



## FORM TITLE

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

garry

Last name (required)

fox

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

spruce cliff bylaw 157D2021 (plan 1710230 block3, lot 27)

Date of meeting

Sep 13, 2021

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

Land use change is of no benefit to westgate park residents  
Lower height restriction provided by commercial designation is preferred and desirable  
increased traffic will not be beneficial to westgate park and area residents



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First name (required) LAUREEN

Last name (required) DEMPSEY

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2021-0068 OR DP2021-3051 - BYLAW 157D2021

Date of meeting Sep 13, 2021

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

MY HUSBAND AND I ARE BOTH STRONGLY OPPOSED TO THE PROPOSED LAND USE CHANGE FOR 3404 BOW TRAIL SW TO ALLOW FOR: COMMERCIAL AND RESIDENTIAL USES IN STREET-ORIENTED BUILDINGS WITH EITHER COMMERCIAL OR RESIDENTIAL USES AT STREET LEVEL, A MAXIMUM BUILDING HEIGHT OF 30 METRES, A MAXIMUM BUILDING FLOOR AREA OF 7470 SQUARE METRES AND A DEVELOPMENT PERMIT APPLICATION (DP2021-3051) FOR A MIXED USE BUILDING. THE PROPOSED CHANGES ARE NOT BENEFICIAL TO WESTGATE PARK RESIDENTS/OWNERS.

Calgary City Council Members,

My husband and I are condo owners/residents in Westgate Park and are both strongly opposed to the proposed land use change planned for 3404 Bow Trail SW. The proposed change in land use from commercial to mixed land use - general has NO and will provide NO benefit to Westgate Park residents. The lower height restrictions of 3 stories provided by the current commercial use designation is preferable and beneficial to Westgate Park residents, NOT the new proposed maximum of 8 or 9 stories. The maximum floor area of 3,740 sq metres is more preferable and beneficial to Westgate Park residents, NOT the proposed increase to 7,480 sq metres. The increased traffic for a building of the new proposed size will not benefit West park or other area residents. Please do not approve the development permit application (DP2021-3051) for a mixed-use building.

Laureen and Bruce Dempsey



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First name (required) Matthew

Last name (required) Parrill

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Spruce cliff bylaw 157D2021

Date of meeting Sep 13, 2021

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

Good day,

I am writing to express my concerns in the re-designation of the zoning from commercial to mixed use.

As a resident of Westgate Park, the changes will provide no benefit to any of the residents in the area. The current restriction of no more than three stories is beneficial to the residents of Westgate park. Current road designs and traffic conditions are poor and increasing traffic will only cause further congestion and frustration for residents in the area.

There is no benefit in re-designating the land use to ANY residents currently in the area. This will prove to be another mistake by the city council if approved.



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First name (required) BRUCE

Last name (required) DEMPSEY

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2021-0068, BYLAW 157D2021

Date of meeting Sep 13, 2021

City of Calgary Council Members,

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

As a condo owner/resident in Westgate Park I am strongly opposed to the application to amend the land use designation for 3404 Bow Trail SW. The City of Calgary did not provide owners with proper notice or relevant information regarding the change in land use from commercial to mixed land use. The existing height restriction of 3 stories under the current commercial use designation is preferable and beneficial to Westgate Park residents as it reflects the size and scale of the development site. The new proposed maximum of an 8 or 9 story building with a maximum floor area of 3,740 sq metres would grossly over-utilize the available land and create undesired negative impacts for the community. As adjacent owners we are deeply concerned with the additional people, noise, traffic and safety issues that a building with the new proposed size would generate. Spruce Drive, which would be a proposed entry/exit point for the development is a busy pedestrian thoroughfare, and increasing congestion here will hinder pedestrians leaving Spruce Cliff to access the LRT station and Westbrook Mall. Increased pedestrian congestion at this intersection is a safety concern, particularly for the many children who use it to cross and access transit on their way to school.

