

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.

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.

First name [required]

Chuan-Ming

Last name [required]

Lee

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 4, 2025

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

[required] - max 75 characters

Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

Opposition and Defense-Land Use Amendment in Tuscany,Ward 1, at 10 Tuscany Hills Road NW LOC2024-0093.pdf

ATTACHMENT\_02\_FILENAME

We have strong concerns regarding the plans.docx

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

The proposal to convert a residential property into a commercial daycare center lacks proper consideration and community engagement. With sufficient daycare options already available in Tuscany, this change prioritizes personal gain over community interests, disrupting peace and safety. Alternative locations exist without compromising residential integrity.

***Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW,  
LOC2024-0093***

**We have strong concerns regarding the plan to convert the residence at 10 Tuscany Hills Road into a commercial daycare center.**

**To Calgary City Council,**

The property is currently located in a residential area, and the proposal to forcibly change it to a commercial daycare center is clearly lacking in thorough consideration. While we understand the city's intent to support working mothers by improving the overall economy, the need for peace and order in residential areas must also be carefully balanced.

Before submitting the application to the city, the property owner did not engage in sufficient communication with the neighbors. They vaguely claimed to have the support of the majority of the community, which is grossly misleading and has misinformed the city's judgment. There are already 18 homecare facilities in the Tuscany community, and daycare centers are not uncommon in the area. The owner's actions clearly aim to reduce costs by turning a residential property into a commercial daycare center, focusing on personal gain while neglecting the broader community's interests. This also creates unfair competition with the existing daycare centers.

We do not oppose the establishment of family-oriented daycare centers within the community, but we strongly oppose the rough conversion of a residential property into a commercial daycare center. Such an action disregards the community's need for quietness and safety and violates the original design intent of the community.

The Tuscany community already has two commercial centers and four schools. If the owner is truly committed to this plan, there are suitable locations for a commercial daycare center, and there is no need to forcibly change the land use in a residential area, which would lead to confusion and insecurity in the community.

Thank you for your time and consideration.

January 11, 2025

**Opposition and Defense:**

**Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093**

**To Calgary City Council,**

I am one of the neighbors living directly beside the site proposed for this Land Use Amendment. While my spouse and I strongly oppose this rezoning for many reasons, this letter primarily addresses the lack of community engagement and the misleading or still concerning comments submitted by the applicant in their Community Engagement Package..

I have set up this letter to include the twelve comments the applicant posted on Facebook as their evidence of satisfying community concern, followed by what is Still At Issue with each section. Some of their comments focus on specific plans for the daycare centre, and various versions of their Development Permit, which I know isn't up for discussion at this meeting, but I included these sections in order to submit a complete response to their full record.

***Introductory Social Media Statement from Applicant:*** *Our best strategy was to listen to all the points, and summarize all of them then replied each point raised and then posted it on the same community pages.*

*It helped us to get great support from the majority. It also helped us that the major pivot point was number of kids which have been drastically reduced from the initial plan. Details of all that discussion has been summarized below.*

**Still At Issue:**

The property owner has failed to genuinely address the concerns of neighbors and has proceeded unilaterally with their plans. Surrounding residents strongly oppose this proposal. While the owner claims to have reduced the planned number of children from 59 to 39—a seemingly significant decrease—this is merely a superficial adjustment. Their actual intent is to transform a small, home-based daycare with an original capacity of 6 children into a fully commercial daycare center for 39 children, representing a more than six-fold increase.

This drastic change disregards the voices of the community and poses significant disruptions to residents' daily lives. It reflects a lack of consideration for the neighborhood's concerns and priorities, undermining the trust and cohesion within the community. We are very aware there is not "great support from the majority", one of their misleading statements.

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***Concern 1- There should not be a business in the residential area.***

***Applicant Answer.*** *Schools and pre-schools don't seem good fit in commercial areas. This is not likes a grocery shop or bar where public will be visiting. This will be a daycare with known capacity*

*and just registered parents visiting in specific hours on the known working days only. It's in front of a large school anyway.*

**Still At Issue:**

This application is not about a school nor a pre-school so we're not sure how including this in their answer it relates to the concern. The property is located beside a major intersection near (but not, as indicated, in front of) the main entrance of a school, where traffic is already heavily congested during peak hours. Adding a daycare center at this location will significantly worsen traffic conditions and heighten safety risks for both children and residents.

Furthermore, the primary purpose of a residential area is to provide a peaceful and secure environment for living. Introducing large commercial businesses into such space will disrupt the neighborhood's tranquility, diminish the quality of life for residents, and undermine the community's character.

This proposal ignores critical traffic and safety concerns while directly contradicting the original intent of residential zoning. For these reasons, the proposed conversion is not only inappropriate but also poses long-term harm to the community.

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***Concern 2- The traffic in this street is already crazy at rush hours because of school pick-ups and drop offs and this will add further to the problem.***

***Applicant Answer:*** *The daycare hours start 6 AM and parents drop their kids an hour before the school starts. Similarly, they pick them at 5-6 PM when the street is free from the school rush. While the parents coming at school will be mostly those who are already coming here to drop their kids at TMC School. So, it will not add any additional traffic at any time.*

**Still At Issue:**

This argument seems merely an attempt to downplay the issue. In reality, the times when parents drop off and pick up their children often coincide with peak traffic hours. Forty+ pick-up and drop-off (plus staff), twice a day, is absolutely an addition of additional traffic through the community. It is also highly impractical to expect parents to avoid the school's peak hours for childcare transportation. Such an arrangement not only fails to address traffic concerns but could also exacerbate congestion.

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***Concern 3- This will make it noisy for the neighbors.***

***Applicant Answer:*** *This daycare will be just in front of the playground of TMC School and its play area will be on the open/green side opposite to our neighbors. Kids age will be 2-5 years and the play hours will be same as of the school. So, it won't add any decibel to the existing noise in the area.*

**Still At Issue:**

In fact, the current daycare center with only 6 children has already generated a noticeable level of noise, which neighbors have had to endure silently. I am retired and home all day, in extremely close proximity to this site (compared to hearing students playing across the street twice daily). Now, the owner plans to increase the number of children by more than six-fold, which will make the noise issue even more unbearable and significantly impact the quality of life for community residents. This drastic expansion clearly demonstrates a disregard for the rights and well-being of the neighbors.

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**Concern 4- Since it will be adding parking slots in the backyard side, the back alley's quiet street will have high traffic.**

**Applicant Answer:** *the backyard parking slots will be for the staff parking so it will still remain quiet. Most of the pick and drop will be on the front (school) side which will be adding only two additional slots in the front side.*

**Still At Issue:**

There have been three versions of the planned daycare centre shared on the City's DPMaps site. All three are illustrated with labels designating pick-up and drop-off spots in the backyard so this answer does not make sense, nor is it therefore believable. The owner's latest plan to convert the front yard into a playground will severely undermine the overall aesthetic of the community. This property is particularly prominent as it is the first house at the entrance of our Tuscany neighborhood, serving as the face of the community. Transforming the yard into a playground will not only disrupt the original landscape design but also negatively impact the community's overall image and potentially lower the value of surrounding properties.

Furthermore, the back alley is designated for garbage collection, and repurposing it as a parking area will hinder access for garbage trucks, causing inconvenience to waste disposal operations and further degrading the quality of life for residents. Traffic and parking in the back lane would be impeded on garbage disposal day, with the proposed 5 bins pulled out into the lane.

This proposed change disregards both the visual harmony and functional needs of the community.

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**Concern 5- The planned 59 kids are too many for this property.**

**Applicant Answer:** *After lots of discussion with many community members and also following the city directions, we have amended our plan to cater 39 kids only. Please note due to the limit on the staff to child ration, the average occupancy is 60-70 percent of the allocated capacity in most of the daycares. We also have to consider that reducing the size of the daycare any further will make it totally uneconomical and it won't be able to sustain.*

**Still At Issue:**

Reducing the number of children enrolled from 59 to 39 is a 30% decrease on the surface not 40% as previously statement in their documents) but regardless, this is merely a numbers game designed to mislead the public. One can't decrease what didn't exist. In reality, they plan to

convert the current family daycare, which enrolls only 6 children, into a commercial daycare center with a significant increase in capacity to 39 children—more than six times the original number. We strongly advocate for maintaining the current enrollment scale.

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***Community Concern 6- This will not be safe for so many kids at one place.***

***Applicant Answer:*** Now this was the comment when we proposed 59 kids now we have reduced it to 39. However it's important to note that this place will be modified to meet the safety standards. It will have fire alarms and proper exits and ventilation as per the city guidelines. City has a special department to monitor and control daycares. It's bound to have a proper licensed daycare manager/director and trained staff with continuous supervision and surveillance to meet the city requirements. Those who are knowledgeable about how it operates, know that daycare centers are much safer and better regulated compared to the day-homes. And that's why government is promoting such facilities.

**Still At Issue:**

Although the owner proposed reducing the number of children from 59 to 39 and claims compliance with municipal regulations by installing fire alarms, emergency exits, and ventilation systems, these measures fail to address the fundamental issues. Currently, the daycare center operates only in the walk-out basement of the property, while the first and second floors of the house are designed with high ceilings. While this design is aesthetically appealing, the overall structure of the house is not suitable for use as a daycare center and poses safety risks. Common sense dictates that concentrating 39 children in a residential building, especially with some children potentially being assigned solely to activities on the first or second floors, will inevitably increase risk. These include difficulties in emergency evacuation and potential hazards for children engaging in activities at elevated levels.

