



## 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)

Carrie

Last name (required)

Stewart

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

Yes

What is the group that you represent?

SCA Community Association

**PUBLIC SUBMISSION FORM**



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, 2023

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

(required - max 75 characters)

LOC2023-0003 at 7111-14 Ave SW (CPC2023-0577; Agenda Item 7.2.13)

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. 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)

On behalf of the SCA Community Association, I do not oppose the planned development, but I do have concerns surrounding the traffic at the intersection of 14th Ave SW and 69th St SW.

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I have read and understand the above statement.

First name (required) Gary

Last name (required) Clarke

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

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

Council

Date of meeting (required)

Jul 25, 2023

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

(required - max 75 characters)

LOC2023-0003

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 writing in opposition to the proposed construction of this 4 storey, 73-unit apartment building in Aspen Woods for many reasons, including:

- Proposal does not align with the East Springbank Area Structure Plan, nor does it fit within the existing Community design.
- Significant lack of community engagement. Much less than the previous proposal submitted by this developer.
- Site density proposed (60 units per acre) is extreme and much greater than other 'densified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey).
- Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.
- The proposal does not maintain the required Municipal Reserve and connection to adjacent MR.
- Proposal location is inappropriate for a 'collector' roadway with pedestrian, safety, traffic & nearby intersection issues.

In short, the proposed development is a square peg for a round hole and should be rejected by council.

Thank you.



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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?

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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 25, 2023

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. LOC2023-0003

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

In opposition

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I object to this very high density proposal.



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I have read and understand the above statement.

First name (required)	John
Last name (required)	Ciccaglione
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

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(required)

Submit a comment

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Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

City File No. LOC2023-0003

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

In opposition

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I have read and understand the above statement.

First name (required) Carol-Ann

Last name (required) Powell

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)

Jul 25, 2023

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

(required - max 75 characters)

LOC2023-0003

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

In opposition

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## Land Use Change Proposal

June 29, 2023

To Whom it may Concern on City Council:

I am writing in an effort to highlight areas of concern I have for the land use change proposal currently underway in my neighborhood of Aspen.

The proposal, as set forth, does not align with the East Springbank Area Structure Plan nor does it fit within the existing community design. The site density for this proposal (60 units per acre) is extreme and much greater than other densified developments in Aspen Woods. The building mass and its orientation is too much for a small 1.23 acre land parcel and it's height is intrusive and overbearing.

In addition, the proposal does not seem to maintain the required Municipal Reserve and connection to the adjacent Municipal Reserve. Also, I believe there is inappropriate interface with the adjacent properties, including the new 33 single family homes being built directly next door.

The location of the proposal is inappropriate for a collector roadway with pedestrian, safety, traffic and nearby intersection issues.

Finally, there has been a significant lack of community engagement. This is unacceptable when planning to build where there is already an existing community.

I truly hope City Council takes the concerns of Aspen Woods Community seriously and consider amending the development proposal from its current form to bring it more in line with the community's wishes.

Kind Regards,

Carol-Ann Powell

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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?

## 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)

Jul 25, 2023

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

(required - max 75 characters)

use City File No. LOC2023-0003

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)

The proposed building of 4 storeys with 73 units in such a small piece of land will cause congestion, does not blend into this neighbourhood and will cause safety concerns with traffic and congestion given its location. Please consider the alternate proposal that has been offered by the HOA.



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I have read and understand the above statement.

First name (required) Marcus

Last name (required) Daum

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 25, 2023

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

(required - max 75 characters)

No. LOC2023-0003

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

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

RE: City File No. LOC2023-0003

I object to the out-of-context, large mass, 73 unit apartment building on such a small property in Aspen Estates (Developer is O2 Design / Live Well Communities).

Specifically:

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.
- Significant lack of community engagement. Much less than the previous proposal.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey).
- Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.
- Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR.
- Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.

Please contact me with any questions.

Best Regards,  
Marcus Daum

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I have read and understand the above statement.

First name (required) Shekhar

Last name (required) Patel

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

What is the group that you represent? Aspen Woods



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What do you wish to do?  
(required)

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Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2023-0003

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In opposition

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

Please find attached a short slide deck raising deep concerns about the level of traffic that already is at breaking point and with further developments being approved especially the number of units will only add further frustration not to mention health concerns.

