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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) Denis

Last name (required) Duke

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

PUBLIC SUBMISSION FORM



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) Sep 13, 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, 5 storey apartment building 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 the Aspen Woods neighbourhood, I would like to object to the proposed apartment development at 7111 - 14 Ave SW. It would create too much density, impair the views of many residents and create terrible traffic congestion. It is already often very difficult to turn onto 69th street from 14th avenue and the proposed development would create even more congestion and gridlock.

City of Calgary, Public Hearing

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 17th Ave and 69th St. which are 3 stories.
 - Senior residences, Amica on 85th St (147 units) and Aspen Heights on 17th Ave. (182 units), are both 4-stories high from ground level. 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 uncontrolled intersection at 14th Ave and 69th Street, especially during rush hour and school hours.
 - there are school bus pickup points on both 14th Ave and 73rd Street
 - there are many children walking, biking and scootering to surrounding schools.
- The final form of development is unknown. A “Concurrent Development Permit” is requested.
- An M1 designation or rezoning to low-rise condos, townhomes, etc., would be much more reasonable.

Please consider “intensification” that is reasonable, that integrates the old with the new and preserves current homeowner interests.

The approval of this application would only serve the short-term financial interests of a developer (who doesn’t even own the land) at the expense of the entire neighbourhood.

***** Thank You *****

Lego Model

The redesignation at 7111 14th 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 (4 stories from ground level)

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 = Approved development on 1459 – 69th St SW (Bylaw 117D2022, Plan 1144AC Block A, LOT 7)



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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 13, 2022

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

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LOC2021-0143, 5 story apartment building at 7111 - 14 Ave SW

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)

Regards to upcoming Public Hearing on LOC2021-0143 at 7111-14 Ave SW

Objection to The Proposed Land Use Change (City File: LOC2021-0143).

Please provide the Comprehensive Plan for the area (not just their 1.23 acre parcel). Our community demand such a plan given the surrounding undeveloped acreages. One 5 acre parcel, directly south of 7111-14 Ave SW, is already under development proposal (LOC2021-0196) that specifically conflicts with Live Well's proposal.

Clarification on the specifics of what exactly "Seniors Living Facility" mean. Need clarity regarding: # of apartments, # of parking stalls both underground or above ground plus details on parking for the retail/commercial facilities including deliveries.

Please provide us (and our Consultants) with the Traffic Study that was completed for the proposed development. An accurate Traffic Study needs to be completed during the busy time of the year. We all know the low traffic during COVID (when the study was completed) would not reflect the actual traffic in the community.

Thank you

City of Calgary Public Hearing – Tuesday, September 13, 2022

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

**Land Use Redesignation:
Aspen Woods Bylaw 116D2022
And Amendment to the Springbank Area Structure Plan
Bylaw 43P2022
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 Land Use Redesignation and an Amendment to the Springbank ASP that ultimately will set the tone for the future development over the remainder of the surrounding acreages in Aspen Estates in Aspen Wood. Overall, it affects the very fabric of our mature residential community.

At the City of Calgary Public Hearing on July 26, 2022, you heard about development LOC 2022-0196 Aspen Wood Bylaw 117D2022 [civic address 1459 - 69th St SW] where on that day the Council approved a Land Use Redesignation to build 33 family homes which is directly adjacent to the south of this 1.2 acre property at 7111 – 14th Avenue SW Calgary being considered today.

The Public Hearing on the above property was postponed to September 13, 2022 due to an error on the part of Administration. It’s a shame that these two items were not heard together.

The fact that these two projects were being considered independent of one another makes absolutely no sense. 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 one that has stood the test of time.

**Land Use Redesignation Aspen Wood Bylaw 116D2022 and
Amendment to the Springbank Area Structure Plan Bylaw 43P2022
City File Number: LOC 2021-0143
Location: 7111 - 14 Ave SW Calgary, Alberta**

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. At the moment, we call it the BIG WHITE BOX.
- B. The engagement by O2 with our Community has been less than satisfactory. 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 sessions as merely a box checking exercise with no recommendation taken on board. The meetings were held via Microsoft Teams with those who wished to speak being heard. Two sessions ran 1 hour and 1 session ran 1.5 hours. When time was up, that was that, even though many written chat questions weren't even entertained.
- C. We're still in the dark. Plans have changed on the fly. At the 3rd meeting, we were told this building would be a Senior's apartment with no services. But that is not what is put before you today. Now, it's Assisted Senior Living with Commercial at Grade. A 4th Meeting was never held to discuss this option.
- D. Live Well - Manfred Marofke is not the current owner of this property. The Proponents have has no record of building projects of this nature and magnitude.