Furthermore, if this property is converted into a commercial daycare center, the owner will no longer be able to reside on-site, contradicting the original purpose of establishing community-based daycare facilities / home-based businesses. This plan undermines the intended purpose of the community daycare centers, which are located in commercial areas, making it an inappropriate initiative.

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***Concern 7- The owners should find a commercial property for this activity.***

***Answer:*** unfortunately the commercial area in Tuscany is very small with no further room available. That's why hundreds of Tuscany parents go to Dalhousie and Royal Oak to drop their kids in daycares.

**Still At Issue:**

The property owner claims that Tuscany lacks sufficient commercial spaces for establishing a daycare center. However, Tuscany has two commercial areas and four schools, all of which are entirely suitable for such a facility as vacancies present. There are currently 18 other childcare

options operating out of homes, schools and The Tuscany Club. The owner's decision to convert their private residence into a commercial daycare center is their own a cost-saving measure rather than a genuine consideration of community needs.

We question their claim / data that "hundreds" of parents seek childcare elsewhere due to the lack of space. Anyone's decision for a non-Tuscany options cannot be assumed as there are variables related to social factors, location relative to a parent's commute, reputation / reviews and cost that would certainly also play an impact.

Furthermore, the owner made this decision without adequately consulting the community, disregarding the interests and opinions of its residents, especially immediate neighbors. The claim of insufficient commercial space seems merely an excuse; the owner's true intent is to convert a private residence into a commercial enterprise for personal gain at their convenience. This approach not only contradicts the original purpose of residential zoning but also significantly harms the community environment and the rights of its residents.

For these reasons, this proposal should be rejected. The owner should prioritize establishing the daycare center in a suitable commercial location.

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**Concern 8- This location is very busy and not suitable for a daycare.**

**Applicant Answer:** *This location is best possible in whole Tuscany since its corner of a large crossing with Tuscany Club on one Corner and School ground on the other and green belt on the side. This is in front of the school play area and a preschool and daycare is best suited next to the similar activity. Also there are 2 bus stops next to it which is a great plus for parents and staffs who prefer to come by bus.*

**Still At Issue:**

The property owner claims that this location is the most suitable site in Tuscany for a daycare center due to its proximity to a major intersection, nearby schools, green spaces, and a bus stop. However, proximity to a public bus stop should not be a primary consideration. Most clients would still rely on private vehicles for twice daily drop-offs and pick-ups which amounts to significant traffic.

This location is not on a true corner and experiences extremely heavy traffic during peak hours already, especially its setback to the intersection. There is a concrete median in front of the home which doesn't allow for left turns onto their drive pad. With only 6-children attending now, we already witness illegal activity such as U-turns and jaywalking. The addition of a daycare center would significantly increase traffic congestion and impede community residents' egress to work and entry to the Twelve Mile Coulee School drop-off.

Moreover, the daycare center's yard space is extremely limited and cannot accommodate the outdoor activity of high numbers of children. The application indicates using the green space across the street, which is a school field. Even if it were allowed (which the Calgary Board of Education says it is not) this would likely require children to cross the street to access the school playground through a busy crosswalk, which is not only inconvenient but also greatly increases



the risk of accidents. The green space beside them is an environmentally protected area beside a busy road where users are to stay on designated pathways, and The Tuscany Club is for residents and guests only.

As such, this location is entirely unsuitable for a daycare center. The owner's proposal disregards critical traffic and safety concerns and rules about the use of nearby green spaces.

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**Concern 9- The property value of the neighbors will go down.**

**Applicant Answer:** *it depends on who is the buyer. We also bought this property because our kids were able to walk to the school. Most of the families with younger kids prefer such locations where they don't have to worry about pick and drops.*

**Still At Issue:**

The property owner claims that proximity to a school makes this location attractive to families with children, but this is not the sole measure of a desirable living environment. Common sense suggests that most people prefer quiet, clean neighborhoods over ones adjacent to a commercial daycare center. Given the choice between buying two identical homes, one beside a busy daycare or one on the quiet street, buyers would choose the quiet street unless the other was, perhaps, highly discounted. Establishing a daycare center would inevitably bring noise, traffic congestion, and environmental disruption, all of which would negatively impact the quality of life in the community another variable related to home resales.

Furthermore, the operational model of a commercial daycare center is incompatible with the peaceful atmosphere of a residential neighborhood, potentially leading to community conflicts and further eroding neighborly relations. The owner's proposal disregards the rights of community residents and risks causing long-term harm to the overall value of the neighborhood. Their business gains would come at a penalty to the rest who live nearby.

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**Concern 10- There is no precedent in the city for a commercial daycare in residential areas.**

**Applicant Answer:** *There are hundreds of similar daycares in almost all communities in residential areas, mostly on corner lots. Even in Tuscany, there is a similar daycare few hundred meters from this property. (Search on Google maps) They are licensed for 30 kids because that is smaller house with no parking options.*

**Still At Issue:**

The property owner claims that establishing a commercial daycare center in residential areas is a common practice and points out that there are similar facilities within the Tuscany community. As mentioned, with 18 already established childcare options in Tuscany, the community is not lacking for service.

Unlike the owner's proposed daycare center, the other, larger facilities referenced are not located in high-traffic areas, resulting in a relatively smaller impact on the community. The one with 30

children is on a true corner lot where available street parking (and access stairs) off the collector road results in minimal impact on neighboring properties.

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**Concern 11- It will effect the business of existing day-homes.**

**Answer:** *The new \$10 per day per child program is for daycares and it will benefit so many families financially. Some people still prefer day-home environment. It will definitely help families going outside Tuscany for their kids daycare needs.*

**Still At Issue:**

The \$10-per-day childcare program is irrelevant to the core issues. Tuscany already has 18 childcare options, and the addition of another large-scale daycare risks saturating the market, potentially harming smaller, home-based providers. Of the existing 18, several currently offer subsidy. The proposal's potential to disrupt existing businesses further highlights the lack of need for such a facility in this location.

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**Concern 12 - So many people talking against this proposed daycare.**

**Applicant Answer:** *daycares have much stricter regulations and controls from the city compared to day- homes. There are hundreds of families with younger kids who are excited and happy to see if it is coming here. We also respect what people think and respect their opinion but we don't want to rally for our opinion and don't want to influence anyone on social media or elsewhere. We will be happy with whatever City decides at the end of the day. Its important to note that the Facebook post against this proposal only got 29 Likes while our post with the above answers got 64 Likes and so many people defended and encouraged us to open this daycare for the community. (proofs can be provided on request)*

**Still At Issue:**

The applicant's reliance on Facebook Likes as evidence of support is neither credible nor appropriate. Social media metrics do not reflect the broader community's opinion, nor do they replace proper consultation. In contrast, the city has received 62 letters opposing this proposal and an online petition with 490 signatures, primarily from local residents. This demonstrates strong community opposition, which should be given greater weight than online interactions.

Furthermore, the owner failed to adequately consult their direct neighbors (at minimum) before submitting the application. They approached us outside briefly, one time last May, and one day before the City's published deadline to send feedback online. They offered vague reassurances and claims that were grossly inconsistent with the actual plans filed.

This lack of transparency disregards the rights of community residents and violates principles of fairness and justice.

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Overall, I am dismayed this project proceeded to this point without proper community engagement or any advance discussion with adjacent neighbors. The application includes inaccurate or possibly purposely vague and misleading details. I do not object to 10 Tuscan Hills Road remaining a home based dayhome for the current number of children. I do object to major upheavals to my home and the rest of my neighbors. Please oppose this Land Use Amendment.

Thank you for your time and consideration.

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First name [required]

Bryan

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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 4, 2025

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

[required] - max 75 characters

Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Rd, LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME2024-07-30\_CITYTREND.pdf

ATTACHMENT\_02\_FILENAME

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

Please accept the attached letter, also submitted previously to the City Planning Department. Because a Development Permit was submitted concurrently, the attached letter also references rationale for opposition to the (since slightly amended) DP2024-02097. However, it is understood, details of the DP are not relevant at the public hearing.

July 3, 2024

City of Calgary 800 Macleod Trail S.E., Calgary, Alberta

### **Reference: 10 Tuscany Hills Road NW**

CITYTREND was retained by the landowner located at 20 Tuscany Hills Mews NW to provide a planning review of the issues associated with a proposed land use redesignation and development permit. The proposed rezoning of 10 Tuscany Hills Road NW seeks to transform a Single-Detached Dwelling into a Commercial Child Care Service use. This report aims to assess the implications of this change on the local community and infrastructure.

### **Purpose of Residential-Contextual One Dwelling District (R-C1)**

The Residential-Contextual One Dwelling District (R-C1) is designed to maintain and support the character of existing residential neighborhoods within the Developed Area. The specific purposes of this district as stated in Section 384 of the Land Use Bylaw are as follows:

- (1) The Residential — Contextual One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.
- (2) Parcels designated R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling.

**Residential Development and Contextually Sensitive Redevelopment:** The R-C1 district is intended to accommodate existing residential development and allow for contextually sensitive redevelopment in the form of Single-Detached Dwellings. This ensures that any new development or redevelopment aligns with the existing character and context of the neighborhood.

**Secondary Suites:** Parcels designated as R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling. This provision allows for increased density while maintaining the Single-Family Dwelling character of the area.