File # LOC2023-0003

TRAFFIC CONCERNS & HEALTH  
ISSUES

# Contents

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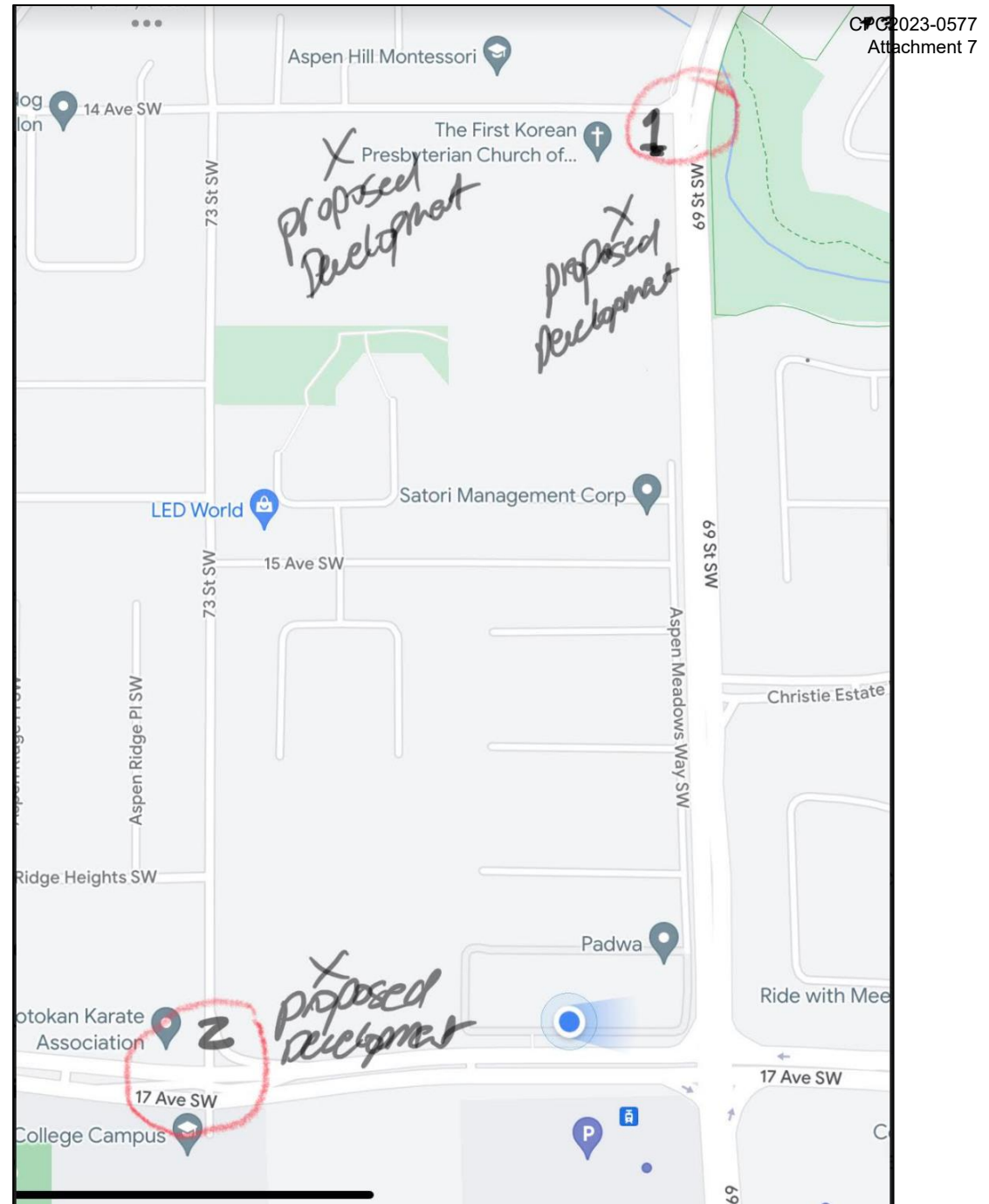
1) Cut out Map *(via Googlemaps)* showing Traffic concerns & Development (Approved/Pending)

2) Listed Concerns on Traffic:

- 14 Ave SW / 69 St SW
- 73 St SW / 17 Ave SW

3) Health Impacts overall

Map – Showing  
Traffic  
Entrances/Exits &  
Developments  
taking place  
(Approved &  
Pending)



# Listed Concerns on both Traffic & Health impacts

## **Item 1 (Shown on the Map) as 14 Ave SW / 69 St SW**

- a) No traffic lights exist and turning into 69 St SW and heading North is a very risk turn as vehicles from the North on 69 St SW are speeding over 70 km/h and then we have vehicles driving from the South on 69 St SW speeding down the hill as well over 70 kmh with some turning in (priority) into 14 Ave SW
- b) The First Korean Presbyterian Church during their service lines up their vehicles on 14 Ave SW, which poses a challenge of avoid vehicles oncoming and those where parked vehicles open their doors.
- c) If drivers cannot be patient for the changing lights, Rundle College hours, they will turn to 14 Ave SW / 69 St SW and given the above risk areas already identified, including the development taking place on 69 St SW itself will only increase accidents, noise pollution, aggressive driving behavior, and not to mention loud exhausts since the City & traffic police have no way to managing this.
- d) LRT 69 St drop off is also a concern as it only has maximum 3 vehicles that can park in the lane, and why would anyone who wants to drop off a family member to the LRT Station use 69 St as you would have to do a U-Turn at some point, so drivers will use 73 St / 17 Ave as their exit to drop off family members to the LRT station creating more frustration as drivers wait to fit into the small parking area allowing drop off trying to avoid frustrated drivers from behind driving often >70 kmh and then either hitting them from behind or honking.

## **Item 2 (Shown on the Map) as 73 St SW / 17 Ave SW**

- a) Rundle College only entrance / exit for both their elementary & high school, with high risk and frustration between opening & closing school hours which often extra circular activities extend even further.
- b) Exiting 73 St SW onto 17 Ave SW (driving East) is a traffic light system which during Rundle College hours of opening & closing allows 2-3 cars at most to turn after the children have completed their crossing and many using all the seconds available so 1 car may actually go through turning left on 17 Ave SW
- c) Vehicles entering 73 St SW from 17 Ave SW (driving West) via exiting lane speed at over 80 km/h, its very dangerous especially those populated hours from school and many arriving/leaving to the LRT, this on top of those vehicles left attended/unattended parked at the turn onto 73 St and line up all the way to Aspen Ridge Heights.
- d) The lane leading to East on 17 Ave SW, before 73 St SW is a nightmare during Rundle College pick up & drop off as a number of vehicles want to turn into Rundle College and with the level of construction going on towards Aspen Landing it only adds to the frustration on all drivers
- e) If the pedestrian request is not pressed, the time available for the vehicles to turn onto 17 Ave SW (driving East) or head into Rundle College is restricted to several seconds, given the number of additional homes being approved, the lines up of vehicles wanting to reach work or drop off children other than Rundle College will be at nightmare proportions
- f) If the expectations are that more homeowners take use of the LRT (69 St) then the traffic various points will be a greater risk of loss of life, accidents, especially the small turning lane on 17 Ave SW in front of the LRT station can only accommodate at best 3 cars, and today it's a challenge with many vehicles trying to force themselves into that small lane, and vehicles honking behind them at great speeds

# Health Impacts

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Traffic noise can cause a variety of health effects including sleep disturbance, negative effects on the cardiovascular and metabolic system as well as cognitive impairment in children, this according to numerous studies and health officers.



