

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 914 50 AV SW - LOC2022-0224 - DMAP Comment - Sat 11/18/2023 2:00:16 PM
Date: Saturday, November 18, 2023 2:00:28 PM

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Application: LOC2022-0224

Submitted by: Greg Urton

Contact Information

Address: 535 49 Ave SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, Included amenities, Other

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:

I walk past or on this area daily and have for 40 years as I walk my dog to Sandy Beach. I am not in favour of any reduction in green space, even though it is

undeveloped.

The application shows no information as to what is actually being planned. I have to assume the worst in that case and that means I assume it will no longer be available to walk my dog on this land and that it will not be green space any longer. This is unacceptable in my view, but I am only a landowner so why should I have an opinion worth considering?

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 914 50 AV SW - LOC2022-0224 - DMAP Comment - Sun 11/19/2023 11:49:26 AM
Date: Sunday, November 19, 2023 11:49:23 AM

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Application: LOC2022-0224

Submitted by: Chris Denton

Contact Information

Address: 703 51 Avenue Southwest

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Community character

General comments or concerns:

The site in question is an area valued by the communities of Britannia, Elboya, Windsor Park, and visitors of the Britannia Shopping Plaza. It is frequented by Calgarians walking their dogs or enjoying the convenient connectivity to the Britannia ridge. While the proposed development plan does not eliminate access, it effectively repurposes valuable public land to a private golf course. Simply put, currently all Calgarians can enjoy the open space overlooking the Elbow River, Sandy Beach, and distant Rocky Mountains, however the proposal in its current form only benefits the owners and members of the CGCC (which is also the most exclusive and expensive golf course in Calgary and not open to public use). It's perplexing that the city would entertain a reduction of public land use in favor of expansion of private land.

The CGCC should be content with their current large parcel of private land and restrain from encroaching on public space.

Attachments:



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.

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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

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) Kimberley

Last name (required) Townsend

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) Dec 5, 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)

LOC2022-0224

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

In opposition

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

Hello, I strongly object the application by the Calgary Golf and Country Club to absorb a portion of public area for private use.

Public land for walking, gathering with friends and loved ones and enjoying the view of our beautiful river valley should be enjoyed by everyone one, not just those who can afford it. The golf course already occupies are large portion of premium city land that is not used for the best interest of everyone. How can we justify that this would be in the interest of Calgarians to take away public park space.

Please consider this in your decision making and not simply a financial decision. Public park space is invaluable.



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First name (required)	Aryeh
Last name (required)	Rosenberg
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)	Dec 5, 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](#).)



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CC 968 (R2023-11)

(required - max 75 characters)

LOC2022-0224

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

In opposition

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

I am against the golf club's attempt to acquire public greenspace to save it from being developed while our neighbourhood is being developed. It doesn't make sense. Why should they be able to bypass the city's development plans, while you won't listen to residents on how they would like their neighbourhood developed?

**PUBLIC SUBMISSION FORM**

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First name (required)	Kevin
Last name (required)	Proudfoot
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Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Dec 5, 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)

Road Closure and Land Use Amendment in Multiple Communities LOC2022-0224

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

In opposition

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

This land is currently used by many of the tax paying residents in Windsor Park, Britannia and other surrounding neighborhoods. So, while the interior of Windsor Park (not Britannia, Elboya, Mayfair, Belair, Elbow Park) is forced to accept all the townhouse developments developers come up with, the Country Club would get to absorb some additional premium public space. Or space that could be used for housing, additional commercial development, etc. that would benefit the whole area.

Lest we forget the news the golf course recently made with a visitor leaving the golf course was driving 110km/hr (on a 10km/hr road) taking out the guard box completely. Had that guard box of been on 50th instead the car would have likely ended up in someone's backyard or worse. It doesn't seem like the course is in a hurry to build a new guard box in the vacant spot. I take it they are probably waiting to see what comes of this proposal.

Anyways, I think the land is more suited for the residents in the surrounding communities - walking their dogs, or creating space that could be used for housing, additional commercial development, etc. that would benefit the whole area. I get the members of the private course would like some additional space to drive their golf carts, but I think the space would be of greater benefit to the surrounding communities.



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I have read and understand the above statement.