### **Permitted and Discretionary Uses**

Within the R-C1 district, specific uses are permitted to ensure the residential nature of the area is preserved:

- Home Based Child Care – Class 1: Defined in Section 206.1, this use is permitted as an incidental use of a Dwelling Unit for the purpose of providing temporary care or supervision to a maximum of 6 children. The criteria for this use are:



- o Care for up to 6 children under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care, for periods of less than 24 consecutive hours.
- o A maximum of one non-resident employee is allowed to work at the residence where the use is located.

The purpose of allowing Home Based Child Care – Class 1 is to support families by providing accessible childcare within a residential setting, without significantly altering the residential character of the neighborhood.

## Inconsistency with Existing Zoning

The proposed rezoning to allow for a Commercial Child Care Service Use accommodating up to 59 children is inconsistent with the purpose of the R-C1 District for several reasons:

**Increasing Child Capacity:** The maximum allowable number of children for Home Based Child Care – Class 1 under the current District is 6. The proposal to accommodate 59 children far exceeds the current regulations, introducing a scale of use that is not compatible with the purpose of the current District to support Single-Detached Dwellings.

**Employee Limitations:** The proposal includes plans for 10 employees – a tenfold increase from the 1 non-resident employee allowed under Home Based Child Care – Class 1 of the current District. This increase in staff further intensifies the use beyond what is permitted in the R-C1 district.

**Impact on Residential Character:** The scale and intensity of the proposed Commercial Child Care Service Use is inconsistent with the R-C1 district's purpose of maintaining a contextually sensitive residential environment. The introduction of a commercial facility with high traffic volumes, significant noise levels, and increased demand for parking is not in line with the residential character intended by the R-C1 zoning.

## Child Care in LUB

### Location of Child Care in R-C1 District

The Land Use Bylaw matrix shows that Child Care is listed in only 3 of the 16 low density residential districts: R-C1, R-C1s, and R-C2. In all cases, Child Care is a discretionary use only where the building is or was used as a Community Recreation Facility<sup>1</sup> or School<sup>2</sup>.

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<sup>1</sup> Community Recreation Facility is defined at LUB section 169: “generally serves the residents of a specific neighbourhood...”, “has recreation space within a building”, “may have outdoor sports fields...on the same parcel...”, “requires...bicycle parking stalls”.

<sup>2</sup> School Authority – School is defined at LUB section 291: “may have...Child Care Service”, “will include any building and related playing fields”, “requires...a minimum of 5.0 pick-up and drop-off stalls”, “requires...bicycle parking stalls”.

The suitability of these institutional buildings to a Child Care Service is obvious. The buildings are large. They include indoor recreation space. They are surrounded by fields and playgrounds, which provide ample frontage for offsite parking. They have onsite parking with drop-off/pick-up stalls. They have bicycle parking stalls. These amenities make them suitable for Child Care Services.

Most importantly to neighbours, these institutional buildings are typically situated at a distance from Single-Detached Dwellings. The distance creates an appropriate interface – buffering traffic, parking, and noise impacts on surrounding residences.

### **Buffering of Child Care in all Districts**

Outside the City center, the other districts consistently buffer residential properties from Child Care uses through both distance and landscaping.

The multi-residential districts require 3.0-metre side and rear setbacks<sup>3</sup> to be soft-surfaced, treed in a linear arrangement, and irrigated.<sup>4</sup> The commercial and industrial districts require the same<sup>5</sup> in 3.0 to 15.0-metre setbacks. The special purpose and mixed-use districts require specified landscaping in 3.0 to 6.0-metre setbacks.

The subject site provides no buffering for any of the adjacent residential properties from the Commercial Child Care Service Use – contrary to the entire regulatory scheme of the LUB.

### **Area Structure Plan and Community Impact**

The Revised West Scenic Acres Area Structure Plan governs land use in the area. It states that the community is intended to be predominantly single-family residential area and provides for non-residential uses.

**Community uses:** Community uses are placed in the central portion of the planning area – including a recreation centre, a sector shopping centre, and a large open space for a school.<sup>6</sup> Five joint use sites were planned in the community and four have been developed for schools.<sup>7</sup>

**Residential vs Related Uses:** Under the Area Structure Plan, the term “residential and related uses” includes homes, parks, and related uses.<sup>8</sup> The non-residential “related uses” include child care facilities, neighbourhood shopping centres, churches, police and fire stations. Where not designated, their locations were to be established at the subsequent outline plan stage.<sup>9</sup>

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<sup>3</sup> LUB section 714(1)(c), 715(1)(b).

<sup>4</sup> LUB section 716(3).

<sup>5</sup> LUB section 873(2)(d) also requires a fence.

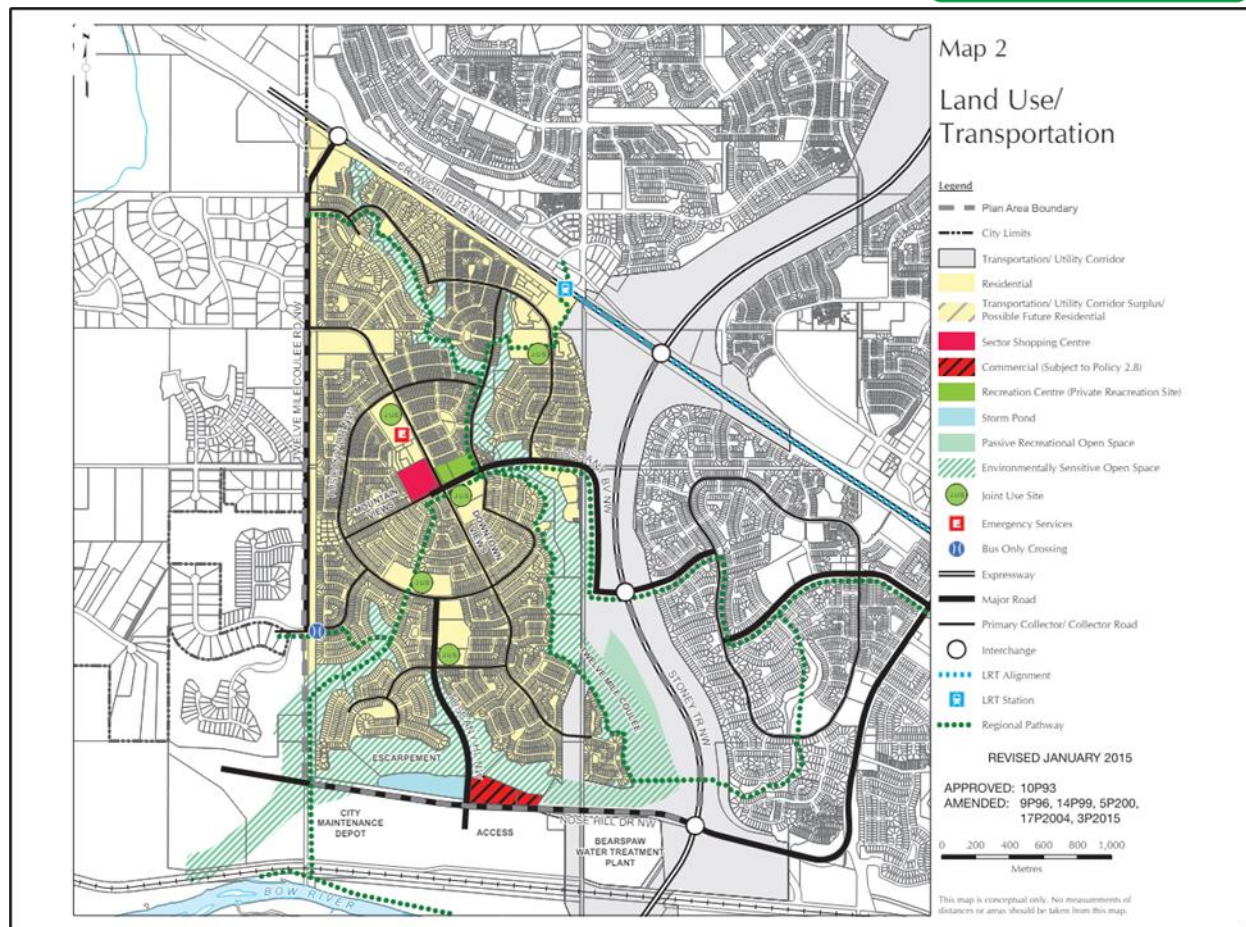
<sup>6</sup> ASP section 1.0.

<sup>7</sup> ASP section 2.4.1 and Map 2.

<sup>8</sup> ASP section 2.0.

<sup>9</sup> ASP section 2.1(a),(b), 2.3(b).





**Subject Site Residential:** The subject site is identified in yellow on Map 2 as residential. Nearby is extensive non-residential land including a joint use site, the sector shopping centre, and the recreation centre.

