

**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 2, 2024 10:30 AM  
**To:** Public Submissions  
**Cc:** [REDACTED]  
**Subject:** [External] April 9th public hearing submission  
**Attachments:** 17-av-ne-map-mail-out.pdf; City Council Zoning.odt

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Good day,

I have made multiple attempts to submit both a request to speak and supporting documents for an upcoming meeting on April 9, 2024 regarding the rezoning application LOC2023-0275 for the David D. Oughton school site. The system has given me error messages and will not accept my submission.

I am writing to request that the attached documents are included in the hearing and that I be provided the allotted five (5) minutes to speak to council on this matter. Please advise what, if any, additional steps I must take to be included.

Thank you!

Cory Ulicny

Upon being elected this city council immediately declared a climate emergency.

The rezoning proposal before you eliminates green space in a community. This action appears to fly in the face of the stated climate emergency. It removes trees, grass, living organisms that clean the air and eliminate heat sink and replaces it with buildings that create carbon emissions, concrete that absorbs and holds heat.

While it is arguable that the existing green space is a more of a vacant lot than it is a park it still contains grass and trees. With additional city resources it could contain more of these items that support making the community, our city and our planet cleaner and more livable spaces.

The Area Redevelopment Plan (ARP) shows that the face of the neighbourhood will be significantly changed with the addition of many high rise, mix use and multi-family buildings to the South of the David D. Oughton (DDO) site. The attached City Initiated Land Use Amendment Map shows:

- \* at least two (2) 14 story buildings;
- \* at least four (4) 8 story buildings;
- \* a minimum of six (6) 6 story buildings;

And many, many mixed use and multi-family dwellings will be erected within several blocks of the David D. Oughton site.

To the North, the city recently announced that the Franklin Station south parking lot will be eliminated and replaced by more high rise towers with 300 units.

The City of Calgary, you people and your administration, plan to eliminate a place for people to walk, exercise and enjoy being outside and then add thousands more people to the area by adding high rise concrete structures that block natural light and provide zero recreational facilities or areas for the occupants. These people will not have a backyard or any green space to call their own – to play in, get exercise, entertain neighbours and enjoy the outdoors.

This council claims to care about the environment, about people yet the first development that is being proposed and encouraged is the one that removes the green space from our community, much to the detriment of current and future residents. It's just wrong.

The DDO site was not originally zoned RC-1. It was zoned for a school. The zoning was changed in 2018 so the argument that this site will have housing built on it is a lie. The zoning is being proposed for change today and could just as easily be changed back to designated green space, park space [what is the zoning for park space]?

A more appropriate use of this site is to preserve it as green space. Add more trees. Install athletic fields and implements that both support climate initiatives AND can be rented by citizens. Providing people with places to get exercise helps reduce the burden on our health care system. It could generate revenue for the City of Calgary. There is ample space for fields that will accommodate soccer, flag football – a vastly growing sport that was recently accepted as an Olympic sport, pickle ball courts – the fastest

growing sport in North America that can be played by virtually all ages, skill levels and athletic abilities.

The push by the city to ‘get houses built’ to address the housing crisis is admirable and necessary. However, in the same announcement made by Councillor Carra that the Franklin Station site is the most ideal for housing he stated that there are 400 additional City sites on which the city can build affordable housing. So why does one of them have to be an existing green space where the David D. Oughton school used to sit?

As a taxpayer, I’m seeing tens if not hundreds of millions of dollars being poured into converting downtown office towers into residential units. How many of those units are required to be affordable housing? If none, why not? Many of the homeless congregate downtown which is where their community is, where there are supports for low income, homeless persons, drug addicts and mental health needs. The ideal location seems to be in the towers that are being converted using our tax dollars. There is no green space to be eliminated in doing so. A win win as I see it.

The point here is that there are other, more suitable and appropriate locations that could be used. The Viscount Bennett site is even larger and yet the talks surround private, market value homes. Attainable Homes Calgary could put up a lot more homes at that site than the DDO site. Or does the housing crisis not exist West of Deerfoot?

This community is changing and will continue to change. There is resistance to the changes because we feel lied to. We spend time engaging with the city in 2015/2016/2017 and then the City pulled the bait and switch – from market value homes, green space, mixed commercial and residential to all low income housing and a tiny little park, not even at the North end where the community would benefit.

