

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 534 23 AV SW - LOC2023-0128 - DMAP Comment - Sun 9/3/2023 6:39:6 AM  
**Date:** Sunday, September 3, 2023 6:39:10 AM

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Application: LOC2023-0128

Submitted by: Cindy Gloeckler

Contact Information

Address: 520 23 Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Community character, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

General concern over changing the nature of the neighbourhood from residential to yet another business. Housing is limited as it is in the city, it would be great to

maintain and grow a family friendly neighbourhood, rather than implode another business.

Secondly, parking is already SO limited for residential owners on 23 Ave SW (an appeal to have the parking permit for residents has been submitted), adding a business would only hinder that more.

so.

Attachments:



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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) Michael

Last name (required) Lawson

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)

Request to speak

How do you wish to attend?

Remotely

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)

Sep 19, 2023

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

(required - max 75 characters)

Public Hearing September 19, Planning Matters CPC2023-0777

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

In favour

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

I am the Applicant. I would like to share the attached Word document during my presentation.

## **Concern #1: Parking and Access**

### **Applicant Mitigation:**

- Proposed business type is “counselling services” which offers both on-site and virtual (Telehealth) appointments
- There would be a maximum of 3 counsellors at the property at any given time
- By appointment only (no walk-ins; no waiting room)
- Appointments are 50 minutes in length, with a 10-minute “buffer” between appointments therefore the Applicant does not anticipate having much of an impact on inner city street parking accessibility due to vehicle turnover from clients coming and going vs. a medical office building potentially causing an additive effect to street parking due to appointment delays or walk-ins.
- Property comes with a 2-car parking garage accessed by laneway (as do all properties located on the N side of 23 Ave SW) which will be used by the Applicant and one counsellor.
- Property is conveniently accessible with three (3) Calgary Transit bus routes (#3, #17, #449) with stops at the corner of 4th Street SW and 23 Ave SW or 24 Ave SW (less than a 3-minute walk to the property)

## **Concern #2: Security and Theft**

### **Applicant Mitigation:**

- Property protected by Reed Security with 1-button access to emergency services (fire, police, EMS, etc) via keypad (when on-site) and smartphone app (when remote)
- Property equipped with 32 alarms placed on all doors and windows (including glass shattering sensors), 3 surveillance cameras with archived video and 2 motion-detector porch lights (Exhibit 5)
  - 1 surveillance camera, 1 motion-detector light and 1 automatic timer light mounted at the front of the house with view of front lawn and porch (Exhibit 1)
  - 1 motion-detector light and 1 automatic timer light mounted above the backdoor entrance (Exhibit 2)
  - 1 surveillance camera mounted to the rear of the garage facing the backdoor entrance and back lawn (Exhibit 3)
  - 1 surveillance camera mounted on the front of the garage facing the laneway (Exhibit 4)
- By appointment only (no walk-ins)
- No drugs, medical equipment or cash (carried or left) on-site
- Applicant is on-site every day to ensure regular upkeep, collect mail, shovel snow, etc

