

## **Speech for Public Hearing**

Good afternoon, everyone,

I am here to represent our neighborhood and share concerns about this application. I live right next to the land in question.

## **Lack of Community Engagement**

The applicant did not engage with the community before submitting their application. They did not consult me, their closest neighbor, or anyone else in the neighborhood. We only found out about the project through a City notice. This lack of communication makes us feel ignored and disrespected. While the applicant followed the legal procedures required by the City, they failed to engage with those directly affected by the project. Their claim of community support relies on unverifiable and misleading social media data. For instance, I wasn't even aware of the daycare's Facebook page.

## **Support for Home-Based Childcare**

We support home-based childcare, which is an important service. We've had no major issues with the applicant's current setup, demonstrating our openness and appreciation for such services. However, converting a residential home into a commercial daycare is an entirely different matter. Additionally, with 18 childcare centers already in Tuscany, there is no urgent need for this expansion plan.

## **Unrealistic Expansion**

The current daycare enrolls six children, but the applicant plans to increase capacity by 6.5 times. This expansion would:

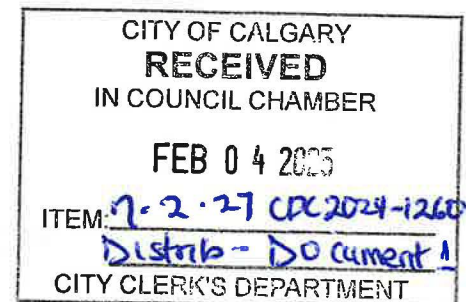
- Drastically increase traffic and safety risks on the street.
- Lower the quality of life for nearby residents.

If this plan is approved, the property will become a purely commercial facility with no residents living there, which contradicts the original purpose of a residential neighborhood. Tuscany Hills Road is not suitable for such a large-scale commercial daycare.

