

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Elaine
Last name [required]	Taylor
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0316
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)

My main concern with this application for a Child Care Service (especially with the high number of occupants being proposed) is the safety of children and pedestrians due to location and amount of vehicular traffic. Vehicular traffic has increased immensely over the past 5 years due to the development of the Harvest Hills Golf Course. The proposed site is located in a playground zone, but as someone who accesses the intersection of Harvest Hills Drive and Harvest Wood Road almost daily, I can assure that perhaps only 50% of drivers adhere to the speed limit (unless of course there is a "Drive Safe" police vehicle parked in plain view). There is a playground located across the street but there is no marked sidewalk. There is also a school bus drop off / pick up zone located on the other side of Harvest Hills Drive, during which time there is an influx of traffic. There is illegal parking (including on top of sidewalks and directly on corners). Illegal parking on the corners reduces visibility for pedestrians and vehicles attempting to turn onto Harvest Hills Drive from Harvest Wood Road. I have seen drivers do u-turns in the middle of the street/playground zone. I have seen frequent jaywalking by parents (with and without their children). I would also like to mention that there are numerous driving schools / private instructors who use Harvest Hills Road (including the intersection with Harvest Hills Drive) for instruction. This introduces untrained drivers into the mix and increases the danger component of an already high traffic area. I fear that should this development be approved, it will only be a matter of time before a child or parent is struck by a vehicle (perhaps fatally). I should mention that my kids are 30 and 33 which clearly indicates I am a very concerned citizen. Those are my comments. Thank you for your consideration.

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First name [required]

Jeff

Last name [required]

Smith

How do you wish to attend?

In-person

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

NO

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

Council

Date of meeting [required]

Jul 15, 2025

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

[required] - max 75 characters

LOC2024-0316

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

In opposition

ATTACHMENT_01_FILENAME

IMG_0285 108-1.jpg

ATTACHMENT_02_FILENAME

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

I would like to provide some more feed back on this proposed change of land use for 108 Harvest Hills Drive N.E.

I am aware this will be coming up for discussion at the Council meeting on July 15th. Along with many of my neighbors, we have expressed opposition to this proposed change and development for numerous reasons, and we would like to be present and voice our concerns during this meeting. Please advise how we best go about ensuring we are able to express those concerns.

Some of the neighbors have lodged Bylaw complaints regarding this property as it has become an eyesore in the community.

The grass is well overgrown, garbage on the the lawn, fence is in disrepair ,and there are advertising signs nailed to the fence.

I have tried to attach some pics to provide a visual.

Pictures of this property were also sent to our area councillor Jasmine Mian.

In closing, our community is very much in opposition to this proposed change to this property as evidenced through the letters of opposition expressed, as well as a petition supplied to the City of Calgary.

I look forward to the opportunity of expressing my concerns in person to council.

Regards,

Jeff Smith





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First name [required]	Emily
Last name [required]	Lane
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed land use change to a huge child day care
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)

The community is residential, this home is a single family dwelling, and should be kept that way. It's also on a busy drive.

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First name [required]George

Last name [required]McIntosh

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]Jul 15, 2025

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

[required] - max 75 charactersLand Use Redesignation LOC2024-0316 Bylaw 104D2025

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC 2024-0316 Land Use Redesignation G McIntosh Comments 07 0 62025.pdf

ATTACHMENT_02_FILENAME

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

See attached PDF file clearly stating our opposition with reasons for the opposition for this redesignation.

LOC 2024-0316

July 5, 2025 [REDACTED]

LAND USE REDESIGNATION HARVEST HILLS LOC 2024 BYLAW 104D2025

RE: 108 Harvest Hills Drive NE. Calgary

Greetings: We (George & Carolyn McIntosh) live at 7 Harvest Wood Way NE ; Calgary.T3K3X4

Thank you for serving in a responsible job where few people appreciate the enormity of the decisions you make on behalf of the overall community, **specifically** in each area where our independent concerns are important to each family residence, and to our general safety and well being overall. It is no small task. Thank you.

