

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required) Imran

Last name (required) Rajput

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

PUBLIC HEARING - Proposed Land Use Change at 7111 - 14 Avenue SW in Aspen E

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

1. Lack of clarity, transparency and information provided by the Applicant through community outreach sessions
2. Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood
3. Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial
4. Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools across the street
5. No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access
6. No commitment to existing tree retention, urban landscaping and regional pathway connection
7. No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
8. We are not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan.

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I have read and understand the above statement.

First name (required) Troy

Last name (required) Awid

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) 10. Aspen Woods

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

**CONCERNS:**

Lack of clarity, transparency and information provided by the Applicant through community outreach sessions

Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2

acre site is too big and does not fit with the existing character of the neighborhood

Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial

Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools across the street

No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access

No commitment to existing tree retention, urban landscaping and regional pathway connection

No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages

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I have read and understand the above statement.

First name (required) Bruce

Last name (required) Hawkins

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Loc2021-0143

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am a resident with a large family in Aspen since 2005. We live here because it is safe, quiet and residential. It is obvious that a 5 story building does not align here as there are none. This will turn the 14 ave sw into a death trap with all the in/outs by up to 60 residents as well as for users of the retail/commercial. Several of our kids go to U of C daily and I don't want to put them or ourselves at such a high risk. This is purely a cash grab for the developer and no one in Aspen supports this monstrosity which significantly reduces our safety, increases stress and noise and turns this space into a commercial property that doesn't fit in a residential area.

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I have read and understand the above statement.

First name (required)                      cheryl

Last name (required)                      irwin

Are you speaking on behalf of a group or Community Association? (required)                      No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City file# LOC2021-0143/7111-14th ave;

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

- 1) Seniors Housing is welcome
- 2) Current design is NOT in keeping with existing SINGLE dwelling/TWO storey homes! Build a low level -2 storey building that will tie in with the community. 5 Stories is not fitting for the community and sets a unwanted precedent for future community development. There are NO other 5 storey developments in the area. This is a residential area...build accordingly!
- 2) Plus there is added traffic volume with the number of staff and visitors coming/going and parking.
- 3) Strongly oppose the idea of commercial sites in base of the proposed senior's residential building. Adds to traffic volume on an avenue that is strictly residential; There is already a large community shopping complex (Strathcona Square) a few blocks away and they are struggling to find tenants to fill their vacancies. Very bad idea!
- 4) I have not seen any recent information on this development. Poor communication and community involvement. They have not made it easy to be involved.



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I have read and understand the above statement.

First name (required) George

Last name (required) Chow

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

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(required - max 75 characters)

Land Use Redesignation Agenda Item: 10. Aspen Woods Bylaw 116D2022 7111 -

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Lets remember firstly that "diversity" does not mean "chaos" and "equality" does not mean "entitlement".

- Lack of clarity, transparency and information provided by the Applicant through community outreach sessions
- Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood
- Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial
- Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools across the street
- No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access
- No commitment to existing tree retention, urban landscaping and regional pathway connection
- No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
- We are not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan

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I have read and understand the above statement.

First name (required) Claire

Last name (required) Sorial

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **(LOC2021-0143) at 7111 14 Ave SW**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

As a resident of Aspen Estates, not too far from the proposed development location, I foresee that the proposed development will negatively impact our neighborhood considering the following reasons:

- During the community outreach sessions, the applicant has not been able to demonstrate any clarity on the design and how it integrates within the urban design of the neighborhood.
- Huge size building on a small size land which will not integrate well esthetically with the size of the surrounding houses .
- The crossing on 73th street and 14 avenue is already extremely busy, and adding an apartment building in the area ( as well as a stores on main floor) significantly increases congestion and add safety risks both to pedestrians and drivers.
- extensively Increasing the number of dwelling units per acre will result in decreasing the existing houses market value. (The proposed number of dwelling units in the building will fall outside the allowable limit in the ASP by far).
- A 5 story-building will impact the neighboring houses environmentally : reducing direct sunlight, trees retention , wildlife in the area and increasing the carbon footprint due to increased number of vehicles in the area.
- A significantly large senior housing is currently being built in by the aspen landing plaza that also includes a shopping center, hence the need for seniors housing and retail is already met in the neighborhood.
- A community survey was conducted and demonstrated complete rejection of the "Purpose / function" of the building.
- With a few acreages left in the area, this application certainly sets a precedence for more multi-story buildings in the area. A more comprehensive plan needs to be coordinated with the adjacent acreages.

Based on the aforementioned, my family and I would like to propose for the zoning committee to decline this application and allow us to keep our lovely residential community intact.



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I have read and understand the above statement.

First name (required) Heather

Last name (required) Wright

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

PUBLIC HEARING - Proposed Land Use Change at 7111 - 14 Avenue SW in Aspen E

Are you in favour or opposition of the issue? (required)

In opposition

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

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- Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood
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- No commitment to existing tree retention, urban landscaping and regional pathway connection
- No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
- We are not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan.

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I have read and understand the above statement.

First name (required) Michael

Last name (required) Dubord

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) City File Number: LOC2021-0143

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My family are homeowners in the Aspen Woods neighbourhood and we understand an application to rezone from residential DC to mixed use MU-1 for a significant new development has been submitted under LOC2021-0143. We are opposed to the application.

The proposal has building height, size and usage requests that are highly inconsistent with the current community planning. The proposal appears unnecessary as well given another seniors home is currently under construction at Aspen Landing which is a more appropriate facility site and consistent with current zoning and development plans.

We are also concerned about the potential precedent of rezoning our neighborhood for increased building sizes, traffic and services beyond what the City had approved for us. We moved to the area with the understanding that the City created a thoughtful and well-designed community development plan and we expect that the City will maintain the current zoning approach. We already have an appropriate mix of zoning in the surrounding area as well so it does not appear to be a reasonable application when taken together with the existing area and development planning. Commercial and residential community members have based their investment decisions in accordance with the City development rules and this application attempts to circumvent the current zoning requirements that formed a major part of those decisions.

Please reject the application to ensure the current community planning and zoning approach remains consistent as we continue to grow as a community.

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I have read and understand the above statement.

First name (required)	Dennis
Last name (required)	Fenton
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

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(required - max 75 characters) Agenda Item #10 (Aspen Woods Bylaw 116D2022)

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am in opposition of this proposed land use change to construct a 5 storey apartment building with ground floor retail and commercial at 7111 - 14 Avenue SW (City File LoC2021-0143). There are many factors and reasons to be in opposition of this development. For example, disruption, noise, safety impacts from construction, safety impacts for children, unsafe traffic flow, congestion and block of sunlight from the structure when it is complete. This proposed apartment and retail stores would increase traffic in an already congested area and there are many children walking to and from school and their safety needs to be considered especially when traffic is already congested. This development will also change the character of the place many people call home.



