



## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Dennis

Last name (required) Sorensen

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

What is the group that you represent?

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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)

Apr 4, 2023

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 - 1411 - 33 Street NE

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very concerned that there is not enough parking for this. On particular days and times we already find that patrons of the business/facilities at 1411 - 33 street NE over run their own parking and as a result use ours. This completely consumes our parking leaving no space for our employees and customers. By adding a place of worship this problem would be greatly amplified. Typically, a place of worship would have an overly large parking lot to accommodate their parking needs. However, this facility does not and as such I feel it will put undo strain on the surrounding businesses.



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I have read and understand the above statement.

First name (required) Melissa

Last name (required) Darby

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

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



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) **Apr 4, 2023**

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

(required - max 75 characters) **Franklin** **LOC2022-0184 Land Use Redesignation** **Bylaw**

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Place of Worship attendees park in the Centre 33 parking lot and do not allow parking for tenants of the units of Centre 33. Specifically on Friday's at noon, the parking lot at Centre 33 is filled with patrons of the Place of Worship. We are unable to leave the office in the event that our parking space is taken. People are often waiting in the parking lot and watching to see if anyone leaves our unit to take the parking spot. The disregard the signage that we have placed in front of our parking spots and park there anyway. There has been arguments and foul language used when asked not to park in the designated parking spots. Our safety is jeopardized.



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I have read and understand the above statement.

First name (required) Patti

Last name (required) Webb

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

What is the group that you represent?

## PUBLIC SUBMISSION FORM



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)

Apr 1, 2023

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

(required - max 75 characters)

Franklin LOC2022-0184 Land Use Redesignation Bylaw 49D2023

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)

I am an employee of the adjacent property and have had many issues with parking as this is already in operation. On Fridays I cannot leave my office for lunch or meetings as there will be no parking when I return despite the private parking signs posted in front of our office. We have requested a couple of people to move their cars in which they refused and used very unkind words telling me where to go in which I felt very unsafe and have not approached since.



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

March 27, 2023

Dear Mayor and Members of Council:

*RE: Franklin  
LOC2022-0184 Land Use Redesignation  
Bylaw 49D2023*

We are writing to express our opposition to the proposed rezoning for the property 1411 33 Street NE to accommodate a Place of Worship – Medium. Our business, Securitas Technology Canada Corporation is located on the adjacent property, at Centre 33, 1305 33 Street NE.

It appears that the Place of Worship already operates at the site, so have we first-hand experience about the negative impacts of the Place of Worship on the businesses in the Centre 33 building. The Place of Worship clearly does not have sufficient parking available for the patrons, as the patrons of the Place of Worship park their vehicles in the parking stalls of our business.

The applicant did not engage with us. We only became aware of the application through the notification letter that our landlord received from the City.

We kindly request that the rezoning application be denied.

Kind regards,

Patti Webb  
13 1305 33 Street NE  
Calgary, Alberta T2A 5P1  
Tel 403-648-8401

H. J. (Rick) Grol, LLB, LLM  
1925 – 5A Street SW  
Calgary, AB T2S 2G2  
T: 403-922-8269  
E: [rgrol@shaw.ca](mailto:rgrol@shaw.ca)

March 27, 2023

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

Dear Mayor and Members of Council,

**RE: Land Use Amendment in Franklin at 1411 33 Street NE  
LOC2022-0184, CPC2023-0107, Bylaw 49D2023**

With respect to the above matter, I have been retained by Centre 33 Management Ltd. (Centre 33), which is the registered owner of the property 1305 33 Street NE, located to the immediate south of the subject property, known as Franklin Crossing [See attached Map]. Centre 33 opposes the proposed land use amendment.