Significant land use changes should involve a dialogue with residents, and we strongly believe this land use change will only result in detrimental effects to the community.

Please do not approve the development permit application (DP2021-3051) for a mixed-

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Aug 31, 2021

9:03:45 AM



**FORM TITLE**

Header text

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use building.

Sincerely,  
B Dempsey



Calgary



# PROPOSED LAND USE CHANGE

**PUBLIC HEARING**

September 13, 2021 9:30 AM

## Tell Us What You Think

For the Public Hearing of Council, submit written comments regarding LOC2021-0068 to the City Clerk no later than noon on September 7, 2021, at [calgary.ca/developmentmap](http://calgary.ca/developmentmap) and refer to Bylaw 157D2021. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.



### A change is proposed at 3404 BOW TR SW to allow for:

- commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level [Mixed Use - General (MU-1f2.0h30) District]
- a maximum building height of 30.0 metres about 8 to 9 storeys (an increase from the current maximum of 10.0 metres)
- a maximum building floor area of 7,480 square metres (an increase from the current maximum of 3,740 square metres)
- a development permit application (DP2021-3051) for a mixed-use building has been submitted and is under review

[calgary.ca/developmentmap](http://calgary.ca/developmentmap)

Reference Number: LOC2021-0068

Phone: 403-268-5311

#### Applicant Contact Information:

Name: Bryan Gartner

Phone: (403) 801-2083









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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) KAREN

Last name (required) HARBOURNE

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2021-0068 BYLAW 157D2021

Date of meeting Sep 13, 2021

City of Calgary Council Members,

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

As a condo owner/resident in Westgate Park I am strongly opposed to the application to amend the land use designation for 3404 Bow Trail SW. The City of Calgary did not provide owners with proper notice or relevant information regarding the change in land use from commercial to mixed land use. The existing height restriction of 3 stories under the current commercial use designation is preferable and beneficial to Westgate Park residents as it reflects the size and scale of the development site. The new proposed maximum of an 8 or 9 story building with a maximum floor area of 3,740 sq metres would grossly over-utilize the available land and create undesired negative impacts for the community. As adjacent owners we are deeply concerned with the additional people, noise, traffic and safety issues that a building with the new proposed size would generate. Spruce Drive, which would be a proposed entry/exit point for the development is a busy pedestrian thoroughfare, and increasing congestion here will hinder pedestrians leaving Spruce Cliff to access the LRT station and Westbrook Mall. Increased pedestrian congestion at this intersection is a safety concern, particularly for the many children who use it to cross and access transit on their way to school.

Significant land use changes should involve a dialogue with residents, and we strongly believe this land use change will only result in detrimental effects to the community.

Please do not approve the development permit application (DP2021-3051) for a mixed-

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Aug 31, 2021

9:18:27 AM



**FORM TITLE**

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use building.

Sincerely,  
Karen Harbourne





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First name (required) MARION

Last name (required) HAWORTH

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2021-0068 BYLAW 157D2021

Date of meeting Sep 13, 2021

City of Calgary Council Members,

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

As a condo owner/resident in Westgate Park I am strongly opposed to the application to amend the land use designation for 3404 Bow Trail SW. The City of Calgary did not provide owners with proper notice or relevant information regarding the change in land use from commercial to mixed land use. The existing height restriction of 3 stories under the current commercial use designation is preferable and beneficial to Westgate Park residents as it reflects the size and scale of the development site. The new proposed maximum of an 8 or 9 story building with a maximum floor area of 3,740 sq metres would grossly over-utilize the available land and create undesired negative impacts for the community. As adjacent owners we are deeply concerned with the additional people, noise, traffic and safety issues that a building with the new proposed size would generate. Spruce Drive, which would be a proposed entry/exit point for the development is a busy pedestrian thoroughfare, and increasing congestion here will hinder pedestrians leaving Spruce Cliff to access the LRT station and Westbrook Mall. Increased pedestrian congestion at this intersection is a safety concern, particularly for the many children who use it to cross and access transit on their way to school.

