



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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. 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 or Council Committee agenda and minutes.** 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 or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

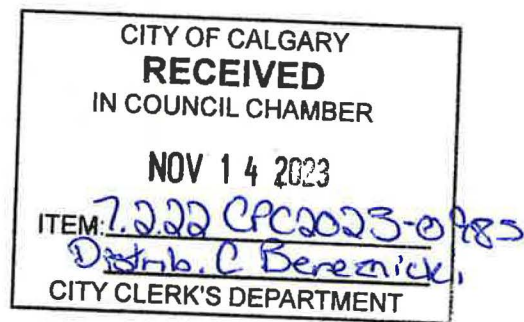
I have read and understand the above statement.

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)	Caroline
Last name (required)	Bereznicki
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023



What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

7.2.22, LOC2021-0141

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

In opposition

Note - document 1 is private and confidential for council members only. Document 2 is public presentation.

I'd like to address several concerns regarding the proposed zoning use change for the development at 2216 Spiller Road:

- 1. Lack of Transparency / Misleading Calgary Planning Commission Members by Misrepresenting Key Stakeholders and Stakeholder Engagement
- 2. Misleading the City of Calgary by Misrepresenting Stakeholder Engagement with Ramsay Community Association
- 3. Contradicts Ramsay Area Redevelopment Plan – Not needed

- 1. Misleading Calgary Planning Commission Members by Misrepresenting Key Stakeholders and Stakeholder Engagement

- There have been false claims presented in documents that have now been made public record with the City of Calgary that were presented to Calgary Planning Commission; as a result, key stakeholders were not given due fair process to engage with this application.

- In attachment 4, 'Applicant Outreach Summary', it states that 'On February 15, 2023, our staff did post card delivery to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home'.

- The applicant has proposed offering child care to communities members with this proposal, but there is no contractual obligation or written confirmation that they will in fact offer this, nor do they have proof of a signed lease agreement with Coded Minds, the childcare program that the applicant states it has engaged with.

- 2. Misleading the City of Calgary by Misrepresenting Stakeholder Engagement with RCA

Lastly, The applicants supporting documentation overstates the support by the Ramsay Community Association and the applicant made multiple statements saying that the RCA is in support of the development, which is not true. As you can see in the confidential document provided, it confirms that Ramsay Community Association (RCA) president was in support of proper consultation and engagement with stakeholders as the development process restarted, not the development itself as few new details were available when first re-engaged by the applicant; also denies the statement that a local architectural firm has worked closely with them, which the president confirms has not occurred.

- 3. Amending Ramsay Area Redevelopment Plan ("ARP"): Not Appropriate
-Map 1 of the ARP was amended 6 times since the original document was created, with the most recent amendment being in 2021. Today there is a TOTAL OF 9 VACANT COMMERCIAL & RETA

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

Policy and Land Use Amendment in
Ramsay (Ward 9) at 2216 Spiller Road
SE, LOC2021-0141, CPC2023-0983

November 14, 2023

1. Misleading Calgary Planning Commission (CPC) by misrepresenting key stakeholders and stakeholder engagement

- Attachment 4, Applicant Outreach Summary

Please complete this form and include with your application submission.

Project name: 2216 Spiller RD SE

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

On Feb. 15th, 2023, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home.

On Feb. 21st, 2023, we attend Community Association planning board meeting. After the board meeting, we start to engage with Ramsay school trustee and their after school program provider "Code Minds Canada" to seek cooperation.

On May 10th, 2023, a formal meeting between "Code Minds Canada" and homeowner was held. Both sides expressed interests in the project and would like to move the project forward asap.

On May 11th, 2023, Community Association issued new letter expressing support and encouraging further engagement.

On June 22nd, 2023, we spoke with Councillor Carra who is in general positive with the project. Our architecture also contact Councillor office and shared drawings.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association, school board and ward councillor office

Note: The company is Coded Minds Canada Inc.



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents and community association are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We retain a local architecture firm in Ramsay who has deep understanding about the community to do the design of the projects.

We start to work with after school program provider of Ramsay school to provide much needed space for after school program

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, community association and school board.