Centre 33's property is zoned "Industrial – Commercial (I-C) District". The building (77,935 sq. ft.) consists of commercial and industrial units with 125 on-site parking stalls. Centre 33 has 10 tenants:

- SNC-Lavalin Environment – Office/Lab
- Stanley Canada – Doors, Security
- YNJ Textiles – Retail textiles
- A to Z Liquidation – Consumer Product Liquidation Sales
- Classified YYC – Laser Tag
- Straight Shooters – Indoor Firearms Range and Retail sales
- HiTech Recyclers – Electronics Recycling
- Carpenters Training Fund – Training for Construction Industry (classes and hands on workshop area)
- AGA Academy – Academic Institution (Vocational School)
- Lifetouch Photography – Photography Studio (-signed offer to lease)

### **Lack of Engagement**

Neither the Applicant nor the property owner of the subject land reached out to Centre 33 and its tenants about the redesignation application. This is contrary to the City's Engagement Policy for Land Use Amendment Applications.



## **Concerns**

Centre 33 and its tenants are concerned about the Land Use Amendment that would accommodate a “Place of Worship – Medium” on the subject property. It is clear from the overflow of parking on neighboring properties, that the property in question does not have sufficient parking to accommodate the proposed use. Management of Centre 33 have received complaints from its tenants that the patrons of the Place of Worship are parking in the parking stalls of their tenants. Based on observations, social media postings and the attached pictures, it is also evident that the property is currently being used as a place of worship on Friday afternoons between approximately 1:00 and 2:15 PM, in violation of the existing land use designation. Prior to and during the worship services people have been observed parking their vehicles at the Best Western hotel across the street, at Centre 33 and at neighbouring business’ properties on the north side of 14 Avenue. Another concern is that the subject land only has one driveway, which exacerbates the traffic flow on 33 Street and 14 Avenue. No parking is allowed on 33 Street.

It is important to note that the Centre 33 building contains multiple commercial retail tenants that need parking stalls to service its customers and staff. These tenants and businesses need unrestricted access for their clients and for the delivery and pick-up of goods and products to their shops/units. Centre 33 is concerned that the Place of Worship will negatively affect the use, enjoyment and value of their property and unduly affects their tenants’ businesses. In the view of Centre 33 a traffic impact assessment (TIA) should have been required prior to City Planning making a recommendation to Council.

## **Land Use Bylaw**

It is the clear intent of the Land Use Bylaw to ensure compatibility between land uses. Based on sound planning principles, the subject place of worship due to its services being provided on business days is incompatible with the allowable uses of the I-C District. There is a reason that the Land Use Bylaw does not list the uses of Place of Worship – Small, Medium and Large as an allowable use in the I-C District.

## **Conclusion**

The proposed use is not an appropriate use for the subject land. From a planning and transportation perspective, the subject parcel is an inappropriate location for a Place of Worship. The subject parcel is too small to accommodate the proposed use and has insufficient parking to accommodate the proposed use.

Thank you for your consideration of this matter.