Significant land use changes should involve a dialogue with residents, and we strongly believe this land use change will only result in detrimental effects to the community.

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Aug 31, 2021

9:29:37 AM



**FORM TITLE**

Header text

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use building.

Sincerely,  
Marion Haworth



We are stronger together.  
Sign up for our Virtual Open Houses.

We are stronger together.  
www.yoramasproject.com







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First name (required)	Anil
Last name (required)	Gupta
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Spruce Cliff Bylaw 157D2021
Date of meeting	Sep 13, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I oppose the redesign action of land located at 3404Bow Trail SW , Plan 1710230, Block 3, lot 27 as this designation will reduce the value of my property. I bought this property with the land designation in place.
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First name (required) Anil

Last name (required) Gupta

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Spruce cliff Bylaw 157D2021

Date of meeting Sep 13, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I oppose redesign action of land use of 3404 Bow Trail SW Calgary



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First name (required) John (Brad)

Last name (required) Tilbe

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Re-designation - Spruce Cliff - BYLAW 157D2021

Date of meeting Sep 13, 2021

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

I am a townhouse owner on the adjacent Westgate Park property and will be personally and financially impacted by the rezoning of this parcel from C-N2 to MU-1f2h30. My address is 122, 99 Spruce Place SW Calgary.

I am very much against rezoning this property to include its new maximum height of 30 meters (up from 10 meters).

My biggest concern is that before this commercial building site could only be up to 3 stories high (10 meters maximum) AND now they want it re-designated up to 9 stories high (30 meters maximum). This will block all views from my townhouse including all sunlight for most of the day. The application includes 3 floors of residential which is NOT required as there is already way too many apartment style units in the nearby vicinity. The bottom three floors of commercial is fine as that will fall in the original zoning SO no rezoning should be needed.

I want this re-designation stopped by this council as this development will drastically reduce my townhouse resale value and reduce my overall enjoyment of my townhouse due to lack of sunlight and view. With this development, I will be forced to look upon a 9 story blank wall when now I have 180 degree view of the SW.



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First name (required) John (Brad)

Last name (required) Tilbe

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Re-designation - Spruce Cliff - BYLAW 157D2021

Date of meeting Sep 13, 2021

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

I would like to state that this rezoning process is VERY much skewed against the adjacent homeowners who will be most impacted by this rezoning. The information sessions provided by the city in the spring with a supposed purpose of looking for input and objections was a farce. They didn't care at all about our opinions and it was just "lip service". This is NOT how a city should be run.

Also, having only specified a specific day from 9:30 am to 9:30 pm for us to put in our concerns is completely unfair to those of us that work for a living. We can't take time off without taking a vacation day AND in my case as a contractor, if I don't work I don't get paid. The developer's representative will be there as they are being paid to be there. This skews the council session in the developer's favor.



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First name (required)

Qin

Last name (required)

Yan

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Land Redes 3404 Bow Tr SW (Plan 1710230, Block 3, Lot 27) from C-N2 to MU-1

Date of meeting

Sep 13, 2021

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

Please see attached for my concerns regarding this project.

Qin Yan

September 13, 2021

Office of the City Clerk, The City of Calgary  
700 Macleod Trail SE P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Dear Councilors,

I am writing to you today to discuss the Application for Land Use Amendment (LOC2021-0068). I am an owner of a condo unit in the Westgate Park Condominium Complex and have invested a large portion of my life's savings and future retirement plans into this unit. As a member of the community and a stakeholder who would directly be impacted by any changes, I am deeply concerned with this proposed development. This development does not serve the best interests of the community and there are better alternatives for this land and for the public funds that would be spent on this development.