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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) 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?



**PUBLIC SUBMISSION FORM**

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 25, 2023

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

(required - max 75 characters)

7.2.6

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)

Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.  
Significant lack of community engagement. Much less than the previous proposal.  
Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.  
Building mass & orientation is too much for a small 1.23 acre land parcel.  
Intrusive and over-bearing building height at 14m (4 storey).  
Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.  
Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR.  
Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.





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I have read and understand the above statement.

First name (required) Darrell

Last name (required) Peterson

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?

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 Community Development

Date of meeting (required)

Jul 25, 2023

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

(required - max 75 characters)

Agenda Item 7.2.6 / City File No. LOC2023-0003.

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

In opposition

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Proposed Apartment Building development is completely out of synch with surrounding neighborhood plan/aesthetics; will cause severe traffic problems at an already busy intersection; and is not needed. The community is already well served with seniors residents (4 within a 2.5 km radius).



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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?

**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)

Jul 25, 2023

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

(required - max 75 characters)

Agenda Item 7.2.6

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)

Aspen Woods Proposal to Change the Area Structure Plan 7114- 14 Ave SW:  
This proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design. We believe that there has been a significant lack of community engagement. Even less than the previous proposal. The site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods and the building mass & orientation is too much for a small 1.23 acre land parcel. At a height of 14m (4 storey) this buildings interface with adjacent properties including the new 33 single family homes being built directly next door would be intrusive and over-bearing. We have concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR. Also this proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.



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I have read and understand the above statement.

First name (required) Linda

Last name (required) Tamkee

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

What is the group that you represent? Aspen Ridge Crescent Home Owners' Association



## PUBLIC SUBMISSION FORM

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 25, 2023

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

(required - max 75 characters) LOC2023-0003: Land Use Change application at 7111-14 Ave SW (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.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

## City of Calgary, Public Hearing

Linda Tamkee

Representing Aspen Ridge Crescent Homeowners' Association, 37 households

**Land Use Redesignation:** City File Number: LOC2023-0003

**Location:** 7111 - 14 Avenue SW

### Key Reasons for Objection to M1- District (4-storey building):

- This “Standalone” application does not integrate or respect the character of this mature neighbourhood.
- There are currently 4 other developments in varying stages of construction, all at higher density but still able to blend into the existing neighbourhood.
- **Density remains a significant concern.** The new submission has gone from a “no ceiling” on density to a proposed 73 units on the property, equating to a density of **60 units per acre**. This is far from reasonable when homes in the **immediate area range between 3-10 homes per acre**.
- **Traffic and safety remain a significant concern.** The proposed development will add significant pressure to the uncontrolled intersection at 14<sup>th</sup> Ave and 69<sup>th</sup> Street, especially during rush hour and school hours.
  - 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.
- **We respectfully ask Council to consider the following:**
  - Reject the application for an M1-District. This is an arbitrary one-off land use redesignation that is inappropriate at this location. As well, the scale of this development (in terms of density and height) is not “sensitive intensification” and does not respect the interests of existing homeowners, especially those directly adjacent to the site.
  - Conduct a new traffic study during peak hours of normal work/school days (previous study was done during covid). This will validate the community’s concerns regarding traffic and safety.
  - The final form of the development is unknown. A “Concurrent Development Permit” is requested.
  - Land use change to accommodate town homes or row homes would be much more reasonable and supported by the community.

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



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I have read and understand the above statement.

First name (required) Mohammadreza

Last name (required) Shobeiri

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)

Jul 25, 2023

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

(required - max 75 characters)

Item 7.2.6 / City File No. LOC2023-0003

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)

### AREAS OF CONCERN:

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.
- Significant lack of community engagement. Much less than the previous proposal.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
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I have read and understand the above statement.

First name (required) Judy

Last name (required) Derhun

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)

Jul 25, 2023

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. LOC2023-0003

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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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?

## 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)

Jul 25, 2023

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(required - max 75 characters)

Agenda 7.2.6 / City File No. LOC2023-0003

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In opposition

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Dear City Council Members,

I am writing to express my strong opposition to the proposed high density residential development project which is in close proximity to our neighborhood of single-family houses. As a homeowner in this community, I believe it is crucial to preserve the character and integrity of our neighborhood, as well as address concerns regarding the potential increase in traffic congestion.

Prior to acquiring my home two years ago, I carefully researched and considered the zoning regulations surrounding the area. The fact that the lot in question was favorably zoned for single-family houses was a key factor in my decision to invest in this neighborhood. I, along with many other residents, have made significant investments based on the understanding that this area would remain a single-family housing zone. Allowing a high-density residential development in our neighborhood raises concerns about the potential shift in the character of the area. Our community thrives on its peaceful ambiance, private yards, and a close-knit environment. Introducing a development that significantly increases population density would fundamentally alter the neighborhood's charm and the sense of community we have worked hard to foster.