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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required) James Glen

Last name (required) Schneider

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Condominium Corporation 0013303, a bareland condo corp that represents 60 homeowners

What do you wish to do? (required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

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 Agenda Item: 10. Aspen Woods Bylaw 116D2022

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

From: Board of Directors of Condominium Corporation #0013303, on behalf of sixty (60) unit holders/homeowners of residential properties at Aspen Meadows Place SW and Aspen Meadows Court SW (“Stakeholders”).  
Date: July 16, 2022  
File: LOC2021-0143- Application for Land Use Redesignation (Aspen Estates)  
This letter concerns 02 Design’s application to amend the Land Use designation to rezone the parcel at municipal address 7111- 14th Avenue SW (the “Site”) from the current designation of Direct Control (residential) to Mixed Use. We understand the owner of the parcel, Live Well Communities Inc., through its agent 02 Design, plans to build a five-storey, 40 to 75- unit Seniors’ Housing with commercial and retail properties and parking at grade level (the “Proposed Build”).  
We strongly object to the application to rezone the Site- this proposal is inconsistent with the East Springbank Area Redevelopment Plan (1997) Amendment (the “1997 Plan”) that limits development to a maximum of five single-family dwellings per acre. On behalf of the Stakeholders, we intend to vigorously challenge this application for land use redesignation at each juncture. The homeowners of Aspen Meadows Place SW and Aspen Meadows Court SW qualify as Stakeholders under Council Policy CS0009, since each is located within one municipal block of the Site.

**From: Board of Directors of Condominium Corporation #0013303, on behalf of sixty (60) unit holders/homeowners of residential properties at Aspen Meadows Place SW and Aspen Meadows Court SW (“Stakeholders”).**

Date: July 16, 2022

File: LOC2021-0143- Application for Land Use Redesignation (Aspen Estates)

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We strongly object to the application to rezone the Site- this proposal is inconsistent with the East Springbank Area Redevelopment Plan (1997) Amendment (the “1997 Plan”) that limits development to a maximum of five single-family dwellings per acre. On behalf of the Stakeholders, we intend to vigorously challenge this application for land use redesignation at each juncture. **The homeowners of Aspen Meadows Place SW and Aspen Meadows Court SW qualify as Stakeholders under Council Policy CS0009, since each is located within one municipal block of the Site.**

Our overall objection to the rezoning application for the Proposed Build is based on the following concerns:

1. The Proposed Build’s size, height and purpose are inappropriate in our residential single-family home development. The estate homes in the area enjoy physical distancing and lines of sight consistent with the 1997 Plan and oppose this unneeded modification to the fabric of the community. Aspen is an estate-style community of condominium plans, creating large common areas to enhance appearance and live-ability for its residents, who share quality concrete fencing, green boulevards, stylized light standards, park areas and a strategic system of pathways. These common amenities were paid for by the residents upon construction and the ongoing maintenance of same, including landscape and snow removal, is at the expense of the residents through their condo association dues. The owner of the Site has benefitted from the calibre of the community indicated above and to date, we have received no indication of whether the owner would follow the precedent of past developers, which historically contributed over 10% of the area-ratio to preserve design consistency in the form of neighborhood trails and green space. We submit that the Proposed Build would be of no net benefit whatsoever to the Stakeholders.
2. The Proposed Build plans for commercial and retail services at grade level of the structure. However, no additional commercial or retail space is needed in our already well-serviced community. The Aspen Landing commercial area is 1.2 km away and Strathcona Square is 1.1 km away (based on Canada Post outlet distances

from 15th Ave and 73rd St SW). There are five financial institutions in Aspen Landing alone. Grocery, pharmacy, fuel stations, dining, medical, professional and other commercial are abundant in these two developments alone. Given the proximity of available commercial and retail in the surrounding area, additional outlets would not benefit the Stakeholders and would simply serve the needs of the residents of the Proposed Build, not the community at large. This could lead to 'dead commercial' syndrome at the Site if those retail/commercial businesses could not exclusively cater to the needs of the residents of the Proposed Build.

3. Traffic patterns and flow are already highly problematic in our area due to the schools and LRT passenger drop-off currently in existence. The Stakeholders experience gridlock at the intersection of 17th Avenue and 69th Street SW during several times of the day. Pedestrian safety, especially that of children, is a major concern. If the uncontrolled intersection of 14th Avenue and 69th Street SW were to become similarly congested due to the addition of the Proposed Build at the Site, the Stakeholders would, at several times of day, be unable to timely exit or enter the community through the two proximate locations. The 14th/69th intersection sees high congestion at the times when the two churches and preschool located there are in use; also when the Lutheran church is used as a voting polling place. An extra development close to that uncontrolled intersection would further exacerbate the traffic problems in the area and certainly further endanger pedestrian security.

4. A redesignation of the Site's land use from DC/residential to Multi Use would pave the way for other similar acreage owners to seek a similar zoning change to allow density build. This result would be in direct violation the intent and the spirit of the 1997 Plan.

5. The redesignation application and Proposed Build do not reflect or otherwise embrace the City's "Sustainability Principles: for its Land Use and Mobility Plan, including: creating a "walkable" environment, based on its own merits and design;

- a. fostering an attractive community with a strong sense of place;
- b. preserving and maintaining the current open and green space afforded by the design philosophy of Aspen Estates and paid for by its residents;
- c. offering mixed land uses not represented in the area; (as discussed above)
- d. connecting people, goods and services locally, regionally and globally;
- e. promoting green space as a local GHG sink and for beautification. Homes and gardens have been shown to provide much more green-value than multi-resident structures; and
- f. facilitating transportation in a safe and efficient manner: The Proposed Build would only make a bad problem worse. The City has to fix the traffic and public safety problems created for Aspen Estates by proximate school/transit development before the City can consider any amendments to existing zoning or deviations from the 1997 Plan,

Again, the Stakeholders **intend to strongly oppose** the Application and may seek to form a collective group with other stakeholders to facilitate the process with the CPD and if necessary, with the Planning Commission. Unless and until that is undertaken, we would ask that all communications and notices from the CPD and Planning Commission regarding this application and the concerns set forth above be sent to Board of Directors of Condominium Corporation #0013303, Attention: Mark Thomas and Glen Schneider, at the email addresses set out on page 1, or by mail to 105 Aspen Meadows Court SW, Calgary AB T3H 4T2.