The council needs to reject this rezoning application and re-think the overall strategy to how this neighbourhood, this community, will be meaningfully built up in a way that benefits both the existing residents and the persons who want to make this area home. We need places to walk our dogs, play tag with our kids, get exercise and breath fresh air. We need it more than renters need to own a home.

Please vote no to this land use redesignation request for these and the many other points raised by the community members who took time out of their lives to be here, to write in, to attend meetings and who want to be part of the housing solution rather than having us told “this is how it is gonna be”.





## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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] Robert

Last name [required] Vaz

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 comment on? [required] Council

Date of meeting [required] Apr 9, 2024

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



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

LOC2023-0275 / CPC2024-0095

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)

In response to the letter received for the above subject matter I am totally concerned about this Amendment.  
First of all 34 ST SE already has high traffic use with rash drivers. Packing 220 families will further increase the strain on existing traffic situations and parking.

Secondly Crime in the Albert Park area has significantly increased after covid and recent immigration/ migration surge in the numbers in the city of Calgary.  
Lack of transparency on this amendment is biggest concern of all. No traffic study or impact on Sewage/Water is done. Ward 9 Councillor Mr Cara on CPC committee is a conflict of Interest.

This amendment will already constrict the green space that children and youth are using to help them develop mentally and physically.

Lastly lot kids in the area are getting bussed to other schools. There is urgent requirement to check requirement of new school and Seniors Housing at David Houghton Site.



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I have read and understand the above statement.

First name [required]                      carrol

Last name [required]                      henderson

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 9, 2024

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



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed building site on D..D. Oughton site 102 ave and 34 St S.E.

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)

Please add this letter to the agenda regarding the development on the D.D.. Oughton site 12ave /34 st SE

March 9, 2024

To City Counsellors

Please include this letter in the proposed redevelopment of DD Outon sight 12 ave and 34 St S.E. designated for attainable house.

I have serious concerns regarding the lack of pre-planning that has been put into this project. No where I have been able to find what the plan is for parking. What the plan is for an onslaught of students in school that is at capacity now. The development plans I obtained are for in excess of 220 dwellings. Keeping in mind the future plan to take the Franklin LRT parking lot and turn it into some apartment building nightmare. Where will those kids go to school. No plan for a new school in this area.

Let's say at a minimum of one car per dwelling. Hmmm 220 cars are going to park where? 1 – 5-bedroom places. 220x4 people on average just to be conservative that is likely a minimum, of 840 people cramped on 5 acres or less of land. What is the water levels, where are the environmental studies. Is the aboriginal cultural land. No studies appeared to have been done on the basics.

Turkey farmers aren't allowed to stack their poultry the way you want to house people. Where do these kids get to play and have fun. No community center in this area is there? No new skating rinks, soccer fields or baseball diamonds. The ones that are around could use a serious face lift. Where are they to play in the alley. Nope too many cars will be parked there too.

I refer to the problems in BC with attainable housing that will happen here too. There is no mention of how this program is going to run or the safeguards put in place to prevent this from happening here and it will.

[Affordable-housing buyers already owned homes, civil suits claim | CBC News](#)

It would seem to me that a better use of this land is to build a seniors resident/veterans home. This is an old community with old people. It is home to them, familiar with all the local amenities, neighbors and friends. These same people are the ones that made this city the great place it is today, that fought for our freedom, the ones that fought for the freedom of others. We have a civic duty to care for the senior citizens and Veterans.. It could have a mixture of independent, semi-independent and cared retirement living

You have many options, please don't close your mind to all options. Then the veterans wouldn't have to live in converted box cars and more would have a place to call home. We owe it to them too

This may even resolve some of the homelessness the seniors/veterans are experiencing living on the streets. Ater all it is your mayor that wants everyone to have a place to live and end homelessness.

It isn't everyone's dream to own a house and pay city taxes and fix our own stuff. Some of us like landlords it is easy living in many respects. Some of us move around for job reasons so buying isn't an option. It would be much harder to Run a scam on the facility. After all wrinkles don't lie.

With no kids in the neighborhood, no need for playgrounds, no need for schools, probably not much need for parking either. Think about the money the city would save, not having to do anything but build a place for the seniors/veterans to live out the rest of their lives.

Please consider other options for that site that will be more welcoming and beneficial to the community as a whole and put attainable housing in the new areas and give those families a chance to have the feeling of a community.

Thank you

Carrol henderson

Resident Radisson Heights/Albert Park.