We are **absolutely opposed** to this Land Use Redesignation located at 108 Harvest Hills Drive NE (Plan 9011877, Block 7, Lot 1) from residential-grade-oriented infill (R-CG) District to direct control (DC) District to accommodate a Child Care Service. The following letter explains some of the major reasons why.

My wife and I do have some serious concerns as seen from our residence at 7 Harvest Wood Way NE. We are a close neighbor that looks directly into the property at **108 Harvest Hills Dr. NE**,-- from across Harvest Wood Rd NE.

We bought into this neighborhood because it was a nice looking, quiet and pleasant area to live. Then a short few years ago the City decided they would take our beautiful 9 hole golf course from us and make it into a population centre, housing several thousand new residents – filling up that golf course green space completely, which was only 2 to 3 blocks away from us. That decision by the City has resulted in **a lot more congestion in this area** in every aspect of life. For those of us living here this problem is **not** going away in our lifetime. Not Good!

CHILD CARE CONCERNS for the record

Now to add to the ABOVE congestion problem, someone **who will not live in this immediate vicinity** wants to convert a **residence** they have purchased, which is across the street from us, into a *commercial* child **“care”** centre **for 68 children**. This is in addition to the many staff needed to operate such a large commercial child **“care”** venture--- in such a small structure.

This is a residence, not a medium size school. This project should not continue to be considered when so many little children and adults will be jammed into the building never intended for even one tenth as many people. Surely Human Rights will have to look into this poorly planned and foolishly thought out operation that would likely even be unacceptable in

many 3rd world countries. So many children plus adults **is a disease factory** under these severely crowded conditions; **anything** and **everything** spreads like wildfire in such close quarters. The City/Alberta health departments would surely have to sign-off with their approval of what appears to be major proper safety and health concerns. *It is an affront to people who love children to call this project a child **CARE** centre. IT IS NOT!!* We reiterate...It is a BADLY thought out project, and a pathetic way to jeopardize healthy children's lives by cramming them together simply for the sake of making the owners extra money!! **This should be prohibited.!**

MORE TRAFFIC CONGESTION, and an OUTRAGE FOR US & OUR NEIGHBORS

As seen on any City map of our Harvest Wood NE area, within the Harvest Hills subdivision, there are **only two exits**. One of these **exits is Harvest Wood Road**, which borders **the east side of 108 Harvest Hills Dr. NE**. Traffic is already busy during the morning and evening rush hours. Now consider that families only have one or two children to drop off,--- carry to, or walk to the house from their vehicle means an additional estimated 45—50 vehicles that will be backed up, clogging Harvest Wood Rd more than it is already. That soon leads to people trying **the only other exit**, which is a very busy intersection named Harvest Wood Gate that drains much of the greater Harvest Hills Subdivision on to Country Hills Blvd. There are no traffic lights at either of these **exit** intersections, which makes matters even worse for those trying to get to work from our general area in Harvest Wood. ABSOLUTELY NOT GOOD!! A commercial project of this nature definitely is not suitable for this site, in this area of our subdivision. It will lead to more unnecessary traffic delays, bad attitudes & even road rage brought on by this very numb-skull idea to turn a nice quiet residential area into an overcrowded, noisy, accident prone, traffic congested place for a so called child **"care"** project. This commercial project can easily be placed very close to here, but in a much more accessible location for its clients,-- in a very large open space just north of "Ascension of our Lord" school, which already has appropriate signage ,speed limits, plenty of space to build several safe lanes for parents to drop off and to pick up their children leisurely under much safer conditions! It would be much more advantageous than trying to rush the unloading and loading of such large number of children (68),especially in the often dark mornings & dark evenings with the frequent slippery, rainy/snowy conditions experienced during fall, winter & spring days.

CONCLUSION

In our opinion the problem with this proposed child **"care"** project is that it seems those proposing it absolutely appear not to **CARE** about the children. In the same way—they do not

seem to care about the noise, continuous parking disruptions, major traffic challenges, we, all our neighbors, and our neighborhood would have to deal with for many years to come. Nor do they seem to care about the ***devaluation of each of our properties*** as a result, ... which is VERY unfair,--if you should allow this shabby *commercial* project to go ahead in our currently very quiet, pleasant neighborhood.