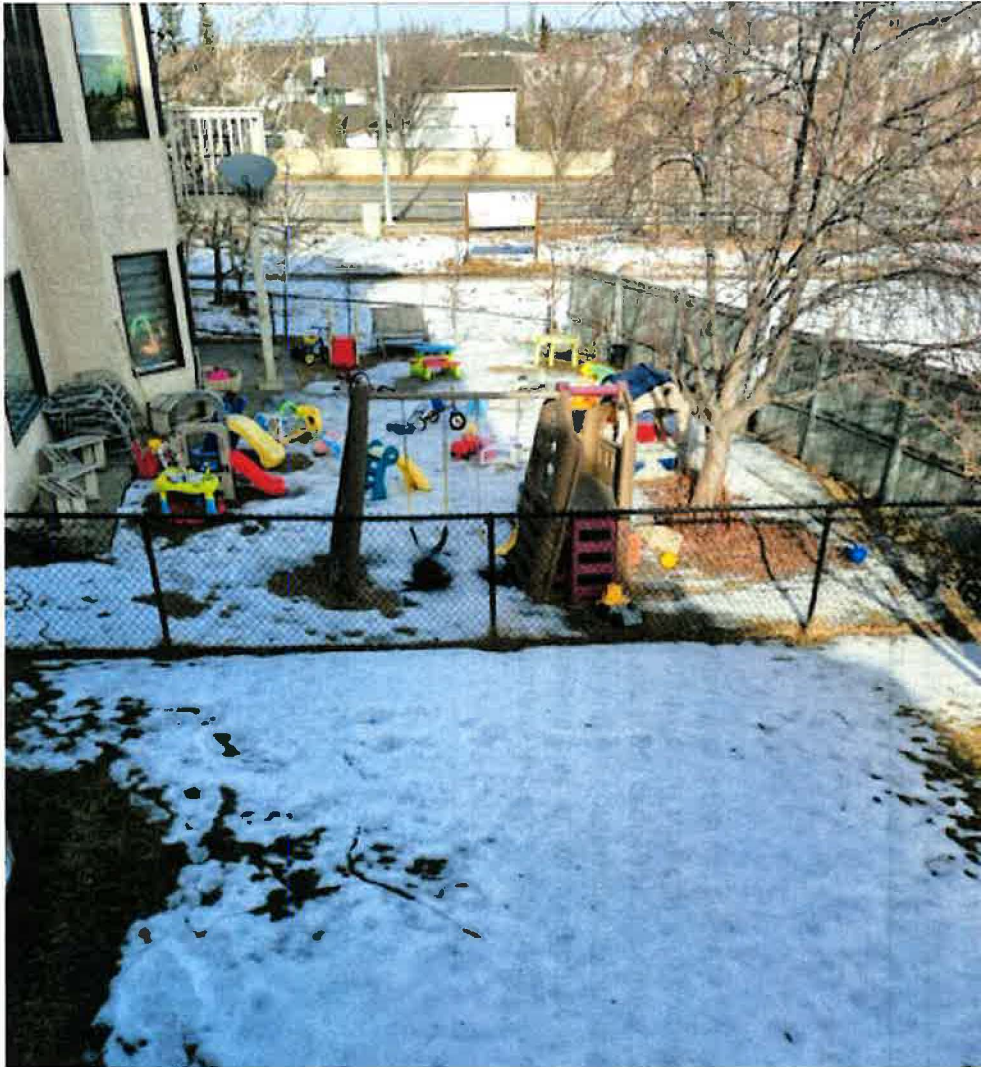
## **Conclusion**

We urge the City to listen to the residents and protect the peace, safety, and character of our neighborhood.

Thank you for your time







Current residential side setback view and play structures. This would not change under new proposal due to inclusion of 3 backyard parking spaces inside fence, past the tree.

- \*B.7 Consideration should be given to the separation of a childcare service from other nearby residential buildings, the location of proposed play areas relative to the amenity space of adjoining properties
- \*B.15 Outdoor play structures should not be located within side setback areas when there is an adjoining residential use.

\*Relevant as per City of Calgary's Childcare Site Selection Criteria and Development Guidelines (PUD2021-0649)

**Good day, everyone,**

I'm here today to represent our neighborhood and share our concerns about this application. I live right next to the property in question.

### **Lack of Community Engagement**

The applicant did not speak to their neighbors before submitting this application. They didn't consult me, their next-door neighbor, or anyone else nearby. We only found out about this project through a City notice. This lack of communication makes us feel completely disregarded.

Claiming support based on unverifiable social media data is misleading. Online engagement does not represent the views of all affected residents. For example, I haven't followed discussions on this topic because I don't have young children at home.

As someone directly impacted, I was never consulted. The applicant made no real effort to engage with the immediate community.

### **Support for Home-Based Childcare**

We fully support home-based childcare—it's an important service. But converting a residential home into a full-scale commercial daycare is a completely different matter.

If this is approved, the property will no longer be a home, with no resident—it will be a business, which goes against the original intent of this area.

Tuscany Hills Road is not a good place for a commercial daycare, and this particular lot is even more problematic. The City's Childcare Site Selection Criteria state that daycares should be

separated from nearby residential buildings to minimize their impact on neighbors.

The Development Guidelines also state that play structures should not be placed in side setback areas next to homes. But, as you can see from our photos, taken from our back deck, these rules are already being ignored!

Now, imagine what happens if they expand from 6 to 39 children. Their plan includes a backyard parking lot, making the play area even smaller and much busier, right next to our home and outdoor space.

### **Unrealistic Expansion**

Tuscany already has at least 18 home-based childcare providers, and the number of preschool-aged children is shrinking. A daycare of this size is simply not needed.

We also have concerns about increased traffic, safety risks, and the busy intersection nearby. Traffic during peak hours is already heavy, which raises additional safety issues. But the biggest problem is the lack of community engagement and the real impact this will have on our quality of life.

### **Conclusion**

We urge the City to listen to the residents who are speaking up now! Please protect the peace, safety, and character of our neighborhood.

And let's be practical—with the U.S.-Canada trade war beginning today, there's no reason to expect an increase in childcare demand over the next four years.

**Thank you for your time**