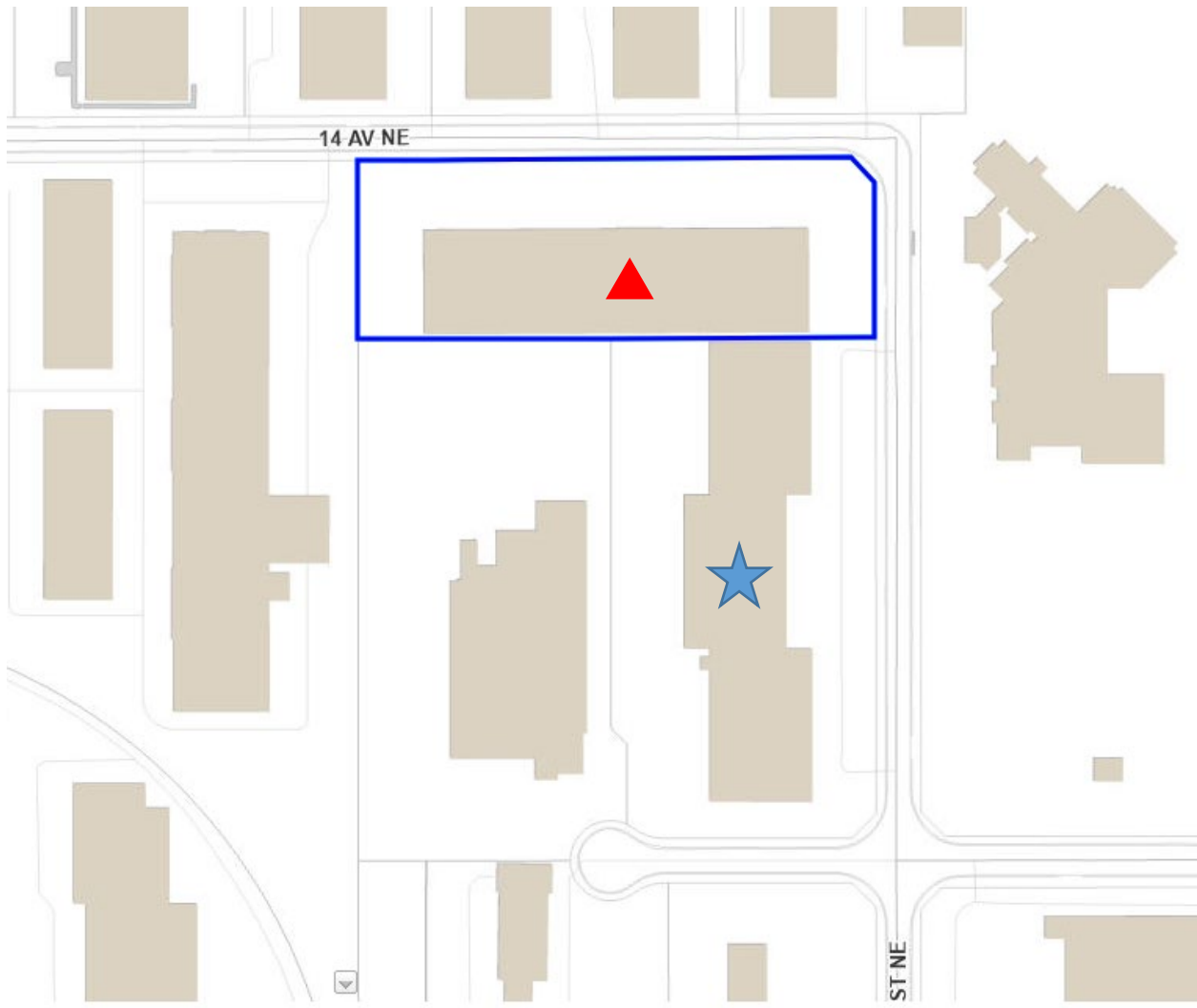
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Grol', with a long horizontal flourish extending to the right.

Rick Grol,  
Agent for Centre 33 Management Ltd.,

Encl.: Map & Photos

# MAP 1



 **Subject parcel - 1411 33 Street NE**

 **Centre 33 parcel**

## Photos



Entrance parking 1411 33 Street NE

Friday March 24, 2023 – 1:20 pm



**Vehicles parked on grass and in driveway      Friday March 24, 2023 – 1:20 pm**



**Vehicles parked on grass boulevard 14 Ave      Friday March 24, 2023 – 1:20 pm**





**People crossing from across the street**





**Vehicles parked in parking stalls of Centre 33**



**Traffic backup on 33 Street, people leaving      Friday March 24, 2023 – 2:20 pm**



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I have read and understand the above statement.

First name (required) Rick

Last name (required) Grol

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

What is the group that you represent?

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What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

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No

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

Council

Date of meeting (required)

Apr 4, 2023

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

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Land Use Amendment Franklin; LOC2022-0184/CPC 2023-0107; Bylaw 49D2023

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