

From: Peter Teevan <[REDACTED]>
Sent: March 05, 2019 8:43 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Cristina Rucci <RucciC@dnv.org>
Subject: 2391 Berkely - Daycare Expansion Application

Good morning Your Worship & Council along with Ms. Rucci,

I am writing about tonight's agenda item regarding the Daycare at 2391 Berkely.

First, I must declare myself to be in conflict over this issue because my wife is the Proprietor of Windridge Park Childcare Centre which leases space inside Ron Andrews RecCentre.

As such, I will refrain from speaking before you tonight on the subject, and accepting that this communication is public information, I will only offer a brief perspective and try to think independently, as best I can.

I place myself in the situation of the neighbours in this case. Our zoning is very similar – their's is Residential Single Family 3, while mine is 4 – but I am across the street from RS3.

What would be the impact of allowing such a thing next door to me?

Well the first thing is CARS... cars, cars and more cars. With 20 children capacity, even if each child stays for the whole day duration, that's a minimum of 40 car drop-offs and pick-ups each day. In my wife's own Daycare, most client families don't stay the whole day – they choose morning or afternoon, so while my wife's daycare has a license capacity of 20, she actually serves over 60 client families.

Then there is the question of staff. Daycares most commonly have a 6:1 or 8:1 teacher to child ratio. So with 20, that's at least 2.5 teachers... so add another 2 cars (unless there are two teachers in the family).

I recommend that you ask and answer these questions in your deliberations:

- 1) Are there any daycares in the DNV that have a capacity of 20 and do not have an adjacent parking lot?
- 2) Will the primary use of this property continue to be a single family house, or really, due to activity, is the primary use a daycare, which could be argued, is commercial in nature.

I understand how much the statistics say parents are in need of daycare – but I can tell you that the waiting lists at Windridge Park Preschool are not overwhelming. Anne's daycare is not at 100% capacity at all times.

And our experience is that parents get on multiple daycare waiting lists to both see where they get accepted and while they weigh their options. It is very common for Anne's daycare to have a significant number of registrants back out at the last minute – which is of course why there are waiting lists in the first place.

I can only say that if someone parked such an operation next to my home, you wouldn't be hearing the end of it.

When the area residents bought a zoned-single-family home, do you think they were expecting a parking lot with 20 happy, loud kids next door?

Warm Regards,

Peter Teevan