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

Another major concern is the impact on traffic. The intersection of 69th Street and 14th Avenue is already experiencing high levels of congestion, and additional housing units would undoubtedly exacerbate this issue. The increase in vehicular traffic would pose significant challenges to safety, noise levels and the overall quality of life for existing residents.

**PUBLIC SUBMISSION FORM**



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I kindly request that the City Council carefully considers the potential consequences of approving the proposed high density residential development. I understand the importance of accommodating growth and addressing housing needs, but it is equally vital to balance this with the interests and well-being of the existing community. I encourage the council to explore alternative solutions that would respect the existing zoning regulations and preserve the unique character of our neighborhood.

Thank you for your time and attention to this matter. I trust that you will take our concerns into account and make a decision that serves the best interests of the community affected as a whole. I am confident that together, we can find a solution that respects the investments made by current residents while responsibly addressing the city's development needs.

Sincerely,

Richard B



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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) Brian

Last name (required) Noronha

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?

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 25, 2023

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. LOC2023-0003 Agenda Item 7.2.6

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)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Opposition to 4 storey, 73 unit apartment building in our neighborhood  
AREAS OF CONCERN:

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design resulting in heavy traffic at the intersection of 14th avenue and 60th street. This will result in making a left turn almost impossible.
- Significant lack of community engagement from the developer.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey).
- Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.
- Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent Municipal Reserve.
- Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.





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I have read and understand the above statement.

First name (required) Manon

Last name (required) Corbeil

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)

Jul 25, 2003

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

(required - max 75 characters)

Agenda Item 7.2.6 / City File No. LOC2023-0003

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

In opposition

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Dear City Council Members,

I strongly object to the proposed rezoning for a 73-unit apartment complex in our neighborhood. As a long-standing resident, I am concerned about the negative impact this development could have on our community.

The introduction of a large-scale multifamily development would alter the character of our predominantly single-family home neighborhood. It would disrupt the visual aesthetics and the sense of community we have fostered. Preserving our neighborhood's identity is crucial for maintaining the unique fabric of our community.

I am also concerned about the potential increase in traffic congestion. Our current infrastructure is designed for a single-family home community, and the sudden influx of residents and vehicles would strain our roads. This compromises safety and the overall livability of the neighborhood.

Moreover, the proposed development is located far from public transit options, contradicting the principles of smart growth and sustainable planning. Placing a large apartment complex at a significant distance from public transportation discourages its use, leading to increased traffic congestion and environmental impacts.

Furthermore, the developer seeking rezoning only holds an option on the land and seems primarily motivated by quick financial gain. It is fundamentally unfair that the desires of a developer who lacks a long-term stake in our community could disrupt the

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

**PUBLIC SUBMISSION FORM**



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lives and investments of longstanding homeowners.

In conclusion, I urge you to consider the concerns of the residents and reject the proposed rezoning. The negative consequences on the character of our neighborhood, increased traffic congestion, lack of convenient access to public transit, and the disregard for homeowners' investments should be significant factors in your decision-making process. Please prioritize the best interests of the community and ensure that any development aligns with our long-term vision and values.

Thank you for your attention to this matter. I trust that you will seriously consider our concerns and make a decision that protects the integrity and well-being of our neighborhood.

Sincerely,

Manon Corbeil



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I have read and understand the above statement.

First name (required) William

Last name (required) Foster

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)

Jul 25, 2023

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

(required - max 75 characters)

7.2.6 / city file No. LOC2023-0003

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 want to express my opposition to the rezoning of the residential acreage at 7111-14th Avenue SW, Calgary.

1. proposal does not align with the East Springbank Area Structure Plan.
2. It does not fit the existing community design
3. Building is too large for a small parcel of land.
- 4.Noise , traffic and general commercial business will diminish the quality of life of Aspen residents.

Please reject this proposal.  
Bill Foster



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I have read and understand the above statement.

First name (required) Parmeet Kaur

Last name (required) Mangat

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)

Jul 25, 2023

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(required - max 75 characters)

council meeting public hearing agenda item 7.2.6

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)

Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.  
Building mass & orientation is too much for a small 1.23 acre land parcel.  
Intrusive and over-bearing building height at 14m (4 storey).  
Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.  
Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR.  
Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.



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I have read and understand the above statement.

First name (required) DR. PRIYA

Last name (required) MANGAT

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 25, 2023

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

(required - max 75 characters)

agenda item 7.2.6 CITY FILE -LOC2023-003

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)

Proposal is totally out of context, not aligned with Area Structure Plan  
Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.  
Building mass & orientation is too much for a small 1.23 acre land parcel.  
Intrusive and over-bearing building height at 14m (4 storey).  
Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.  
Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR.  
Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.



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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?

## 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)

Jul 25, 2023

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

(required - max 75 characters)

Agenda Item 7.2.6 / City File No. LOC2023-0003

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)

Hello, thank you for considering our area's opposition to this proposed area structure plan and future, unknown, development in our area of houses and pathways and parks. I have submitted several previous comments and will summarize them again. I have also spoke to several people on the development team at the City and Development companies.

Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design. The neighbors have done their due diligence on their houses and lots when they built or bought. They were told that the area would have future development, of course, but it would be in keeping with the style of homes and density with which the already existing area has been developed. Our area has mentioned that this should be a concurrent development proposal with the details of the building and what the proposal is to fit in with existing homes/townhome development with lower density and height before any further asp approvals are done.