1. Misleading Calgary Planning Commission (CPC) by misrepresenting key stakeholders and stakeholder engagement

- Calgary Planning Commission Member Comments

Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">• This application would allow a 2-storey mixed-use building across the street from a school. The applicant chose, but was not required, to complete a market feasibility study, which supports the argument for allowing small-scale commercial in this location and revising the Area Redevelopment Plan to allow commercial in this location. <p>This appears to be a success story for early engagement. The applicant worked with residents, who helped the applicant find potential tenants and encouraged quality architecture, which one hopes will be seen at the development permit stage.</p>

2. Misleading the City of Calgary by misrepresenting stakeholder engagement with the Ramsay Community Association

- Applicant Submission

The public engagement effort spans from when the original application was made back on Aug. 2021. Ramsay community association originally was against the application with the initial idea of cafe with outdoor patio as retail on the ground floor and two-story office space above. The community association further citing reasons for opposition including:

- Lack of Community Understanding
- Safety for kids/Access to Parking
- Loss of Residential
- Parking
- Height, scale, roof top balcony
- Waste, screening

Since then we have been continuous engaging with community association and school trustee

and came up with the current proposal that community association support. Our proposal is to work with after school program provider and provide much needed space to local kids attending school. The lack of space for after school program "Codes Minds Canada" and the closeness of the site to school makes the site a perfect fit for such programs. Due to limited space, they are not able to provide after school programs for every family in need and has a very long waiting list. With the site closeness to school, this proposal can serve families and community well.

We have also retained a local architecture firm to closely work with community association in designing the new building in reflecting the historical value of the area. Traffic and Parking study has also been ordered and provided.

With our effort and planning policy, we sincerely hope councilors can support our application.

2. Misleading the City of Calgary by misrepresenting stakeholder engagement with the Ramsay Community Association

- Applicant Submission



Source: www.ramsaypoint.ca

Date: 2021



Source: Application Notice DP2023-07362

Date: October 26, 2023

3. Amending the Ramsay ARP is not appropriate for this specific lot

3.2.3 Policies

3.2.3.1 Local Commercial Policy

A. A local commercial policy is considered appropriate for those commercial sites currently utilizing the CC, C-1, and C-1A land use designations. These commercial areas provide the day to day convenience grocery, local retail commercial, and personal services needs of the residents of Ramsay. Additional local commercial designated sites are not considered to be needed at this time.

Ramsay Area Redevelopment Plan

Map 1 Action Plan - Executive Summary

- Legend**
- Study Area Boundary
 - Low Density Residential
 - Low Density Multi Unit Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Industrial
 - Open Space, Park, School or Community Facility
 - Public Open Space in the Long Term
 - Low Density Multi Units - H-2 District
 - Playground Open Space - H-2 District
 - School
 - Church
 - Community Hall
 - Proposed New Pathway
 - Proposed Road Courses
 - Approved 1P94
 - Amended 1P2020, 8P2021



- Low Density Residential**
 - maintain stability
 - encourage new development to reflect character of the neighbourhood through development
- Low Density Multi-Unit Residential**
 - retain existing multi-unit developments
- Medium Density Residential**
 - retain existing medium density subsidized housing and seniors housing
 - encourage additional seniors housing of medium density
 - encourage new development along 9 Street SE between 11 and 17 Avenue SE through site specific policy
- High Density Residential**
 - may include a limited range of support commercial uses at grade
 - building height should be sensitive to the context of surrounding development and natural features
- Commercial**
 - existing local and convenience commercial designated sites are sufficient for the community's needs
 - support redesignation of existing 12 sites, along 11 St SE, to DC (C-2) in order to establish a general commercial corridor
 - encourage mixed use commercial / residential uses along 11 St SE, E. (west side only)
 - ensure additional commercial traffic does not substantially impact residential areas

Open Space, Community Facilities, Schools
 - retain existing open space complement
 - recommended parkland lands are used for public open space in the long term
 - support an ARP amendment requirement should either school and the Ramsay school playground be deemed surplus to school needs and not purchased by the City for open space and community needs
 - support the retention of both school sites in Ramsay
 - support open space improvements along heritage lines
 - support a new pathway section along the Elbow River

Transportation
 - support the community's involvement in the CoPlan process with respect to the South Downtown By Pass
 - ensure identified traffic and parking issues are addressed through a Community Traffic Study
 - existing roads should retain their designations
 - ensure traffic adaptation into residential areas as a result of redeveloping commercial and industrial areas is managed

Environmental
 - ensure Bioenergy / Bioenergy is considered in development applications for affected areas
 - ensure A VPA is followed with respect to land uses

Heritage Conservation
 - promote Ramsay as a "Special Character Area"
 - support the adaptive re-use of historically interesting structures
 - compile and inventory a list of historically interesting sites
 - promote a "Ramsay Heritage Corridor" in its work to identify Ramsay as a historic district
 - evaluate various Ramsay sites for their historic significance
 - support an entry park endavour

