As a neighbor to this street and building, I am concerned with the traffic density required for drop off/ pick up for a large scale daycare. This intersection and street is already excessively busy due to the neighboring school and additional traffic will cause significant congestion and noise on 9ave with a large additional number of vehicles dropping off and picking up children

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Sat 1/27/2024 8:18:57 AM
Date: Wednesday, January 31, 2024 12:07:13 PM

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Application: LOC2023-0171

Submitted by: Sachin Pendharkar

Contact Information

Address: 8968 9 Ave SW Calgary T3h0C9

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The proposed daycare would create traffic congestion on 9th Ave SW during peak hours, especially in the morning when there is already quite a bit of school traffic. This will make it very difficult for residents in the neighborhood who rely on 9th Ave for access in and out

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Sat 1/20/2024 6:07:34 PM
Date: Wednesday, January 31, 2024 12:07:14 PM

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Application: LOC2023-0171

Submitted by: Attila Nadori

Contact Information

Address: 13 Wexford Gardens S.W.

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

There will be insufficient parking, cars have to make a U turn since it is a cul-de-sac.

Inappropriate use of a private home when there is commercial space 500m down the road.

Will the proposed change affect the use and enjoyment of your property? If so, how?

It will increase the traffic in the area as well as a safety issue for children playing in the area.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

It will have a negative impact with the amount of parking since the area already has a school around the corner and parents stop to pick their kids up.

General comments or concerns:

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Sun 1/21/2024 11:12:54 AM
Date: Wednesday, January 31, 2024 12:07:14 PM

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Application: LOC2023-0171

Submitted by: Mark Schuh

Contact Information

Address: 9075 - 9 Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Privacy considerations, Community character, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

We do NOT support the application. It serves no purpose for the immediate and affected local residents. It will to reduce the nature and character of the directly impacted community. This street and the adjoining Wexford Gardens street is a quiet, peaceful and private neighborhood. We do NOT want increased traffic, noise or disturbances. We do NOT want to become a neighborhood of homebased businesses that change the existing character of the area.

Will the proposed change affect the use and enjoyment of your property? If so, how?

There is already two schools within close proximity that have increasing resulted in more traffic parking and driving down the street to drop off or pickup their kids from school. The higher density developments east of here have also resulted in more traffic in the area as people access the green belt walkway, parking in the area. This is not a through road and we already have enough misguided traffic that enters the area becomes confused and accelerates out of the neighborhood.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

The application does NOT fit with enhancing the local community. It does not support making the area "geener" or with making a "Great Community".. It goes against what we appreciate and value in the immediate area.

How will the proposed impact the immediate surroundings?

The application will negatively affect the neighbours' quality of life. We do not want more traffic and congestion on this street. We already suffer from a steady flow of traffic coming down to the end of the street and then having to turn around, as this is not a through road. We regularly have vehicles turning around on our driveway and have even witnessed vehicles driving across our lawn. The intersection at 9th Ave & 89 St SW becomes quite congested during school hours.

General comments or concerns:

For some reason this is the second time in less than 5 months that we have been offered to comment on the same proposal for the same address. This is frustrating. The position of the community remains NEGATIVE with the application(s).

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Thu 1/18/2024 5:37:34 PM
Date: Wednesday, January 31, 2024 12:07:15 PM

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Application: LOC2023-0171

Submitted by: greg barbour

Contact Information

Address: 14 wexford gardens sw

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Land Uses, Density, Amount of Parking, Privacy considerations, Community character, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

There are many challenges to this proposed land use change:

- 1) Diminishing property values - this is a nice neighbourhood, a daycare will decrease property values
- 2) Noise - children playing outside will add to undesirable noise
- 3) Traffic issues -traffic is horrific during school drop-off/pick-up hours, this will exasperate the issue further-it takes 10+min to drive 3 blocks home
- 4) Parking spaces - parking on the street is horrific during schools hours, a daycare will worsen the issue

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes, we bought a home here for the tranquil nature of the area. The two schools in the area are noticeable but far enough away to not be an issue. However, introducing a Child care facilities 100 meters away would typically involve increased noise levels and activity, especially if children are playing outdoors. This will impact the quiet enjoyment of nearby homes.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

I don't see this proposed change as being compatible to the community and the MDP. I understand cities evolve but i believe that should be from a macro standpoint when considering the goals of the city as identified above. This may be considered under the goal of 'great communities' but adding a daycare will not make this a great community, it will do the exact opposite per other comments provided.