Significant lack of community engagement. Much less than the previous proposal. The one night that was held was because of a cancellation of a previous engagement, during a snow storm, and not all the parties were in attendance. I believe no one from the city came. Photos used were false representations of what actually is being developed.

Site density proposed (60 units/acre) is extreme and much greater than other 'intensified' developments in Aspen Woods. This is key. Why would this be allowed NOT even on a major street intersection when there are homes surrounding the new development.

Building mass & orientation is too much for a small 1.23 acre land parcel. No space for green pathways, animal corridors, and very close to cell tower.

## PUBLIC SUBMISSION FORM



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Intrusive and over-bearing building height at 14m (4 storey). Destroys sunlight and views for new and existing areas.  
Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door. Still has to be developed. Homes not apartments. Proposal does not maintain the required Municipal Reserve and connection to adjacent MR, nor does it connect directly to the LRT as there is no sidewalk or safe walkways either way.  
Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues. Traffic study was done at a non busy time while people worked from home, and not at the school pick up rush hour of 8-830am and 3-4:30pm. Thankyou



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I have read and understand the above statement.

First name (required) Mojdeh

Last name (required) Baharian

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

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Council

Date of meeting (required)

Jul 25, 2023

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Agenda Item 7.2.6 / City File No. LOC2023-0003

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)

**AREAS OF CONCERN:**

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.
- Significant lack of community engagement. Much less than the previous proposal.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey).
- Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.
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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?

**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)

Jul 25, 2023

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(required - max 75 characters)

use Agenda Item 7.2.6 / City File No. LOC2023-0003.

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

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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



Dear Mr. Pootmans

I am a resident of Aspen Ridge Lane and have been for the last 20 plus years, when we made the decision to purchase our first home in the lane, we did so with the understanding that it and the surrounding area would be developed as an estate residential area. Over the course of those 20 years, we have seen the area develop as we had expected, understand our shock when we learned that the city was considering an amendment to the zoning at 7111 – 14<sup>th</sup> Ave SW, considering a high density 5 story seniors' development with some 80 plus rental units and a restaurant and who knows what else.

My wife and I have attended two developer Zoom open house meetings and one in person meeting over the course of the last many years, the first had some 15 participants (this was do to the developer trying to fast track a process and not properly notifying the greater Aspen area), last nights event had some 80 plus residences, I can tell you everyone on that call was adamant that they did not want this development in their area.

My question to you is as our Ward 6 Alderman where have you been in the process, a number of residents have including my wife and I reached out to you with no response, I do know you were aware of the meetings and what is currently taking place as I've spoken with a number of residence who indicated they had reached out to you like us with no response.

You have been elected to represent the interests of Ward 6 and its residence at the same time defend our rights as homeowners and taxpayers, your involvement to this point has been very disappointing and non-existent. Having participated in both calls the story from the developer has changed on several key topics, on the first call it was 40 units now its 80, they indicated they have surveyed all area residence and that a high percentage are in favor, there were some 70 residences on the call last night and if they are any indication there has been no survey as 100% on the call are vehemently apposed as are we to this application and possible development.

This is a single-family estate area, having a 5-story apartment rental complex is not in the better interest of the area residence, it only serves the interests of the developer and his pocketbook, yet at the same time having a negative impact on our property values. As taxpayers we should have rights, the City has had representation on the two calls and I will say I felt they sided with the developer going as far as saying the current development code / area plan isn't worth the paper its written on, I've been in business for well over 40 years and when I heard that I was appalled.

As our elected official I would expect you to reach out to as many residences as possible to get their view (I would expect my email is not the only one you will receive) I can tell you this is not going away and the area residence will fight tooth and nail to block this application, between the developer and the city I feel every attempt has been made to fast-track the process and this is unacceptable. The Aspen Ridge residence took it upon themselves to deliver flyers to the surrounding residence prior to last nights meeting all of which were unaware of the development henceforth a much stronger turn out on last nights call.

Had it not been for the commitment of those residence informing their neighbours through out the greater Aspen Area this would have been swept through we were never notified by the City this too is

unacceptable, I as a resident and taxpayer to see more involvement from you and your office on this matter, its not going away and from what I can see we as residence are prepared to stand our ground.

Finally it is clear this developer can not clearly outline his final plan, even the designer hired by the developer, informed me at the last in person meeting that he told the developer to consider town homes as the footprint would not properly support the submitted plan, when we met Manford in person he and his representatives where not willing to answer some key questions, make no mistake he does not own the land in question and doesn't care about the area only showing a profit.

Yours Truly

Todd A Chuckry

#### AREAS OF CONCERN:

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.
- Significant lack of community engagement. Much less than the previous proposal.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey).
- Inappropriate interface with adjacent properties including the new 33 single family homes being built directly next door.
- Concerns that the proposal does not maintain the required Municipal Reserve and connection to adjacent MR.
- Proposal is inappropriate for a 'collector' roadway with pedestrian safety, traffic & nearby intersection issues.



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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) Frank

Last name (required) Windsor

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?

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 25, 2023

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

(required - max 75 characters)

Agenda Item 7.2.6 / City File No. LOC2023-0003.

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)

Thank you for the chance to submit my comments.

The Proposal does not align with the East Springbank Area Structure Plan and is out of step with the existing Community design. The Site density as proposed (60 units per acre) is too large and much greater than other 'intensified' developments in Aspen Woods. The size of the proposed structure is too much for the 1.23-acre land parcel. The height of the building, 14m (4 story) is far too high for the area. How is this an appropriate fit with adjacent properties including the new 33 single family homes being built directly next door? I have great concerns for 14<sup>th</sup> Avenue as a 'collector' roadway with pedestrian safety and traffic. The fact that the plans and the purpose of the project has altered over time has me seriously questioning whether in fact the current promoters will build the structure at all after approval.

