

Applicant Submission

2025 April 02

Updated Applicant Submission form:

Comprehensive Description Of Proposal at 317 Setonsone Gr. SE Calgary AB, T3M3R1

The proposed parcel, 317 Setonsone Gr. SE, is seeking land use re-designation from R-G to D-C, based on the R-G district requirements, to allow child care services on the proposed parcel, in the community of Seton. Direct controlled change on the proposed project, will allow 30-40 children, ages 2-12 children to attend Monday to Friday with hours of operation 6:30am-18:00pm. The Childcare center will be located within the heart of the community, and schools across from the proposed parcel, providing easy access to families, with before and after school care, and preschool care programs. This proposal is currently sought and needed due to the rapid expansion of the community's housing development, thus contributing in the large expansion of young families who require urgently affordable and convenient (located within neighbourhood) childcare for their young children.

The MDP (Municipal Development Plan) identifies the Planned Greenfield, area of Seton, as relatively low-density residential neighbourhood containing single-family housing, with smaller pockets of multi family and locally oriented retail, in the form of strip developments located at the edges of communities. Thus combined with the childcare service policies and developmental guidelines, the following proposed childcare service on 317 Setonsone Gr. SE will align well with the requirements set forth by the City of Calgary.

The childcare facility in the proposal will be established in a low-density residential area directly across from future planned CBE middle school, and large park nearby Union Ave. and Setonedge Rd. SE. The proposal provides a natural ease for our community in relation to traffic and activity.

The proposed childcare facility will accommodate it's patrons by providing sufficient parking for drop-off and pick up of children. There will be 3-4 parking spots (pending vehicle size) available for parents (1/10, ratio as by the Land Use By Law 1P2007), including adjacent residential lanes. The front of the center shall not be used by parents due to future CBE middle school. Due to the fact that the Seton community is a LEED(Leadership Energy environmental Design) built, a different approach has been set forth in regards limited use of transportation. Therefore, the childcare center will employ helpers from the Seton community, thus eliminating the need for transportation by conventional vehicles to and from the center, limiting the use of staff's personal vehicles. And when it is needed, the center shall provide a hired service (Uber/Taxi) to employees in need to come to work at the center and also return home.

A future transit bus stop, by Calgary Transit has been planned approximately 210m south, along 202 Ave. SE, therefore, providing also a possible alternative for transportation, and yet far enough as not to be in conflict with the childcare center daily operations.

Furthermore, by the assessment from the City of Calgary, Mobility Engineering has confirmed that TIA (Transportation Impact Assessment) and parking study was not required as part of this land use amendment, thus easing off stress in the matter of traffic and parking congestion.

The childcare center will be located on large site, enough to accommodate 30-40 before and after school care participants, ages 2-12. Additional playgrounds and spaces of natural exploration are available near the center within a short walk: A nature park, block away from the center will provide an additional play space or act as a learning environment to explore. The proposed CBE middle school large playground space can also be used as an alternative as play space while children are being collected for their before and after school care program from that school.

The location of Setonsone Green and 45 St. SE is a great example of a collector street intersection, which helps with the flow of traffic through the Seton community. The location provides close to an ideal drop-off, on the way out of the community to work, and great pick-up back from work on the way home.

This ease of traffic flow for pick-up and drop-off, can be attributed to the fact the center will be conveniently located on a corner parcel to minimize impact on adjoining residential area and uses. Currently there are no other know proposed or running childcare facilities within the heart of Seton, and specifically near the proposed location. The closest, currently operating childcare centers are located at the YMCA, about 4.3km away, and Active Start located in the shopping mall at about 3 km. This distance avoids from creating concentration of childcare services in the area, at this point in time.

In summary, the following is a point by point explanation of how each of the Prior to Calgary Planning Commission conditions were addressed and/or resolved:

1. In the matter of submission of an updated outreach summary:

Please refer to the updated and completed forms and supporting documents.

2. Updated Applicant Submission Form indicting the need for the land use amendment and why it is important:

A. Fast growing new neighbourhoods with young families demand help in raising their children. The need for a before and after school care is a certainty. Presently, the Seton community runs short on helping it's populace with providing children with adequate and affordable child care services.

B. The proposed childcare center is to be located in relationship to activity focus areas such as schools across the intended center, and near a natural park and play ground. This location will serve as a natural hub for the Seton community, as it will be near activities and natural traffic flow. The proposed facility will be located on a corner parcel to minimize impact on adjoining residential uses and areas. Furthermore, the corner parcel is ideal for providing ease of pick-up and drop-offs access, as it is also conveniently located away from a future bus stop.

