

**From:** [C.M. Santos](#)  
**To:** [Public Submissions](#); [Darryl Ortt](#)  
**Subject:** [EXT] Notice of Planning Matters - Plan 0913839 BLock 1 Lot 50  
**Date:** Monday, December 30, 2019 5:03:07 PM

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Dear City of Calgary Development

We are writing in response to the request for submissions related to the Land Use Amendment LOC2019-0098, at 7400 23 St. SE.

While we appreciate the intentions of this organization to create a place for youth after school, there are certainly community consequences with this kind of activity in an area. Below we list some of the areas that concern us as owners of neighboring properties.

1) Every owner has a right to the quite enjoyment of their property. Bringing in a facility with a lot of teenage traffic will seriously affect this right.

2) Even if the center achieves everything to which it makes commitments in the control of traffic and social issues resulting from a large number of teenagers congregating in the area, there will certainly be a negative effect on the value of property. For owners the overall property value will decrease substantially due to increase difficulty in selling neighboring homes.

3) For those renting neighboring properties there will be an increased challenge in the ability to find quite, family oriented, renters. This area is a high rental area that advertises homes as quite, near a park, and perfect for quiet families. A youth center for high risk youth, regardless of how effective, will at the very least cause a perception issue that will increase difficulty in renting and decrease the effective rental rate that can be charged. This will also result in a reduction in the ability to rent to long term, quite families and result in an increase of rental to people less interested in the quite qualities of the neighborhood. The consequence is a tendency away from quiet stability to a noisier more transitional neighborhood.

4) While there are assurances of limited traffic increase as a result of the center there will certainly be an increase in staff and other parking requirements. The area in front of this property is already very limited in parking space. The agreement referenced with the Church is not a long term solution and can change at any time again resulting in parking problems.

5) A large number of teenage students in this area will almost certainly result in greater noise and activity on a quiet street. Even if the youths in the center are well behaved and follow all the rules, these centers will draw other non-associated youths to the area which often results in conflicts that can harm the neighborhood tranquility and result in damage to neighboring homes. What commitment is made to neighbors for any property damage? Would neighbors be required to try to contact parents of students that did cause damage or would the center commit legal responsibility for any damage caused as a result of its presence?

6) The application describes that both a sport center and a music center will be part of the services offered by the Center. These will undoubtedly result in noise that will affect the neighbors.

7) The submission makes no mention of how many students will be involved in the center nor how much staff will be present to oversee the programs. What commitment is made to the neighbors to ensure the center will not be a high traffic area and that there will always be sufficient supervision present?

8) The current model as described in the submission suggests that programs will only be run from 3:00 to 7:00, however models in the future can and may indeed necessitate change. This could mean longer programs ending later or starting earlier and have significant effects on neighbors

9) Once re-zoning is done, future DC zoned businesses could be set up in this lot. There is a broad applicability of such zoning and some of the applicable uses potentially significantly negatively affect the community and result in lower property values. There is no assurance that a subsequent business would not be even more impacting on the community.

10) Such centers, even when closed, draw attention of other youths to the area. Even if the youths of the center are perfectly behaved, there is a risk the center will draw other elements and become a target of vandalism or theft. This will affect neighboring homes as well. Has the organization done any research on the impact of such a center on community property value, increases to noise, or other social effects such as vandalism? What assurances can the organization provide to the neighbors that will mitigate risks?

The risk of such a center is placed entirely on the community and especially on the neighboring homes. Investors don't live nearby, their property values are not affected, and the lifestyle and tranquillity of their communities isn't put at risk. We ask that the city not accept this land use re-designation without very serious consideration of how to mitigate the issues we've raised and to not make any decision to the detriment of local residents.

Thank you for your consideration.

Carlos Santos and Darryl Ortt

7404 & 7406 23St SE, Calgary, AB

**From:** [Wynter LeBlanc](#)  
**To:** [Public Submissions](#); [City Clerk](#); [Office of the Mayor](#)  
**Cc:** [jane@youthcentresofcalgary.ca](mailto:jane@youthcentresofcalgary.ca)  
**Subject:** [EXT] Land Use Amendment - Youth Centres of Calgary - Ogden.  
**Date:** Saturday, January 04, 2020 11:36:00 AM

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Dear City Council Members,

My name is Wynter LeBlanc and I am a current volunteer with the Youth Centres of Calgary - Ogden.