Public Submission

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I have read and understand the above statement.

First name [required] Maria

Last name [required] Varsanyi

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 comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 2, 2024

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



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Bylaw 114D2024 - LOC2023-0275 (CPC2024-0095).

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)

Dear City Counsel,

I write to you today to convey my grave concerns with respect to the flawed vision for the former site of the David D. Oughton public school site, located at Albert Park Radisson Heights. There are at least 2 major flaws with the vision and design.

1. Foremost, the vision misdiagnoses the requirements of the community. In particular, the neighborhoods of Albert Park Radisson Heights have for years lacked access to a community centre, and the former school site is ideally situated to rectify this. A community centre could bring together the diverse members of the local community and improve civic mindedness. The centre could have a space that could be rented out for special occasions, hold regular forums where community members could come together to play card games, board games, table tennis, pickle-ball, foosball, air hockey, billiards, and other activities. It would be a center for community members to gather to socialize, participate in education activities, learn, and/or seek counseling and support services. This, not more housing, is what the communities of Albert Park Radisson Heights are crying out for.

2. Second, as crafted, the vision is too dense with housing, and provides inadequate parking for the number of homes that are planned. Street parking is already a major issue in the surrounding streets, and the addition of 230 new units, which might house some 600-odd individuals (conservatively estimated using the average Canadian household size), coupled with only 230 new parking pads means that homeowners in the planned units, let alone visitors to the complex, would spill out and over into the neighboring communities such that homeowners that have lived here for decades will be unable to park within a reasonable distance of their own homes. This is utterly unacceptable. A 1:1 parking to home ratio is completely inadequate as most lower-income families will have two working individuals in the home, meaning that the average number of vehicles will trend closer to two than one, as the public transit network is geared towards white-collar professionals seeking to get into the downtown core. Rather than blue-collar workers who may have more dispersed, or even shifting worksites. Add to that the inevitable visitors driving to meet individuals in the complex, and the minimum number of parking units should be two-to-one.

I kindly ask that you step back from a plan that benefits a small subset of developers, to the determinant of the broader community, and re-evaluate the entire vision for the site. Albert Park Radisson Heights are lower-income communities that desperately need better services, not more crowding, not more traffic, and not more parking problems.

Sincerely,

Maria & Louis Varsanyi



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required]                      Jaye

Last name [required]                      Hubbard

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 comment on? [required]                      Council

Date of meeting [required]                      Mar 7, 2024

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



## Public Submission

CC 968 (R2023-10)

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[required] - max 75 characters

LOC2023-0275

Are you in favour or opposition of the issue? [required]

In favour

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

Jaye Hubbard & Kaitlin Hubbard  
2836 14 Ave SE  
Calgary AB T2A 0J9

March 18<sup>th</sup>, 2024

Calgary City Council  
P.O. Box 2100, Stn. M  
Calgary Ab T2P 2M5

I am writing to express my enthusiastic support for the redevelopment project at the former David D. Oughton school site in the Albert Park/Radisson Heights community. As a resident nearby the site, I am fully in favor of this initiative and believe it will bring numerous benefits to our neighborhood.

The partnership agreement between CMLC and Attainable Homes Calgary marks an exciting milestone in the long-awaited redevelopment of this 8.77-acre site. With the site having remained vacant since 2006, it is high time for it to be revitalized and put to good use for the community's benefit.

The proposal to build up to 280 townhouse-style homes on the site aligns well with the needs of our growing community while providing much-needed housing options. Furthermore, the inclusion of a dedicated green space and municipal reserve totaling approximately three acres demonstrates a thoughtful approach to balancing development with the preservation of open space for the enjoyment of residents.

I commend Attainable Homes for their commitment to community engagement and their intention to involve residents and adjacent landowners in the project's progression. This transparent and inclusive approach ensures that the redevelopment reflects the desires and needs of the community it serves.

I look forward to witnessing the positive transformation of the former school site into a vibrant and thriving residential area that enhances the quality of life for all residents. Please feel free to reach out if there are any opportunities for further community involvement or if I can provide any assistance in support of this project.

Thank you for your dedication to enhancing our neighborhood, and I eagerly anticipate the commencement of work in Spring 2024.