Sincerely,

Board of Directors, Condo Corp. #0013303

Per: Mark Thomas

Per: Glen Schneider



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Jacqueline

Last name (required) Pascal

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Aspen Estates HOA's

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

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 attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2021-0143 - 7111 14th Avenue SW**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am writing in opposition to the above land use change proposed for this location. I have participated in zoom meetings with the city and developer and am very concerned that this change is being considered. During the meetings, there was lack of clarity, transparency and information provided by the applicant throughout said meetings. At the outset, the project was supposed to be 4 storey wood structure with 50 units for a care seniors complex as well as medical and restaurant and patio included. It then changed to 5 storey cement building with 80 to 100 units and would be a rental apartment building and has since changed back to a seniors care centre. We are well served in this community with those services. The residents on the meetings were 100 percent against changing our beautiful residential community. There is no parking in the area, emergency access is limited. There is an uncontrolled intersection at 14 Ave and 69 Street and we only have two ways in and out of our community. Safety is an issue. Only one way in and out of this proposed building. Perhaps someone from the city should come and see the site to understand the problems. The building is too big and does not fit with the existing character of the neighbourhood. We are already well served with retail and commercial. There is no info regarding residential, visitor, public or retail/commercial service vehicle parking. There is no commitment to existing tree retention, urban landscaping and regional pathway connection and no comprehensive plan prepared to ensure coordinated development with adjacent acreages. The impact of such a large building on the lovely character of our neighborhood now and in the future. We are not against development but perhaps single family residences, townhomes or villas would be much more acceptable way to develop the acreages surrounding us. We did our due diligence when we bought our home and to our surprise after 18 years in our home we find out the city has done an about face and is considering land use changes to the detriment of the residents of our community. This is not right and this land use change should not be approved.

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) John

Last name (required) Festival

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City File Number: LOC2021-0143 Location: 7111 - 14 Avenue SW Land Use Red

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have lived in the Aspen Woods neighbourhood (area surrounded by Bow Trail, 17th Ave, 69th St and 85th St) for 16 years. Development within the area described has been single family homes and the perimeter has been appropriately developed with retail and higher density residential development. The proposed development is extreme density on a very small lot that won't be able to handle the parking requirements. The height of the building is not in keeping with the surrounding residential development. The amount of traffic that a high density apartment building introduces onto the intersection of 14th avenue and 69th street is inappropriate especially since there are no traffic lights at this intersection. In addition, there is no plan as to how this apartment development will fit in with surrounding undeveloped acreages.

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I have read and understand the above statement.

First name (required) David

Last name (required) Somerset

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) #10 (Aspen Woods Bylaw 116D2022)

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

CONCERNS:

- Lack of clarity, transparency and information provided by the Applicant through community outreach sessions
- Applicant claims that this is a retirement facility, but appears to provide no specific facilities appropriate for this purpose. Furthermore nothing in the application limits the use of apartment in this building to retiree's.
- Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood
- Inappropriate location for ground floor Retail & Commercial units: Aspen Woods is already well served for retail & commercial
- Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children at the nursery schools across the street
- No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access
- No commitment to existing tree retention, urban landscaping and regional pathway connection
- No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
- We are not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan, but this proposal is not in keeping with this.

**SHARON DAVIES, President**  
**representing**  
**The Owners: Condominium Plan No. 0010248**  
**(Aspen Ridge Lane SW – 13 residential units)**

**Land Use Amendment: Aspen Woods Bylaw 116D2022**

**City File Number: LOC 2021-0143**

**Location: 7111 - 14 Ave SW Calgary, Alberta**

First of all, we are not opposed to “gentle” densification of our beautiful mature neighbourhood that is in keeping with the overall look and feel of the neighbourhood and our Area Structure Plan ( ASP).

Sadly, this project is not one of them. I believe this is a precedent setting amendment that ultimately will set the tone for the future development over the remainder of the surrounding acreages in Aspen Estates. Overall, it affects the very fabric of our mature residential community. Today, you will also hear about development LOC 2021 -0196 [address 1459 - 69th St SW] which is also seeking a Land Use Amendment to the Area Structure Plan (ASP) to build 33 single family homes directly adjacent to the south of this 1.2 acre property which in itself has it’s own roadway access issues. These two projects are being considered independent of one another. This makes absolutely no sense to me. How is building in silos got anything to do with a proper Urban Plan for our community? Each of these projects is diametrically opposed to one another even though the City of Calgary Urban Planner, Jarred Friedman, has been working with both of these applicants. Densification for Densification’s sake cannot happen in a vacuum. It all has to make sense. At least the current ASP is a Plan and a good starting point.

Here is what is missing:

1. No meaningful Comprehensive Plan has been put forward that ensures logical, relevant and interconnected development.
2. No addressing of traffic concerns with 14th Ave SW at 69th St SW and with 14th Ave SW at 73rd St SW.
3. No Addressing of the facility parking for residents, visitors, emergency vehicles and commercial service vehicles.
4. No commitment to tree retention.
5. No urban landscaping interface.
6. No tie into the existing pathway development or park/playground.

In addition to the above, this particular project has many deficiencies:

- A. What you see is not what you get or need.
- B. The engagement by O2 to our residents has been less than satisfactory. When confronted with tough questions, they resorted to obfuscation. I attended all three-community engagement sessions of which Session 2 and 3 saw excellent community attendance vs. the 1st meeting, which was poorly advertised. I saw these session as merely a box checking exercise with no recommendation taken on board.
- C. Live Well - Manfred Marofke is not the owner of this property. Mr. Marolfke has no record of building projects of this nature and magnitude.
- D. Mr. Marofke told us he was driving through the community and thought - What a lovely community. You know what this community needs - a Senior's facility - for independent living, assisted living, and memory care so Seniors could age in place despite being unaware of all the Senior's Homes in Ward 6 and 2 huge projects (Amica and Aspen Landing) within blocks of this project. He further said the decision to even entertain this project was based on anecdotal engagement with people who live in the Community. So, we polled all of our nearby neighbourhoods and found 210 households were opposed. No one was in favour.
- E. And you know what else this area does not need, a restaurant. An enterprise that would service the Home but where people in the Neighbourhood could come and eat this food too. Restaurants are a tough business up here. 2 Restaurants closed in Strathcona Mall. 3 Restaurants closed in Aspen Landing. 1 Restaurant in Aspen Landing closed since the Pandemic. So, you need a good business model to succeed. A recession may be coming. Everything up here is struggling. Restaurants are the first to go. Empty or new Commercial space already exists in appropriate locations.

It's overbuilt for the 1.2 acre site in terms of plot coverage and for height. The proposal for a 5 storey (16 metres - 52.5 feet ) vs. the allowable under the ASP of 3 Storeys creates encroachment of existing property lines, proper setbacks and shadowing concerns. I wonder how many people will be interesting in buying into the 33 home project to the south of the property given that their view will be a monstrous building in their backyard.

Thank you



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I have read and understand the above statement.

First name (required) Val

Last name (required) Carels

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

(required - max 75 characters)

Agenda Item #10 (Aspen Woods Bylaw 116D2022)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

As a resident of Aspen I have several concerns regarding the Land Use Change at 7111 14 Avenue SW.

The application to rezone this site to accommodate a 5 storey seniors apartment building along with commercial/retail development is not consistent with the development in this area so far. The size of this building is not consistent with the existing residential homes and building details that have been provided by the developer Manfred Marofke of Live Well Communities are sparse. At the January Zoom meeting the developer claimed this would be an 'Age in Place' property for Aspen residents. My husband and I are amongst those who may be considering downsizing in the next few years but we have no interest in moving into a 5 storey seniors apartment building. As far as any retail and commercial development we already have adequate services in this area.