WE DO **NOT** APPROVE OF THIS *VERY INCONSIDERATE* PLAN TO TURN 108 HARVEST HILLS DRIVE N.E. INTO A COMMERCIAL SO CALLED CHILD "CARE" FACILITY!!! **And most assuredly we do NOT approve, in the least, with the LAND USE REDESIGNATION! Please do not approve this redesignation for 108 Harvest Hills Dr. NE.**

Signed:George McIntosh....

Signed:Carolyn McIntosh....



Public Submission

CC 968 (R2024-05)

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First name [required]	Barbara
Last name [required]	Churchill
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing - LOC2024-0316 - July 15, 2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0316 - Public Hearing - July 15 2025.pdf

ATTACHMENT_02_FILENAME

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

Please find attached a pdf doc with my comments and concerns regarding LOC2024-01316 to be submitted on record and also read by Bob Churchill at the Public Hearing on July 15, 2025.

LOC2024-0316 - Land development public hearing – 108 Harvest Hills Drive NE - July 15, 2025.

I am adamantly opposed to this commercial development/business in our residential neighborhood for the same reasons listed in my previous 2 rejections under DP2025-00850. This is the 3rd time I've responded to this development request under multiple notices.

The previous notices were transparent on the number of children this facility would accommodate, however it now appears (under the LOC2024-01316 notice on the property) that the decision on the number of children allowed and design of the facility is being deferred until AFTER the application is approved, which is cause for extreme concern. I confirmed this with the file manager Fatemeh and don't understand how the application can be approved without this key information.

We were previously told under the second submission by the owner that the building would not change, however LOC2024-0316 indicates the owner will be free to build a 3 story facility if approved which would drastically change the look of the neighborhood and views/sunlight for the homes directly behind this property (several that are single story). The owner attempted to rezone this lot in a previous application and the community was adamantly opposed, now it appears they are resubmitting the application by saying the building will not change, however if approved they would be free to expand the building which feels like an underhanded and dishonest way of achieving their original objective.

I have no doubt that if the application is approved this owner would immediately start the process to change and expand the building. I read in the minutes of the original proposal by the owner/developer that the community was in favor. My property is directly behind/across from this house and we were never approached for approval and in checking with other neighbors they also were not approached. This owner was blatantly dishonest in their original proposal, and I believe they are now misrepresenting their ultimate intent.

Since the owner purchased this home the upkeep has been very poor. Lawn is never mowed, snow not removed, fence is in disrepair. This is a concern as it shows they have no interest in the look or care of the neighborhood or respect for the surrounding residents.

If approved it would set precedence opening the door for other commercial development in the area negatively impacting our properties. This proposal has created a tremendous amount of stress and anxiety for me and my neighbors as we worry about how this development and business will impact our quality of life and property values.

My concerns submitted under application DP2025-0050 regarding the number of children and subsequent increased noise, traffic, congestion and safety issues remain. **Below is a**

summary of concerns I previously submitted under DP2025-00850 that I also wish to be included and considered in the Public Hearing.

- The safety issues are extreme: this business is planning for 56 children which would result in 56 vehicles 2x a day dropping off and picking up which would create massive traffic congestion in a playground zone and a huge risk to the safety of local children crossing the street for the JH school bus or to connect to the park path, as well as the safety of local residents crossing to the park or mailbox. There are already traffic and parking challenges with the school bus zone, city bus stop and mailbox across the street so 56 additional vehicles would be mayhem.
- If the owner creates some parking space in their lot it will still not address the parking concerns. 56 children would require a minimum of 6 full time adult staff on site (more depending on the age of the children), that means there are potentially 6+ vehicles parked on the street all day. This will negatively impact street parking for surrounding homes and create even more congestion in addition to drop off and pick up traffic, and poor line of site from sidewalk to street which is another safety concern. Also, by converting much of the yard into parking the daycare center would not be able to meet the minimum outdoor play space required on the premise. (24.3 sq feet of play area per child). So are they planning to monopolize the small playground across the street impacting access for the local residents & children??
- Changing the lot to add parking and likely a commercial waste bin would visually change the look of our residential neighborhood to be more commercial and impact the value and appeal of our properties.
- This is a quiet residential neighborhood and the increased NOISE (vehicle and human) from this commercial venture would be substantial and negatively impact the quality of life for the residents in the surrounding homes. Many residents are retired and at home all day and the increase in noise from so many children, traffic and commercial waste pick up would be extremely stressful. As well as the health concerns from exhaust pollution created by increased traffic and idling vehicles.
- I understand there is already a child care facility approved to be constructed by the Ascension of Our Lord School that would accommodate up to 150 children so there is no need for another large commercial day care in our community.