Warm Regards,

*Jaye Hubbard Kaitlin Hubbard*

Jaye Hubbard & Kaitlin Hubbard



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CC 968 (R2023-10)

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First name [required]

Cindy

Last name [required]

Robinson

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 comment on? [required]

Council

Date of meeting [required]

Apr 9, 2024

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

[required] - max 75 characters

Rezoning of Albert Park, DDO site

Are you in favour or opposition of the issue? [required]

In opposition



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am very much in opposition of rezoning LOC 2023-0275. I do not believe that this is the best thing for that location. Also I do believe it was promised to be slated back to a school eventually. So I am asking that you do not Approve the application for this location. I am worried the plumbing in the area it will over it also 12th Ave. is already a very dangerous road with the traffic so please consider the people in this area do not want this. The elders that have spoken to me are very upset over the way that this has been handle as I am . I really truly do not believe that high density housing in this location is a good thing



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First name [required] Denise

Last name [required] Chang-Yen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters LOC2023-0275 application to rezone DDO site to multifamily

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

DDO Rezoning.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

Mail - D. Chang-Yen - Outlook.pdf

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

I am opposed to AHC's application to rezone the David D. Oughton site and construct the proposed multiunit complex (LOC2023-0275). Attached are further details about my concerns. Unfortunately, I am unable to join the meeting as I will be travelling on that date.

# OPPOSED TO REZONING OF DDO SITE (LAND USE AMENDMENT: LOC2023-0275)

Denise Chang-Yen,  
APRH Home Owner and Resident



# SUMMARY

I am opposed to the rezoning of the David D. Oughton Site to allow the development of the AHC proposed housing on this site.

## Key areas of concern

1. Inadequate consideration given to the impact of increased density in the area
2. No demonstrated consideration of environment and climate impacts by City of Calgary or AHC
3. Inadequate engagement and consultation with area residents
4. Lack of transparency and potential bias in the process

**Preferred use: naturalized area and community gathering space**



# 1. DENSITY CONCERNS

- In addition to the proposed AHC development, there are a number of other multi-unit developments already under construction in the area, and a plan for 3 high-rise buildings near the Franklin Station.
- **These new developments could increase population in the area by 50%, with no new amenities**, including no plans for open or natural spaces. Existing school lands are not accessible natural spaces.
- City of Calgary would not provide any information regarding cumulative impacts of new developments on traffic, parking, utilities, environment, safety, etc. when requested.
- Greater Forest Lawn Communities Local Area Planning Project shows no new amenities in Albert Park Raddison Heights (APRH) projecting out 20 years.
- **Is it appropriate or fair for APRH to bear the brunt of increased density with no consideration for creating a liveable area for existing or new residents?**



## 2. NO ENVIRONMENT & CLIMATE CHANGE CONSIDERATIONS

- City's Climate Plan says: Climate change is a big risk to The City of Calgary and all Calgarians... and The City is committed to action.
- **There are no observable considerations in this development for environment and climate** including: energy efficiency, renewable energy, natural spaces, backyard or community gardens. And no consideration for right to light for those adjacent.
- During the Calgary Planning Commission meeting on Mar 7<sup>th</sup>, no one asked about or mentioned climate considerations – not once.
- Taking away, rather than building up natural spaces, creates more urban heat islands and exacerbates elevated temperatures in cities.
- The City has the ability to control how this development is designed. **Why isn't environment and climate resilience a consideration?**



### 3. INADEQUATE ENGAGEMENT AND CONSULTATION

- AHC held its first community meeting 2 weeks after the written comment period closed. Meeting was poorly advertised and scheduled for 1 hour. Key message: Accept the proposed development; it could be much worse. At CPC meeting on Mar 7<sup>th</sup>, the City Planner indicated that this met the criteria for public consultation. This is surprising.
- AHC website remains a static 1 page with limited information about the proposed development.
- Based on City's Community Outreach Assessment tool, this project should take a "Comprehensive Approach". AHC has not.
- During the Mar 7<sup>th</sup> CPC meeting, it was noted that there were 35 community responses opposed and 1 in support of the development. This was glossed over and AHC suggested that the community doesn't know what it wants. **The community is united in its opposition to this development.** Residents haven't had the opportunity to provide meaningful input to the rezoning. Consultation has been performative.
- No changes to the design have been made based on community feedback (e.g. traffic concerns, location of the park, etc.). The community didn't ask for a basketball court and dog park. This is AHC's design.