The certainty of increased traffic would negatively impact vehicular and pedestrian safety. Noise concerns and safety of pedestrians is an issue now on 14th Avenue as it is a long uninterrupted street frequently used as a speedway. The intersection at 69 St. and 14 Avenue is frequently busy and currently uncontrolled. Apparently a Traffic study has been done but at the Zoom meeting in March hosted by O2 Design, the developer Manfred Marofke appeared unable to provide details on how many units, parking spaces and type of commercial development there will be so how can traffic impact be calculated?

Going forward, there are a number of acreages in this area who could follow suit and apply to rezone for high residential buildings and commercial/retail development if this proposal is approved. Is there a plan in place for future development in this area? We built our home in this neighborhood largely because of the location and the current residential plan. Adding high density high rise buildings and businesses that will increase traffic will not enhance this Aspen Woods Community in any way.



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I have read and understand the above statement.

First name (required) Neal

Last name (required) Coleman

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2021-0143 at 7111-14 Ave SW

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I strongly oppose such development in the area as do all other residents in the surrounding area of Aspen Estates and Heights, which has been discussed amongst us.

The following reasons summarize our families position:

1. It is inconsistent and against the current Area Redevelopment Plan that exists, kindly advise how many KM away from our area such a structure exists???
2. The surrounding area up to 17th Ave are estate homes, larger parcels, with greenspace. Building a 5 storey structure will drastically impact the character and look of the existing community, the traffic, the noise, and the value of all of our existing homes.
3. We do not wish this to set a precedent that will allow future 5, 10, 15 storey structures that will impact all of the above.
4. It will be an eyesore to all residents, again does not fit in the community
5. There are numerous alternative spaces in the SW to place such a building where other like structures exist.
6. High increase in traffic, traffic study was done during COVID lockdowns
7. Traffic is already a very large concern on 14th ave, Rundle college, cutting through community to others, high speed areas, safety of all residents

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I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required) Neil

Last name (required) Vora

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **10. Aspen Woods Bylaw 116D2022 Proposed Land Use Change at 7111 - 14 Avenue**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Lack of clarity, transparency and information provided by the Applicant through community outreach sessions  
 Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood  
 Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial  
 Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools across the street.  
 Dozens of children walk to and from multiple schools (Ernest Manning, Rundle College) and playgrounds along this road every morning and afternoon, increased traffic to this area will exponentially increase the risk of a pedestrian accident and significantly reduce child safety and walkability of the neighbourhood.  
 No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access  
 No commitment to existing tree retention, urban landscaping and regional pathway connection  
 No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages  
 I am not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan.  
 But child safety and walkability must be protected by members of the council.  
 Thank you for your time

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I have read and understand the above statement.

First name (required) **Todd**

Last name (required) **Chuckry**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do? (required) **Submit a comment**



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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City File No. LOC2021-0143 By Law No. 116D2022

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Dear

I will say as an area resident and taxpayer I was very disappointed to hear that the City went ahead with the approval of the change to area development plan with so many residences opposing it.

A key point we are not apposed to a development that fits with the area, by that I mean a possible villa development suited for individuals over 55 – 60 years of age, this would to the developers point allow those home owners the ability to transition out of their current homes to a development that is more retirement or downsizing in nature, the current proposal of a 5 storey apartment building meets no needs of area residences. We attended several meetings hosted by the developer over the course of the last 8 months, our position has not changed we are still opposed to the development . City File No. LOC2021-0143.

We are residents of 39 Aspen Ridge lane S.W T3H 5H9 and have been for the last 20 plus years, as we have watched the area mature and grow, it never crossed our minds we would have to possibly contend with a zoning change that would allow for a high density seniors facility across the street from our home, it became very clear to us when we attended the first on November 25th developers web meeting that their was a clear attempt to slip this application through with out any input or consultation with the greater Aspen residence. Key take away.

- 1) Area residence did not nor where they aware of the application, that was clear as to the number of attending residence on the call.
- 2) The developer not aware that with in a 1 - 2 Km radius there are currently no less than 4 – 5 senior’s facilities one currently under construction on 17th at the Aspen landing shopping center.
- 3) The Developer stated they worked with the Strathcona community association (so they said) to notify area residence, this did not take place.
- 4) The Developer was unaware that 75% of the greater Aspen area has HOA boards, non of which where approached.
- 5) Not only did the Developer fail to property notify area residence so did The of

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



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Calgary, I see this as a lack of process and a total lack of respect for Tax paying area residence. This in my view is unacceptable, there should be a formal town hall meeting with proper notification.

6) The Developers plan has no direct access to 69th Street will create further issues on 14th Ave.

7) In my view the Developer is only interested in the all an mighty dollar, on the call organized by them 10 minutes in he could even show us the curtes

City of Calgary, Public Hearing  
Tuesday, July 26, 2022

Linda Tamkee  
Representing Aspen Ridge Crescent Homeowners' Association, 37 households

Land Use Redesignation: Aspen Woods Bylaw 116D2022, City File Number: LOC2021-0143  
Location: 7111 - 14 Avenue SW