As an immigrant who came to Canada over 30 years ago, I have worked hard to secure a better life for me and my family. I came to this country with little more than two suitcases and a couple thousand dollars to my name, leaving my wife and child overseas until I could create a foundation to support them. Over the past 30 years, I have had to overcome so much adversity. I spoke no English, which made every day a struggle. I used to translate every word with a dictionary to understand even the simplest of phrases. Everything I have today, I have had to fight tirelessly for. Fortunately, my sacrifices have allowed me to live the Canadian dream. My efforts have not only allowed me to raise my family, but I have been able to give back and support to the growth of Calgary and of Canada.

Because of my past experience, I do understand the importance of organizations like Closer to Home to help those in need. However, Westgate Park is not the right place for them. I strongly disapprove of the irresponsible and lavish spending this organization is making on a brand new building during a time when so many Calgarians are unemployed and suffering. Closer to Home receives its core funding through the support of Calgary and Area Child and Family Services and the City of Calgary's Family and Community Support Services. These are public organizations that are funded by taxpayers like myself. I support the use of taxpayer dollars to fund organizations that help those less fortunate, however, I do not support my tax dollars being wasted on a new, overpriced office building, especially when there are plenty of vacancies around the city that are much more financially responsible. From my understanding, the budget for this project is \$30 million. \$30 million just for the building that will be paid for by taxpayers like myself. This development will include 18 low-income units, meaning that the cost to taxpayers is \$1.7 million per unit. That's \$1.7 million per family and a horrible return on investment and would not make a dent on the issue of housing affordability. The impact on the community will be so minimal compared to the required investment that it is essentially a waste of taxpayer dollars. Imagine the impact that \$30 million would have if it was instead invested properly in the actual community through education programs, or even purchasing existing real estate to convert to low-income housing. The number of people this funding could reach and the depth of change it could have in their lives would be transformative.

Instead of investing in improving the community, it seems that they are more interested in pampering themselves with a fancy new office. The fact that they're also planning on taking an entire floor to move their head office into this building is a sign that they are interested in gifting themselves with a fancy new office, with the community benefits argument being used as a means to getting this project approved. If this development was truly for the benefit of those in need, they would dedicate every square foot to assisting as many people as possible. As a non-profit organization, I would expect that they would exercise more financial discipline and invest every dollar in support of the community. However, I am seeing the exact opposite. As a tax payer contributing my fair share for over 30 years, I am firmly against this type of reckless spending, especially during these economically challenging times. I know for a fact that most taxpayers would agree with me and would be outraged to learn of this misuse of public funds.

As I retire and begin to downsize, I plan to move into this unit with my wife in the near future. At this stage of my life, I would like to enjoy a calm and peaceful retirement, to be finally able to relax and enjoy life. As my wife and I grow older, I grow concerned about our safety. Ever since the West LRT was completed in late 2012, crime in the area has increased. The combined number of incidents in the Spruce Cliff and Rosscarrock increase from 729 in 2012 to a peak of 1293 in 2016 (Calgary Police statistical reports). This represents an increase in crime of 77%. This is a worrying trend that must not be ignored and will be made worse by this development. The organization claims to have safeguards in place to ensure security, but I do not see how they can guarantee it 24/7. They cannot honestly expect to make this community safer, especially for older citizens like myself, with the clientele they are servicing. They can hire security to protect their building, but what about the surrounding community? Will they be held accountable for any increases in crime in the area that are a result of this development? If so, how? And will they be held responsible for compensating for any incidents? This development will only increase crime in the area, and I truly do fear for the safety of my wife and myself. The only way to prevent increases in crime that would be caused by this development is to prevent this development from going ahead. Once crime enters the area, it will be very difficult to weed out.

With condo prices having taken an already steep drop, this construction would surely bring values in the area down further. This decision will have very real financial consequences for myself and all other owners of condo units in the three Westgate Park Condominium Complex buildings. Typically, when a developer's actions has a direct impact on surrounding homeowners, the homeowners are directly consulted on an individual basis and compensated for any losses that they may incur. In this case, if property values drop, will Closer to Home take responsibility and compensate all owners for the loss in value? Will the City of Calgary be responsible for compensating us? I have worked hard my entire life and invested a large portion of my savings into this property. It pains me to see the results all my hard work and sacrifice being taken away from me.