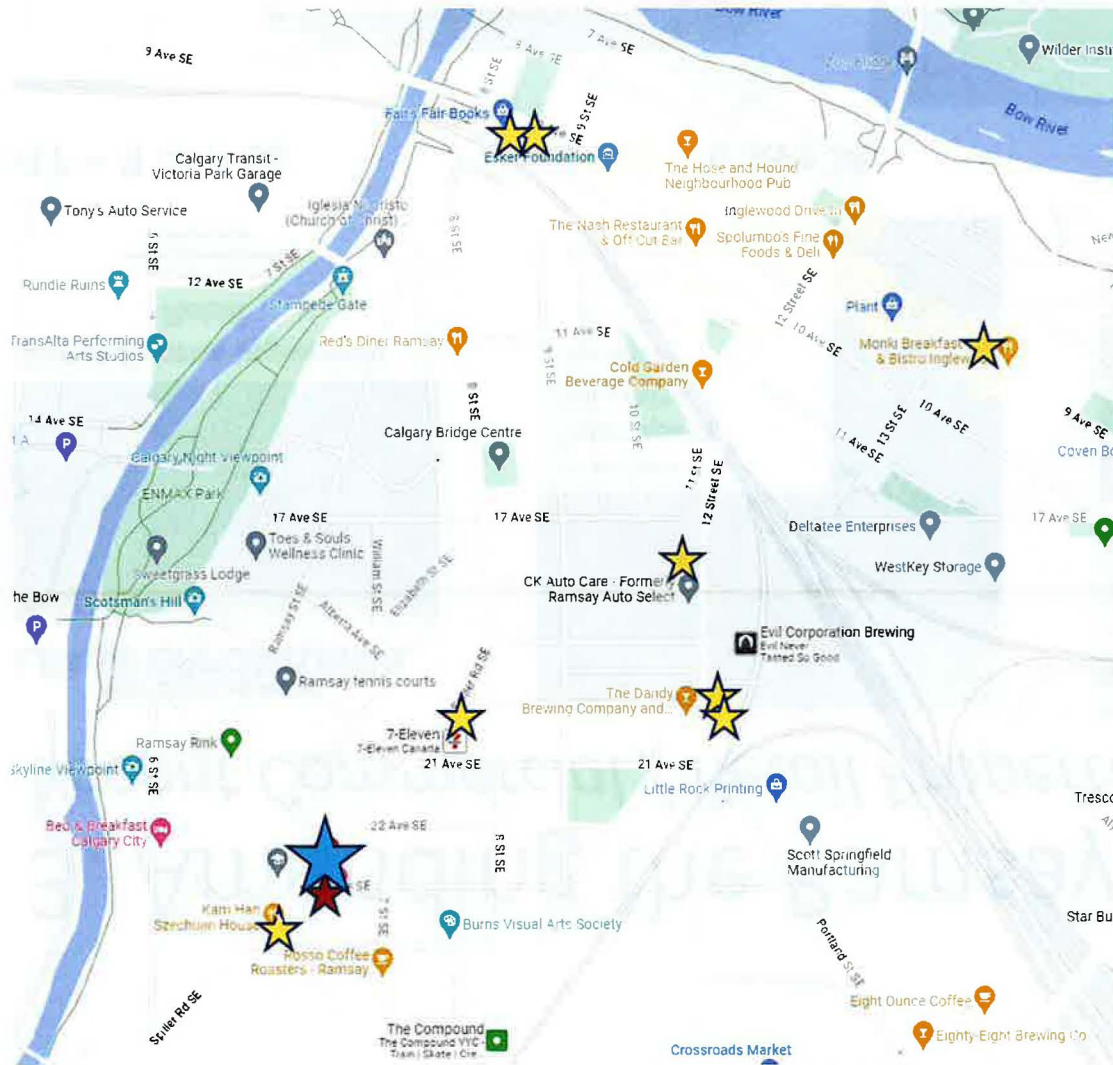
Industrial
 - support redesignation of 43 sites to DC (C-2) - ensure light industrial / commercial sites develop
 - ensure pollution of industrial sites is addressed and land reclaimed if/when to be discontinued
 - improve the industrial / residential interface through land uses, setbacks, height restrictions

Note: This office consolidation includes the following amending Bylaws:



Amendment	Bylaw	Date	Description
1	1P95	1995 January 9 <i>Signed: 1995 January 17</i>	a. Change Map 1 b. Change Map 4 c. Delete Section B, 3.1.4 d. Delete Table 1 e. Change Map 7 (superseded by 10P2000) f. Delete Map 10, Section 5 and replace with Map 12
2	10P2000	2000 May 08	a. Change text in Section 3.1.2.2 b. Change Map 7
3	41P2008	2008 June 01	a. Delete text in Preface b. Add text in Preface c. Add text in Section 3.1.3.4 d. Delete and replace text in Section A, 3.1.4 e. Delete and replace text in Table 2, Sites 1, 2 and 3 f. Delete and replace text in Table 2, Site 5 g. Delete and replace text in Table 2, Site 6 h. Delete and replace text in Table 2, Site 6 i. Delete and replace text in Section 3.3.3.6 j. Delete and replace text in Table 3, Site 1 k. Delete and replace text in Table 3, Site 3 l. Delete and replace text in Section 5.1.1 m. Delete and replace text in Section 5.1.2.1 n. Delete and replace text in Section 5.1.3.2
4	19P2014	2014 July 21	a. Insert text in Section 3.1.2.3.
5	31P2015	2015 September 14 <i>Signed: 2015 September 29</i>	a. Change Map 1 b. Insert text in Section 1.3.4 c. Insert a new section 3.1.2.4 "High Density Residential" d. Insert a new section 3.1.3.4 "High Density Residential" and renumber subsequent sections accordingly. e. Change Map 4 f. Delete row 7 in its entirety in Table 2 "Commercial Policy Areas - Recommended Development Guidelines and Actions"
5	30P2015	2015 December 14 <i>Signed: 2016 February 8</i>	a. Change Map 1 b. Delete and replace text in Section 3.2.2, under the second bullet point. c. Insert text in Section 3.2.2 at the end of the last paragraph. d. Insert new subsection C in Section 3.2.3.1. e. In Table 2, insert new Site 5 and renumber subsequent sites accordingly. f. In Table 2, delete Site 1 and renumber subsequent sites accordingly.
6	32P2015	2016 January 11 <i>Signed: 2016 January 29</i>	a. Delete and replace text in Section 3.2.3.2, General Commercial Policy b. Delete and replace the second bullet point in its entirety in Table 2
7	69P2019	2019 November 18	a. Delete and replace Map 1 "Action Plan - Executive Summary"
8	1P2020	2020 January 13	a. Delete and replace Map 1 "Action Plan - Executive Summary" b. Section 3.1.2.3 Medium Density, after the second paragraph, insert new paragraph c. Delete and replace Map 4 "Residential Sub-Area and Sites Under Policy Review" d. Insert new subsection 3.1.4.3 "Sub-Area 6 Development Guidelines"
9	8P2021	2021 February 8	a. Delete and replace Map 1 "Action Plan - Executive Summary"

3. Amending the Ramsay ARP is not appropriate

Vacant Commercial / Retail Properties in the Inglewood / Ramsay Area



Address	Zoning / Type	Size
917 – 9 Ave SE	Retail	1,530
917 – 9 Ave SE	Retail	2,134
1410 – 9 Ave SE	Retail	834
1046 – 18 Ave SE	Retail or Office	2,265
1048 – 18 Ave SE	Warehouse	620
703 – 23 Ave SE	Mixed Use (DC)	2,135
300, 2010 – 11 Street SE	Office	4,203
Lower Level D, 2010 – 11 Street SE	Office	2,225
2006 Spiller Road SE	Mixed Use (C-N2)	10,600 (redeveloped)
2318 Spiller Road SE	Retail	2,800

 Currently available to lease
 Just sold after listing in 2019

 Subject Property 2216 Spiller Rd SE

3. Amending the Ramsay ARP is not appropriate

Vacant Commercial / Retail Properties in the Inglewood / Ramsay Area

**High Exposure Retail
LEASE OPPORTUNITY**



917 - 9th Avenue SE
Calgary, Alberta

**Street Access Inglewood
Retail**

Up to 3,830 s.f. available
Available for immediate fit-outing
25,000 cars per day

917 – 9 Ave SE



1410 9th Avenue SE | Calgary, AB

**Retail Space
For Lease**

Inglewood 1410

- 1 main floor retail space at the base of residential apartments
- Located at the heart of trendy Inglewood with exposure along 9th Avenue SE
- Main floor ex. tenants include Rosso Coffee, Juugo Juice, Genesis Advanced Medical Aesthetics, and the Shoe Closet

1 Unit Remaining!

Rob Walker
Senior Real Estate Advisor
403.278.8300
rob.walker@colliers.com

Deep Sekhon
Senior Real Estate Advisor
403.271.8820
deep.sekhon@colliers.com

1410 – 9 Ave SE





Available spaces

Suite	Size (SF)	Lease Rate
2010 11 Street SE	4,200 SF	Market

2010 11 Street SE

Size (SF): 4,200 SF
Lease Rate: Market
Lease Term: Negotiable

Space Type: **Availability** **Office Building**

2010 – 11 Ave SE (2 Spaces)



1046 / 1048 – 18 Ave SE



703 – 23 Ave SE



2006 Spiller Road SE



2318 Spiller Road SE

Thank you for your time and consideration