**Key Reasons for Objection to M2 (5-storey building) with Commercial Space:**

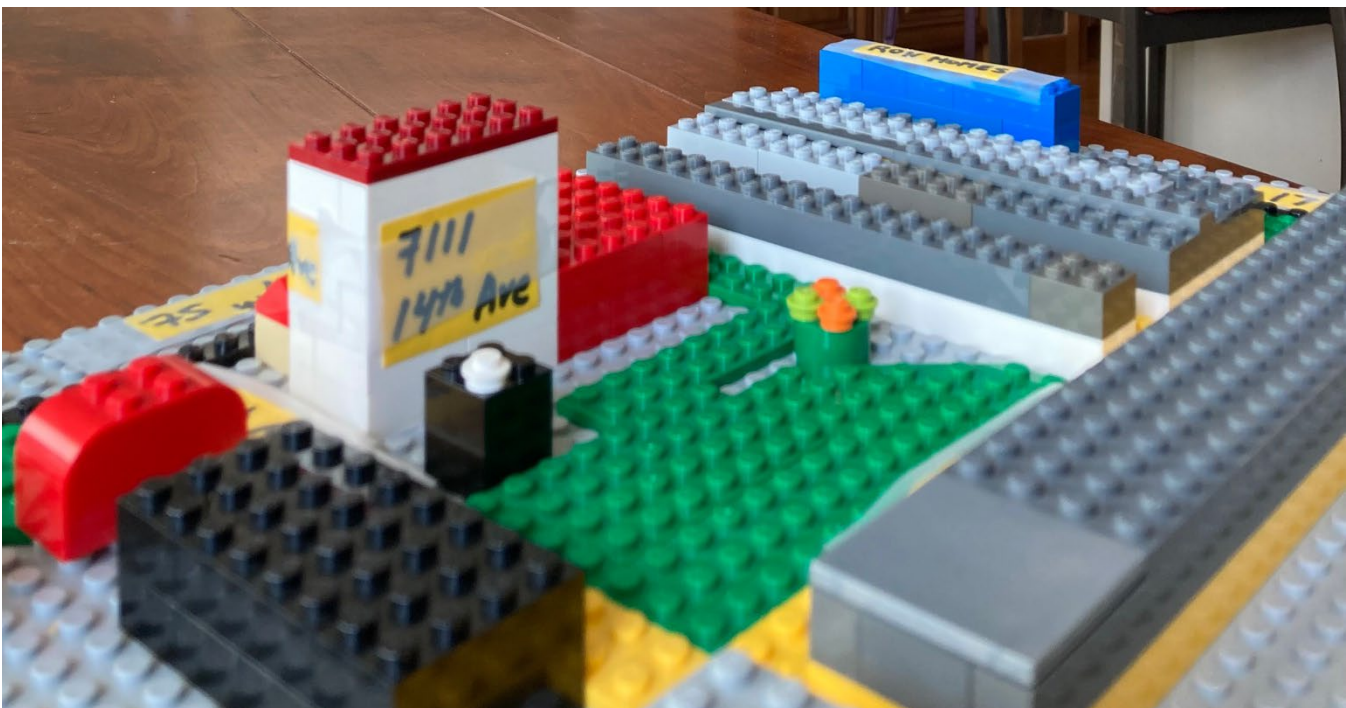
- This “Standalone” application does not integrate or respect the character of this mature neighbourhood.
- There are no other 5-storey (16m height) structures within Aspen or it’s vicinity such as Strathcona, Christie Park or Springborough. Even the C-train Parkade is 3 stories.
- It is a **SIGNIFICANT DEPARTURE** from the existing ASP, regulating allowable height, density and intended land use.
- There is no need for commercialism *inside* Aspen. Current ASP disallows commercial space.
- Looking at the model (see attached photo):
  - This will permit, *on an inside street*, a structure taller than any other structure in the area.
  - All surrounding homes are two stories, except for the row houses along 17<sup>th</sup> Ave and 69<sup>th</sup> St. which are 3 stories.
  - Senior residences, Amica on 85<sup>th</sup> St and Aspen Heights on 17<sup>th</sup> Ave., are both 4-stories high. Both are on *major* streets.
  - Aspen area is *fully* serviced by Strathcona Mall, Aspen Landing & Springborough Ctr, with grocers, coffee shops, eateries, health and personal care services, etc.
- It will add significant pressure to the already busy, uncontrolled intersection of 14<sup>th</sup> Ave and 69<sup>th</sup> Street, especially during rush hour and school hours.
  - 14<sup>th</sup> Ave is a through way for commuters between 69<sup>th</sup> and 85<sup>th</sup> Street.
  - there are school bus pickup points on both 14<sup>th</sup> Ave and 73<sup>rd</sup> Street
  - there are many children walking, biking and scootering to surrounding schools.
  - the intersection is especially prone to icy conditions during winter resulting in accidents.
- The final form of development is unknown. An M1 designation would be much more reasonable.

**Most residents living in Aspen are emotionally invested in our community, not just a short-term financial one. Please consider responsible “intensification” that is reasonable, that integrates the old with the new and preserves current homeowner interests.**

**\*\*\* Thank You \*\*\***

## Lego Model

The redesignation at 7111 14<sup>th</sup> Ave., will permit a structure taller than any other structure in the surrounding Aspen area. (Scale: 1 block = 1 storey)



### Legend:

White blocks = senior housing

Black blocks = homes immediate to redesignation site

Happy face = church & pre-school; Red peaked roof = church

Grey blocks = 2 storey homes & duplexes

Blue blocks = 3 storey row homes

Beige blocks = commercial space (Strathcona Mall & Aspen Landing)

Red blocks = Proposed development on 1459 – 69<sup>th</sup> St SW (Bylaw 117D2022, Plan 1144AC Block A, LOT 7)

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I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required) Heather

Last name (required) Treacy, Q.C.

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend? **Remotely**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Agenda Item 10 - Land Use Redesignation - Aspen Woods Bylaw 116D2022**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am opposed to the development for several reasons. I am a resident of the Aspen Woods Community. Firstly, the land use redesignation is inconsistent with the nature of the community and doesn't take into consideration the significant planning that had previously occurred with the Springbank Area Development Plan. What makes great cities and great places for citizens to reside is well thought out urban planning and communities. This project does not fit within this part of the Aspen Woods Community. Secondly, the proponent of the redesignation or the developer has continually provided information to the community that has failed to address the concerns of the community; has failed to allowed for insufficient consultation; and the developer has continually changed the scope of the project such that it is unclear as to what is accurately being proposed. That is unfair to the residents in the area. They are entitled to have a better understanding of what the developer ultimately intends. While I appreciate the desire of the City to have increased densification, there should still be a proper plan for where the densification should occur within the community. This particular development would be better suited (if it is genuinely going to be built for senior citizens) in an area that is closer to and more conducive to the needs of senior citizens, such as a shopping mall or medical amenities and entertainment. The current location which primarily is adjacent to single family dwellings is not conducive to or in the best interests of a seniors complex. Furthermore, Aspen Woods and its neighbouring communities are already well served by multiple seniors residences. In addition, there is significant densification in the Aspen Woods community along the west side near 85th street, which is a more logical location for a building of this nature. This redesignation doesn't take into account the traffic issues that will arise along 14th avenue and the lack of controlled intersections. It is also a wildlife corridor that will be adversely affected by this development. Lastly, it is disappointing to see a process occur where little concern has been given to the previous planning that had already occurred through the Springbank Development Plan. This is a very beautiful area of the city but it would appear that little regard is given to an



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overall master development plan. As such, I am deeply opposed to this redesignation.

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I have read and understand the above statement.

First name (required)                      Brendan

Last name (required)                      Drayton

Are you speaking on behalf of a group or Community Association? (required)                      No

What is the group that you represent?

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



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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2021-0143

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I DO NOT support the Land Use re-designation change.

LOC2021-0143

We object to this application to rezone this parcel of land.

76.9% of the homeowners in the community opposed the rezoning. A face-to-face survey was completed in May 2022. The community has 273 homeowners, 210 manual signatures were obtained, and all surveyed responded “No” to the proposed change.

Community engagement with the Developer has not been consistent throughout the community engagement process regards to what is being proposed to be built on the parcel of land. The context of what the complex would look like and who might be the end user has been frequently changed. During a community Zoom meeting, the Developer stated if the majority residents of Aspen opposed the development, they would not proceed (Zoom meeting was recorded by the host in spring 2022). The door-to-door community survey was then conducted.

Prior to the 76.9% signed objecting the proposed building, 86 objections were filed by Aspen Estates residents.

All the homes on my side of the street will see the eyesore from their bedrooms, kitchens, living rooms and backyards. Resale of our homes will be a nightmare and lower the price of our homes.