**Land Use Redesignation Aspen Wood Bylaw 116D2022 and
Amendment to the Springbank Area Structure Plan Bylaw 43P2022
City File Number: LOC 2021-0143
Location: 7111 - 14 Ave SW Calgary, Alberta**

- E. 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 lived in the Community. So, we polled all of our nearby neighbourhoods and found 210 households within proximity of this building were opposed. Not one person polled was in favour.
- F. And you know what else this area needs, a restaurant. An enterprise that would service the Senior's Building 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 Square and 3 Restaurants closed in Aspen Landing prior to the Pandemic. 1 Restaurant in Aspen Landing has closed since the Pandemic. So, you need a good business model to succeed. Where is the business case? Everything up here is struggling. Restaurants are the first to go. Empty or new Commercial space already exists in appropriate locations. We are well served along major corridors without plunking Commercial in the middle of a residential neighbourhood.

In Summary, we believe this building would be significantly 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. Therefore, the Residents of Aspen Ridge Lane SW are strongly opposed to this Development Proposal and respectfully request City Council to decline it.

Thank you

ASPEN WOODS
File LOC2021–0143
Bylaw 116D2022
at 7111 – 14th Avenue SW

Nearby Neighbour's feedback

Neil & Shabnam Vora
Parmeet Manget
Kelly & Rod Hume

on behalf of

THE RESIDENTS OF ASPEN ESTATES IN ASPEN WOODS,
as represented by
2 Condominium + 8 HOA Boards of Directors
covering 273 Homes

Key Concerns

1. Lack of meaningful engagement
2. 'Out of Context' development proposal
3. Commercial viability questions
4. Traffic, pedestrian and parking safety
5. No 'Comprehensive Plan' submitted

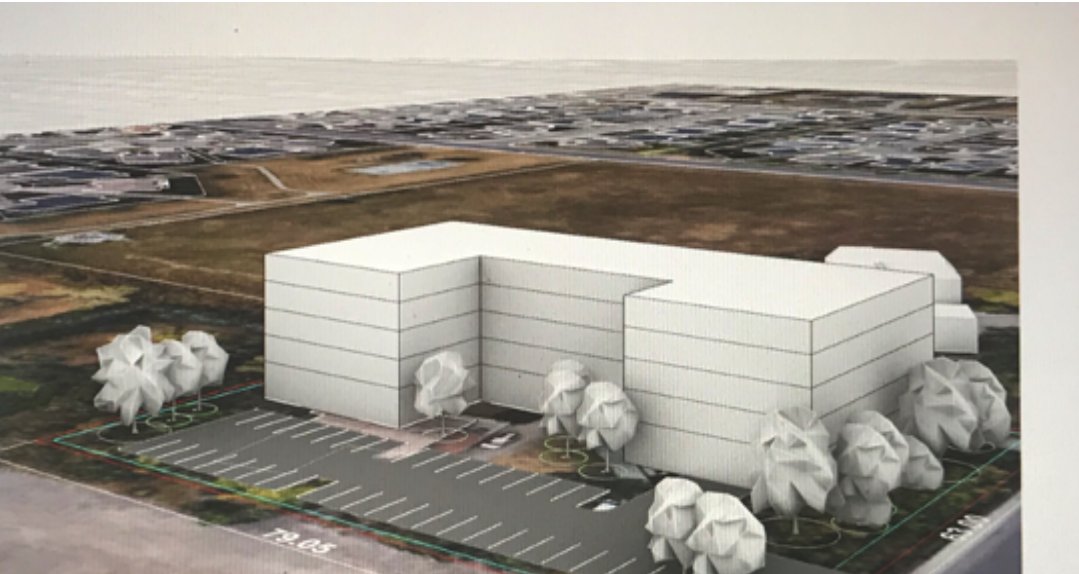
1. Lack of meaningful engagement

- 3 community outreach sessions held
- Lack of clarity, transparency and information
- Shifting proposal details and question responses
- 1 hr. time limit constrained feedback/questions
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2. 'Out of Context' development

- 5 storey (16m height) building size is too large
- Does not fit with existing Aspen character
- 3.0 FAR yields too much coverage on 1.2 acres
- Size limits tree retention, landscape & pathways
- Ground floor Retail/Commercial not needed

2. 'Out of Context' development



From O2 Design www.engage14ave.com
website



Sept 13, 2022

Aspen Woods LOC2021-0143

3. Commercial viability questions

- No Business Plan presented
- Area well serviced for Seniors 'assisted living'
- Anecdotal observations vs. Resident's direct survey
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4. Traffic, pedestrian & parking safety

- Traffic study generates more questions
- 14th Ave at 69th St uncontrolled intersection at capacity during peak times
- Pedestrian traffic concerns with two pre-school daycares across the street
- Inconsistent with previous roadway layout design
- Additional traffic/safety/parking concerns with Retail