## 4. LACK OF TRANSPARENCY / POTENTIAL BIAS

- City Planning dept. has provided some of the requested info; wasn't able to provide cumulative impact info. It was suggested that I make a FOIP request for this information. **Citizens have a right to this information, before rezoning and development begins.**
- Jaydan Tait, AHC President & CEO, says he is good friends with the mayor, Councillor Carra, and the head of the Intl Ave BRZ. He has shared that they helped him to select this site. **Is there a conflict of interest in this development?**
- Does City Council remain open to persuasion on this matter?
- Why don't area residents have any say in this development?
- The area has already been flagged to start construction in May. **Have the rezoning and development decisions already been made?**



# PREFERRED USE OF THE SPACE

Green spaces play a crucial role in our urban environments, offering a multitude of benefits

1. Improved health and well-being of residents
2. Mitigation of urban heat island effects
3. Biodiversity and ecosystem Services
4. Opportunity for community connections
5. Aesthetic and cultural value in community
6. Long-term sustainability of the city and planet

The DDO site would be an ideal location for a naturalized gathering space for a community that is currently lacking any such amenities.

"Calgarians deserve great parks and public spaces in their neighbourhoods to connect with friends, family and their community," says Mayor Jyoti Gondek in the press release. Mar 7, 2024

I am willing to volunteer to help design and develop such a space with City staff. I think my neighbours would as well.



# FINAL COMMENTS

- I am very concerned about lack of transparency in this process. City Council appears ready to support this development despite a desire from area residents to have a more thoughtful approach to development in the area.
- I urge City Council to vote against rezoning the DDO Site at this time and instead consider creating a naturalized area that can be used by area residents as a meeting space to create a more vibrant community.



**LOC2023-0275 / CPC2024-0095 (David D. Oughton Rezoning Application)**

D. Chang-Yen &lt;dchangyen@hotmail.com&gt;

Tue 2024-03-05 9:12 PM

To:themayor@calgary.ca <themayor@calgary.ca>;Ward01@calgary.ca <Ward01@calgary.ca>;Ward02@calgary.ca <Ward02@calgary.ca>;Ward03@calgary.ca <Ward03@calgary.ca>;Ward04@calgary.ca <Ward04@calgary.ca>;Ward05@calgary.ca <Ward05@calgary.ca>;Ward06@calgary.ca <Ward06@calgary.ca>;Ward07@calgary.ca <Ward07@calgary.ca>;Ward08@calgary.ca <Ward08@calgary.ca>;Ward10@calgary.ca <Ward10@calgary.ca>;Ward11@calgary.ca <Ward11@calgary.ca>;Ward12@calgary.ca <Ward12@calgary.ca>;Ward13@calgary.ca <Ward13@calgary.ca>;Ward14@calgary.ca <Ward14@calgary.ca>  
Cc:Ward09@calgary.ca <Ward09@calgary.ca>

Dear City Council,

It is my understanding that you will be considering the rezoning of the David D. Oughton soon with a City Planning meeting scheduled for March 7th. Although I have reached out to my City Councillor's office several times since July 2023 regarding the plans for this site, I have not been able to speak to Councillor Carra regarding my views about this application. With this message, I am hoping to communicate to each of you as you make a decision that will have a significant impact for myself and other residents in the area.

I am currently opposed to the rezoning of this site because I don't think that there are clear criteria or justification for doing so. Affordable or attainable housing seems to be the only criteria being considered by the City; I believe there are other criteria per my points below. Further, I think this site would be better suited as parkland for a neighbourhood that has no other recreational amenities. I encourage you to consider upgrading the green space and making it a gathering place for the community rather than creating another urban heat island that will only exacerbate the destruction of natural spaces in our community.

In addition, the City of Calgary City Planning Department has not been forthcoming with all of the information that I think is relevant to this decision. I speak to those individual pieces of information that I have requested and not been provided below.

Best regards,  
Denise Chang-Yen

**LAND USE CHANGE JUSTIFICATION IS UNCLEAR**

This particular site is used by many in the area as a recreational space and I haven't see any reasonable justification for why this land use change on this parcel of land is necessary. I don't understand why the citizens of this area shouldn't have access to park space. We all know that natural spaces provide positive health and climate impacts and this neighbourhood has no recreational facilities at all. I am opposed to adding even more high density housing than what is already under construction with no consideration given to services for residents in the area. What criteria/justification is being used to approve this specific land use change in an area that is already underserved when it comes to recreational opportunities and park space? I understand that proximity to transit is a potential justification. There are many areas in the city including a) the parcel of land directly to the east of Co-op that has been for sale and b) the parcel of land behind Hakim Optical on 18 Ave SE that seems more suitable for townhouses. This area already has many multi-story/multi-unit homes under construction and proposed high rise building near the Franklin LRT station. Surely we are already contributing more than many other areas of the city. Is there a particular reason why Albert Park/Raddison Heights must do more than its fair share?