This proposed high-rise development (5 stories no mention on what height this will really be vs. a 10-metre height restriction) does not match the community’s character of single-family housing and was the reason to live in the community. The other two proposals to the City Planning, CPC 2022–0193 proposes 10 units and CPC 2022-0196 – proposes 33 units all maintaining the 10-metre height requirement.

There are already traffic flow issues with vehicles cutting thru our community to get their children to the private school across from our community’s main exit, cars parked on both sides along 73rd Street, U-turns in the middle of 73rd Street after parents’ pickup (across from school) and by the public school bus pickup/drop off zones (near the park), children darting across the road to catch school bus. Their safety with the additional traffic is a concern.

A high density residential / retail building will further tax our high traffic volumes.

Regards

Brendan Drayton

12 Aspen Meadows Green SW

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I have read and understand the above statement.

First name (required)	Ray
Last name (required)	Hansen
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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 attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **#10 (Aspen Woods Bylaw 116D2022)**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The care and attention the Planning Commission paid to this was matter is extremely disconcerting. No mention at all of the over 150 submission by local residents and no discussion whatsoever of the myriad of their valid concerns, including the past bad planning decisions that have plagued this area. This proposal will only serve to compound them.

This Application and the representations of the Applicant need to be put into the context of reality vs. speculation, including: the applicant is not the title holder; the applicant has little to no experience in developing and operating a project of this nature; the Applicant is thinly capitalized and cannot weather cost overruns, schedule delays or other financial setbacks; and, the Applicant is acting simply as a front to the title holder who is looking to turnover the property to a true prospective developer after a series of failed attempts to do so on other lts in this area. In short, unlike the residents, the Applicant has no genuine connection to the community, City and application and the developer has no genuine desire to pursue a betterment to the community and City.

These concerns have been evident in through the lack of clarity, transparency and information provided by the Applicant through community outreach sessions. It has simply gone through the motions and been placated by CPD in the process, including the Planning Commission's hearing and decision referenced above.

Substantive concerns with the Application include:

- Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood.
- Insufficient parking space.
- Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial
- Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools



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across the street.

- No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access
- No commitment to existing tree retention, urban landscaping and regional pathway connection
- No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
- Inconsistent with the minimum critical specifications of the Area Structure Plan.

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Teresa
Last name (required)	Forchione
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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 attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Agenda Item: 10. Aspen Woods Bylaw 116D2022 File Number: LOC2021-0143

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

City File Number: LOC2021-0143  
Location: 7111 - 14 Avenue SW  
Land Use Redesignation  
Agenda Item: 10. Aspen Woods  
Bylaw 116D2022

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

CONCERNS:

- Lack of clarity, transparency and information provided by the Applicant through community outreach sessions
- Building size (5 storey height, up to 160,00 sq.ft., estimated 75 to 110 units) on a 1.2 acre site is too big and does not fit with the existing character of the neighbourhood
- Inappropriate location for ground floor Retail & Commercial units. Aspen Woods is already well served for retail & commercial
- Significant increase to traffic at an uncontrolled intersection leading to pedestrian safety concerns including with the children nursery schools across the street
- No information regarding residential, visitor, public or retail/commercial service vehicle parking that would be constructed and emergency vehicle access
- No commitment to existing tree retention, urban landscaping and regional pathway connection
- No 'Comprehensive Plan' prepared to ensure coordinated development with adjacent acreages
- We are not against increased residential density that is in keeping with the neighbourhood and our Area Structure Plan.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required)	Chris
Last name (required)	Hodgson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	THE RESIDENTS OF ASPEN ESTATES IN ASPEN WOODS, as represented by 2 Condo & 8 HOA Boards of Directors
What do you wish to do? (required)	Request to speak



How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) File LOC2021-0143, Aspen Woods Bylaw 116D2022

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

LOC2021-0143, Bylaw 116D2022 at 7111-14 Ave SW

I request to speak at City Council on July 26th and I plan to attend in person. I will be representing nearby neighbours in our area.

A number of local residents have requested to speak too but plan to ask the Chair to cede their 5-minute time to me. I have a presentation (attached) and I expect to take 10 – 15 minutes max to present.

Here is a suggested order for speakers:

1. Linda Tamkee (in person) – will present for 5 minutes
2. Sharon Davies (in person) – will request to cede time to Chris Hodgson
3. Carol-Ann Titus (on phone) – will request to cede time to Chris Hodgson
4. Rod Hume (on phone) – will request to cede time to Chris Hodgson
5. Chris Hodgson (in person) – will present for 10-15 minutes max
6. Others who requested to speak

I have also attached a letter sent to the Applicant in May outlining concerns and results of the Community Survey. Also included (attached) is a summary sheet showing the Community Survey results by street. I have not attached the actual survey sheets as they contain names, addresses and signatures.

Please include all these documents in the attachments for Councilors.

Many thanks, Chris Hodgson

# ASPEN ESTATES COMMUNITY SURVEY

## re: Proposed development at 7111-14 Avenue SW, Calgary

Street	Condo/HOA leader	number of homes	number of tenants	Question 1 response		Question 2 response	
				YES	NO	Yes	NO
<b><u>CONDOMINIUM</u></b>							
Aspen Meadows Place & Court SW	J. Glen Schneider	62		0	38	0	38
Aspen Ridge Lane SW	Sharon Davies	13	1	0	13	0	13
<b><u>HOME OWNERS ASSOCIATION</u></b>							
Aspen Ridge Crescent SW	Brian West	37		0	35	0	35
Aspen Ridge Gate & Close SW	Dean Morrison	26		0	23	0	23
Aspen Ridge Place SW (200s)	David Somerset	22		0	14	0	14
Aspen Meadows Green SW	Byron Agudelo	26		0	21	0	21
Aspen Meadows Manor SW	Rob Milnthorpe	20		0	16	0	16
Aspen Ridge Way & Court SW	Louise Duchesne	47		0	39	0	39
Aspen Ridge Manor SW	Tracey Harrell	10		0	4	0	4
Aspen Ridge Bay SW	Claire Sorial	10		0	7	0	7
	Total	<u>273</u>		0	210	0	210

May 11, 2022

Live Well Communities Inc.  
P.O. Box 1018  
Bragg Creek, AB  
T0L 0K0  
Attn: Manfred Marofke

Re: Aspen Estates Community Survey + new feedback re: 7111-14 Avenue SW, Calgary

Dear Mr. Marofke

Further to the “Nearby Neighbours Meeting” hosted by O2 Planning & Design Inc. on March 17, 2022, please find attached, to this document the results of a community survey of nearby residents of Aspen Estates in Aspen Woods. Also included is additional community feedback after reviewing the Detailed Team Response letter and Traffic Impact Assessment for the proposed development.