How will the proposed impact the immediate surroundings?

These were outline above:

There are many challenges to this proposed land use change:

- 1) Diminishing property values - this is a nice neighbourhood, a daycare will decrease property values
- 2) Noise - children playing outside will add to undesirable noise
- 3) Traffic issues -traffic is horrific during school drop-off/pick-up hours, this will exasperate the issue further-it takes 10+min to drive 3 blocks home
- 4) Parking spaces - parking on the street is horrific during schools hours, a daycare wil

General comments or concerns:

There is absolutely no reason why a daycare needs to be allowed in this residential property. There are a multitude of vacant commercial lease properties in the area (i.e. 85 st & 9ave have 3 with a 4th being developed, Truman development at 85 st & old banff coach road, etc.). Additionally, there are already many existing daycares in commercial zoning areas in Westsprings. Lastly, this may set precedence for allowing other at home businesses to be developed.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Wed 1/24/2024 12:27:20 PM
Date: Wednesday, January 31, 2024 12:07:17 PM

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Application: LOC2023-0171

Submitted by: Marcus Povitz

Contact Information

Address: 45 WEXFORD GARDENS SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Privacy considerations, Traffic impacts, Offsite impacts

General comments or concerns:

I am a homeowner and live down the street from the proposed redevelopment. It is not suitable to be used for any commercial or child care purpose. The street is a dead end and consists of other single family homes. Presently there is already significant traffic and difficulty accessing or leaving the area due to people picking up and dropping off children at the nearby elementary and middle schools. This property has no street parking and there is no sidewalk after 100m where most cars would have to go to turn around. There are other properties in the commercial zone nearby which would be suitable for Child care businesses and several companies Joso's, kids U, first steps academy Aspen montessori are available to name a few that I know of in addition to many day homes in the area. I am concerned about the risk to my kids being able to play on the street. I am concerned about being able to get to my home or go out when it suits me. Please do not approve this land use change.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Fri 1/26/2024 9:46:19 AM
Date: Wednesday, January 31, 2024 12:07:23 PM
Attachments: [Application LOC2023-0171- OBJECTION.pdf](#)

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Application: LOC2023-0171

Submitted by: Tyler Dash

Contact Information

Address: 67 wentworth terrace sw

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Land Uses,Amount of Parking,Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Dear Kieran,

I trust this message finds you well. As the President of the Wentworth Residents Association, I am writing to express our collective concern regarding the recent application for redesignation within our community.

The Wentworth Residents Association, representing 732 encumbered homes, has unanimously voted to oppose this redesignation. Our primary concern revolves around the anticipated increase in traffic, a pressing issue faced by our community on a daily basis. Specifically, the intersection of 89th and 9th Avenue has been a consistent point of worry for residents and parents due to congestion and safety concerns, especially given its proximity to both a middle and elementary school, merely 100 meters away.

The proposed redesignation of a home on this street is incompatible with the existing road infrastructure and traffic demands in the area. We are deeply troubled that a resident would knowingly contribute to compounding the current issues, thereby negatively impacting their neighbors.

It is crucial to note that the street in question is a dead end with no through traffic and no turnaround. Moreover, the property lacks adequate parking space, being a home in the middle of a block. This raises concerns about potential U-turns in the street and the unauthorized use of driveways by drivers dropping off children, food delivery services, and workers at the home. Given the avoidable and unnecessary nature of these issues, especially during school hours when children and parents are walking to and from school, there is an increased risk of accidents if this application is approved. In summary, as the representatives of the entire Wentworth community, we staunchly object to this application. We urge a thorough reconsideration, emphasizing the exploration of actual commercial options for the planned daycare facility.

Thank you for your attention to this matter. We trust you will carefully consider our community's concerns in the decision-making process.