5. No 'Comprehensive Plan' submitted

- Critically needed given 3 adjacent acreages
- “Piecemeal development is not wanted”
- ASP is foundation for residential development
- Critical for integration with existing neighbourhood
- Ensures continued greenspace, pathway and walkable neighbourhood development

We are not against reasonable intensification in Aspen Woods

- In keeping with our neighbourhood and ASP
- Not all single family homes in the area today
- New proposals upcoming for improved density

Single Family Homes



Semi-Detached / Villa



Multi-family Townhomes



Recommendation

- Decline this Proposed Land Use Change
- Request Applicant redesign the development
- Focus on an integrated Comprehensive Plan
- Gain Community agreement
- Suggest a concurrent Development Permit

THANK YOU

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Bylaw 116D2022
at 7111 – 14th Avenue SW

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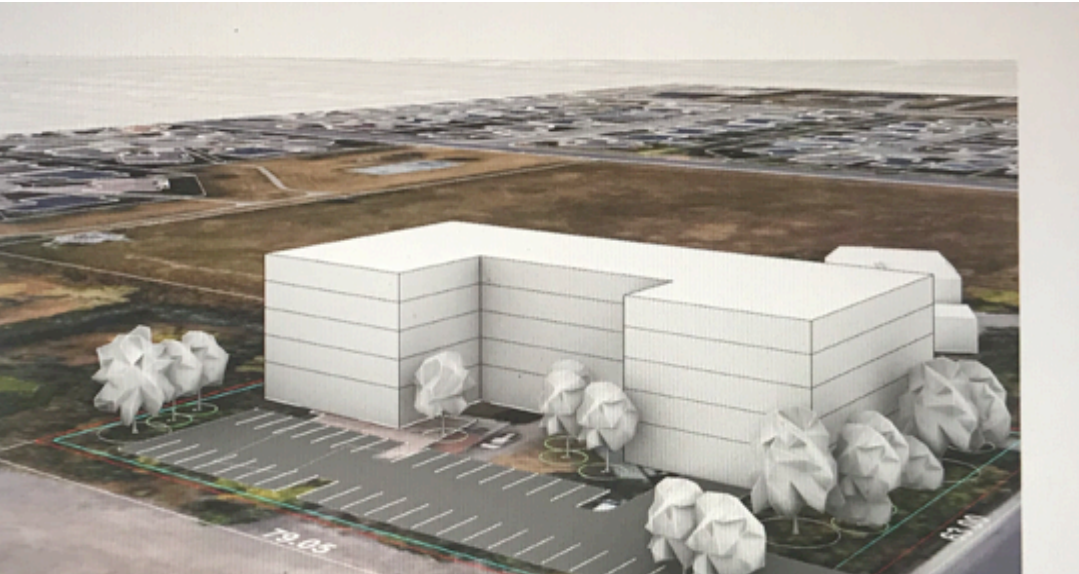
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I have read and understand the above statement.

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, per 2 Condominium + 8 HOA Boards of Directors

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

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Sep 13, 2022

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

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Land Use Redesignation, Aspen Woods Bylaw 116D2022 / File 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)

Please see my comments, as attached above, including the suggested order for speakers. I have also attached the Community Presentation to use during the Public Hearing.

I am not able to attend in person on Sept 13 due to being out of the country (as of tomorrow). I was all set to present on July 26th, including being there in-person, but unfortunately this item was rescheduled to Sept 13th due to an 'Administrative error'. This is very disappointing and clearly to the Applicant's advantage. Other nearby neighbours have stepped up and will present our Community Presentation (as attached) in-person on Sept 13th.

We would appreciate being moved to an earlier item on the Public Hearing agenda (currently # 28) if at all possible, since we were the ones 'bumped' last Council meeting.

Thank you.

Chris Hodgson

LOC2021-0143 City Clerk online submission COMMENTS

Sept. 6, 2022

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

Since this Public Hearing was rescheduled from July 26th, unfortunately, I am unavailable to speak at City Council on Sept. 13th. A few of my neighbours will be presenting our Community presentation (representing nearby neighbours in our area), in my absence.

At the July 26th Public Hearings, the Chair declined to allow people to 'cede' their 5 minutes to others due to a long agenda. I suspect this will happen again on Sept 13th so we have prepared to have three speakers/couples present the Community Presentation. It should be about 12 to 15 minutes long in total.

A few other local residents have requested to speak too. I have attached the Community Presentation and they plan to bring one along on a flashstick.

