

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

First name (required) Carlos

Last name (required) Sosa

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)

Proposed development change LOC2021-0196

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

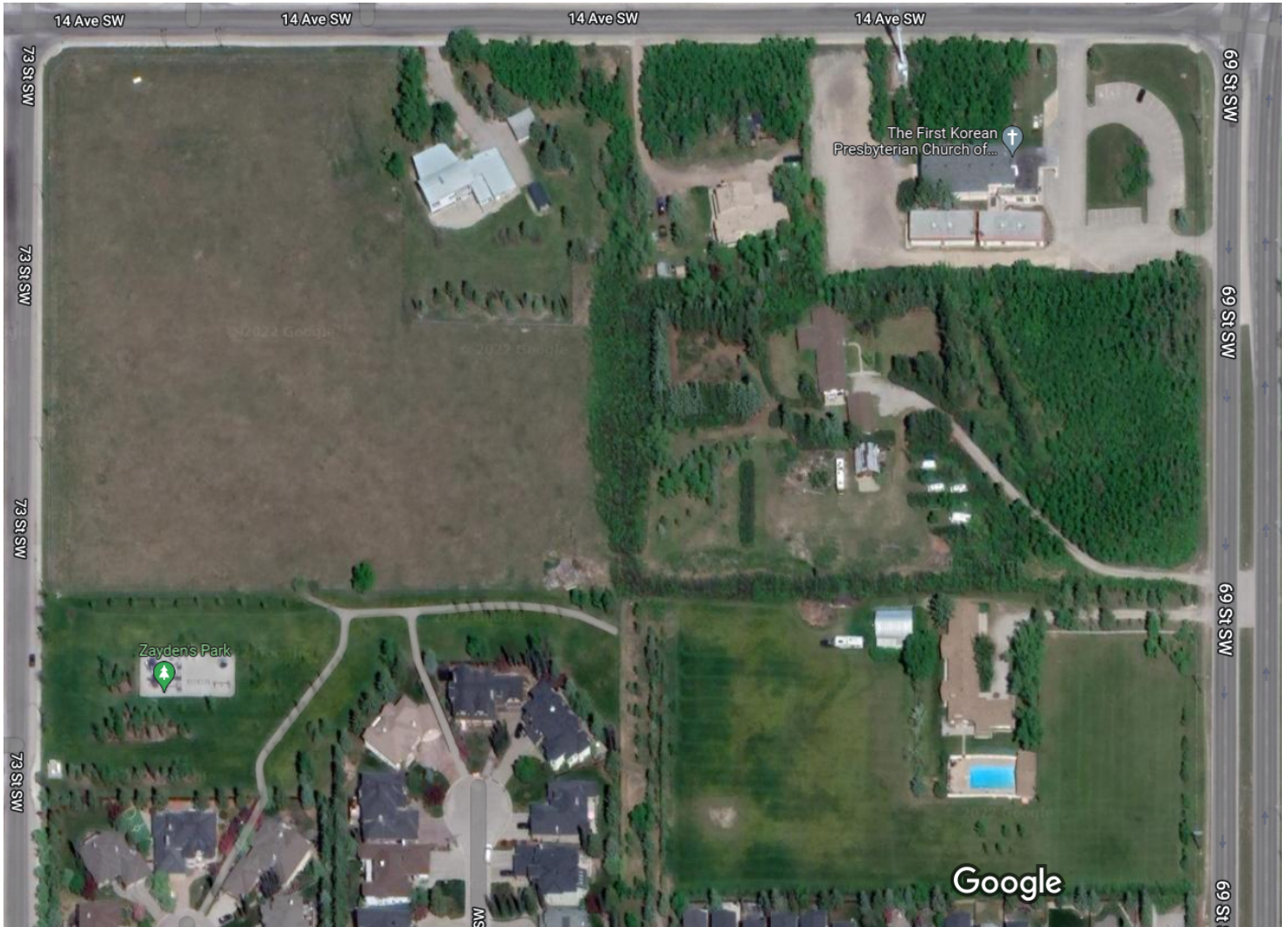
Neither

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)

I would like to state that this is a very beautiful area with many trees to protect. My only comment is that I encourage the City of Calgary and developers to maintain as many trees as possible for any upcoming land use change and/or development.

Google Maps 69 St SW



Imágenes © 2022 Maxar Technologies, S. Alberta MD's and Counties, Datos del mapa © 2022 20 m



69 St SW  
Calgary, AB

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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)                      **ian**

Last name (required)                      **wishart**

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)

Land use application in Strathcona community LOC 2021-0196

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 been a resident of Strathcona community for 28 years and served on the board for 10 years. I have watched the prime wildlife habitat west of Strathcona Blvd / 69 ST SW get almost completely destroyed in my time with little regard for wildlife corridors and habitat protection. There was an award winning ravine system that was protected to conserve the pathways of urban wildlife that has not been upheld for the rest of the communities west of Strathcona. Due to the lack of habitat protection the opportunities for wildlife to safely move between small patches of forest has all most been eliminated. There is a critical underground spring that flows year round in Strathcona ravine and provides water to scores of deer, moose, coyotes, and birds, this spring is opposite to the proposed development and currently this area that is opposite to the spring is forested and provides a safe egress for wildlife from the ravine. There already has been far too much destruction of critical urban wildlife habitat in this area, this will only add to the tragic loss of more and more wildlife that make this area their home. I strongly oppose this development and have been disturbed by the unfettered destruction in the area. Enclosed are some images of the area and routine wildlife observations. Sincerely Ian Wishart 403 667 3285



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I have read and understand the above statement.