This is a good community and I truly believe it has a positive future. When I invested my life savings into this property, I could see its potential. I was told that the land beside the Westgate Park Condominium Complex would likely be converted into a park. After checking the zoning for this parcel, I see that it is zoned C-N2, of which a park is one of the intended uses. Given the level of development in the community, public green spaces are almost non-existent. I do agree that the Shaganappi Golf Course is across the street, however, it is only open for golfers and is not open to the public to freely enjoy.

Converting the parcel into a public green space would add much more vibrancy and value to the community, as a space where people can enjoy outdoors.

The decision of whether to approve or reject this land use change is an important one that will have very real consequences. As a Calgarian and a taxpayer, I am concerned with the reckless spending of public funds during a time of economic hardships for many across Calgary and Canada. This type of spending is irresponsible and moving forward with this development shows a lack of fiscal responsibility. I am sure there are many who would agree. Instead, this money could be invested in many other ways that would have a larger positive impact on the community and the city. As a direct stakeholder in the community, I am concerned with the negative consequences this development would have on the community's safety and comfort, especially for the older population like my wife and me. In addition, I am concerned with potential crime and decrease in property values this development would result in. There is already increasing crime rates in the community, and this development would further exacerbate the issue. Many unit owners (myself included) have already incurred heavy losses in our investments in the Westgate Park Condominium Complex. I came to this country with nothing have worked very hard my entire life to be able to make this type of investment possible. Everyone who has invested in a unit at the Westgate Park Condominium Complex has worked hard to be able to afford their own piece of the Canadian dream.

Approving this development and decreasing surrounding property values would send a message that the City of Calgary does not support hard working individuals who invest in this city. If the city can so easily be persuaded to drastically change land use designations, what kind of stability can Calgarians expect when investing? I understand that property values fluctuate due to market forces. However, if the city will not provide a base degree of certainty, then I am sure people will find alternative investments for their money. I do not want that to happen. I want to see this great city continue to grow and thrive. In order to do that, I urge you to listen to what hard working taxpayers are saying and take our concerns seriously. I urge you to support hard working Calgarians like myself who contribute to the growth and prosperity of the city by finding more effective alternatives to invest our tax dollars that will have a much larger positive impact on the city. I urge you to reject this land use change and create confidence that the city will act and spend responsibly on behalf of all Calgarians.

Regards,

Qin Yan





## FORM TITLE

Header text

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Daryl

Last name (required)

Knoll

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Item 22, Spruce Cliff , 3404-Bow Trail SW Loc 2021-0068

Date of meeting

Sep 13, 2021

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

As an owner in the Spruce Cliff 3 tower condos just north of this proposed building, i oppose it greatly. I agree with the residents' dissenting statements as to how this will negatively impact us. A 6 story building, no matter how pretty it is will be a large concern to nearby residents. The added traffic will be a problem with cars using our entrance to our buildings. Safety and crime concerns are a looming issue. As investors and owners we Pay Calgary property taxes and are struggling to maintain our property values. This low income venture will impact us as there already is low income housing on the north side of the condo development. Again, concern of higher density numbers adds to an increasing crime problem.

Please Don't change the designation to accomodate more residential. Lets build a green space area or allow respectable commercial interests as is the case now. In closing, this proposed cultural centre and low cost residential building,complete with additional art to be decided later, should be looked upon being built in the downtown central core.



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First name (required)	Elizabeth
Last name (required)	C.
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	BYLAW 157D2021 - STAY at Commercial District C-N2, NO CHANGE to MU-1f2.0h3
Date of meeting	Sep 13, 2021

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

Writing to OPPOSE the change of the current zoning of C-N2 to MU-1. Current C-N2 District offers lower density in the area and at the corner of Bow Tr and Spruce Dr. C-N2 also lowers the height of future development, especially there are already 2 residential buildings proposed across from Bow Tr. More residential development do not benefit the neighbour and increase travel congestion.