During the one-hour presentation & discussion, you made anecdotal comments saying that local residents were in favour of the Land Use Change and proposed development insofar as you had determined that there was “demand” within our neighbourhood for what you propose to construct. You also stated that this local demand was a key element of your business plan.

At that meeting, the nearby neighbours committed to complete a development specific survey of residents to allow you to further consider both your business plan and whether to proceed further with the proposed development. The following is a summary of the results of the survey.

Survey components:

- ✓ ‘Nearby Neighbours’ on streets within approximately 300 metres of your proposed development at 7111-14 Ave SW were contacted.
- ✓ The survey put two questions to the Nearby Neighbours:
  - the first dealing with the request for an amendment to the East Springbank Area Structure Plan, given this is the City’s existing written commitment to Aspen’s residents of development standards in our area, and is the first stage of the City’s review process; and
  - the second dealing with your proposed development parameters, given that is the second stage of the City’s review process.
- ✓ Individual Condo or HOA boards contacted each of their neighbours and completed door-to-door data collection.
- ✓ Individual answers & homeowner signatures were collected as much as possible while some residents submitted electronic responses.
- ✓ Follow-ups were completed for those neighbours who were out-of-city or country and for non-resident owners as much as possible.

To date, 273 homes have been canvassed on ten Aspen Ridge or Aspen Meadows streets within approximately 300 metres of the proposed development. Response rate was strong at 77% with 210 neighbours responding 'No' to the two questions asked. In fact, no homeowner canvassed was supportive of the proposal. See the attached Summary Sheet by street and Condo or HOA.

Also, please find attached the 'Aspen Estates Community Survey' PDFs (by each street) of all of the completed survey sheets, resident signatures and/or email confirmation of response.

The results of the survey clearly show that the vast majority of nearby neighbours are not supportive of your business case and proposed development.

This past week, we completed a review of the Detailed Team Review (DTR) letter from CP&D and Engineering. Also, we examined the Traffic Impact Assessment (TIA) completed by the Watt Consulting Group. We are still awaiting the release of the Phase 1 Environmental Site Assessment for our review.

The following are some additional observations and concerns regarding the proposed development at 7111-14 Avenue SW based on these reviews:

- The TIA was based on 75 residential units in the proposed apartment building. This represents a density increase that is 61 units per acre, which is an order of magnitude greater than the three to five units per acre that the Area Structure Plan contemplates and with which all other local area developments have been done.
- East Bound peak hour left hand turns at 14 Avenue SW at 69 Street SW scored a Level Of Service 'F' (the lowest possible, with a greater than 5 minute delay) while the 'Signal Warrant Score' came in at 99, just below the 100 required for intersection signalization. Had the number of units for the development been at the 84 units you have stated that you may yet construct that score would have hit 100.
- 14th Avenue SW at 73rd Street SW - No study, analysis or traffic impact assessment was completed on the other nearby intersection. This is a two way stop (on 73rd) intersection with noticeable traffic counts during peak travel times. The proposed development will also impact this intersection.
- DTR item #2 - Municipal reserve along the west edge of their project - This has not been addressed in the proposal and needs resolution.
- No parking analysis or data was provided.
- DTR #26. "The site plan is to include a loading space(s)". A very important requirement as the proposal is to include Retail & Commercial on the ground floor. Commercial vehicle traffic in a residential area is a concern to residents.
- DTR #29. "Parking stall" design requirements - Again, a very important component that has not been addressed - both for residential parking, retail parking and commercial vehicle parking.

- There are significant 'Advisory Comments' from Engineering in the DTR including #36, "Transportation Planning recommends that the applicant coordinate with the site to the south to achieve a mutual access to 14 Avenue SW". This is consistent with our concern that no Comprehensive Plan has been completed for the 3 additional acreages adjoining to 7111-14 Avenue SW.

Most important to note is that nearby neighbours are not against new development or reasonable densification in the area. They are opposed to proposals that greatly exceed ASP requirements in an already well-developed area of single-family, semi-detached and multi-family residences. To be clear though, our community will continue to oppose the amendment to the ASP as you have sought, and will if necessarily similarly oppose any application to develop the site as you have proposed, both including appeals to the Courts if need be.

As you indicated you would at our last meeting, we look forward to your now reconsidering your proposed development of 7111 – 14<sup>th</sup> St SW, and to further discussion with you of how you will alter your concept for developing this lot if you wish to proceed further.

Sincerely,

THE RESIDENTS OF ASPEN ESTATES IN ASPEN WOODS, as represented by the following Condominium or HOA Boards of Directors

**ASPEN MEADOWS PLACE & COURT SW**

Condominium Plan No. 0013303

Per: J. Glen Schneider

[on behalf of 62 unit holders/homeowners]

**ASPEN RIDGE LANE SW**

Condominium Plan No. 0010248

Per: Sharon G. Davies

[on behalf of 13 unit holders/homeowners]

**ASPEN RIDGE CRESCENT SW**

Home Owners Association

Per: Brian West

[on behalf of 37 homeowners]

**ASPEN RIDGE GATE & CLOSE SW**

Home Owners Association

Per: Dean Morrison

[on behalf of 26 homeowners]

**ASPEN RIDGE PLACE SW**

Home Owners Association

Per: David Somerset

[on behalf of 22 homeowners]

**ASPEN MEADOWS GREEN SW**

Home Owners Association

Per: Byron Agudelo

[on behalf of 26 homeowners]

**ASPEN MEADOWS MANOR SW**

Home Owners Association

Per: Rob Milnthorp

[on behalf of 20 homeowners]

**ASPEN RIDGE WAY SW**

Home Owners Association

Per: Louise Duchesne

[on behalf of 47 homeowners]

**ASPEN RIDGE MANOR SW**

Home Owners Association

Per: Tracey Harrell

[on behalf of 10 homeowners]

**ASPEN RIDGE BAY SW**

no HOA in place

Per: Claire Sorial

[on behalf of 10 homeowners]

CC. N. Kuhl, B. Horton - O2 Planning & Design  
J. Friedman, W. Koo – City of Calgary,  
Councilor R. Pootmans – Ward 6

Attachments: ASPEN ESTATES Community Survey – Results Summary.pdf

ASPEN ESTATES Community Survey – Signed responses.pdf  
(by street)

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I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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I have read and understand the above statement.

First name (required)                      Supriya

Last name (required)                      Goyal

Are you speaking on behalf of a group or Community Association? (required)                      No

What is the group that you represent?

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

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Retail and commercial building in a residential area

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Aspen estates is primarily a single family residential area and prides itself on being a quiet and safe neighbourhood. Building a Senior's residential building with commercial and retail component will spoil the community, add too much traffic ( which is already a problem), make the community unsafe. There are many young children in the neighbourhood and safety is very important. We strongly oppose this agenda item



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

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I have read and understand the above statement.