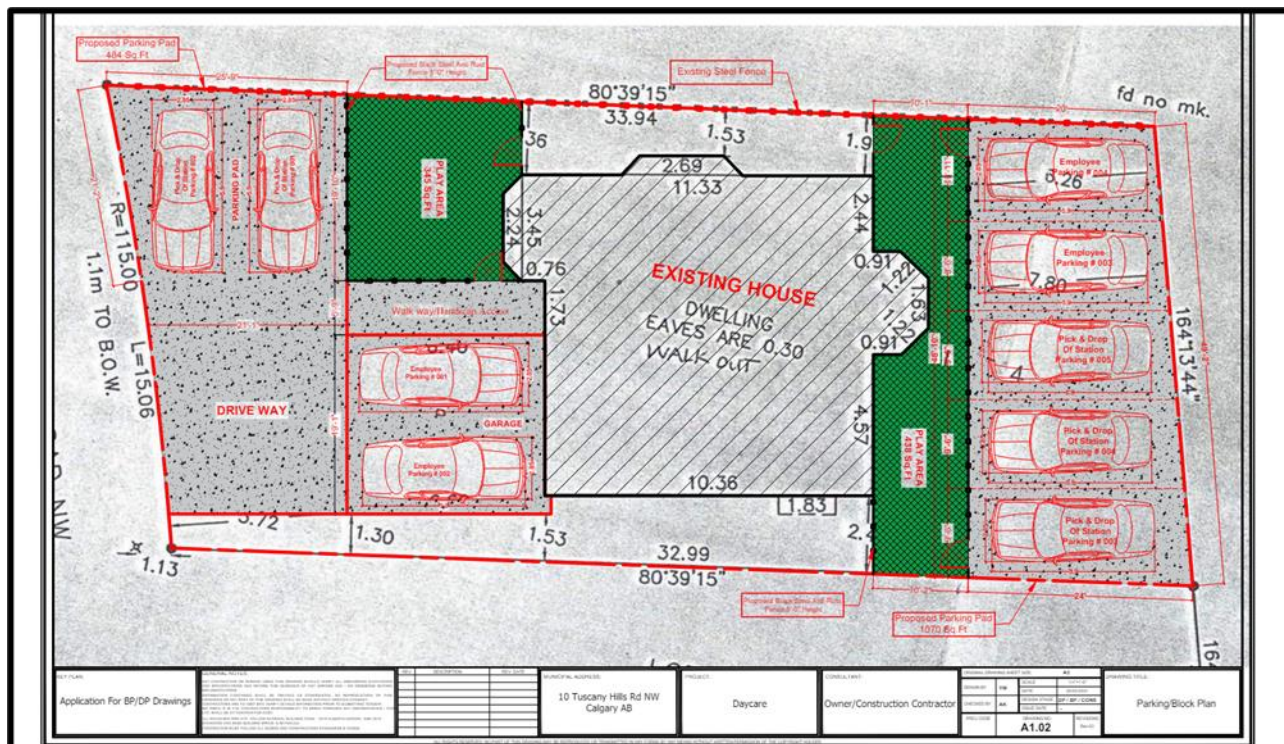
The introduction of a Commercial Child Care Service Use within this context disrupts the planned residential character and increases traffic and safety concerns. The high number of vehicle trips generated by the proposed Commercial Child Care Service Use, along with the associated safety risks at key intersections, is inconsistent with the planned use of the area.

Additionally, the Subject Site's designation for residential use under the Area Structure Plan further restricts its development to uses that are consistent with maintaining the residential environment, which does not include large-scale Commercial Child Care Service Use.

## Development Permit and Site Plan

A development permit was submitted concurrently with the land use redesignation. Development Permit DP2024-02097 provides a site plan illustrating the proposed parking on the site. It shows that the existing driveway, which provides access to a 2-car garage, is to be extended over the entire front yard along the front property line. The site plan also illustrates

the parking layout, showing cars backing into the newly paved area. Below is an extract from the Development Permit application submitted to the City of Calgary showing the proposed parking.



## Inconsistencies with Current Context

It is our opinion that the proposed front parking is not consistent with the current front yard context and creates unsafe traffic movement for several reasons:

**Loss of Front Yard Landscaping:** The proposed changes would completely remove the existing front yard landscaping to pave the area. This is inconsistent with the current context of the neighborhood, where front yards are typically landscaped. The removal of greenery not only alters the visual appeal but also impacts the environmental quality of the area.

**Loss of a Mature Tree:** The proposal includes removing a mature tree from the front yard. Each home on the block face has a pattern of landscaped front yard, driveways and trees. This pattern improves the relationship to the street, mitigates the visual impact of driveways, and provides a better environment for pedestrians along Tuscany Hills Road NW. The loss of mature trees and landscaped areas would negatively impact the streetscape and the neighborhood's overall aesthetic.

**Unsafe Traffic Movement:** With a single-detached dwelling, the vehicle movement from the garage to the street is a movement done by the resident every day. A resident would have the benefit of driving daily and learning safe driving patterns, thus reducing the risk of accidents. The proposed parking layout for the Commercial Child Care Service Use, which shows cars



backing into the newly paved area, creates unsafe traffic movement. Backing out onto Tuscany Hills Road NW by multiple non-resident drivers could increase the risk of accidents, especially with increased traffic volumes from the proposed use. The current use and configuration help to maintain safe and predictable traffic patterns.

**Encroachment into Sidewalk:** The current garage is 5.72 meters from the property line. A resident would typically use the garage, while parents dropping off or picking up children or staff may attempt to park in the driveway for convenience. This can be expected to result in a car overhanging the property line and encroaching into the sidewalk, creating a hazard for pedestrians and reducing the usable width of the sidewalk.

**Negative Impact on Pedestrian Environment:** The front yard landscaping and trees contribute to a pedestrian-friendly environment. Paving the entire front yard for parking disrupts this environment, making it less pleasant and potentially more hazardous for pedestrians. The visual impact of a large, paved area in place of a landscaped yard detracts from the neighborhood's character and reduces the overall quality of the pedestrian experience.

**Traffic Flow and Safety Issues:** The property and its driveway are located along Tuscany Hills Road NW, which has a median limiting the ability for southbound traffic to reach the driveway. This median also forces traffic to head northbound when leaving the site. This context will create situations where drivers will have to perform a U-turn or make an illegal movement to reach the front driveway. Such maneuvers increase the risk of traffic accidents and disrupt the flow of traffic, further exacerbating safety concerns for both drivers and pedestrians in the area.

## Rear Parking Concerns

The Development Permit proposes 5 parking spots in the rear of the property, with access from the residential lane. Although the property in question is at the north end of the block along Tuscany Hills Road NW, the lane access will be from Tuscany Hills Crescent NW and/or Tuscany Hills Mews NW.

**Mix of Commercial and Residential Traffic:** Reducing the mixing of commercial and residential traffic is both common practice and one of the reasons for selecting corner sites for commercial uses. In this case, the rear access for pick-up and drop-off and/or staff will mix with the entire residential block. The proposed rear parking forces commercial traffic to navigate through residential lane and streets, increasing the potential for conflicts and safety issues between residential and commercial traffic.

**Lack of Familiarity with Road Conditions:** Unlike residents who use the road and lane every day and are familiar with its conditions, commercial traffic such as parents and staff may not be as accustomed. This lack of familiarity can increase the likelihood of accidents or problematic behavior. Additionally, the lane is graveled, and conditions become challenging during the winter, which may incite patrons to use the street for drop-off and pick-up, further complicating traffic patterns and pedestrian safety.

### **Proximity to Multi-Family Development**

The selection of an appropriate site is critical in ensuring that the development is consistent with the context and the policies. As part of the location selection, the ability to be in proximity to multi-family development is essential. Proximity to high-density residential areas allows for a higher number of potential clients who can access the facility by walking, thereby reducing vehicle traffic and its associated impacts.

### **Assessment of Proposed Location in Tuscany**

Tuscany is characterized by its low-density development, predominantly consisting of single-family homes. The proposed Commercial Child Care Service Use is not in proximity to any multi-family developments. The closest multi-family development is over half a kilometer away, which is not within a practical walking distance for most clients.

**Impact on Vehicle Traffic:** Due to the lack of nearby multi-family developments, the majority of clients will need to drive to the facility. This increases vehicle traffic, exacerbating congestion and safety concerns, especially during peak drop-off and pick-up times.

**Reduced Walkability:** The distance from the closest multi-family development means that walking to the facility is not a feasible option for most clients. This reduces the potential benefits of having a walkable community facility, leading to higher reliance on cars and contributing to traffic and parking issues in the neighborhood.

---



The proposed rezoning of the property to accommodate the proposed use for 59 children does not align with the purposes and uses of the Residential-Contextual One Dwelling District (R-C1). It significantly increases the number of children allowed in a Single-Detached Dwelling and introduces a level of intensity that is not compatible with the residential character of the area. The current zoning supports maintaining the neighborhood's integrity and ensuring that any redevelopment is contextually sensitive and in keeping with the existing residential environment.

The proposed parking changes associated with Development Permit DP2024-02097 are not consistent with the existing front yard context in the neighborhood and create unsafe traffic movement. The complete removal of front yard landscaping and a mature tree, along with the introduction of extensive paving, would significantly alter the visual and environmental quality of the area. Furthermore, the proposed parking layout increases the risk of traffic accidents and negatively impacts the pedestrian environment along Tuscany Hills Road NW. The rear parking proposal introduces commercial traffic into residential lanes, contrary to best practices for minimizing traffic conflicts in residential communities. In light of these considerations, it is recommended that the development permit and associated parking changes be denied to preserve the neighborhood's character and ensure the safety and well-being of residents and pedestrians.

We strongly believe that the City of Calgary should refuse the application and request for the applicant to select a more appropriate site.

Sincerely,



**BRYAN ROMANESKY**  
CEO

**CITYTREND**

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First name [required]Hsiu Fang

Last name [required]Kao

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 4, 2025

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

[required] - max 75 charactersRe: LOC2024-0093 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME      Land Use Amendment in Tuscany at 10 Tuscany Hills Road NW, LOC2024-0093 .docx

ATTACHMENT\_02\_FILENAME

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

The proposed rezoning plan, centered on daycare expansion, fundamentally differs from initiatives aimed at increasing population density. This proposal's primary objective is to convert residential properties into commercial use, disrupting the community's balance. If all home-based daycare centers were to follow this precedent, it would blur the boundaries between residential and commercial zones, undermining community order and tranquility. Additionally, forcibly converting residential land into a commercial daycare center creates unfair competition for the existing home-based daycare centers, including one operated by the applicant.