I am writing this letter in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. I am a strong supporter of the centre's operations and believe that this work, enhances the health, education, well-being and vibrancy of the youth and the community.

As someone who lives in the community where the center is, I can truly appreciate and understand the difference it makes everyday. Ogden is known to be a rougher neighborhood, and while that may hold some truth to it; this centre has helped improved the area substantially.

YCC - Ogden is somewhere that can give the youth an outlet in the best possible way. There are times where youth may not be receiving some of the same opportunities at home. The activities, and mentoring that is offered and given through the centre has a huge impact on the youth, and I have witnessed that first hand. Whether this is crime reduction, success in school/sports, making friends, or just feeling like they are apart of something bigger.

The Youth Centres of Calgary - Ogden has something to offer everyone in my community. With that, I could not be more proud to have it in my neighborhood, and be a part of this incredible experience.

Cheers,

Wynter LeBlanc  
1951 Lynnover Cres SE  
Calgary, AB  
T2C 1K5

**From:** [Jane Virtue](#)  
**To:** [Councillor Web](#); [Office of the Mayor](#); [Public Submissions](#)  
**Cc:** [Jane Wachowich](#)  
**Subject:** [EXT] Support for Youth Centre Ogden  
**Date:** Sunday, January 05, 2020 12:35:36 PM

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Dear Councillors,

I am writing in support to **APPROVE the land use amendment application for the property at 7400 23 Street SW** located in the community of Millican Ogden. As the Board Chair of YCC, I am a strong supporter of the programs offered at the Centre. It is clear that the work, delivered by qualified staff, practicum students and volunteers, enhances the health, education and well-being of the youth and the community.

Police have commented that the program will reduce crime. The school administrators support the program which will decrease school dropout rates and increase the overall success of students. The community association supports the Centre that offers a safe place for youth to feel a strong sense of belonging and responsibility for their community. Social workers applaud the program as a safe place to belong and find support from others. Neighbours have come forward in support of the Centre and find that the location is perfect for this type of program. The overall community of Millican Ogden is benefitting through this initiative.

The community has embraced the Centre and I encourage you to do the same by approving the land use amendment application coming to Council on January 13.

Best Regards,  
Jane Virtue  
Board Chair  
Youth Centres of Calgary

**From:** [Liz Bean](#)  
**To:** [Public Submissions](#); [City Clerk](#); [Office of the Mayor](#)  
**Cc:** ["Jane Wachowich"](#)  
**Subject:** [EXT] Land Use Amendment Application - Youth Centres of Calgary  
**Date:** Sunday, January 05, 2020 10:16:30 PM

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Dear City Council Members,

My name is Liz Bean and I am a volunteer at the Youth Centres of Calgary located in Ogden. I am writing this letter in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. I am a strong supporter of the centre's operations and believe that this work, delivered by qualified staff, practicum students and volunteers, enhances the health, education, well-being and vibrancy of the youth and the community. It helps to foster a sense of belonging and strong, healthy friendships for the youth within the community. The overall community of Millican Ogden is benefited by this initiative.

Yours Sincerely,

Liz Bean

3915 5<sup>th</sup> St. SW, Calgary, AB, T2S 2C9

**From:** [Foss, Tom](#)  
**To:** [Public Submissions](#)  
**Cc:** [jane@youthcentresofcalgary.ca](mailto:jane@youthcentresofcalgary.ca)  
**Subject:** [EXT] YHC - Youth Centre Ogden - Land Use Amendment  
**Date:** Monday, January 06, 2020 9:32:25 AM

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My wife and I are in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. We have been past supporter of this type of work and as the Land Use Amendment is approved it will be another great step forward. We are also committed financial supporters to this venture. With the backing of many others in Calgary this project is off to a great start.

We have been long time advocates of helping youth and reducing poverty in the most vulnerable of all Calgarians.

This centre does tremendous work, delivered by qualified staff, practicum students and volunteers, enhances the health, education, well-being and vibrancy of the youth and the community. This grass roots delivery is supported by the community and in conversations with Calgary City Police they confirm that these programs are huge in terms of crime reduction, school success, achievement in sport, feeling of belonging in and responsibility to the community, and in success in friendships.

Calgary will win, we will empower and include youth and the community of Millican Ogden is benefited by this initiative. I wish someone would be able to open a similar project in our neighbourhood of Wildwood.