Westgate Park and surrounding buildings already have over 2000 residents, and surrounding residential number is much higher, therefore we need NO more residential units in the north bound of Bow TR.

We need straightly commercial services that benefit the Westgate park and surrounding residents, and compatible with the surrounding residents.

What we are looking for is entirely commercial use. On Spruce Drive, there is already lot of residential and therefore very condensed. We don't need more residential in the north bound of Bow TR.



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First name (required)

Gene

Last name (required)

Rodman

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Land Use Redesignation - Spruce Cliff - Bylaw 157D2021

Date of meeting

Sep 13, 2021

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

Please see att'd word document - Thanks

**From:** Gene Rodman <generodman@hotmail.com>  
**Sent:** June 17, 2021 3:56 PM  
**To:** ward08@calgary.ca <ward08@calgary.ca>  
**Cc:** Gene Rodman <generodman@hotmail.com>  
**Subject:** Fw: Opposition to Closer to Home Project

I was pleased to see your recent article in the community monthly newsletter that you're eager to continue to work for us even though you're not running again so thought I would share my submission to the city about the possible white elephant that could haunt our community for years if it is allowed to proceed, not to mention not being a fit addition to our neighborhood, especially given the excess of space available already in the city - Thanks Evan and all the best in the future!

Gene

**From:** Gene Rodman <generodman@hotmail.com>  
**Sent:** June 1, 2021 2:48 PM  
**To:** jarred.friedman@calgary.ca <jarred.friedman@calgary.ca>  
**Cc:** Westgate Park <westgatepark@parterreproperty.ca>  
**Subject:** Opposition to Closer to Home Project

Jarred,

Wanted to officially register my opposition to the project on Bow Trail and Spruce Drive SW for numerous reasons:

1. No sound block of playground noise from west side daycare play area adding even more noise from busy traffic
2. Drug use increased risk with vulnerable clientele the developer admits is a target population
3. Shipping container-like top of the building not a match to anything in the area or attractive or suitable to family dwellings with lack of windows
4. Rezone only with approval which I understand is almost universally opposed
5. Property value increase, stable or decrease with this development? Expect a decrease showing this is not a suitable development for the area
6. Challenged vulnerable at-risk clientele when we already have low-income directly North of Westgate - don't sandwich us in between another, our area is already doing our part to serve and welcome a variety of communities
7. Why put their families feet from the Bow trail thoroughfare - unwise, dangerous, ill-fitting and unsuited for a residential family development
8. Even CTH admits this location was 12th down on their preferred list
9. This development won't fit with golf course across street
10. The LRT and library they want is available in the downtown area with more availability already than the city knows what to do with and more coming all the time with already in progress and completed developments

11. Now commercial only not residential - don't approve the zone switch and not appropriate for the space directly beside a major thoroughfare
12. The roof is not angled so will cause full shade onto Westgate townhomes
13. Their designated tall building doesn't fit and isn't and shouldn't be re-zoned for it - maybe a restaurant (i.e. Keg) perfect for drive home
14. Originally to be green space versus this ill-fitting development stuck in this tiny space on the curve of the road
15. Finally and most importantly - this is a not for profit so the risk is too high that it will turn into a city/area white elephant if/when funding stops

Thank you,

Gene Rodman  
2402 77 Spruce PI SW  
Calgary AB T3C 3X6  
403-630-1456



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First name (required)

Ray

Last name (required)

Leung

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Subject: Land Use Redesignation (Spruce Cliff Bylaw 157D2021)

Date of meeting

Sep 13, 2021

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

The change in land use from commercial to mixed use, has no benefit to Westgate Park residents. Furthermore, the lower height restriction (3 stories) provided by the current commercial use designation is preferable and less negative impact to Westgate Park residents. The change to mixed use will also increase traffic and surrounding residential areas.