C. The need for affordable childcare services in Alberta has been the focus of the Alberta Childcare Service governing body. The proposed childcare facility will help parents within the community with providing a small, affordable, conveniently located place where both children and their parents will be happy: children, a place to grow and belong, and parents, affordable services.

D. The future Before and After school care and Preschool care facility has an easy access to playgrounds across the center and within a short walking distance behind the center. Furthermore a small but proportionate to the size of the center playground, will offer an additional play space for children.

3. Raised concerns and follow up from the community:

A. Noise: to be managed by frequent park, playground and school yard trips/visits. The proposed center will also include a well fenced playground/yard. The facility will follow strictly CBE school schedules, time frames and events. Therefore the expected noise will be minimal in the mornings, as previously noted that the facility will be operating across from a middle school, and the noise created will be mostly during the school's hours of operation. Addressing the issue of noise in the afternoon, can be met with in the following way. Since the center is positioned near by schools, children will be walked to the center from the school, and will attend afternoon activities, indoors or outdoors, pending weather. Outside activities will be largely, and mostly conducted away from the center to the nearby park, playground or school yard. Need it be, a highly controlled, well fenced playground next to the center, will offer an alternative to days, when not exploring play spaces around the center.

B. Safety: Highly supervised environment, provided by qualified staff certified by Alberta Childcare Service Levels 1-3, and also certified in first-aid and CPR level C, will allow children to thrive in, gated/fenced play spaces. The Safety of children is never to be considered lightly. The following strategies are to be followed to ensure this happens each and everyday during the operating hours of the center.. That being said, the following will offer some answers:

1. Children are never left unsupervised to walk to and from their schools alone. Strict rules are to be followed, set forth by the Alberta Childcare Licensing, where certain ratios (student/teacher) must be followed at all times.

2. According to Alberta Early Learning and Child Care regulation, Section-Outdoor play Space, Sub-section Out of school care and preschool care:

a. An out of school care license holder must provide outdoor play space for children that is to the satisfaction to the statutory director, **within easy and safe walking distance** from the program premises.

b. A Preschool care/Before and After school care programs are **not required** to provide an outdoor play space.

The proposed childcare service is stationed across from a future CBE middle school, a large park nearby Union Ave. and Setonedge Rd. SE, about 250m walking distance from the proposal. Again within a walking distance 2 near future elementary schools, located a block away from the proposed facility.

However, in spite these requirements the center will provide a controlled play space located to the side of the building, facing 45St. SE. The approximate area is about 62.5m² of well controlled play space. A secure indoor and outdoor play space/ground will be provided for children (though not required by licensing) attending the center. The outdoor play space will be secured at all times. At the front of the center with a tall gate, locked/unlocked by an adult only. At the sides with a long tall wooden fence offering safety, security, privacy, and noise suppression. And at the rear, with another high gate which can be only opened by adults.

C. Traffic: Since the proposed business will be a before and after school care, preschool care program, it will have a minimum impact in the area. Children will be dropped off early in the morning and picked up later in the day. The proposed childcare service is located on a corner parcel with a back lane, which provides dual frontages for parking and accesses. Due to CBE's middle school being planned to be built across the street, from the center, the adjacent 45 St. will allow additional parking for quick pick-ups and drop-offs. The plan to resolve the issue at hand is to provide 3-4 parking spots on site, for parents to pick-up and drop-off their children. As required by the Land Use Bylaw 1P2007, 1 parking stall shall be provided per 10 children attending the center. It must be understood that the center will offer, Preschool Care, and Before and After school programs. Which in terms means, that parents will be dropping off their children before they go to work, earlier in the morning and picking them up after work, later in the day/afternoon/early evening. This type of childcare service offers limited traffic congestion at the intersection/location proposed.

4. ENMAX acknowledgment: The following is to affirm that, the contents and attachments have been reviewed and acknowledged in regards to ENMAX. I, Boris Dimitrov (the applicant), confirm and acknowledge the information put forth by ENMAX in reference of the existing mini-pad transformer in NE corner of the property. Furthermore I acknowledge to refer to attached Ground Disturbance Guidelines if working near ENMAX mini-pad transformer if future projects should occur.

5.Canada Post Mailbox concern: The location of the current Canada Post Services is located on 45St SE. There is an existing 3.0m regional pathway, next to the property. The existing Canada Post Mailbox is additional 1.5m further out from the regional pathway towards 45St. SE. There is 107' of parking space available along the street on the side of the mail box. 107' of length along the street will comfortably accommodate 7 vehicles of average length. To help offset congestion the childcare center will dedicate 3-4 parking stalls for parents to utilize when picking up or dropping off their children.