January 13, 2025

**Re: LOC2024-0093**(Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW)

**Dear City of Calgary Mayor and Council,**

As a Tuscany resident of 27 years, who lives beside this proposed site for rezoning, the following are my list of reasons for my opposition.

**1. Daycare Expansion Will Lead to Severe Community Issues**

The daycare center is located at the busy intersection of Tuscany Hills Road, where traffic pressure is already significant, and vehicles lack sufficient turning space, making it prone to congestion and accidents. If rezoning is approved, the plan to expand from 6 children to 39 children will drastically increase the frequency of vehicles entering and exiting, further exacerbating traffic problems and threatening the safety of community residents and children. Additionally, the owner plans to convert the backyard into a parking lot, the front yard into a playground, and drastically alter fencing, which will severely damage the community's overall integrity and aesthetic appeal.

**2. Owner Prioritizes Personal Gain Over Community Interests**

The proposed daycare center is the first house on Tuscany Hills Road, a property that holds significant symbolic importance as the gateway to this part of our community. As mentioned, the owner's expansion plans to convert the front yard into a playground will severely damage the property's appearance and the overall aesthetic of the community. This degradation could have a devastating impact on Tuscany's property values, as the first house sets the tone for the entire neighborhood. A poorly maintained or mismanaged entrance will make the community appear neglected and unappealing, directly harming the financial interests of all homeowners.

- The purpose of the owner's daycare expansion is to secure high government subsidies, towards personal profit rather than serving the community. This selfish act will force the entire community to bear the costs in terms of traffic, environment, and the economy.
- Environmental Degradation: Traffic congestion, noise pollution, and increased garbage will disrupt the community's peace and cleanliness. The location is directly beside the Twelve Mile Coulee Natural Environmental Park.
- Reduction in Property Values: The deterioration of the community environment and decline in its appeal will directly lead to a drop-in neighboring property prices, harming the financial interests of nearby homeowners.
- Social Conflict: Such unexpected and unfair behavior may spark neighborhood disputes, undermining community harmony.



By prioritizing personal gain over the community's well-being, the owner is not only destroying the visual integrity of Tuscany but also jeopardizing the financial stability of every other resident. This behavior is a betrayal of community trust and should not be condoned.

### **3. Over 500 Residents Have Clearly Opposed; Public Opinion Should Not Be Ignored**

In stark contrast to the owner's claims of Facebook support, 490 people expressed their strong opposition to the daycare expansion plan through a petition. Additionally, the city has received 62 letters of opposition, clearly demonstrating that the vast majority of community residents firmly oppose this plan. Facebook likes are easily manipulated and misleading, completely unreliable, and should not be considered in the public hearing. The hearing should be based on reliable data and facts, not solely the owner's claims.

### **4. Preserving Residential Harmony:**

#### **Opposing the Rezoning of a Home-Based Daycare into a Commercial day care Center**

The proposed rezoning plan, centered on daycare expansion, fundamentally differs from initiatives aimed at increasing population density. This proposal's primary objective is to convert residential properties into commercial use, disrupting the community's balance. If all home-based daycare centers were to follow this precedent, it would blur the boundaries between residential and commercial zones, undermining community order and tranquility. Additionally, forcibly converting residential land into a commercial daycare center creates unfair competition for the existing home-based daycare centers, including one operated by the applicant.

- Residential properties should not be easily converted for commercial use. Within the Tuscany community, there are already two commercial districts, four schools, and the Tuscany Club, all of which provide ample opportunities to establish a commercial daycare. The push to rezone residential land for commercial purposes appears to be driven by personal interests rather than the genuine needs of the community. Furthermore, such actions contradict the City's efforts to address the housing shortage, as it removes a residential property from availability.
- This precedent must not be set lightly, as it risks long-term negative impacts on the community environment, disrupts the peace of residential neighborhoods, and prioritizes individual gain over collective well-being.

### **5. Call for Immediate Action by the City Government**

To protect the overall interests of the community, I ask City Council to oppose the Land Use Amendment. Otherwise, please consider limiting the daycare expansion plan by:

- Prohibit Unauthorized Modifications: Ensure the integrity and aesthetics of the community entrance are preserved by banning the conversion of the courtyard into a parking lot or playground.

- Strengthen Oversight: Prevent the owner from sacrificing community interests for personal gain; ensure any child care operation aligns with community needs.

## **Conclusion**

- The proposed daycare expansion plan poses significant risks to the Tuscany community, including traffic congestion, environmental degradation, and declining property values, all of which undermine the interests of its residents. This plan prioritizes personal profit over community well-being, as evidenced by the reliance on superficial metrics like Facebook Likes, which are unreliable and should not influence critical decisions.
- Furthermore, the proposal threatens the safety, tranquility, and harmony of the neighborhood, compromising the collective welfare of the community. The City of Calgary has a duty to uphold the integrity of residential neighborhoods, preserve the distinction between residential and commercial zones, and protect the interests of the majority. Approving this rezoning to Direct Control would set a harmful precedent, endangering the livability and stability of Tuscany residential districts.
- Public opinion ought to be respected. Reject the expansion plan based on the opposition of over 500 people (letter writing residents and petition signers), safeguarding the community's livability and property values.
- I strongly urge our city government to reject this rezoning application to safeguard the future development and overall interests of the Tuscany community.

Thank you for your consideration.

Sincerely,

Sincerely,

A Concerned Tuscany Resident

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First name [required]

wendy

Last name [required]

Rubner

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 4, 2025

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

[required] - max 75 characters

Loc2024-0093 bylaw 26D2025

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Members of the Planning Committee,

I am writing as a concerned resident of Tuscany regarding the proposed daycare facility at 10 Tuscany Hills 'Road' NW. While I recognize the need for quality childcare in our community, this specific location is inappropriate and poses significant risks to safety, traffic congestion, and the overall well-being of local residents.

This home is located on the corner of a BUSY residential street with minimal parking and is just a few houses away from entering a school Zone, an area already experiencing heavy traffic during peak hours. The addition of a daycare with 46 children will only worsen congestion, creating dangerous conditions for pedestrians, cyclists, and local drivers. Pick-up and drop-off times will lead to vehicles idling, blocking driveways, and creating hazards for children walking to and from school. Please review a map to see the location paying special attention to Tuscany Blvd (4 lanes) and the location of this 'residential' home in conjunction with the school and school zone on a very short road. Additionally, the proposed daycare is close to a ravine path filled with wildlife. Increased noise levels, traffic, and activity will undoubtedly disturb the natural ecosystem and disrupt the peace and enjoyment of neighboring homes. Property values could decline as families seeking quiet residential living may reconsider settling in an area now burdened with commercial-level noise and activity.

What makes this proposal even more concerning is that just one block away, there is a perfectly suited alternative—the Tuscany Community Centre. This facility already has the necessary space, parking, and infrastructure, including a fenced park area, to accommodate a daycare, without burdening local homeowners or compromising safety. It is baffling why this option is being overlooked in favor of squeezing an unsuitable business into a residential home.

For these reasons, I strongly urge the Planning Committee to reject this proposal and encourage the applicant to consider the Tuscany Community Centre or another appropriate location that aligns with both community needs and safety standards. This is an issue that affects not just a few residents, but the character and livability of our entire neighborhood.

Thank you for your time and consideration. I hope you will prioritize the well-being and safety of our community when making your decision.

Sincerely,  
Wendy Rubner

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First name [required] Heather

Last name [required] Robinson

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 Community Development

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters Putting 38 children & staff in a residential home on a busy street

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

This is a ridiculous proposal. That is a residential home that should be left that way. Putting 38 kids & staff in a home is a ridiculous idea. The house is on a very busy street across from a junior high school. The traffic is already out control. This will make traffic, noise, garbage, parking that is already bad way worse. This should be done in a commercial area zoned for this. Also there is not enough space for any outdoor play. They can't use the junior high playground. It isn't age appropriate or all aloud by the school.

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First name [required]

Neil

Last name [required]

Smith

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 4, 2025

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

[required] - max 75 characters

Proposed Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME      proposal for daycare.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)      Please see attach document.



Agenda Item: Proposed Bylaw26D2025 / LOC2024-0093  
10 Tuscany Hills Road NW, Tuscany.

We write to you today to voice our concern for the **proposed commercial daycare for 10 Tuscany Hills Road NW, in Tuscany, Ward 1**. This home, currently used for a six-child day home, wants to instead be rezoned to become a commercial 39-child daycare in a residential neighbourhood bringing it **from R-CG to Direct Control (DC) District**. As neighbours, we have many concerns about this proposal, mainly scale, but we want to touch on one of the most important issues is the safety of pedestrians and vehicles. A traffic safety report has not been done at this stage of the proposal, but as people that live in this area (corner of Tuscany Hills Rd and Tuscany Hills Mews) we have several concerns. We have highlighted our house on the attached map in green. Our view is of Tuscany Hills Cr/ Tuscany Hills Road intersection, the gravel laneway in this proposal, and Tuscany Hills Cr/Tuscany Hills Mews intersection.