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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) Yes

What is the group that you represent? The Owners: Condominium Plan No. 0010248 and myself

## 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)

Jul 25, 2023

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

(required - max 75 characters)

Agenda item: 7.2.6 / City File No. LOC2023-0003

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)

Dear City Clerk - Good Morning - This is an update/correction to a submission that I made yesterday. I did not have the correct Bylaw information. o, I have corrected my PDF document and re-submitted for replacement of yesterday's comments. Sorry for the duplication. Thank you. Sharon Davies.

**City of Calgary Public Hearing – Tuesday, July 25, 2023**

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

**Land Use Redesignation:  
Aspen Woods Bylaw 120D2023  
And Amendment to the Springbank Area Structure Plan  
Bylaw 43P2023  
City File Number: LOC 2023-0003  
Agenda item: 7.2.6 / City File No. LOC2023-0003  
Location: 7111 - 14 Ave SW Calgary, Alberta**

This new proposal is a re-do of a Proposal that came before Council on September 25, 2022 as LOC 20121-0143 and was defeated. The Proponent was allowed to re-apply within 4 months of submitting their last proposal. The new Proposal has done very little to address the Community concerns again which is the reason the Last Motion was defeated in the first place. This proposal should meet the same fate and here's why.

What did the developer do? Well, not much. I give them an F. The new proposal says it will now be an Apartment Building vs an Assisted Senior Living Complex with Commercial at Grade. It's now 4 stories instead of 5 with the Commercial at grade eliminated. That's about it.

Their liaison with the Community on the new proposal has been deficient.

- Last time, there were 3 Virtual meetings. This time there was only 1 In person Community engagement in February/23 at the First Lutheran Church where short notice was given.
- The meeting was not held in a public forum where residents could stand up and speak in front of others. Instead, we got easels where we could put our sticky notes on expressing our thoughts. Then, we could speak with the proponents who I found were quite dismissive of our concerns. It is my opinion; the proponent and their Design Firm saw this as merely a box checking exercise for the benefit of the City of Calgary and really saw no need to really listen to the Community. The new Proposal before the Council today bears this out.
- An architect was hired to display a rendering. But it's not "The Building" but simply a "Concept" of what could possibility be built there. In other words, we're still in the dark.



**Land Use Redesignation Aspen Wood Bylaw 120D2023 and  
Amendment to the Springbank Area Structure Plan Bylaw 43P2023  
City File Number: LOC 2023-0003  
Location: 7111 – 14 Ave SW Calgary, Alberta**

Our Concerns have still not been addressed:

- No alignment with the East Springbank Area Structure Plan. (ASP)
- No meaningful Comprehensive Plan has been put forward that ensures logical, relevant and interconnected development.
- No Urban housing type interface and alignment with the existing Community design.
- No addressing of infrastructure concerns on a collector road, traffic, intersection volume, and pedestrian safety. The last traffic study was done during the pandemic when everyone was working from home. Another one has not been undertaken.
- No commitment to tree retention.
- No urban landscaping interface.
- No tie into the existing pathway development or park/playground.

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

Sadly, this project is still not one of them. This project as proposed will be the highest density of any project in all of Aspen Woods. I believe this is a precedent setting Land Use Redesignation and an Amendment to the East Springbank ASP that ultimately will set the tone for the future development over the remainder of the surrounding acreages in Aspen Woods. 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 on 5.0 acres which is directly adjacent to the south of this 1.23 acre property at 7111 – 14<sup>th</sup> Avenue SW being considered today. So now, there could be a 4 Storey apartment building right next door and overlooking these Single Family homes. These two projects are just not properly aligned.

**Land Use Redesignation Aspen Wood Bylaw 120D2023 and  
Amendment to the Springbank Area Structure Plan Bylaw 43P2023  
City File Number: LOC 2023-0003  
Location: 7111 - 14 Ave SW Calgary, Alberta**

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 worked on both of these developments. 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.

In Summary, we believe this building would be significantly overbuilt for the 1.23 acre site in terms of plot coverage and for height. The proposal for a 4 storey (14 metres ) vs. the allowable under the ASP of 3 Storeys creates encroachment of existing property lines, single family homes, proper setbacks, shadowing and many traffic concerns. Therefore, the Residents of Aspen Ridge Lane SW are strongly opposed to this Development Proposal and respectfully request City Council decline it.



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I have read and understand the above statement.

First name (required) Heather

Last name (required) Treacy

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)

Jul 25, 2023

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

(required - max 75 characters)

Agenda Item 7.2.6 City file 2023-0003

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 reside in the community of Aspen Woods with my family, which includes 3 children (all school aged). I have lived in the community for approximately 13 years. While I do not object to further densification of the community, I am opposed to this proposed current development for the following reasons: (1) the community engagement or consultation with the community by the developer of this project has been minimal. Little information has been provided about the development and there have been minimal information sessions. (2). The proposed development project does not fit within the overall development of the community, nor does it abide by the Springbank Development Plan. There has been no attempt to work with the community in what might be a suitable project for this area. The current proposal is an extremely dense and large structure on a very small parcel of land and does not fit with the residential aspect of the community (3). There has been no consideration of the road way (ie 14 avenue sw) being inadequate to handle this new density. Overall, it is disappointing that the developer has undertaken less engagement than when it originally proposed a project in this same area. Because there has been so little information provided by the developer it is difficult to fully understand what they intend, which is not how developments should proceed within the city. We have great communities within our city but there needs to be careful planning and consideration as to how residential communities located within different areas of the city should continue to develop. For all these reasons, I am opposed to the current proposal.