**EXHIBIT 1: Front door entrance**



Surveillance camera and motion-detection light

Automatic timer light

**EXHIBIT 2: Back door entrance**



Motion-detection light

Automatic timer light

**EXHIBIT 3: Unattached garage as seen from back door entrance**



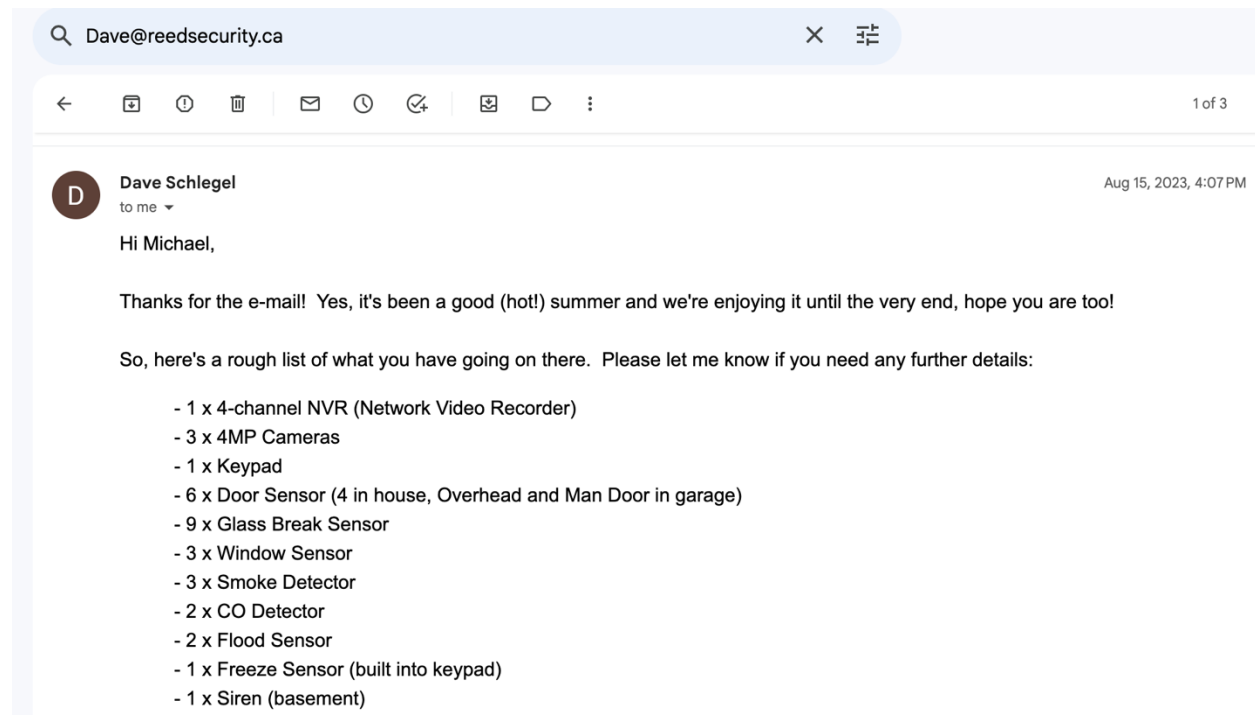
Separated motion-detection light and surveillance camera

**EXHIBIT 4: Unattached garage as seen from laneway**



Surveillance camera

## EXHIBIT 5: Confirmation of home security items



### **Concern #3: Availability of commercial and medical office space that already exists in the community (specific institutions listed in concerned letter: Alberta Professional Centre, Mission Centre, Holy Cross Centre)**

#### **Applicant Mitigation:**

- Proposed business type of “counselling services” is a complimentary business to these healthcare professions (counselling services/therapists is an in-demand referral base for medical offices)
- 1. Alberta Professional Centre – 320 23 Ave SW (3-minute walk from Applicant property)**
    - 3-storey commercial medical office building that is built/designed for family physician/walk-in clinic, dental and pharmacy tenants
  - 2. Mission Centre – 2302 4 St SW (3-minute walk from Applicant property)**
    - 11-storey commercial building leasing to multiple healthcare tenants (ie. walk-in physician clinic, pharmacy, dentist, chiropractor)



**3. Holy Cross Centre – 2210 2 St SW (6-minute walk from Applicant property)**

- AHS hospital providing lung cancer screening, nutrition counselling, and rehabilitation oncology services.



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First name (required) Adam

Last name (required) Steel

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)

Sep 19, 2023

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(required - max 75 characters)

Public Hearing September 19, Planning Matters CPC2023-0777

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

In favour

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First name (required) Elle

Last name (required) Toms

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

What is the group that you represent?

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I have read and understand the above statement.

First name (required) Jill

Last name (required) Gingrich

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)

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Council

Date of meeting (required)

Oct 3, 2023

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

(required - max 75 characters)

Re: Land Use Redesignation. Cliff Bungalow LOC 2023-0128

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)

We disagree with the Land Use Redesignation being proposed for this property. The area around the proposed development is residential. "DC District to accommodate Health Care Service" is a very broad zoning which would allow for all kinds of inappropriate health care models including 'safe injection sites' and other inappropriate health care facilities. Jennifer Miller, the City Planner related to this project says, "The applicant intends to operate a counselling service. No medicines will be kept on site." This is the current applicant - what about future use of the space? We disagree with this rezoning of this residential property. Thank you for your consideration of the change this could bring to our neighbourhood.

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I have read and understand the above statement.

First name (required) Elsbeth

Last name (required) Toms

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)

Oct 3, 2023

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(required - max 75 characters)

Public Hearing October 3rd, Planning Matters CPC2023-0777

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

In favour

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

In favour to support this application for a counselling office