First name (required)                      **ian**

Last name (required)                      **wishart**

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 27, 2022

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

(required - max 75 characters)

LOC 2021-0196 strathcona proposed land use change

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 of a proposed land use change in Strathcona community. I have lived in this community for 28 years and was on the board for 10 years. During my time in this community I have seen devastation of prime wildlife habitat with unfettered development in wildlife corridors. This area had an award winning green space plan that allowed for safe egress of urban wildlife , since this time this proactive approach to protection has not been upheld. There is a critical year round underground stream that provides water for deer, moose , coyotes birdlife and the proposed development is opposite this critical riparian area and will serve as a significant barrier to wildlife that move to a currently forested area when leaving this stream. There has been so much destruction of this once pristine hill when is it going to stop. ? No further developments especially near wildlife corridors . Sincerely Ian Wishart 403 667 3285 . attached are a few photos showing the nearby destruction the riparian area and typical wildlife in the ravine.













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I have read and understand the above statement.

First name (required) Sharon

Last name (required) Davies

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? 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) Aspen Woods Bylaw 117D2022 City File Number: LOC 2021-0196

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

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) See my Comments attached in the PDF format. Thank you.

City of Calgary Public Hearing – Tuesday July 26, 2022

**SHARON DAVIES**  
**Resident of Aspen Ridge Lane SW**

**Land Use Amendment: Aspen Woods Bylaw 117D2022**  
**City File Number: LOC 2021-0196**  
**Location: 1459 – 69 St SW Calgary, Alberta**

I do support this Project with reservations, which need to be addressed before proceeding. It does represent the “gentle” densification and appears to be in keeping with modest density amendments to our Area Structure Plan ( ASP) and in keeping with other recent area developments. Ie: Aspen Summit

Today, you will also hear about the proposed development of LOC 2021 - 0143 [address 7111 – 14<sup>th</sup> Ave) which is also seeking a Land Use Amendment to the Area Structure Plan (ASP) to build a massive 5 storey (50m) building directly adjacent to the north of this 5 acre project. 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.

While I appreciate certain elements of this application, there is more work to be done here:

1. I request that the City review a full Comprehensive Plan for all the acreages that abut these projects to confirm a workable Roadway and services layout for future residential development.
2. IBI Group for the most part have ignored the development being proposed directly adjacent (a 5 storey (16 metres - 52.5 feet) building to the North of them (see above for address details) and it’s impact on the 33 Homes they are proposing as to encroachment of existing property lines, proper setbacks and shadowing concerns. Tree Stand, Fencing and Landscaping is unlikely to provide adequate screening and a proper transition zone to the single family homes being proposed.



**Land Use Amendment: Aspen Woods Bylaw: 117D2022**  
**City File Number: LOC 2021-0196 Location: 1459 - 69 St SW, Calgary, Alberta**

3. The Roadway access as presented is inconsistent with the rest of the neighbourhood. An access point (and all services) already exists that dead ends nearby. The Developer should consider additional land purchase of a portion of the acreage to the South of them that would allow the Roadway design to be more consistent with existing streets in the area.
4. Further consideration should also be given to purchasing the land to the North of them at 7111-14 Avenue SW ( see above) and then re-orientate this proposal allowing for better roadway traffic flow and control onto 14th Avenue SW instead of a limited intersection onto 69 Street SW. This would eliminate issues with two intersections (14th Avenue & this proposed development) so close together on a major arterial Roadway, 69 Street SW.
5. The 69<sup>th</sup> St SW and 14 Ave SW uncontrolled intersection is already stressed to its capacity. I am very concerned about the Traffic and Safety issues and these need to be addressed before proceeding.

Thank You



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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) No

What is the group that you represent?

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: LOC2021-0196 Aspen Woods, Bylaw 117D2022

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

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

Overall, this proposal is aligned with the Area Structure Plan and the development will be in keeping with the surrounding residential neighbourhood. There is an increase in density (requiring an ASP Amendment) but it is to a level (6.5 units per acre) that is reasonable and consistent with other recent area developments.

The only key concern for this proposal is traffic and safety, given the development's proposed direct access onto 69th Street SW - a major arterial roadway. During the limited public session, held by the proponents, concerns were expressed regarding the roadway design and development access. The proposed access is inconsistent with existing residential roadways in the area. In fact, an access roadway (and, all services) is in place already but dead ended nearby. Nearby neighbours did request that the Developer consider additional land purchase and roadway redesign to be more consistent with existing streets in the area..

I expect that the City Traffic Department is not happy with the proposed direct access onto 69th Street SW. The proposal for "right turn only" ingress and egress on such a major arterial roadway really does not provide practical community access (e.g. how do I get to Sobeys to pick up groceries?) for a development of 33 homes (and possibly growing to 66 homes in the future).

Also, there is already significant traffic congestion and safety issues at the 14th Avenue SW and 69th Street SW uncontrolled intersection which is about 100m north of the proposed development access. I request that these traffic & safety concerns be addressed as a condition of the approval.

The Developer has drafted a preliminary Comprehensive Plan including 1 of the 3 acreages abutting the site. Again, I request that the City review a full Comprehensive Plan covering all 4 acreages from the proponent to confirm a workable roadway & services layout for future residential development.

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



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Thank you.  
Chris Hodgson  
Aspen Ridge Lane SW