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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?

## 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)

Jul 25, 2023

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. LOC2023-0003

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)

As a resident of Aspen Estates, we are writing to oppose the significant land use change and future development of City File No. LOC2023-0003 that has been proposed on the current residential acreage at 7111-14 Avenue SW, Calgary, AB.

- Proposal does not align with the East Springbank Area Structure Plan nor does it fit within the existing Community design.
- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Building mass & orientation is too much for a small 1.23 acre land parcel.
- Intrusive and over-bearing building height at 14m (4 storey), adding HVAC will make it even higher.
- The proposed apartment is in the middle of our community, impacting so many more residents than if it were to be located on a corner.
- Traffic and pedestrian (children) safety concerns. Multiple school buses use this road for drop off and pickup. Other connecting communities constantly use this corridor and it's already a growing concern.



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I have read and understand the above statement.

First name (required) Philippa

Last name (required) Webb-Briscoe

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)

Jul 25, 2023

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

(required - max 75 characters)

LOC2023-0003

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 live in the Aspen Woods community. I strenuously object to the proposed plan to build a 4 storey, 60 plus unit apartment building on 14th Ave at 69th St SW. The proposal does not align with the East Springbank Area Structure Plan. Furthermore, it does not fit within the existing community design. People purchased their single family homes adjacent to this property with the reasonable expectation that the community would remain similar to how it was when they bought their houses, and that their views would not ultimately be blocked by a huge 14m four storey apartment building. The site density is much higher than other developments in Aspen Woods, and is certainly too much for such a small parcel of land. The current proposal makes no accommodation for green space for the 60 or more families who would be housed there; or provide reasonable parking, egress and ingress onto the minor road on which it is located; or provide for pedestrian safety along 14th Avenue. As a frequent driver along that road, it is obvious that 14th Ave is not designed for the amount of additional traffic that such a large building would generate. There are several multiple family dwellings within the immediate vicinity of this site (some of which are in the process of being built) which contribute in a reasonable way to the densification of the area. This proposal is not a good use of this very small parcel of land and would put an unnecessary stress on the community. I suggest that the developer consider building several small 3 storey townhouses that would not negatively impact their neighbours but would contribute to the densification of the area.





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I have read and understand the above statement.

First name (required) Bryan

Last name (required) Simister

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?

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 25, 2023

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. LOC2023-0003

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)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Areas of concern:

- Site density proposed (60 units per acre) is extreme and much greater than other 'intensified' developments in Aspen Woods.
- Intrusive and over-bearing building height at 14m (4 storey).
- Pedestrian safety, traffic & nearby intersection issues.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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 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 TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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)	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 in Aspen Woods

## PUBLIC SUBMISSION FORM



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 25, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)  (required - max 75 characters)	Agenda Item 7.2.6 for Aspen Woods LOC2023-0003 Bylaw 120D2023 and Bylaw 42P
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) If you have additional files to attach, email them to <a href="mailto:publicsubmissions@calgary.ca">publicsubmissions@calgary.ca</a>	
Comments - please refrain from	<p>Agenda Item 7.2.6 LOC2023-0003, Bylaw 120D2023 and Bylaw 42P2023 at 7111-14 Ave SW</p> <p>I DO NOT SUPPORT the proposed Land Use Change and development at this location in Aspen Woods. Here are my objections:</p> <ul style="list-style-type: none"><li>• This revised proposal still does not align with the East Springbank Area Structure Plan nor does it fit within the existing community with a family oriented context &amp; design.</li><li>• The amount of community engagement was woefully inadequate and much less than the previous defeated proposal. In a new Community Survey of nearby neighbours, 197 homeowners were opposed to this new proposal (see attached survey summary).</li><li>• The density proposed (148 units per hectare) is extreme and double any other 'intensified' development in Aspen Woods.</li><li>• The proposed building mass &amp; orientation is way too much for a small 0.5 hectare land parcel and is an inappropriate interface with the 33 single family homes being constructed on the south property line.</li><li>• It's an intrusive and over-bearing building height at 14m (4 storey) – greater than any other structures in the area.</li></ul>

## PUBLIC SUBMISSION FORM



providing personal information in this field (maximum 2500 characters)

- I am concerned that the proposal does not maintain the required Municipal Reserve and connection to adjacent pathways.
- This new proposal is still wrong for a 'collector' roadway that will cause further pedestrian (& children) safety, traffic & nearby intersection issues.

I request to speak at City Council on July 25th and I plan to attend in person. I will be representing nearby neighbours in our area on our Community Panel along with Kelly Hume.

We have a presentation (attached) and expect to take 10 minutes max to present.