This area is very busy for both vehicle and pedestrian traffic – what neighbours call the morning and afternoon mayhem, as parents drop off and pick up their middle school kids at Twelve Mile Coulee Middle School (TMC.) Most neighbours will tell you that we all avoid travel during this peak mayhem either from our homes or coming into the neighbourhood. We live on the Indy route where parents drop their kids off at TMC and zoom around the block onto Tuscany Hills Cr and loop back onto Tuscany Hills Road and out to the Blvd, which happens to be right in front of the proposed daycare. Any cars parked near these intersections (yes, even on the intersection) cause pinch points which seems to make people make dangerous driving decisions risking the lives of children. The “No U-turn” signs have done nothing to stop this practice daily. Vehicles form two queues to exit the area on to the main boulevard or to go straight across.

**Why is traffic safety a problem for this proposal:**

U-turns in a playground/school zone to access drop-off area due to a traffic island in front of this house.

Parking on the street in front of this commercial daycare would add to narrowing the road during peak congestion, causing danger for the daycare user, pedestrians (walking, biking, scootering), and vehicles trying to get around to the traffic signals.

Using the driveway to drop daycare kids off and then backing across a very busy sidewalk onto a busy road. Note: proposal site drawing is inaccurate as it doesn't show the sidewalk that crosses in front of this house, which is used by students to access the Bus Stop around the corner on Tuscany Blvd, namely high school kids going to Bowness High School or people travelling to the C-Train station, in addition to kids coming and going to TMC. Many of the 900 TMC kids are on foot or bikes.

Counter to traffic flow onto Tuscany Hills Cr, the alley, or Tuscany Hills Mews are all left-hand turns. The corner at Tuscany Hills Cres into Tuscany Hills Mews is uncontrolled, adding to right of way confusion. In addition, TMC officially designated the beginning of Tuscany Hills Cr as a drop off zone. This short stretch of road is highly used as pick up in the afternoon on the north side but not for student drop-off in the morning on either side as it is unsafe and inconvenient to traffic flow.

Adding more traffic to the school zone drop off, coming around onto Tuscany Hills Cr, down Tuscany Hills Mews cul-de-sac and into the alley for drop-off in the rear of the proposed site. This is unsafe for TMC students on all roads and paths.

Naturally pushing daycare clients to use the alleyway for safety reasons causing high traffic on a gravel alley. This is not a straight alley but curves around a house on Tuscany Hills Mews on two sides and into a cul-de-sac. The proposed daycare and parking stalls are opposite this curve, so cars leaving will be backing into a right-angle corner with restricted visibility. In fact, in the drawing provided for this proposal, they allot for one drop-off stall at the front and three in the alley. A gravel alley is not a proper roadway. This causes undo noise and dust to multiple neighbours as the prevailing winds are NNW. Also, the proposed owner stated on Facebook that most people will drop off in the front. Which is it? 39 kids and one place in front just won't work.

Daycare drop-off as we likely all have experienced is not a drop and run exercise. Carrying additional kids to and from the car, dealing with coats and boots, settling the child down, and exiting all take a few precious minutes. This will undoubtedly add minutes of congestion and traffic impacts in front of the building during prime time for the increased number of children being proposed. Traffic already backs up around the corner on Tuscany Hills Cr and down to the school so any further disruption will only add to the driver's daily rituals and potential risks.

### **So what?**

Very simply, the focus of students is to get to and from school quickly and safely. Are they always paying attention to that safety? Vehicles, bikes, scooters, little daycare kids may not be their top priority. The rest of us are obligated to look out for all these potential risks. There are many: vehicle to pedestrian accidents, vehicle to vehicle accidents and even pedestrian to pedestrian accidents.

At least three roadways and one alley are affected by this proposal. This is a lot to ask of a residential neighbourhood. There is no priority snow clearing in this area and certainly not in the alley or the Mews. In our ten years of living here we have never seen a snowplow in our alleys, never mind the abysmal snow clearing on our streets. Another risk with more traffic! Who will be liable for the safety of the daycare kids on these streets?

We are not averse to the current daycare operation; however the scale of the new proposal is simply not well matched for the residential area being contemplated.

We hope going forward the city will give careful consideration to amending Land Use from Residential to Commercial. There are serious impacts to citizens and real concerns of safety.

Thank you for your time and consideration.



Figure 1 Typical TMC traffic patterns and proposed Day Care routes

Green routes – Twelve Mile Coulee recommended school drop off and pick up zone, plus the observed route that parents typically use to drop off their kids

Blue route – Day care – not recommended approach to the front of the building

Purple route – Day care – drop off in rear alley coming from the Boulevard

Red route - Day care – drop off in rear alley when coming from the south on Tuscany Hills Way

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First name [required]

J John

Last name [required]

Stone

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 4, 2025

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

[required] - max 75 characters

Agenda Item - Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME                      In reference to Agenda Item- Bylaw26D2025\_LOC2024-0093.pdf

ATTACHMENT\_02\_FILENAME

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

J. JOHN STONE  
30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8  
[REDACTED]

In reference to Agenda Item - Bylaw26D2025 / LOC2024-0093

I am writing to register my opposition and express my very significant concerns with the application as described below.

Areas of Concern:

**Land Use:** As per Land Use Bylaw IP2007: Direct Control Districts

20 (1) Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

(2) Direct Control Districts must not be used:

(a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or

(b) to regulate matters that are regulated by subdivision or approval conditions.

(3) An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a land use district in this Bylaw.

(4) The General Manager must review each application for a Direct Control District and advise Council as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.

This application does not meet the criteria required for a Direct Control district necessary to override the planning outlined in the Revised West Scenic Acres Area Structure Plan, as commercial zoning exists in and around the community of Tuscany to accommodate commercial use.

The request to change the parcel to a Direct Control (DC) to facilitate commercial development is significant. Unlike rezoning to allow for other types of housing, this entails an entirely different use than what was initially considered for this lot/area. Therefore, it is crucial to adequately consider whether the proposal aligns with proper planning principles.

Commercial childcare facilities are already present in Tuscany and neighboring communities. A new development in the Gateway commercial area within the Haskayne Area Structure Plan permits further commercial area development near Tuscany.

When evaluating whether to change a land use from residential to commercial, it is important to assess if the new land use addresses an extenuating need within the community.

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30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8

Currently, there are 14 City of Calgary licensed home-based Child Care providers in Tuscany, along with the Shining Wonders Montessori Preschool and Childcare. Kaleidoscope Kids Pre-School operates from the Tuscany Market, the Coded Minds Program runs at Tuscany School, and the Tuscany Club offers an Out of School childcare program. Daycare spaces are also available in surrounding communities, including Royal Oak, Arbour Lake, Scenic Acres, and Silver Springs. Additionally, several companies provide pick-up services for after-school care at schools across Tuscany, including the Tuscany Residents Association.

I believe that the demand for this type of facility does not outweigh the importance of maintaining the current housing stock.

### **Engagement:**

Prior to the initial application and before the re-submission, neighbouring residents were not engaged by the applicant.

Residents became aware of the original application through a City of Calgary on-street sign board. They then shared the details of the application on the community Facebook page to inform neighbours about the urgent opportunity to respond. Following this post, the applicant provided information on the same Facebook page in response to concerns raised.

Similarly, the applicant did not engage with neighbours regarding the updated application. Residents again became aware of the re-submitted application through a City of Calgary on-street sign board.

The applicant has not updated their comments on social media posts to reflect differences between their initial statements and the newly proposed application.

### **Scale:**

The permitted use for childcare in Tuscany is Home Based Child Care - Class 1, allowing up to six children per dwelling unit, resulting in 12 trips per day. For a home business under Home Occupation - Class 2, up to three business visits per week are allowed.

This proposal supervises 39 children with seven staff members, resulting in significantly more traffic than a typical residential lot. With drop-offs and pick-ups, client traffic would amount to 78 trips per day. Staff traffic, estimated at four trips per staff member (arrival, lunch break, and departure), adds 28 more trips per day, totaling a minimum of 106 trips.

The facility's operating hours from 6 am to evening imply overlapping staff shifts, affecting parking and access. This traffic volume exceeds current residential lot allowances. Moreover, additional services such as material delivery, cleaning, or maintenance could further increase the trip count beyond the estimated minimum.

The applicant has mentioned on the community social media page that the facility will have a 'special childcare vehicle' to transport children. Where this vehicle will be parked and what are its dimensions?

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Further to the issues noted regarding volume, I have serious concerns with the parking design for eight parking spots. These includes three parking spots for client drop off and two bike parking spots (unknown users) at the back, two parking spots in the garage (both for employees) and three parking spots at the front (all for clients).

The anticipated traffic volume and vehicle dwell time at the front of the property and parking area pose potential pedestrian safety issues, particularly due to the number of young children entering or exiting vehicles.

The traveling public is not accustomed to this type of use in such close proximity to a signalized intersection.

As backyard parking is proposed, the staff/client trip volume would have a significant impact on the lane use, lane safety and the reasonable use by neighbouring properties. The back lane is a gravel lane. Winter access is questionable and, at times, dangerous. The rear yard parking is out of context and will impede City garbage and recycling vehicles as well as emergency response vehicles if no enforcement of on property parking is provided.

Furthermore, residential gravel lanes have not been designed to accommodate the increased vehicular volumes that will accompany this commercial development. Back lane access for pick up/drop off and parking would lead to a substantial deterioration of reasonable enjoyment of use by adjacent property owners.

### **Location:**

The subject lot is not located on a typical corner lot. It is not situated on a collector road, nor is it a bus route, and does not receive priority snow clearing.

Access/egress will require clients to travel through residential areas, including a gravel lane. There is limited drop-off and parking space on the lot side of the street due to the proximity of a major intersection at Tuscany Blvd NW and Tuscany Hills Rd NW.

