

Applicant Submission

2025 January 31

We, Manu Chugh Architect Ltd, respectfully submit our Land Use Amendment application to redesignate the property as described below from its current designation, Grade Oriented (H-GO) District to a Direct control grade oriented (H-GO) district to allow the development of a childcare facility as an additional use.

Legal Description: Lot 16 Block 10 Plan 3323 HR

Municipal Address: 8003 Fairmount Drive SE Calgary, Alberta

The site is approximately 0.07 Hectares and is developed with a single family (single storey) and is currently being used as a childcare and operating for over 18 plus years under different ownerships.

It's our understanding that the existing use was approved under an old Land Use Bylaw.

The current owners have been operating the childcare facility for over 25 plus years and their license is limited to 45 children and are interested in increasing the number of children to about 80 plus. Thus, the need for the proposed Direct Control (DC) District.

The proposed city of Calgary initiated H-GO Land Use district unfortunately does not include childcare either as permitted or discretionary and thus the request for Direct Control (DC) District with additional use of a childcare facility.

As part of the community outreach, we have been in contact with the community association and the process is ongoing and in response to their concern, we have proposed and are committed to the following:

Parking and traffic concerns: To mitigate the parking and traffic concerns raised by the community, we are proposing a shuttle bus service. This service will pick up and drop off children and their parents, minimizing the need for additional parking and reducing traffic congestion. This solution is viable as our client operates two other daycare facilities on Fairmount Drive, making the shuttle service an efficient and practical option.

Redevelopment plans: The proposed Child Care Service will operate within the existing structure. There will be no demolition of the building; however, we plan to make minor modifications to part of the existing building to meet the needs of the increased childcare capacity.

Based on the above and in conclusion, we respectfully request planning and development, Calgary Planning Commission and city council's support and approval for the proposed Land Use Amendment.