Tom and Jennifer Foss  
48 Wildwood Drive SW  
Calgary, Alberta T3C 3C5

*Tom Foss*, Vice-President, Director  
and Portfolio Manager  
**RBC Dominion Securities**  
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**From:** [Doug Schroeder](#)  
**To:** [Public Submissions](#)  
**Cc:** [Jane Wachowich](#)  
**Subject:** [EXT] Youth Centres of Calgary  
**Date:** Monday, January 06, 2020 8:33:29 AM

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Dear City Council Members,

My name is Doug Schroeder and I am a colleague of Jane Wachowich, YCC's Executive Director and a supporter of the centre. I am writing this email in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. I strongly support the centre's operations and believe that this work, delivered by qualified staff, practicum students and well-prepared volunteers, enhances the health, education, well-being and vibrancy of the youth and the community.

Studies show that centres such as this contribute to community crime reduction, school success, achievement in sport, feeling of belonging, responsibility to the community, and positive self-esteem in youth. The overall community of Millican Ogden is benefited by this initiative.

I sincerely hope you will approve this amendment application.

Yours Sincerely,  
Doug Schroeder  
Dougkschroeder@gmail.com  
4007 1 Street NW  
Calgary AB T2K 0X2  
587-223-2868

Sent from my iPad

Dear City Council Members,

I am Linda Wolf, a Tenant Liaison Social Worker writing this letter in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary located at 7400 23 Street SE in the community of Ogden. I am a strong supporter of the centre's operations and believe that their work, delivered by qualified staff, practicum students and volunteers, greatly enhances the health, education, well-being and vibrancy of the youth and the community. Additionally, because of the success of YCC, crime reduction ensues, school success increases, achievement in sport occurs, along with a greater sense of belonging in and responsibility to the community, which also transpires to success in friendships. The overall community of Millican Ogden is greatly benefited by this initiative.

Yours Sincerely,

Linda Wolf MSW, RSW

320, 433 Marlborough Way NE

Calgary, Alberta

T2A 5H5



**From:** [Laura Gillies](#)  
**To:** [Public Submissions](#); [City Clerk](#); [Office of the Mayor](#)  
**Cc:** [jane@youthcentresofcalgary.com](mailto:jane@youthcentresofcalgary.com)  
**Subject:** [EXT] Land Use Amendment Application - Youth Centres of Calgary  
**Date:** Monday, January 06, 2020 9:47:46 AM

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Dear City Council Members,

My name is Laura Gillies and I am a volunteer at the Youth Centres of Calgary located in Ogden. I am writing this letter in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. I am a strong supporter of the centre's operations and believe that this work, delivered by qualified staff, practicum students and volunteers, enhances the health, education, well-being and vibrancy of the youth and the community. It helps to foster a sense of belonging and strong, healthy friendships for the youth within the community. The overall community of Millican Ogden is benefited by this initiative.

Yours Sincerely,  
Laura Gillies  
28 Glacier Place SW [Calgary, AB, T3E5A4](#)

Sent from my iPhone

**From:** [Dawson Price](#)  
**To:** [Public Submissions](#); [City Clerk](#); [Office of the Mayor](#)  
**Cc:** [jane@youthcentresofcalgary.ca](mailto:jane@youthcentresofcalgary.ca)  
**Subject:** [EXT] YCC- Youth Centre support  
**Date:** Monday, January 06, 2020 10:05:51 AM

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Dear City Council Members,

My name is Dawson Price and I am the tenant and a regular volunteer and the center in Ogden. I volunteer and mentor with the youth who attend the center as well as oversee/manage the property when the center is closed on evenings and weekends. I have heard nothing but positive comments in regards to the center from people within the community, as well as from the youth that frequent the center. The premises is kept in good order, and I am proud to contribute my time to mentoring, coaching, and tutoring the youth who need it the most and appreciate the after school experience otherwise unavailable to them. I personally, as well as the community, believe that as a whole the community of Millican Odgen has benefited from this initiative.

Sincerely,  
Dawson Price

**From:** [Debbie Proud](#)  
**To:** [Councillor Web](#); [Office of the Mayor](#); [Public Submissions](#)  
**Cc:** [Jane Wachowich](#)  
**Subject:** [EXT] Youth Centres of Calgary and Land Use Amendment  
**Date:** Monday, January 06, 2020 11:26:44 AM

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Dear Councillors,

I am writing in support of approving the land use application for the property located at 7400 23 Street SW located in the community of Millican Ogden. As a retired teacher, and dedicated Youth Centres of Calgary volunteer who played a critical role, along with many other volunteers, in the creation of YCC, I believe passionately in the youth centre. YCC is changing lives one day at a time, one child at a time.