There are no pavement markings on Tuscany Hills Rd NW, which could present safety issues for northbound to westbound traffic and northbound to eastbound turning movements onto Tuscany Blvd NW. The traffic signal at this location has been optimized to prioritize through movements on Tuscany Blvd NW. The community and the City of Calgary should not be responsible for any costs, direct or indirect, associated with mobility impairments resulting from the approval of this commercial development.

This property is situated across from Twelve Mile Coulee School (TMC), a busy middle school. In the upcoming academic year, TMC will accommodate approximately 800 Grade 6-9 students from Tuscany, Rockland Park, and Scenic Acres. The inclusion of Scenic Acres students will lead to an increase in school buses compared to previous years. The drop-off and pick-up times around TMC are already highly congested, especially during inclement weather, resulting in hundreds of vehicles in the vicinity. This area experiences significant pedestrian,



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bicycle, scooter, school bus, and car traffic. Additionally, TMC is notable for being one of the highest bike-use schools in Calgary, necessitating the installation of extra bike racks to meet demand. Consequently, a commercial enterprise of this size will create traffic chaos with child daycare drop-offs and pick-ups intermingling with student drop-offs and pick-ups at Twelve Mile Coulee School.

The clientele of the proposed development will primarily be dropped off and picked up by vehicles, leading to a potential rise in incidents involving vulnerable road users due to increased and inappropriate traffic volumes at this key intersection.

The intersection of Tuscany Blvd NW and Tuscany Hills Rd NW experiences significant congestion during peak hours. A median initially divides Tuscany Hills Rd NW at Tuscany Blvd NW, which likely results in numerous U-turns in an area with high vehicle and pedestrian traffic. This configuration compromises safety. If clients park on the west side of Tuscany Hills Rd, many may choose to jaywalk rather than use the crosswalk, especially during adverse weather conditions with reduced visibility. With limited on-street parking near the lot (only one-two spots), clients will use the back lane for access or turning around.

Safe access is a critical concern.

The proposed scale and location of this commercial operation raise substantial safety concerns.

**Garbage Collection:** A commercial facility of this scale needs appropriate garbage, recycling, and green bin collection. The plans currently show only five standard residential bins, with no commercial garbage area noted. Adding commercial collection will strain back lane access. The property's proximity to 12 Mile Coulee Natural Park Area, which is a significant wildlife corridor, requires effective and comprehensive management of garbage.

**Outdoor play area:** The applicant has not designated an appropriate outdoor play area for the facility.

The on-property outdoor play area is split into two sections, one at the front and one at the back. Each option impacts neighbours and noise levels are a concern.

Both the Tuscany Residents Association and the Calgary Board of Education have commented that the park lands under their respective areas of control will not be available for use of the applicant's commercial facility.

The green space to the north and east of the property is 12 Mile Coulee Natural Area Park, an environmentally sensitive and protected greenspace that is well used by residents with dogs, bikes and as a running path. It is not an appropriate play space for young children and is open and sided by Tuscany Blvd NW, a very busy major roadway in the community.

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In summary, I support home-based childcare services that adhere to current regulations. I have not encountered any issues with the Day Home currently operating at this site.

However, I am very concerned about commercial development in a home that significantly exceeds the levels accepted for other home-based businesses. This level of intensity surpasses the safe capacity for this area and poses an unacceptable hazard to existing adjacent land uses, the traveling public, and nearby landowners, who have a reasonable right to enjoy their property.

Given the considerable traffic and safety concerns affecting both the childcare facility families, the families traveling to Twelve Mile Coulee School, and adjacent property owners, it is crucial to adequately consider whether the proposal aligns with proper planning principles.

I submit that formal traffic and safety studies must be conducted and funded by the applicant prior to any consideration of the application. These studies should be reviewed by appropriate City of Calgary experts. Furthermore, the safety review should ensure there is adequate access for emergency services to the property, considering the volume of vehicles, fencing, narrow outdoor walkways, and numerous access doors and gates on the outside of the property.

Thank you for taking my concerns into account when considering this application.

Sincerely,

J. John Stone

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.

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.

First name [required]

Mahsa

Last name [required]

Mehrjou

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 4, 2025

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

[required] - max 75 characters

Bylaw 26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME	Comments on two of the Facebook posts about this daycare.pdf
ATTACHMENT_02_FILENAME	map.png
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear Sir/Madam, I would like to express my deep concern regarding the proposed location for the daycare at 10 Tuscany Hills Rd, Calgary, AB. While I understand that there may be a need for additional daycare facilities within the community, the chosen location is not ideal for this purpose. A poor decision regarding the operation of a community can lead to more negative outcomes for residents than it addresses individual needs. Converting a house into a daycare that will be occupied for at least 12 hours a day (from 6 AM to 6 PM) with 39 children, 7 staff members, and possibly the owner's family, along with the necessary commutes for service workers, deliveries, and parents, is unsuitable for a site that was designed primarily for single-family residential use. This change will likely have adverse effects on the community because the existing infrastructure, including roads, access points, plumbing, sewage, parking, and safety measures, was not intended to support such a high volume of activity and traffic for commercial purposes.</p> <p>It is like asking to drive 390 km/H which is 550% faster( going from 6 children scale to 39 children) on a road which was carefully designed to a max speed of 60 KM/H. And then expect the community to cooperate with the need of getting to the destination faster because it is more convenient to some of the residents.</p> <p>When Tuscany was developed, the goal was to create one of Calgary's safest, healthiest, and most enjoyable communities, which it is today. Altering a functional system without considering better alternatives will negatively impact everyone involved. If there is a genuine need for a daycare in Tuscany, as should be evaluated carefully, it would be more appropriate to build it in a safer area that is designated for such purposes. The technical infrastructure of this changing of land use was very well explained in the report by our Association.</p> <p>Moreover, as a resident of the Tuscany community, I went through all the answers that the applicant presented and I found them not accurate which raised more concerns for me.</p> <p>The proposed daycare location is near a busy intersection, with limited space for drop-off and pick-up, raising safety concerns for children. The applicant claims the daycare's hours won't impact traffic, but residents have observed significant traffic in the area, particularly during school-related times. The presence of 39 children and 7 staff members, along with other traffic, is ex</p>

I'm sorry but your answers about traffic don't alleviate my concerns. It's awful in there and after school programs and before school programs will exist. I'm not on that street but will have a child at TMC next yr. It's already super unsafe and wouldn't want any increase in traffic. I would support one elsewhere but that's just a horrible place to add more traffic regardless of timing.

would like to point out that being "across from a school park" is not a positive for this development as it is on school property and is used by the students throughout the day. I was on the parent council when it was planned for, money raised for and built. It was planned as a "fitness centre" not a "park" and is not geared to the age of child that would be in a daycare all day. It is geared towards the older kids that attend the school.

also how is it safe that these little children are sharing space at the same time? Often the school will prepare for their gym classes in advance by putting down pylons or whatever they need, so even if it's not at the exact same time this daycare is still intruding on their space.

Oh my this is turning into the age old issue we are all for bringing in new things as long as it's not in my neighborhood. lol I myself am very impressed with how fully planned out this endeavor is and think the location across from a school/park with lots of accessibility and with a signal light at corner to make turning an easier thing is great. And besides all that...it's not near me! (That's a joke) for anyone who actually knows what a joke is these days.

would just like to remind those of you who don't live where this will directly affect you, that you should consider how you would feel if this application went in for a property on your block. We bought where we did because of a myriad of reasons, but one being it's away from commercial spaces and what comes with that. Now suddenly we have to worry because one of our neighbors wants to change what their property is zoned to be. Which is very likely to affect our property values negatively. I don't believe anyone in Tuscany would be pleased or understanding about having to deal with that if it was on their block. There is plenty of space in the commercial area at Home Depot to add a building. If this is about providing daycare in the community, then perhaps look into whether an appropriate space can be added there, instead of trying to change a residential space into a commercial one.

I'm very close to the proposed space and even with a child who just left daycare this would not be something I would support. I appreciate the traffic response, however given you do not have the 60 children already there is no way for you to know that there will only be drop offs and pick ups before school and after 5/6. If they are all coming at once as you claim, there will be a traffic issue with more cars parking along the side of the road. I chose the location of our home because it was a cul de sac and now there will be parents or employees pulling through the alley driving directly into/through the cul de sac. We have young children who like to ride their bikes and throw a ball, knowing that the number of cars driving through is really only those coming to park. My concerns still remain. Can you also share how garbage will be managed? Will there be a larger collection? Will you have another company coming through for garbage, when we already have city trucks coming

twice a week. What will the Signage look like? Will it be an eye sore when entering our quiet community

As an early childhood educator and a director of a non-profit daycare, I have a number of concerns. I have just opened a childcare program with 60 spaces that operates days, evenings, and weekends, but is located in a commercial building. I previously worked in management at a before and after school program with 9 locations and between 25-70 children at each location (schools and community centers).

Will any renovations be done to the home to make it more suitable for a childcare space? For example, adding more washrooms/smaller toilets for young children? Adding open space for gross motor activities in the event of extreme weather and being unable to go outside?

60 children in a building intended to be a residential home on a residential street is quite frankly double the number of children that should reasonably be accommodated in such a space. Just because something CAN be done, doesn't mean it SHOULD be done.

Just looking at the increase in traffic for employees: if we average the staff ratios for all age groups to 1:6, that means 10 educators are needed at all times. To be open 12 hours a day, you will likely need 12-15/day. If only half of those drive, you will have an additional 5-8 cars on site for staff.