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First name (required)

Chan J.

Last name (required)

Kim

What do you want to do?  
(required)

Request to speak, Submit a comment

Public hearing item (required -  
max 75 characters)

Land Use Re-designation Spruce Cliff Bylaw 157D2021

Date of meeting

Sep 13, 2021

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

I am strongly opposed to the land use re-designation as it will drastically impact light into our condo!

2021 September 6

Your Worship Mayor Naheed Nenshi and  
Members of the City Council

Re: Proposed Re-designation of residual R.O.W to Mixed Use – General  
(MU-1f2.0h30) District Bylaw 157D2021  
Municipal address: 3404/3412 Bow Trail SW

Kindly consider the following planning concerns in considering the captioned Bylaw.

The subject parcel is a residual parcel of Right of Way leftover after the construction of Bow Trail and 33 Street/Spruce Drive traffic interchange improvements were completed recently. It is a common occurrence that in road improvements actual land requirements are not fully known until final constructions are in place.

In 2016, City Council redesignated (*Bylaw 203-D2016/12C*) the same parcel of land, then described as *Undesignated Road Right of Way-ROW to C-N2* to accommodate a neighborhood commercial center. As was predicted then, no development has taken place since 2016.

Subject parcel has severe constraints of adequate vehicular access in that possibly only safe access and egress is from Spruce Drive. This situation is further complicated by the existence of the median that separates the north and southbound lanes. Any traffic from Bow Trail will have to make an awkward U-turn from the road that has a very short holding length. This will result in unsafe turns and traffic congestions at a very major intersection. At the present time it is very common occurrence to find vehicles entering Westgate Park residential complex to turn around and the go South on Spruce Drive. Furthermore, the proposed right in and out access from Bow Trail SW is unsafe and contrary to Calgary Roads due to the safety issues involving vehicles moving at high speed and very short length from the Bow Trail/Spruce Drive traffic signal. From a planning perspective, no reasonable solutions are viable for commercial development of the subject land.



City of Calgary has a reputation for its high standard of urban spaces. Approving a commercial land use of this site is likely take away the opportunity to designate this land for public open space amenity with outdoor seating, landscaping and children's activity area in conjunction with the Westbrook Transit Station and Nicholls Family Library located above the station.

I respectfully submit that the proposed Bylaw be quashed, and the Administration be directed to engage the Spruce Cliff Community Association and local residents to come up with a Land Use that involves low density local commercial uses that are appropriate in scale for this unique parcel of land at this location.

I'll be available during the public hearing and ready to present and speak about my planning rational if opportunity presents.

Sincerely,

A handwritten signature in black ink that reads "PAUL MAZUMDAR". The signature is stylized and written in all caps.

Paul Mazumdar

---

Paul Mazumdar Planning Group  
Westgate Park  
Calgary AB  
T3C 3X7



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First name (required) Lonnie

Last name (required) Melnychyn

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation - Spruce Cliff Bylaw 157D2021

Date of meeting Sep 13, 2021

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

As a current condo owner in Westgate Park located adjacent to this proposed development, I am strongly opposed to the application to amend the land use designation for 3404 Bow Trail SW for the reasons as follows:

- at the time of condo purchase in 2012 this parcel of land was to be developed as a green area. The City of Calgary did not provide owners with proper notice or relevant information regarding the change in land use for this small parcel of land. Awareness for this development was realized when project signage was seen posted on the utility fences at the site. The height restriction of 3 stories under the current commercial use designation is preferable to the new proposed maximum of an 8 or 9 story building which would grossly over-utilize the available land and create undesired negative impacts for the community.
- our property is already bordered by high density subsidized housing to the north and do not feel it's fair to build this second proposed subsidized housing project. Additional people, noise, traffic and safety issues are a concern with this proposed development. The proposed vehicle entry/exit point on Spruce Drive would increase congestion and hinder pedestrians, and the safety of both children and seniors living in Spruce Cliff to access the LRT station and Westbrook Mall is a concern.
- with reference to current low condo prices in Calgary, new developments such as this are not needed to lower these prices further.