First name (required) Rod

Last name (required) Hume

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

How do you wish to attend? **Remotely**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **#10 (Aspen Woods Bylaw 116D2022)**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We are writing this to communicate our concerns about the subject development in our neighbourhood. We live at 7 Aspen Ridge Lane S.W., less than 100 m from the proposed development site, and so we ask you to give this careful consideration in contemplating approvals for this project or amendments to the Area Structure Plan. While we understand that ASP's are intended to be amended from time to time, the degree and impacts of such amendments need to be carefully considered for their impacts to the community, neighbourhood and proximal residents.

We have lived in this house since 2008 and moved here because of the strong feeling of a family oriented, community based, suburban neighbourhood. We moved from the inner city of Calgary to change our living experience in the city. Significant investments have been made in our home and we continue to invest capital and time to make our house a home and a beautiful part of the neighbourhood. When we made the decision to move to this neighbourhood, one of the major things we researched was the zoning of all the undeveloped acreages in the area. A big factor in our decision was the zoning for low density (three to five units per acre) single detached dwellings. We are also very involved in the community and have volunteered our time to build playgrounds in Aspen (for example) and so our voice is one that needs to be listened to.

Although we understand that developments and zoning may change over time, the construction of a five-story building with provisions for commercial space at grade is a significant change to our neighbourhood and extremely concerning given the precedent that it sets. There isn't even a five-story building at the commercial development in Aspen Landing, including the under-construction Aspen Heights retirement residence. The Amica retirement residences at 10 Aspenshire Drive SW is also only 4 stories. The impacts of this development go beyond aesthetics and feel of the neighbourhood; the effects of increased parking and traffic will have a significant impact to our quality of life, backing onto 14th Avenue, as people access and visit this 75 to 84 unit (we have heard multiple numbers from the developer) building with commercial space at grade. Further, the details of the traffic study have not been shared and we need

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confirmation that it was not done during the COVID-19 pandemic with government mandated work from home orders. An understanding of the impacts in conjunction with other de

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I have read and understand the above statement.

First name (required)	Kelly
Last name (required)	Hume
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

The Proposed Land Use Change is to construct a 5 storey 'Seniors' apartment

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Subject: Proposed Development at 7111 - 14 Ave SW (City file no. LOC2021-0143)

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

We are writing this email letter to communicate our concerns about the subject development in our neighbourhood. We live at 7 Aspen Ridge Lane S.W., less than 100 m from the proposed development site, and so we ask you to give this letter careful consideration in contemplating approvals for this project or amendments to the Area Structure Plan. While we understand that ASP's are intended to be amended from time to time, the degree and impacts of such amendments need to be carefully considered for their impacts to the community, neighbourhood and proximal residents. We have lived in this house since 2008 and moved here because of the strong feeling of a family oriented, community based, suburban neighbourhood. We moved from the inner city of Calgary to change our living experience in the city. Significant investments have been made in our home and we continue to invest capital and time to make our house a home and a beautiful part of the neighbourhood. When we made the decision to move to this neighbourhood, one of the major things we researched was the zoning of all the undeveloped acreages in the area. A big factor in our decision was the zoning for low density (three to five units per acre) single detached dwellings. We are also very involved in the community and have volunteered our time to build playgrounds in Aspen (for example) and so our voice is one that needs to be listened to. Although we understand that developments and zoning may change over time, the construction of a five-story building with provisions for commercial space at grade is a significant change to our neighbourhood and extremely concerning given the precedent that it sets. There isn't even a five-story building at the commercial development in Aspen Landing, including the under-construction Aspen Heights retirement residence. The Amica retirement residences at 10 Aspenshire Drive SW is also only 4 stories. The impacts of this development go beyond aesthetics and feel of the neighbourhood; the effects of increased parking and traffic will have a significant imp

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I have read and understand the above statement.

First name (required) Richard

Last name (required) Brazeau

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 19, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Public hearing on July 26, 2022. - Topic: Land Use Re-designation - Agenda

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My wife and I are totally opposed to a high density apartment building in the Aspen neighborhood. We bought our house, which is a bloc away, in June 2021 and prior to purchasing we did our due diligence and verified the zoning of the vacant blocs of land in the near neighborhood. We were satisfied with the zoning then. We would be very disappointed that it would change to this higher density now.

In addition, there is already too much traffic on 14th and 69th already. Adding these apartments will just make it worst.

Richard Pootman. Here are 500 votes that can be with or without you.

Regards,

Richard Brazeau and Manon Corbeil

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I have read and understand the above statement.

First name (required) Vickie

Last name (required) Sauve

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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



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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City File Number: LOC2021-0143, Agenda Item 10.Aspen Woods, Land Use Redesi

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I oppose the proposed land use redesignation in Aspen Woods, city file number LOC2021-0143, Agenda item 10. Aspen Woods. The proposed site is within the neighbourhood, not on a major street. The building size (5 story) does not fit with the character of the neighbourhood. The retail and commercial portion of the building is not necessary as the neighbourhood is well serviced nearby. It should be noted that children walk and bike here and I believe the increased traffic will pose a danger to them. Speaking for myself, I was never informed by the Applicant about this proposed change, and learnt about it from the sign posted by the road at the site. I believe there is no clarity regarding parking, traffic control, and emergency vehicle access. I do not oppose development on this site, but the scope of this building (size, commercial use) is not safe and does not fit into the Area Structure Plan. There are many other areas nearby that are more appropriate for such a building, e.g. right on 17th Ave. I hope Council will seriously consider the impact this building will have on the residents (especially children walking to/from school or playing) and see fit to oppose this plan.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

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 everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) **Barbara**

Last name (required) **Gregg**

Are you speaking on behalf of a group or Community Association? (required) **No**

What is the group that you represent?

What do you wish to do? (required) **Request to speak**

How do you wish to attend? **Remotely**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Agenda Item #10 Aspen Woods Bylaw 116D2022**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This land use changes the area structure plan that was designed for this area, was used by developers and home owners who purchased in this area, and will change the future developments in this area as older acreages are sold off. This does not suit this area, has not been done with Homeowner Associations' approval, nor agreed to by homeowners. The developer working with the option to purchase the land sits on the city council board to approve the project. The meetings were met with many unanswered questions, much disagreement with this unilateral changes to meet the new densification guidelines set out as a surprise to homeowners. The questions were left unanswered and the meeting cut off online when the discussion became heated. The sightlines and peaceful night sky will be destroyed by this massive building where currently only one home and a full forest of trees exist - all will have to be cut down and removed from the area. The entrance road to this property is not properly graded and the traffic study was not done at a time when the actual school and LRT work traffic come and go so this road and intersection will not be appropriate for this area. And the LRT/transit distance is quite a ways for seniors to walk to and from. This project proposed does not even mention for seniors, when it was presented to the neighborhood as an 'age in place' facility, first as a place for the potential buyer to house his mother, then he suggested it was him and his wife who wanted to live there when they were driving around. This facility does not fit in with the rest of the neighborhood, will not be appropriate for the area and does not meet the current area structure plan and should not be changed without discussion of the current home owners associations as a group, not unilaterally by the city to densify near single family dwellings.