Tyler Dash

President- Wentworth Residents Association



Attachments:
Application LOC2023-0171- OBJECTION.pdf



KIERAN SLATTERY File Manager IMC# 8073
City of Calgary Planning & Development
800 Macleod Trail SE PO Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5
Application for Land Use Amendment: LOC2023-0171
Location: 9041 9 Ave SW

Dear Kieran,

I trust this message finds you well. As the President of the Wentworth Residents Association, I am writing to express our collective concern regarding the recent application for redesignation within our community.

The Wentworth Residents Association, representing 732 encumbered homes, has unanimously voted to oppose this redesignation. Our primary concern revolves around the anticipated increase in traffic, a pressing issue faced by our community on a daily basis. Specifically, the intersection of 89th and 9th Avenue has been a consistent point of worry for residents and parents due to congestion and safety concerns, especially given its proximity to both a middle and elementary school, merely 100 meters away.

The proposed redesignation of a home on this street is incompatible with the existing road infrastructure and traffic demands in the area. We are deeply troubled that a resident would knowingly contribute to compounding the current issues, thereby negatively impacting their neighbors.

It is crucial to note that the street in question is a dead end with no through traffic and no turnaround. Moreover, the property lacks adequate parking space, being a home in the middle of a block. This raises concerns about potential U-turns in the street and the unauthorized use of driveways by drivers dropping off children, food delivery services, and workers at the home. Given the avoidable and unnecessary nature of these issues, especially during school hours when children and parents are walking to and from school, there is an increased risk of accidents if this application is approved.

In summary, as the representatives of the entire Wentworth community, we staunchly object to this application. We urge a thorough reconsideration, emphasizing the exploration of actual commercial options for the planned daycare facility.

Thank you for your attention to this matter. We trust you will carefully consider our community's concerns in the decision-making process.

[REDACTED]

Tyler Dash
President- Wentworth Residents Association
587-917-8883



From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Sat 1/27/2024 11:40:42 PM
Date: Wednesday, January 31, 2024 12:07:24 PM
Attachments: [LOC2023-0171_land use redesignation letter.pdf](#)

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Application: LOC2023-0171

Submitted by: Brandi Povitz

Contact Information

Address: 45 Wexford Gardens SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Land Uses, Amount of Parking, Traffic impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I am writing concerning land use application LOC2023-0171 which proposes to redesignate 9041 – 9 Avenue SW to allow for the additional use of Child Care Service. I strongly oppose this land use application for multiple reasons. As a working mother of two young children, I appreciate the need for more child care options in the city. However, this particular location, 9041 – 9 Avenue SW, is not suitable for use as a Child Care Service and does not meet multiple site selection criteria for child care services outlined in the City of Calgary Child Care Service Policy and Development Guidelines. Increased vehicle traffic to 9041 – 9 Avenue will negatively impact the ability of nearby residents to access their homes and enjoy their properties. Moreover, increased traffic to and from 9041 – 9 Avenue SW is a safety concern.

The Planning and Development Services Report dated December 21, 2023, does not accurately reflect the site context. The only vehicle access to 9041 – 9 Avenue SW is from 9 Avenue SW. There are already traffic issues and pedestrian safety issues along 9 Avenue SW due to the nearby schools. These issues impact not only 9 Avenue SW but also Wexford Gardens SW. There are several times a day that I cannot leave my property on Wexford Gardens SW by vehicle due to traffic congestion and pedestrian traffic related to the schools. Residents of Wexford Gardens SW and 9 Avenue SW west of 89 Street SW have only one way to access and leave their properties. Wexford Gardens SW is essentially an extension of 9 Avenue SW and is a dead-end street. The proposed location is most definitely not on a collector street—there is no exit.

