

PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat every-one with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Clifford
Last name [required]	Hesby
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	Development proposal at 125 14 ave sw 125 1400, 1410 and 1412 1 st sw
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)

Esteemed members of Calgary's city council,

I'm writing to object to the proposed construction project in the parking lot next at 125 14 Avenue sw.

This project in such a confined space with residential apartments on all sides cannot be conducted without drastic effects on local safety and quality of life. There simply isn't the room to do so. While it torments the housebound and the increasing numbers of people who work from home it's a project likely to last years. Assuming it doesn't go out of business midway leaving a hole in the ground or a half finished dangerous construction site as every Calgarian has seen before.

Additionally I am deeply concerned about the fate of the stand of multi-story high trees at the south side of the parking lot. These are healthy, decades old trees that are homes to urban wildlife, a privacy screen to residents and a vital part of any Green Calgary vision for downtown.

The number of units created - high priced, high profit margin condo units, not housing the people desperate for it could afford is not worth the diminishment of quality of life in the whole neighborhood it would inflict.

I urge you to reject this proposal.

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First name [required]	James
Last name [required]	Cousin
How do you wish to attend?	
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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	Beltline LOC20204-0047
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To whom it may concern,

I live in the condo (Carlyle) directly south of the proposed land use redesignation. I am in favour of developmenet, but only so long as it is considerate of the neighbours. The Chocolate (188 15 Ave SW) was built next to us and a three story concrete wall was erected to the west with zero consideration for how it looks out a window. Additionally, a parkade exhaust - at least 6 feet high - is incredibly loud and turns on in the early morning hours. These types of decisions negatively impact existing residents of the community.

With the current project, we have trees behind our condo on our property that will surely be killed by any redevelopment. And while I understand that a building will be erected, how our existing residents be protected from council approvals like the affor-mentioned wall and exhaust fan? And how will we ensure that our property will pro- tected from any damage caused by construction? What is the process to rectify these issues?

I think any project built on the surface parking lot will be beneficial to the community, I would just like council to take into consideration of how they would feel if a three story concrete wall was put up directly on their property line instead of a stand of trees.

Thanks.

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First name [required]	Daenna
Last name [required]	Martynuik
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
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	Land Use Redesignation - Beltline - LOC2024-0047 - Bylaw 101D2025
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)

To the Esteemed Members of Calgary City Council,

I am writing to express my strong objections to the proposed re-zoning of the property adjacent to my residential home. While I understand the need for development within our city, I believe this particular proposal will significantly and negatively impact my property and quality of life, and that of my neighbors.

My primary concerns revolve around the construction phase. A multi-story development of this nature will inevitably generate a substantial amount of dust, debris, and noise pollution. As someone who works from home, this is particularly problematic. The constant noise will directly impede my ability to concentrate and complete my work tasks, adding a layer of disruption beyond the already undesirable effects on residential tranquility.

Furthermore, I am deeply concerned about the impact on the existing mature trees that stand between my property and the proposed development site. These trees, reaching between three and four stories tall, are a vital green asset. They provide invaluable enrichment and enjoyment to my property, offering privacy, shade, and a crucial connection to nature in the core of our city where green space is at a premium. The construction of a multi-story building so close to these trees poses a significant threat to their survival and the environmental benefits they provide to the community.

I urge the City Council to carefully consider these impacts before making a decision on this re-zoning application to ensure that the well-being of existing residents is properly respected.

Thank you for your time and consideration of this important matter

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First name [required]	Moujan
Last name [required]	Gilanmorad
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[required] - max 75 characters	Land use redesignation - LOC2024-0047
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Opposition to Land Use Redesignation LOC2024-0047.pdf

ATTACHMENT_02_FILENAME

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To: City of Calgary Council
Subject: Opposition to Land Use Redesignation LOC2024-0047

Dear Members of Council,

I am writing to express my opposition to the proposed land use redesignation of the parcel at 1400 1 St SW (and the other properties included in the application for LOC2024-0047) from its current Direct Control (DC) designation to the Centre City Commercial Corridor (CC-COR) district.

I am a homeowner in the Chocolate Condo building, which is directly adjacent to this parcel. My unit faces the parcel to the north and includes a balcony that is a key feature of my living space. I am deeply concerned that the proposed land use change will negatively impact my use and enjoyment of my property—an outcome that should be considered under Section 36(1) of Land Use Bylaw 1P2007, which requires that discretionary developments not "materially interfere with or affect the use, enjoyment or value of neighbouring parcels."

If the CC-COR land use is approved, it could allow for buildings that are too close or poorly oriented relative to our residences. This raises substantial concerns around privacy, light, and views—elements that significantly affect both quality of life and property value. These impacts are particularly acute for residents like myself whose units directly face the parcel in question.

Furthermore, I do not believe the CC-COR designation includes adequate built-in mechanisms to ensure that any new development is contextually appropriate for our block. By contrast, the existing DC designation, which applies a discretionary use of Centre City Multi-Residential High Rise (CC-MH), better supports compatible development. Section 1333(g) of the bylaw explicitly requires that developments in mixed-use districts transition to lower-scale residential buildings through thoughtful building location, massing, and landscaping. These are the types of design principles that ensure new buildings enhance, rather than undermine, the surrounding context.

While I am strongly in favour of increased housing in Calgary, I believe it is crucial that such development respects the character and fabric of existing communities. Retaining the DC designation with its CC-MH framework ensures a more balanced, contextual approach that protects the enjoyment and long-term value of all neighbouring properties—both present and future.

Sincerely,
Moujan Gilanmorad
Chocolate Condos, 188 15th Ave SW

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