Parking and traffic will absolutely be an issue. Even if all 60 children arrive between 6-8am, before school, that will probably be 45+ cars in within that timeframe (accounting for siblings or those who walk). Parents will probably u-turn around the divider on Tuscany Hills Road and/or will jaywalk to get to the building, no matter how often you ask them not to. To me, the biggest safety concern is how close it is to a big intersection which will increase the likelihood of accidents.

Tuscany absolutely needs more childcare, but this isn't the way to do it. Frankly, it seems like a way to get the most profit out of the least work.

The daycare may think that they have ONLY staff parking at the back but as we all know... parents will just stop & double park anywhere & everywhere they can for "just a minute" to drop off &/or pick up their children. We see it every single day around the schools.

Not saying I don't support it but I do have a couple of concerns which I hope will be addressed. Guaranteed there will be people blocking people's driveways and I don't see how garbage will be managed by 1 black bin per every other week if the city is 'going to take care of it's'. Knowing for 100% what the garbage collection arrangement is critical as this is also right next to a wildlife corridor. 60 kids generate a lot of waste.

Thank you Javed appreciate your clarifications on the concerns previously mentioned, however some of your comments have raised other concerns that I will address directly with the City Case Manager.

I think what you may be missing here is that your direct neighbors do not support this project. If you'd like to run a big business, you should be considering a commercial space or perhaps move further out and buy a larger piece of property just outside of this community to accomplish your goal. There are many concerned and unhappy people.



I am strongly opposed to the proposed application (DP2024-02097) in my neighbourhood. While I am largely in favour of increased child care options for families, the scale and location of this commercial business proposal is completely unacceptable. The applicants have not considered the negative impact on the community beyond private business gains. Communities such as Tuscany were thoughtfully planned with established residential, commercial, school and green spaces designed for the well being of all residents. The city should work painstakingly to strike a balance between developer interests and environmentalists to preserve the essential beauty of the archaeologically significant area now called 12 Mile Coulee, while designing the community's "heart" around the commercial centre adjacent to recreational facilities. The beauty and function of this intentional design, complete with its high proportion of green natural spaces, is what continues to draw residents to this desirable and distinct community. The home that is proposed for this detrimental rezoning is at the primary entrance to the community and is highly visible, negatively impacting the aesthetic and safety of our community. The traffic implications at an already congested intersection due to school traffic is problematic for residents and dangerous for the young attendees of Twelve Mile Coulee School, with a capacity for 900 students. I urge you to reject this development application and to uphold the integrity of one of the largest communities in Calgary.

8 staff members with only 3 parking stalls for them. 59 kids and 4 stalls for parents. Did I get that right? And no one lives in the home that also needs to park?

I couldn't think of a worse spot for that development. The development is right by Buffalo park and will have impact on the park, as I'm sure the development plans to increase lot coverage. However the bigger concern in my opinion is the absolute shitshow it's going to be trying to find parking there when it's already crazy with the school and now you're going to add on 60 daycare kids and staff. Picking up and dropping off kids will be a nightmare. We can thank our council for passing the blanket rezoning, otherwise a development like this would be dead on arrival.

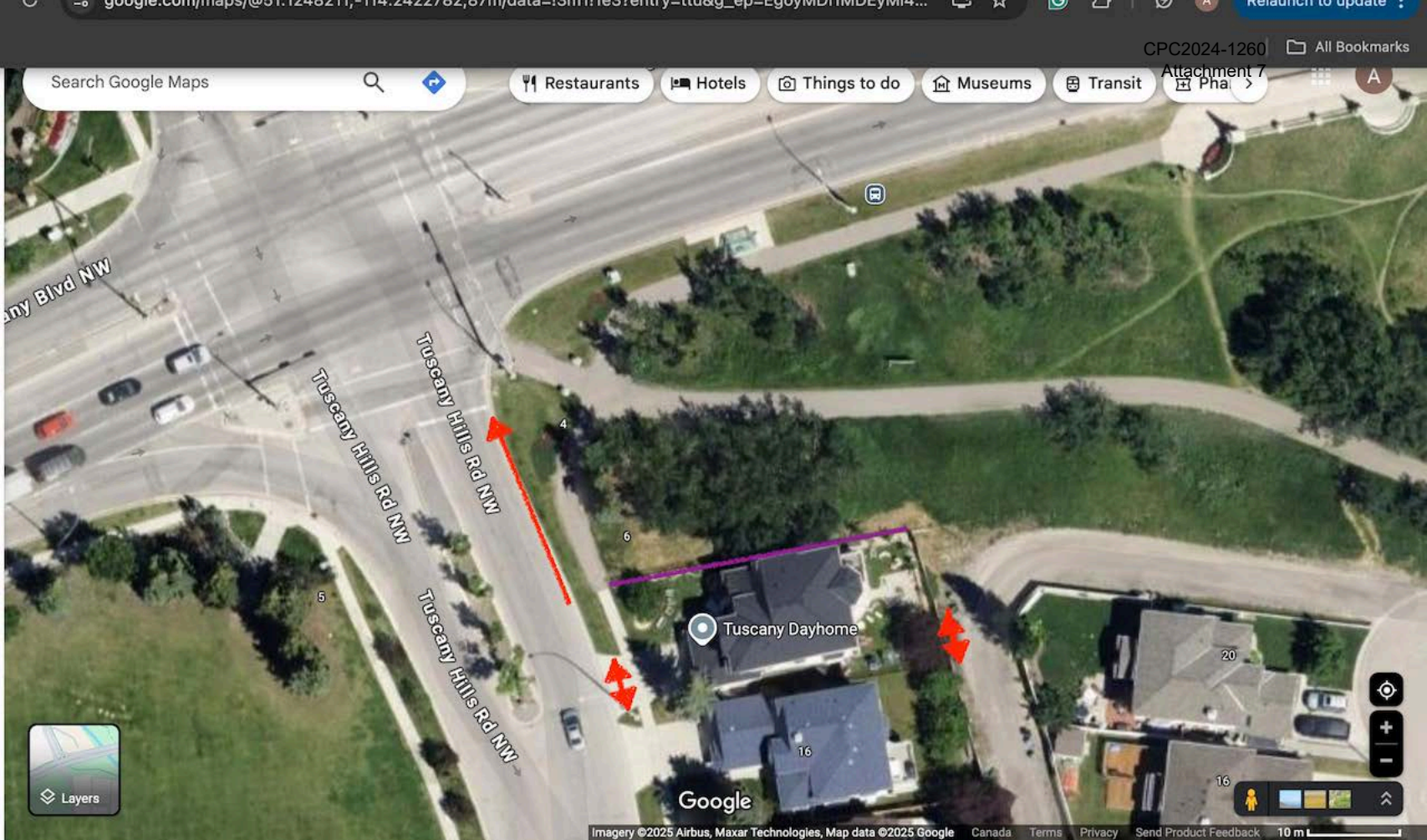
I highly encourage everyone to write a letter to Ward 1 Councillor Sonya Sharp. I believe she will be amenable on this issue.

We were wondering exactly how they are going to squeeze the parking spots in the front and back and mostly wonder how they are going to squeeze up to 59 children in that home. Unless they plan on bulldozing the home and replacing it with a multi story building that is not really a home at all?

I no longer have kids of daycare age. And soon we'll be advancing to TMC so I share your concerns. However, Tuscany is super short on daycare space. Hopefully they can scale it back or find another spot.

That is a terrible location. That does not sound like anywhere close to sufficient space for that many people?

How sad to have nearly 60 kids with no real place to play outside... most of the outdoor space has to be paved for parking spots... that would be a big red flag for me if I was looking for a daycare for my kids! 🙄



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Museums



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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

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Last name [required]

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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 4, 2025

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

[required] - max 75 characters

Proposed Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Concerns Regarding Proposed Daycare at 10 Tuscany Hills Rd

Dear Madam/Sir

I am writing to express my concerns regarding the proposed location for a daycare at 10 Tuscany Hills Rd in Calgary, Alberta.

While I acknowledge the need for quality childcare options within our community, I believe the chosen location is unsuitable for a daycare center. Converting a single-family residence into a facility that will house 39 children, 7 staff members, and potentially the owner's family, along with the associated traffic from staff, deliveries, and parents, will significantly impact the character of the residential neighborhood.

The existing infrastructure on Tuscany Hills Rd, including roads, parking, and utilities, was designed to support a single-family home, not the high volume of activity and traffic generated by a commercial daycare operating from 6:00 AM to 6:00 PM daily. This change will likely lead to increased noise, traffic congestion, and potential safety hazards for both children and residents.

I urge the relevant authorities to carefully consider the potential negative impacts on the community and explore alternative locations that are better suited for a commercial daycare operation.

Based on discussions within the Tuscany community and the numerous inaccuracies identified in the application, I believe this proposal is detrimental to both residents and children.

Resident Concerns: The proposed operation will significantly impact the residential character of our neighborhood. Concerns raised by residents include increased traffic congestion, noise disturbances, parking issues, and potential safety hazards.  
Child Welfare: The application proposes accommodating 39 children, which may exceed optimal child-to-staff ratios and potentially compromise the quality of care for young children, particularly those aged 2-5 years old.  
Application Inaccuracies: The application contains several inaccuracies that require thorough investigation and correction before further consideration.  
I urge the relevant authorities to carefully review these concerns and the application's inaccuracies before approving this proposal. The well-being of our community and the safety and well-being of children are paramount.