There are no sidewalks along Wexford Gardens SW. There are also no sidewalks on the north side of 9 Avenue SW west of 89 Street SW. Many children walk home from school and the bus and ride their bikes on Wexford Gardens SW. Many community members walk their dogs on the street here as well. Increased traffic to 9041 – 9 Avenue SW will result in increased traffic and unsafe driving along Wexford Gardens SW and 9 Avenue SW because people coming to 9041 – 9 Avenue SW will (1) drive to the end of Wexford Gardens SW to turn around and park on the south side of 9 Avenue SW; (2) pull a U-turn in the middle of 9 Avenue SW—or even worse—the

corner of 9 Avenue SW and Wexford Gardens SW; or (3) turn around in residents' driveways. Vehicles that park on the north side of 9 Avenue SW will do the same to turn around and exit the area. This is a safety concern given the amount of pedestrian traffic (especially children) on Wexford Gardens SW and in the vicinity of the schools. It is also a safety concern for residents travelling to and from their homes on Wexford Gardens SW and 9 Avenue SW as they are likely to encounter vehicles making unsafe U-turns. Moreover, it goes directly against Section B.5 of the Child Care Service Policy and Development Guidelines which states that "locations [for child care services] near collector and major streets may also be considered provided access to the facility does not draw traffic through the community." In addition to the traffic and safety issues, there is insufficient parking to support a Child Care Service at 9041 – 9 Avenue SW. Street parking along 9 Avenue SW and the surrounding area is already limited in the mornings and afternoons due to the schools. The site misses other key site selection criteria for child care services outlined in the Child Care Service Policy and Development Guidelines as well. It is not on a corner parcel. It does not share a side property line with a lane. It is not on the same block as other community services. Please see my attached letter for my concerns about the limited public outreach the applicants have conducted.

In conclusion, there are many reasons why this application for a land use redesignation should not be approved. There are certainly more appropriate locations for a Child Care Service in the West Springs area.

Attachments:

LOC2023-0171_land use redesignation letter.pdf

January 27, 2024

Mr. Kieran Slattery, File Manager
City of Calgary Planning Commission
800 Macleod Trail SE
Calgary, AB T2G 2M3

Dear Mr. Slattery and City Council:

I am writing concerning **land use application LOC2023-0171** which proposes to redesignate 9041 – 9 Avenue SW to allow for the additional use of Child Care Service. **I strongly oppose this land use application** for multiple reasons.

As a working mother of two young children, I appreciate the need for more child care options in the city. However, this particular location, 9041 – 9 Avenue SW, is not suitable for use as a Child Care Service and **does not meet multiple site selection criteria** for child care services outlined in the City of Calgary Child Care Service Policy and Development Guidelines. Increased vehicle traffic to 9041 – 9 Avenue will **negatively impact the ability of nearby residents to access their homes** and enjoy their properties. Moreover, increased traffic to and from 9041 – 9 Avenue SW is a **safety concern**.

The Planning and Development Services Report dated December 21, 2023, and the accompanying location maps and Schedules A and B do not accurately reflect the site context. The only vehicle access to 9041 – 9 Avenue SW is from 9 Avenue SW. There are already traffic issues and pedestrian safety issues along 9 Avenue SW due to the nearby schools. These issues impact not only 9 Avenue SW but also Wexford Gardens SW. There are several times a day that I cannot leave my property on Wexford Gardens SW by vehicle due to traffic congestion and pedestrian traffic related to the schools. Residents of Wexford Gardens SW and 9 Avenue SW west of 89 Street SW have only one way to access and leave their properties. Wexford Gardens SW is essentially an extension of 9 Avenue SW and is a dead-end street. The proposed location is most definitely not on a collector street—**there is no exit**.

There are **no sidewalks** along Wexford Gardens SW. There are also no sidewalks on the north side of 9 Avenue SW west of 89 Street SW. Many children walk home from school and the bus and ride their bikes on Wexford Gardens SW. Many community members walk their dogs on the street here as well. Increased traffic to 9041 – 9 Avenue SW will result in **increased traffic and unsafe driving** along Wexford Gardens SW and 9 Avenue SW because people coming to 9041 – 9 Avenue SW will:

1. drive to the end of Wexford Gardens SW to turn around and park on the south side of 9 Avenue SW;
2. pull a U-turn in the middle of 9 Avenue SW—or even worse—the corner of 9 Avenue SW and Wexford Gardens SW; or
3. turn around in residents' driveways.

Vehicles that park on the north side of 9 Avenue SW will do the same to turn around and exit the area.