Sincerely,

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1/2

Sep 6, 2021

12:09:08 PM



**FORM TITLE**

Header text

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Lonnie Melnychyn

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## FORM TITLE

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Naileen

Last name (required)

Jessa

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Item 22 - Land Use Amendment Spruce Cliff Ward 8 LOC2021-0068CPC202

Date of meeting

Sep 13, 2021

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

In opposition of the application for Land Use Redesignation, Spruce Cliff Bylaw 157D2021, Permit Number DP 2021-3051, please see the attached letter. Thank you very much.

Attention: City Council  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary AB T2P 2M5

Re: Land Use Redesignation, Spruce Cliff Bylaw 157D2021, Permit number DP 2021-3051

For: Public Hearing, Council Chamber on September 13, 2021

September 3, 2021

Dear City Council,

I am writing regarding the proposed development by the Closer to Home project and their Land use Amendment application. I am an owner and resident in Westgate Park, and along with my fellow residents, have made a home in Spruce Cliff because of the lack of congestion as well as for the beautiful views. This letter is to express my opposition to the Closer to Home project.

The Spruce Cliff Community Association did not consult with community members prior to offering their support to the Closer To Home project in May 2021, and therefore, please note that the Association does not represent our views. Along with many of my fellow residents, I am in opposition to the Closer to Home project for the following reasons:

Firstly, Closer to Home is not taking traffic concerns seriously. They have not fully accounted for traffic when showing their layout. When residents expressed concerns, as we did during their Zoom information sessions, the Closer to Home team dismissed them. They falsely claim there will be no increased traffic, even though they are adding entrances, exits, and underground parking to the area. The traffic will become increasingly problematic, backing up traffic on Bow Trail heading west as well as on Spruce Drive. Closer to Home does not have plans to ensure traffic signs are correctly followed, which will result in illegal turns and accidents in the extremely tight spaces where the Closer to Home entrances are planned.

Secondly, there is not enough space for Closer to Home to build an adequate residential and community complex, and this is an unfair and unreasonable undertaking to their clients as well as to the Spruce Cliff community. Their proposed solution to the lack of space is to increase the height of the building, which blocks the views of Westgate Park residents, impacting property values and overall quality of life. On the Zoom information calls in April 2021, Closer to Home falsely misrepresented to Westgate residents that their building would be 4-6 stories high, when according to the Planning Report it is actually 9 stories high.

Thirdly, Closer to Home was also dismissive of the fact that the addition of an entire new residential building will increase the population. Adding more people will increase congestion, lineups, and crowding in the neighborhood, as well as the shopping and amenities, and on Westgate Park private property. During their public engagement sessions, they did not acknowledge this issue, let alone plan to mitigate it.

Fourthly, the noise and disturbance to the community, of the construction lasting for three years, disrupts lives and routines of the residents, and this is both unnecessary and disrespectful.

Finally, Closer to Home has not done their due diligence in selecting an appropriate location for their project. They said they have multiple choices of where to build in the city, and they insist on this site

despite being aware of the serious objections of residents. They should select an alternate space instead of inconveniencing and disrupting the lives of Spruce Cliff residents.

In conclusion, the new proposed building poses serious concerns and no benefits to our community. Please contact me with any questions.

Sincerely,

Naileen Jessa



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First name (required)

Joan

Last name (required)

Moss

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Bylaw 157D2021 Spruce Cliff - Closer to Home Development

Date of meeting

Sep 13, 2021

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

(1) With all of the new buildings going up in Calgary, there must be an existing one that they could use or repurpose. (2) This development, 'Closer to Home' will reduce the value of the condos in Westgate Park. (3) If the development goes through, where will people park that are attending an event? The underground parking is dedicated to the residents and the staff.