**PRIOR LAND USE CHANGE UNCLEAR**

The City Planning department has not provided the information that I have requested regarding how this parcel of land has become open to residential development since it was gifted to the school board. Councillor Chabot made a few comments at the public meeting in mid-December but I haven't seen any written records of this transfer of the land to the City and the rezoning to residential development. Again, the City Planning department has not provided the information although I have requested it.

## **DENSITY CONCERNS**

With respect to the proposed development at the site, it appears to set up a scenario where existing residents will be significantly impacted by the sheer number of new residents in a relatively small area, with insufficient parking, and limited access to the park. Based on up to 280 new units, it seems to me that it is quite possible that this area could be home to 750-1000 residents. That is a lot for this small area to bear. The area adjacent already has new multi-unit homes under construction and more units are being planned for 1710 Raddison Drive.

### **12<sup>th</sup> AVE CONGESTION**

This development will likely lead to conflict with respect to parking on the street and added congestion on 12<sup>th</sup> Ave (a road that isn't designed for high density). Can the homes/parking be situated closer to 17<sup>th</sup> Ave so that 12<sup>th</sup> Ave doesn't bear the brunt of the additional congestion? Having the housing located such that the car exits more easily flow onto 17<sup>th</sup> Ave or 36<sup>th</sup> Street would ease some of the traffic impact on 12<sup>th</sup> Ave. The new developments along 12<sup>th</sup> Ave and 34<sup>th</sup> St are expected to add to congestion in the area once occupied.

### **THE PARK**

Could the park be located along 12th Avenue to ease with congestion? In the current plan, it is unclear why the park would be situated on the SW corner of the site. This location makes it most difficult for area residents to access. Many of the people in this area use the site for walks (with and without dogs) and many families use the playground. The park should be situated in a location that is easily accessible for the community, not tucked away in a corner.

## **ASSESSMENT OF CUMMULATIVE IMPACTS**

It is unclear to me whether City Planning has considered the cumulative impacts of the new multiunit residential homes, the additional units at 1710 Raddison Drive, the proposed high rise units near the Franklin station, and the proposed DDO redevelopment. I am specifically thinking about the impacts to utilities such as sewer, electricity, and internet access. I have already heard from the developer that the sewers are operating beyond the existing capacity; I struggle with my internet access because Telus doesn't have fibre optic to this area yet; and I have no idea what electrical upgrades are needed for all of these developments. I had planned to purchase an EV in the next 1-2 years but not even sure if it will be possible to install charging at my home with all of the additional load on the system. In addition, has anyone done a traffic assessment, a geotechnical assessment, a safety assessment, etc. of all of the proposed developments in the area. I have asked City Planning and all they provided me was a one word answer "yes". I have no idea what this means.

### **THE RIGHT TO LIGHT**

Given the current proposal to build these townhomes to a height of 12m, surely adjacent residents' access to sunlight will be negatively impacted. People in this area garden, not just for beauty but also for food. Reducing light for gardens could have a negative impact on food security. Further, if these residents were considering a solar installation in future, this development may negatively impact this option. Perhaps a setback from the property line could accommodate such future thinking.

## **CLIMATE RESILIENCE IN THE PLAN**

I don't see anything in the development plan that indicates that these townhomes would be constructed with climate resilience in mind. Things that could be considered include: energy efficiency and conservation, renewable energy, EV charge points, gardens, and nature based solutions. If the City of Calgary is serious about climate action, then this should be standard in all new developments, particularly if the City has a stake in ownership of the site. If these homes are being constructed as cheaply as possible with lower quality materials, there is a negative impact on the climate and the area residents when poor construction materials lead to repairs, rework or redevelopment sooner than if constructed with quality and climate resilience in mind. All of these new developments will create additional heat islands as we experience more frequent extremely hot days. This area has little park space or treed areas that one would expect in a plan that is considering the future impact of climate change. There are many seniors in this area that would appreciate some forward thinking in this regard. The City Planning folks working on the GFL area plan spoke to me about the green space in the nearby schools. I'm not sure they are aware that the greater community cannot use these spaces during school hours. These are not public spaces.