This is a safety concern given the amount of pedestrian traffic (especially children) on Wexford Gardens SW and in the vicinity of the schools. It is also a safety concern for residents travelling to

and from their homes on Wexford Gardens SW and 9 Avenue SW as they are likely to encounter vehicles making unsafe U-turns. Moreover, **it goes directly against Section B.5 of the Child Care Service Policy and Development Guidelines** which states that “locations [for child care services] near collector and major streets may also be considered provided access to the facility does not draw traffic through the community.”

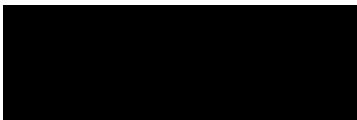
In addition to the traffic and safety issues, there is insufficient parking to support a Child Care Service at 9041 – 9 Avenue SW. Street parking along 9 Avenue SW and the surrounding area is already limited in the mornings and afternoons due to the schools.

The site misses other key site selection criteria for child care services outlined in the Child Care Service Policy and Development Guidelines as well. It is not on a corner parcel. It does not share a side property line with a lane. It is not on the same block as other community services.

Finally, I do not feel the applicants conducted sufficient public outreach. At a minimum, I would have expected the applicants to reach out to residents of Wexford Gardens SW and 9 Avenue SW west of 89 Street SW. Yet, I was not contacted about this land use application by the applicants despite living very close to the location, being directly impacted by the proposed land use redesignation, and being the mother of two young children who are quite visible in the neighborhood. I was unaware of the application until I saw the sign posted by the City of Calgary. I am not aware that any of my neighbours (which include other families with young children) were contacted by the applicants to discuss their plans.

In conclusion, there are many reasons why this application for a land use redesignation **should not be approved**. Given the number of commercial and mixed-used developments going in along 85 Street SW and 17 Avenue SW, there are certainly more appropriate locations for a Child Care Service in the West Springs area.

Sincerely,

A solid black rectangular box redacting the signature of Brandi Povitz.

Brandi Povitz

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 9041 9 AV SW - LOC2023-0171 - DMAP Comment - Mon 1/29/2024 1:19:53 PM
Date: Wednesday, January 31, 2024 12:07:27 PM
Attachments: [Letter to K. Slattery TH Final.docx](#)

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Application: LOC2023-0171

Submitted by: Rob Perry

Contact Information

Address: 153 Wentworth Point SW Calgary T3H 0P9

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Amount of Parking, Privacy considerations, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I oppose this land use change. Please see my letter to Kieran Slattery dated July 27, 2023 that I have attached. My views have not changed. thanks Rob Perry

Attachments:

Letter to K. Slattery TH Final.docx

July 27, 2023

Kieran Slattery
800 Macleod Trail SE
PO Box 2100, Postal Station M.
Calgary, AB T2P 2M2

Re: Application for Land Use Amendment: LOC2023-0171

Dear Kieran,

Further to a notice I received from the Planning & Development Department amendment LOC2023-0171 to allow the existing home to be used as a daycare facility I provide the following objections.

The presentation from the new landowner of this residential home in our residential neighborhood asserting that there is no available space for such a daycare. I note that there are 18 daycares servicing the neighborhood (within a 2 kilometer radius). In the immediate 3 block radius are: Child's Play Canada, First Steps Academy, Fueling Brains Academy – all properly located in commercial space designated for this purpose, two blocks away. And there is more commercial space being developed in that location and availability in the current commercial space. Accordingly, we would request that you reject this Land Use amendment application outright.

In the alternative, should you consider allowing this amendment, I would propose certain restrictions on the amendment and direct control designation as follows. Any amendment to the use prohibit this, and future landowners from:

(1) commercial construction on this property and that it be used only for single residential home use;

(2) that the landowner be prohibited from constructing any street (pedestrian or vehicle) access on Wentworth Avenue (the property currently only has street access on 9th avenue).

With regard to restriction on Wentworth Avenue, we note that, immediately down Wentworth Avenue are West Springs Elementary and Westridge Middle public schools. These schools generate incredibly high volume traffic on Wentworth Avenue at the same times a daycare would have peak traffic flow.

Yours truly,