Here is a suggested order for speakers:

1. Linda Tamkee (in person) – will present for 5 minutes
2. Barb Gregg (in person) – will present for 5 minutes
3. Any other members of the public who register to speak
4. COMMUNITY PRESENTATION part one – Neil & Shabnam Vora
5. COMMUNITY PRESENTATION part two – Parmeet Mangat
6. COMMUNITY PRESENTATION part three – Kelly & Rod Hume

Previously (July 19), I submitted documents including: a letter sent to the Applicant in May outlining concerns and results of the Community Survey. Also included was a summary sheet showing the Community Survey results by street. I did not attach the actual survey sheets as they contain names, addresses and signatures.

Please ensure all these documents are again included in the attachments for Councilors.

Many thanks, Chris Hodgson

ASPEN WOODS

File LOC2021–0143

Bylaw 116D2022

at 7111 – 14th Avenue SW

Nearby Neighbour's feedback

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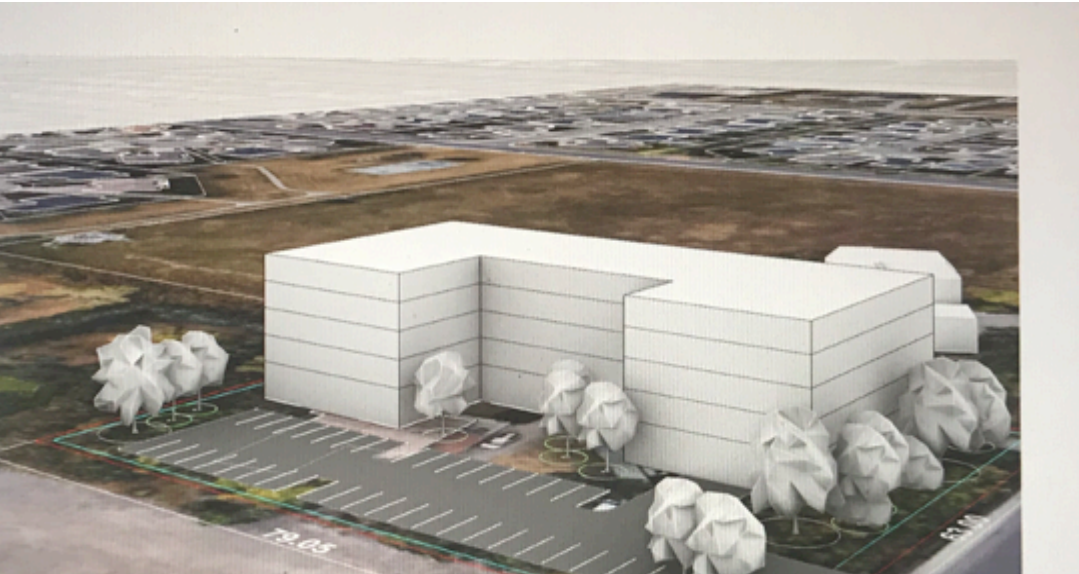
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Aspen Woods LOC2021-0143

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First name (required) Barbara

Last name (required) Gregg

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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)

Sep 13, 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 141D2022 City File Number LOC 2021-0193 (7651-14 Ave SW)

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 was asked to provide some information regarding some ideas to make this development a better fit for the community when providing comments to others that live nearby. Development looks like it fits in with the area, and it is positive to have well-designed single family homes. Will be nice to have new neighbors.

This development looks like it will try to keep as many trees as possible. This area in Aspen is fully treed and is home to varied wildlife on a regular basis so it is good that the trees will be kept as much as possible.

As someone who was in that area to help a cyclist who was cut off by a truck on that corner, which had the cyclist fly off his bike into a cement abutment and was taken by hospital by ambulance, this road is quite dangerous and will be very difficult for people to manage during the busy times of the day (mainly heading downtown to work, heading home, as well as the school drop off and pick up times about 8am and 3:30pm.) To have the driveways directly on the unpaved 75th and the curve on a hill of 14th doesn't make any sense. People regularly drive very fast down the hill (both directions are downhill to a point near a pathway) and often cut the corner. There is a very confusing lane marker block just recently installed, but that still doesn't really help the visibility issue.

One recommendation would be to develop a cul de sac with one access point, most likely on 75th street for the neighborhood or have all driveways access 73rd instead. This will however increase traffic to Aspen Ridge Gate and 14th Ave so there may need to be further street signage, paving of 75th and a light at 14th Ave & 69th Street (the location of many accidents in the winter to the road grade and the sun melting the snow and then the evening freezing which makes the road very slippery).

Thank you for following the area structure plan and developing single family housing for the area to match the rest of the Aspen development. It would need to said again to try to save as many of the trees and interior pathways as possible to protect the beauty of the area and allow for animal cover. Another idea is for the traffic and to make the area look like a real neighborhood instead of just a bunch of houses would be to have a common cul de sac for all houses to enter and leave their area. This would even allow for more neighborly visits, kids playing outside and more of a sense of commu-

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nity. 75th Street would also have to be paved and lit properly.