

# Property Orientation

CITY OF CALGARY  
**RECEIVED**  
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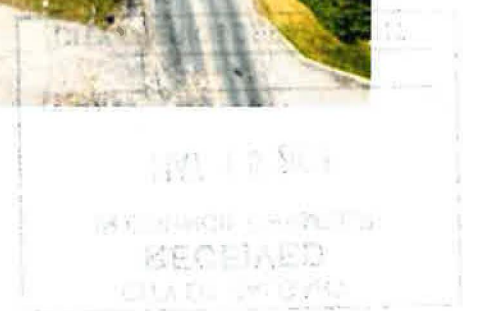
MAY 16 2023

ITEM: 7.2.15 CPC2023-0213  
Distrib - Presentation 2  
CITY CLERK'S DEPARTMENT





# Property Orientation





# Parking Issues



# Parking Issues





# Parking Issues



# Outdoor Commercial Kitchen



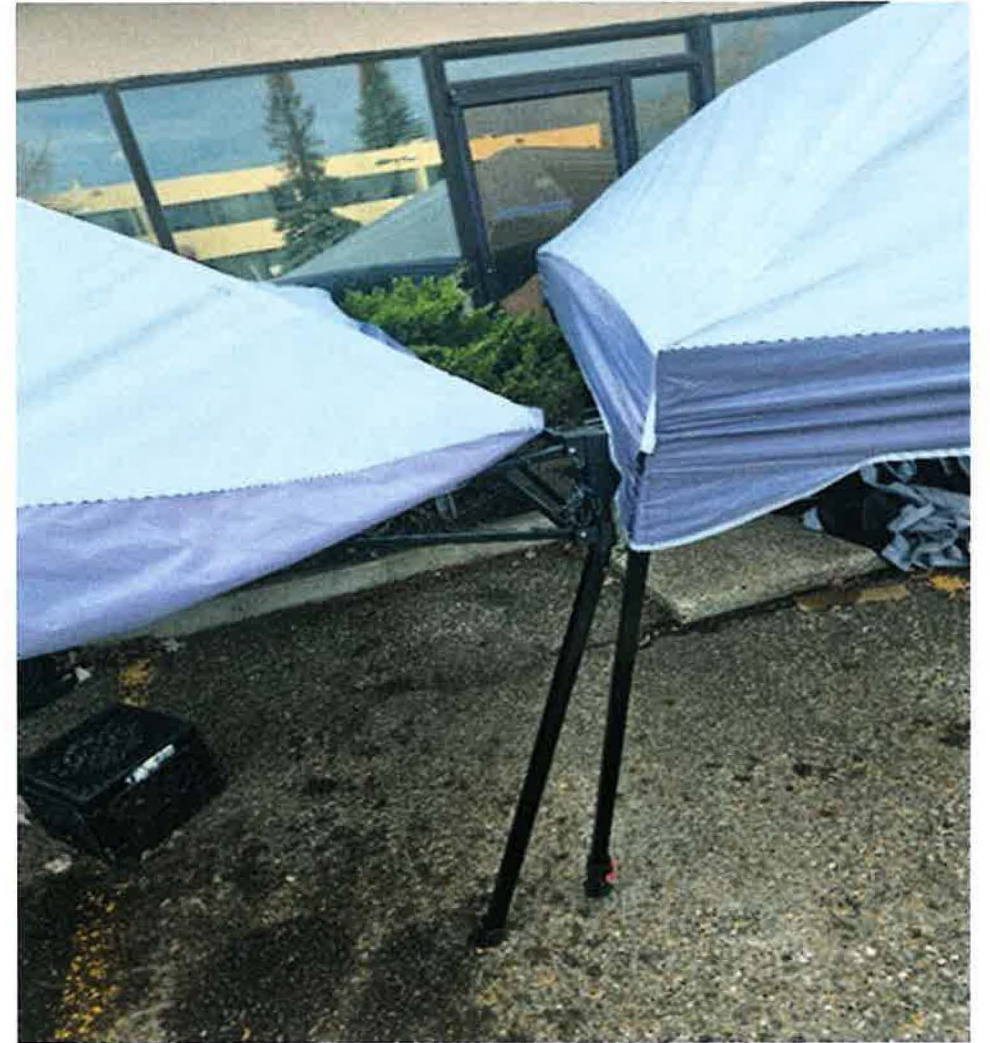


# Outdoor Commercial Kitchen





# Outdoor Commercial Kitchen





# Outdoor Commercial Kitchen



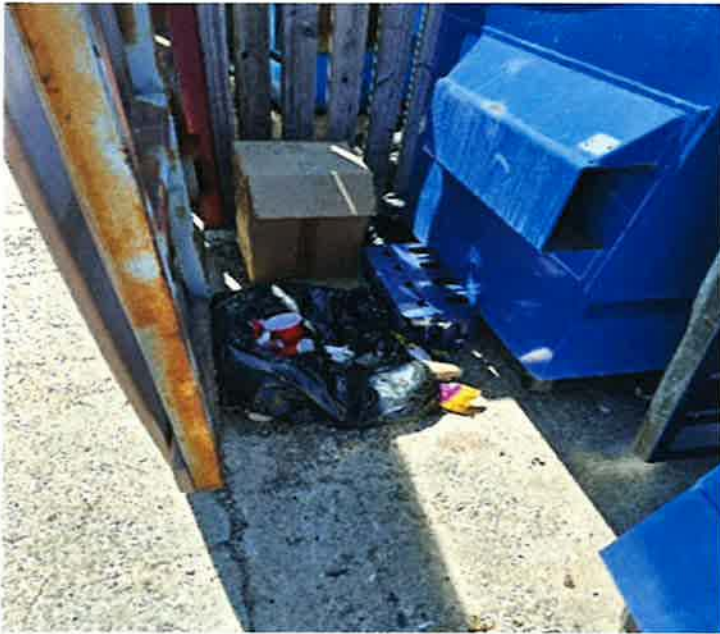


# Outdoor Kitchen Proximity to Garbage





# Waste Storage and Removal Concerns





# Waste Storage and Removal Concerns





# Waste Storage and Removal Concerns





# Waste Storage and Removal Concerns





# Waste Storage and Removal Concerns





# Application for Land Use Amendment



## \* APPLICATION FOR LAND USE AMENDMENT

PLANNING & DEVELOPMENT  
www.calgary.ca/development

CAL FUND INVESTMENTS INC.  
105-4950 MCCALL WAY NE  
CALGARY, AB  
T2E 2B9

6201

Application For Land Use Amendment: LOC2022-0175  
Location: 3025 12 ST NE

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: I-B 11.0  
To: I-G

Learn more or comment at: [www.calgary.ca/development](http://www.calgary.ca/development) or 403.268.5311

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding this Land Use Amendment application, please send your written response by November 8, 2022 to:

GIYAN BRENKMAN File Manager IMC# 8117  
800 Macleod Trail SE P.O. Box 2100, Postal Station "M" Calgary, Alberta T2P 2M5  
Phone: 403-268-2678 Email: [giyan.brenkman@calgary.ca](mailto:giyan.brenkman@calgary.ca)

The personal information on submissions made regarding this application is being collected under the authority of the Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(1) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, IMC40115, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Company Name: Bab Ul Hawaj Cultural & Spiritual Center of Calgary

Applicant's Name: Faizan Kazmi  
Date: Thursday, September 15, 2022