I am strongly opposed to this development and business application.

Barbara and Bob Churchill

11 Harvest Wood Way NE



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First name [required]	Sherry & Tom
Last name [required]	Cook
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0316 Bylaw 104D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Application LOC2024-0316.pdf

ATTACHMENT_02_FILENAME

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

We feel very strongly that the location of this proposed commercial day care does not support a facility of this size. There are also many other drawbacks for the the community and the neighboring homeowners; namely, traffic and parking, property devaluation of nearby homeowners, noise concerns (many nearby residents are retired and home during the day), as well as garbage issues. Please refer to the attached letter for more details regarding these concerns.

July 5, 2025

Attention: City Clerk
City of Calgary Development Department

Re: Reference Number: LOC2024-0316
Bylaw: 104D2025

We live just around the corner and up the alley from the proposed rezoning of the private residence to a commercial day care facility at 108 Harvest Hills Drive NE. We have a number of concerns with this proposal and we **strongly** believe this is **NOT** an appropriate location for a commercial business of this nature.

1. **Parking/Traffic** - We note from the DMap plan that there are three parking spots allocated to this facility in the back of the property. First of all, three spots will not be sufficient parking for the number of families that will be dropping off and picking up children at this location, not to mention staff parking. Harvest Hills Drive is a main artery within the neighbourhood and has a lot of traffic particularly during the morning and afternoon school pick up and drop off times at Our Lord of Ascension School. In addition, the yellow school buses for other schools pick up and drop off children directly across the street from this proposed facility. Parents regularly park along the street while they wait for these buses. The added traffic associated with this daycare would clog the flow through this section of Harvest Hills Drive. There is also the concern that since there is insufficient parking available, all these families would be parking illegally blocking driveways, alleyways and attempting u-turns within the playground zone. Of particular concern to us is an increase in traffic up and down the alley behind our home. This alley is not designed for that kind of traffic and is currently an issue with cars trying to avoid the playground zone.
2. **Safety** - As mentioned earlier, this corner is quite busy at various times of the day. There is currently a playground zone in front of the property which is already vastly ignored by most drivers with very little enforcement. It can be very unsafe now to cross the street to the park located across from the proposed facility. This unfortunately will inevitably mean there will be an incident of a pedestrian injury or worse.
3. **Property Values** - There will ultimately be a significant devaluation of properties if this facility is approved. We are retirees and will rely on the value of our property to help fund our senior years. We are not alone as there are a number of residents directly impacted by this facility that are at a similar stage of life.
4. **Garbage** - A facility of this size is going to create a significant amount of trash, recycling and compost material, more than a few blue, green or black bins can accommodate and will attract more wildlife and rodents. Does that mean there would be a commercial size dumpster at this property? Where would that be located and how much disruption would that cause neighbours?

5. **Noise** - Noise will most certainly increase and be a concern to the surrounding neighbours from not only 56 children playing but from added traffic and additional garbage pickup.
6. **Community Amenities** - There is not enough backyard space for that many children to play and we fear that the community playground across the street as well as other green spaces would be overrun with daycare children.

This property, which is essentially a family home, is not appropriate for the size and scope of this proposed commercial facility. Additionally, the location does **NOT** support the added traffic congestion, noise and disruption for the neighbouring property owners. Therefore, we **very strongly urge the City of Calgary Planning Department to deny this application.**

Yours truly,

Sherry and Tom Cook