Youth Centres of Calgary provides friendship, safety, tutoring, mentoring, sport, food and fun for children in Grades 6 through 10 in the community of Millican Ogden. Following the extraordinary success of the popular summer camp held at YCC, over 40 students A DAY, from Grades 6 to Grade 10 are attending the youth centre's after school program. At YCC qualified staff, practicum students and volunteers work tirelessly to deliver a structured program including tutoring in a homework room filled with homework tables, books, and schools supplies, music and the opportunity to play instruments in the music room, a wide variety of sports are offered including basketball, soccer, football, volleyball and indoor games including ping pong and foosball, and arts and crafts sessions are led by creative volunteers. The students are also provided with a snack upon arrival at the youth centre and dinner is served at 6 pm before the students depart for home- for some students the dinner served is their only meal of the day. The support of the community has been overwhelming and humbling, first as we knocked door to door and introduced ourselves to the surrounding neighbours and explained our program, next at the Millican Ogden Community Association where the President was supportive from the onset and members gave our Executive Director a standing ovation for the creation and opening of YCC . None of this would have been possible without the support of the Councillor for Ward 9, Gian-Carlo Carro who enthusiastically supported our initiative from the start as well as City of Calgary planners who helped us navigate the permitting process as we prepared to open. Community support abounded when many neighbours attended our first Information Open House in June. At that first Open House neighbours immediately offered to help with the renovation of the youth centre and donated sports equipment! The principals at the surrounding Junior High and High Schools are fully supportive and the social workers at Calgary Housing applaud and support our initiative. The police are fully supportive because by keeping students off the streets and engaging students in a positive, supportive and safe environment we are reducing crime in the community.

It takes a village to raise a child and volunteers, neighbours, councillors, social workers, principals and the police of the Millican Ogden community are doing just this with their assistance and support of Youth Centres of Calgary. But it is the joy of the students, their huge smiles as they RUN to the centre, even lining up before the centre opens, that shows what a fabulous and successful program is being offered at Youth Centres of Calgary. It is the LARGE number of students who have been attending the centre each day since the after school program began in September that shows that what we are doing at Youth Centres of Calgary is VITALLY IMPORTANT. Youth Centres of Calgary has heart . Youth Centres of Calgary is changing lives one day, one child at a time. I encourage you to be a part of the village raising the children of Millican Ogden by showing your support of Youth Centres of Calgary and approving the land use amendment application coming to Council on January 13, 2020.

Sincerely,  
Debbie Proud  
Retired Teacher, Dedicated Community Volunteer

**From:** [Jeff Shepherd](#)  
**To:** [Public Submissions](#); [City Clerk](#); [Office of the Mayor](#)  
**Cc:** [Jane Wachowich](#)  
**Subject:** [EXT] YCC- Youth Centres of Calgary - Ogden: Land Use Amendment  
**Date:** Monday, January 06, 2020 11:49:37 AM  
**Attachments:** [2BEB8EBF8D2B443B87995FC046F01CC8\[105405078\].png](#)

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Dear City Council Members,

My name is Jeff Shepherd and I am the Director of Operations at Comrie's Sports Bank. I am writing this letter in support of the land use amendment application provided to City Planning by Jane Wachowich and YCC - Youth Centres of Calgary. I have had the pleasure of working with Jane and her staff since the Ogden Centre's opening back in May 2019; providing sports equipment of all kinds, including bikes and helmets. Partnering with programs such as YCC – Youth Centres of Calgary, is so rewarding and being a small part of their heart and soul in providing greater opportunity and fulfillment to the lives of the children and families who utilize the centre's offerings is extraordinary!

The belief that this work, delivered by qualified staff, practicum students and volunteers, enhances the health, education, well-being and vibrancy of the youth and the community, coupled with proven outcomes such as crime reduction, school success, achievement in sport, feeling of belonging in and responsibility to the community are all reasons why I am, and will continue to be, a strong supporter of what the centre's operations. That all said, there is no question, the overall community of Millican Ogden is benefited by this initiative.

Yours Sincerely,

Jeff Shepherd

**JEFF SHEPHERD**  
*Director of Operations*  
**Comrie's Sports Bank**  
3557 52<sup>nd</sup> St. S.E  
Calgary, AB T2B 3R3  
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