Bab Ul Hawaj Cultural & Spiritual Center of Calgary, a registered charitable organization (Charity# CH193010856595 with its previous location at #404 4656 Westwinds Drive NE, has been operating in Calgary for the past 8 to 9 years. In addition to meeting our local community's cultural and spiritual needs, we have been offering faith-based education to our youth through the Sunday school. Moreover, the Bab Ul Hawaj Cultural & Spiritual Center has also served the greater needs of our Calgary community by being one of the largest donor to the Calgary Food Bank, and has helped several Syrian refugee families in their settlement in our city.

Para. 2

For the past several years, due to our increasing membership and the influx of fellow Muslims from other parts of Canada, our population has increased significantly thus making it impossible for us to accommodate them in our current space. Limited parking space and logistical fire and safety code regulations have thus compelled us to seek a larger place at a location which would be easily accessible from all four quadrants of the City. This place is located only one block away from the Deerfoot, thus making the premises easily accessible to all patrons from across the city of Calgary and also Airdrie. We also considered easy bus route accesses and the current location meets the needs of our patrons who live in the vicinity of these premises. Moreover, one of the rationales behind the purchase of this current property 3025 12<sup>th</sup> Avenue NE was its close proximity to other places of worship. The objective behind this choice was that our community, and specially our youth will be better integrated to invoke interfaith dialogue, cooperation, collaboration with people of different faiths. This would allow them to join hands in rendering services directed towards the greater good of our society at large. Another reason behind the choice of this place was to ensure the traffic-related safety of our patrons – especially the children, and to avoid any transport congestion other distractions to our neighbouring places of worship and the business.