Here is a suggested order for speakers:

1. Others who requested to speak
2. Kelly Hume (in person) – will start Community Panel for 5 minutes
3. Chris Hodgson (in person) – will complete Community Panel for 5 minutes

A Community Survey was completed regarding this proposal and I have attached a summary sheet showing the results, by street, from the 197 respondents. 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

## **LOC2023-0003 City Clerk online submission COMMENTS**

July 18, 2023

### **Agenda Item 7.2.6**

LOC2023-0003, Bylaw 120D2023 and Bylaw 42P2023 at 7111-14 Ave SW

I DO NOT SUPPORT the proposed Land Use Change and development at this location in Aspen Woods. Here are my objections:

- This revised proposal still does not align with the East Springbank Area Structure Plan nor does it fit within the existing community with a family oriented context & design.
- The amount of community engagement was woefully inadequate and much less than the previous defeated proposal. In a new Community Survey of nearby neighbours, 197 homeowners were opposed to this new proposal (see attached survey summary).
- The density proposed (148 units per hectare) is extreme and double any other 'intensified' development in Aspen Woods.
- The proposed building mass & orientation is way too much for a small 0.5 hectare land parcel and is an inappropriate interface with the 33 single family homes being constructed on the south property line.
- It's an intrusive and over-bearing building height at 14m (4 storey) – greater than any other structures in the area.
- I am concerned that the proposal does not maintain the required Municipal Reserve and connection to adjacent pathways.
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Many thanks, Chris Hodgson

# *ASPEN WOODS*

File LOC2023–0003

Bylaw 120D2023 & Bylaw 42P2023

at 7111 – 14<sup>th</sup> Avenue SW

Nearby Neighbour's feedback

*Community Panel*

Kelly Hume

Chris Hodgson

on behalf of

THE RESIDENTS IN ASPEN WOODS,

as represented by

2 Condominium + 8 HOA Boards of Directors

covering 295 Homes



# Recap – last proposal: defeated Sept 2022

- Very frustrated nearby neighbours
- Lack of proposal clarity / Not “sensitive intensification”
- 5 Key Concerns from the Community
- Revised proposal is still not acceptable
  - only one issue has been addressed

## KEY CONCERNS – Sept 2022

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

# Key Concerns

1. Reduced Community engagement
2. 'Out of Context' development proposal
3. Unacceptable level of Density on a small lot
4. Lack of appropriate Interface to surroundings
5. Traffic, pedestrian and parking safety issues

# 1. Reduced Community engagement

- Well below standards set by other Consultants
- Only 1 Open House held – no follow up sessions
- Details shown “Subject to change” and “Illustration purposes only”
- Feedback collected via ‘yellow *Post-It*’ notes
- Generated more frustration amongst attendees and nearby neighbours, not less

## 2. 'Out of Context' development

- 4 storey (14m) building size is still too large
- Will not interface with existing Aspen character
- Excessive site coverage on 0.5 hectare
- Building size limits tree retention, landscape & Municipal Reserve pathways

### 3. Unacceptable level of Density

- Inconsistent with other nearby developments
- ✓ Valmont at Aspen Stone is 72 uph [238 apts]
- ✓ Aspen Hills Green is 48 uph [50 townhouse]
- ✓ West 17 Lofts is 29 uph [44 townhouse]

This proposal is 148 units per hectare [73 apts]

## 4. Lack of interface to surroundings

- 33 single family homes on south property line
- Final built-form will impact the area greatly
- “Piecemeal development is not wanted”
- ASP is foundation for residential development
- Ensures continued greenspace, pathway and walkable neighbourhood development

## 5. Traffic, pedestrian & parking safety

- Traffic study not updated
- 14th Ave at 69th St uncontrolled intersection at capacity during peak times
- Pedestrian traffic concerns with a Montessori pre-school directly across the street
- Additional traffic / safety / parking concerns

# We are not against reasonable intensification in Aspen Woods

Last September, you asked us

- “What higher density is acceptable ?”
- “What kind of development would you like ?”

*NOTE: The Applicant never asked us this*

**HERE IS THE COMMUNITY’S ANSWER**



# Neighbour's Alternate Proposal – site plan

CPC2023-0577  
Attachment 7



14 Avenue SW

# Neighbour's Alternate Proposal – site plan

CPC2023-0577  
Attachment 7



14 Avenue SW



# Neighbour's Alternate Proposal – site plan

CPC2023-0577  
Attachment 7



# Recommendation

- Decline this Proposed Land Use Change
- Request Applicant to properly engage their nearby neighbours
- Develop a reasonable increase in density that interfaces well with nearby housing
- Gain Community agreement

# THANK YOU

## Nearby Neighbour's feedback

*Community Panel*

Kelly Hume

Chris Hodgson

on behalf of

THE RESIDENTS IN ASPEN WOODS,

as represented by

2 Condominium + 8 HOA Boards of Directors

covering 295 Homes

**Anthony Chiu**

**Fax**

<b>To:</b> Members of Council City of Calgary	<b>From:</b> Anthony Chiu
<b>Fax:</b> 403-268-2362	<b>Pages:</b> 1
<b>Phone:</b>	<b>Date:</b> July 17, 2023
<b>Re:</b>	<b>CC:</b>

Dear Council Members:

Re: 7111 - 14 Ave SW, Calgary, proposed zoning change from DC to M1

I am writing to express my strong opposition to the proposed multifamily development in our single-family residential neighbourhood. I believe that this development will have a negative impact on our community in several ways.

First, it will increase traffic congestion and noise levels in our neighbourhood. This will make it more difficult for residents to get around and enjoy their homes.

Second, it will decrease property values in our neighbourhood. Multifamily developments are often associated with lower property values, and I am concerned that this development will have a negative impact on the value of my home and the homes of my neighbors.

Finally, I believe that this development is not consistent with the character of our neighbourhood. Our neighbourhood is made up of single-family homes, and I believe that this development will change the character of our community in a negative way.

For these reasons, I urge you to vote against this proposed development. Thank you for your attention to this matter.

Sincerely,



Anthony Chiu