

Applicant's Submission

The intent of this application is to redesignate two parcels located at 1312 and 1310 Berkley Drive NW from Residential - Contextual One / Two Dwelling (R-C2) District, to a Direct Control (DC) District, based on the existing R-C2, with the additional Use of "Child Care Service". The reason for the application is twofold. First, in order to provide legal and conforming land use status to the existing Daycare located at 1312 Berkley Drive NW, which has been operating as Daycare for over 30 years, prior to the current Land Use Bylaw. Secondly, to allow the Daycare to expand into the eastern half of the existing semi-detached "residence" which currently operates as a Day Home. The redesignation of these parcels would not materially change the nature of the existing uses, but would increase the number of children able to be cared for and provide certainty for the owners in the event something happened to the existing facility. The parcels would be consolidated and the facility would operate under a single licence regulated by the Province of Alberta.

The application is being made as a Direct Control as there are no districts that are low-density residential in nature that allow for the Use of "Child Care Service". Since the intent of the application is strictly to allow for this Use that is in part already operating in this location, we feel that adding this Use to the existing base district provides for a predictable outcome that maintains stability for the neighbourhood and for the owners.

Originally, the Daycare facility (1312 Berkley Drive NW) occupied the entire building, but was divided into two units around 1979, where the eastern unit (1310 Berkley Drive NW) became a single family residence. The Daycare is now under operation of "Little Scholars Daycare and Preschool", an accredited facility with a history of exceptional care that has spots for 37 children. When the owners of "Little Scholars" purchased the eastern half of the building in 2011, they opened a Day Home that operates separately. This existing Day Home has six (6) children, which is permitted as a home occupation within the existing R-C2 district. By renovating and combining the facility, including a small addition at the back of the the east unit, the total number of children proposed to be in care (day care, preschool and before/after school care) is approximately 73.

The parcels are located on the corner of Berkley Drive and Berkley Gate NW, just one block to the east of 14th Street NW. The Calgary Transportation plan identifies 14th Street as an arterial road, which is directly connected to downtown. There are also transit routes within 100m of the site along Berkley Drive. Furthermore, the parcel is just two (2) km west of a future LRT Station at Centre Street and Beddington Blvd North. While the parcel has good access to transportation networks, the overwhelming majority of children come from the immediate surrounding neighbourhood and walk. It has been thus far been an ideal location. The site is adjacent to RC-2 properties to the north, south and east, but borders on a Multi-residential Contextual (MC-1 d38) complex to the west.

Currently the majority of the drop off and pickup is done curb-side, as there are ample street parking spots adjacent to the property on both Berkley Drive and Berkley Gate NW. Drop-off and pick-ups generally take less than 5 minutes. The property does have lane access, with parking at the rear. As mentioned, many of the existing children coming to the facility come from within walking distance, particularly the multi-residential complex across the street and the Calgary Housing Company complex, just 450m to the east. Although there is abundant street parking and access from all directions, we acknowledge that an increase in the number of children may necessitate more off-street parking. Additional on-site parking could be provided off the lane, if required through the development permit application process.

Prior to making this application, the owners contacted the Community Association and neighbours who would be potentially impacted. Although no negative impacts or drastic changes in existing operations are anticipated, communication with the community has been sought to ensure transparency. The support has been overwhelming and we are pleased to include 68 letters endorsing this application. Childcare spots in affordable facilities with are in high demand. Approving this land use application would increase a valuable and essential service.

The owners of "Little Scholars Daycare and Preschool" pride themselves providing the highest quality care that prepares children for their future. They have a proven track record in their existing location. An expansion of their operation will allow for further benefits and opportunities for families. We request the support and approval from the City of Calgary Administration and Council for this Land Use Amendment that will add value to the both the community and the city as a whole.