Para 2 - Last Sentence

Please note that in terms of usage and the occupancy, our Sunday School functions only one day of the week (three to four hours/week) and for 9 months, whereas our religious gatherings (not exceeding more than 70 days/year) are to occur in the evenings – after the conventional work hours (i.e. after the sunset and for three to four hours only). Thus, the place will be used primarily for regular Friday Prayers, lectures and seminars during couple of months of special historic significance and to host interfaith conferences, charity fundraising etc.

We also feel that our presence in the neighbourhood will support local businesses and contribute to supporting the economy.

Should you require any additional information, please do not hesitate to contact us.

→ LIMITED PARKING



# Open House Commitments

## \* OPEN HOUSE COMMITMENTS

\* Apr. 12: Event is a direct

challenge \* Page 2



Date: January 27, 2023

Re: Acquisition of Bab Ul Hawaii Center  
3025 12 Street N.E.  
Calgary, AB T2E 7J2

Dear Sir/Madam,

We take this opportunity to introduce ourselves as your new friendly neighbour and look forward to working together with you in the future to make the entire neighbourhood a friendly and highly functional workplace.

Bab Ul Hawaii Center of Calgary, a registered (both provincially and federally) charitable organization (Charity Number/ 193010856395) with its previous location at (#404, 4656 Westwinds Dr NE, Calgary, AB T3J 3Z5 has been operating in Calgary for the past 9 years. In addition to meeting our local community's religious and social needs, we have been offering faith and culture-based education to our youth through the Sunday school. Moreover, the Bab Ul Hawaii Center has also served the greater needs of our Calgary community by being one of the largest donors to the Calgary Food Bank, and has helped several Syrian refugee families in their settlement in our city. Our community services have been recognized by several elected members of the provincial and federal parliamentarians.

Para. 2

For the past several years, due to our increasing membership and the influx of members from other parts of Canada, our affiliated community numbers have increased significantly thus making it impossible for us to accommodate them at our previous space. Limited parking space and logistical fire and safety code regulations have thus compelled us to seek a larger place at a location, which will be easily accessible from all four quadrants of the city. As a result, our community came together and made an offer to purchase the previously designated Dorset House as our new meeting place. This property has since been purchased by us and is located only one block away from the Deerfoot Trail, thus making the premises easily accessible to all patrons from across the city of Calgary. We also considered easy bus route accesses and the current location meets the needs of our patrons who live in the vicinity of these premises.

3025 - 12th Street, N.E. Calgary AB T2E 7J2 : www.Babulhawalicalgary.com

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Please note that in terms of usage and the occupancy, our Sunday School functions only one day of the week (three to four hours/week) and for 9 months of a year, whereas our social and faith-based gatherings (not exceeding more than 70 days/year) are to occur in the evenings - after the conventional work hours (i.e. after the sunset and for three to four hours duration only).

Moreover, our attendance for programs does not generally exceed 40-50 members. Thus, the place will be used primarily only for regular Friday Prayers, Lectures and seminars during the month of Ramadan and Muharram, and to host interfaith conferences, charity fundraising etc. Our yearly activities will not therefore, be disruptive to any of the neighbours as almost 95% of the programs are to be held after the work hours. We also deem that our designated parking space should suffice for our needs, thus eliminating any parking slot occupancy issues with any of our neighbours.

Para. 6

We strongly believe and commit to that our activities will be least disruptive to the functionality of all of our neighbours, and we hold these commitments close to our hearts. During the past 9 years, even though we shared the space with many businesses but we have never had an issue with space sharing with our former neighbours. We also feel that our presence in the neighbourhood will support local businesses, contribute to supporting the economy and enhance the functionality of the entire area near our occupancy.

We would also like to extend an invite to you to visit the premises during an open house. We will be delighted to serve refreshments and to answer any further questions that you may have.

Looking forward to working with you in the future. For further information, do not hesitate to contact Faizan Kazmi at (403) 585-2087 or at f.kazmi@icloud.com

Best Regards,

Bab Ul Hawaii Team

\*\*\* OPEN HOUSE \*\*\*

Bab Ul Hawaii Centre of Calgary

3025 12 Street N.E.

Date: Thursday February 2, 2023

Time: Between 4 pm & 6 pm

*Looking forward to meeting with all of you at the open house*

3025 - 12th Street, N.E. Calgary AB T2E-7J2 : www.Babulhawalicalgary.com