First name (required)	Daria
Last name (required)	Crisan
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)	Dec 5, 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)

LOC2022-0224

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

In opposition

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

The LOC2022-0224 proposal is profoundly unfair to most people living in the area. It entails taking land currently open to the public and gifting it to an exclusive golf club that most people in Windsor Park, and in Calgary for that matter, will never be able to afford.

While this proposal is technically partly located in Windsor Park, this is the exclusive part of Windsor Park (west of Elbow Drive) which has never been subject to densification. This project is an insult to most residents in Windsor Park (east of Elbow Drive), which have been asked to accept tremendous density pressures in the recent years. A number of R-C2 to R-CG rezoning proposals have been rubber stamped by the City council in recent years, all of them in the "poor" part of Windsor Park, and particularly along 6 St SW, despite strong opposition from the community.

By accepting this project, the City of Calgary reinforces severe density inequities in Windsor Park and the Chinook Local Area. The City would also be relinquishing millions of dollars in potential revenues which could be obtained by burying the power lines along 50th Ave SW and opening this area to development. This discussion should be front and centre in the current discussions around the Chinook Local Area Plan, which is currently open to public engagement and will not be finalized before Winter 2025.

I am asking the City Council to show leadership and reject the LOC2022-0224 proposal. There are many things that could be done on this site to benefit the entire Chinook area and the city of Calgary at large, and not just the privileged few clients of the Calgary Golf and Country Club.

For more details on the reasons I am vehemently against this proposal please see the attached document.

Dear members of Calgary City Council,

I am writing to express my strong opposition to the proposed development project LOC2022-0224 to be discussed in the public hearing on December 5th, 2023.

There are many issues with this proposal. I will only mention the most glaring ones.

1) Inequity (1)

The site is currently used by many families walking toward the Britannia park and Sandy beach. This number will only grow in the future. There are 300+ apartments currently pending in Windsor Park plus a number of townhouses. Windsor Park is also at less than 50% the target green space for Calgary. All these people will need access to some green space. Instead, the current development proposes to take land available to many and give exclusive access to a privileged few.

2) Inequity (2)

The site is part of the Chinook Local Area plan, currently in its early stage of development. In fact, we are right now in the middle of the public engagement process. By approving this item, you are permanently relinquishing prime land available for future development. This will put further pressure on communities like Windsor Park to accept ever-increasing density in the interior core to solve the city housing crisis, while the west part of Windsor Park and Britannia will continue to benefit from their vicinity to an expanded golf club.

3) Financial Implications

The application states that the site is undevelopable and that there are no financial implications. This is blatantly false and shows a severe lack of vision from the city planners. This site could be easily developed if the power lines were buried underground. Premium housing could be build there, or more commercial properties in the very popular Britannia rea. The city could sell the land to developers for likely millions of dollars, and collect property taxes in tens of thousands of dollars yearly.

4) Chinook LAP Process and potential for private profiteering

As mentioned above, this site, and another four blocks along 50th Ave is prime location land begging for development if only the city of Calgary showed leadership and buried the existing power lines underground. This is exactly what the Chinook LAP should plan for – a vision for the next 20-30 years. If the Council approves this item now, and later on then City finally takes the step to burry the power lines along 50th Avenue, Calgary Golf and Country Club will benefit of prime developing land that the City will have relinquished.

5) Poor Planning and Community Engagement

The lack of meaningful community engagement is a significant concern. Like many times before, the deadline for submitting public comments (Nov. 28th at noon) is two days before the details of this public hearing will be published on the City of Calgary Upcoming Meetings page (likely on

November 30). By the time the meeting will be announced publicly, it will be too late for any comments to be included in the meeting package. Talk this at the end of November, when people are likely to walk to the park and the site in question and see any posters published there. The affected residents deserve better planning and a more transparent and inclusive decision-making process. It is crucial to involve the community in discussions and address their concerns before finalizing any development plans.

Sincerely,

Daria Crisan
Windsor Park Resident



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I have read and understand the above statement.

First name (required)	Kate
Last name (required)	Akerman
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Dec 5, 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](#).)



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CC 968 (R2023-11)

(required - max 75 characters)

LOC2022-0224

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

In opposition

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

Proposed plan limits access to public space for pedestrians from Windsor park. We have many residents that use this access for dog walking and pathway access. Development on Windsor park continues with empty promises of maintaining and enhancing walkability.