### **OTHER CONSIDERATIONS**

I see things like Parks, Recreation and Communities Facilities and Climate Resilience mentioned in the GFL draft core values, as well as access to arts and culture. Yet I don't see any evidence of this in the new developments in Albert Park/Raddison Heights. Is this neighbourhood not deserving of this consideration? I have asked City Planning if City Council will consider and plan for new recreational amenities for the area given all of the new proposed residents. I received a one word answer "yes". How should I interpret what seems like a flippant comment designed to check a box without actually providing the answers I am seeking?

### **IN SUMMARY**

Beyond the redevelopment of the David D. Oughton site, I would like to provide feedback that I'm not opposed to increased density per se. However, I would like such changes to be more thoughtful and considerate of those who are already in the community. It is baffling to me why the area residents haven't been more appropriately engaged in proposed changes that will have a material impact on our community. If changes of this magnitude are proposed by the City of Calgary, there should be meaningful ways to engage and provide input. The City of Calgary and the developer have been woefully lacking in providing meaningful opportunities to provide feedback and in fact, most of the City representatives I have spoken to thus far have told me that the DDO site will be redeveloped - i.e. we are going through the motions but the rezoning is going to happen so just be happy that we are not allowing something worse. The residents of the area who may seek to create a sense of community by having access to a gathering space, a park, and a recreational place at the DDO site have no voice in this matter. It seems like the decision has already been made before actually listening to the people who will be most impacted by the decision. I am very disappointed with this approach by our elected officials and City administration. I have also noted that Attainable Homes Calgary is already advertising these units. It is difficult for me to believe that this has been a fair and transparent process thus far.



## Public Submission

CC 968 (R2023-10)

## 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.**

## 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.

First name [required] Arnold

Last name [required] Vertudazo

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 comment on? [required] Council

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters LOC2023-0275

Are you in favour or opposition of the issue? [required] In favour



Public Submission

CC 968 (R2023-10)

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(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My name is Arnold, currently working for the City of Calgary. In 2013, I moved to Calgary from Toronto with my young family at that time with nothing but our clothes, a Karaoke machine and hopes. Hope for a better job and hope for a better future for my wife and two young boys. During my first couple of months in Calgary I saw the Attainable Homes headquarters downtown and right away became interested and started researching about the program since in Toronto, owning a home was not even an option for us. I worked a double job in Ft. McMurray where I worked 10 days and worked 5-7 days here in Calgary during my 10 days off. During those years we were renting the basement of our friend's house.

In 2014, I was able to save enough money for a downpayment and started looking for our home and got into contact with Attainable Homes. After speaking to their staff and attending an online brief introduction regarding the program, I became more interested. In 2015 My family was able to have our first home in Calgary (and in Canada) through the Attainable Homes program. With only \$2,000 down payment, I achieved my dream of owning my own house. We were also able to purchased all brand new furnitures and fixtures from the supposedly down payment money I saved which made my wife and children happier (happy wife, happy life). Up to this date, My family and I were still enjoying the same residence that we acquired through the Attainable Homes program. With the rising cost of housing in Calgary, I support the building of more houses like Attainable Homes to help calgarians in owning their own home. Down payment is one of the main issues why people cannot afford to purchase a house especially on this global economic crisis we are experiencing which can be accomplished through this kind of program. Thank you so much.



## Public Submission

CC 968 (R2023-10)

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First name [required] Khalil

Last name [required] Haji

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 comment on? [required] Council

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters David D. Oughton Development

Are you in favour or opposition of the issue? [required] In favour



## Public Submission

CC 968 (R2023-10)

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Letter to City of Calgary (final).pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Khalil Haji  
1838 Elizabeth Street SE  
Calgary, AB T2G 4H4

April 1, 2024

Calgary city Council  
P.O. Box 2100, Stn. M  
Calgary, AB T2P 2M5

**RE:** Proposed development of David D. Oughton School Site (1511 34 Street SE, Calgary, AB) by  
Attainable Homes Calgary Corporation

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I am writing to express my support for the redevelopment project proposed by Attainable Homes Calgary Corporation (“AHC”) at the former David D. Oughton school site in Alberta Park / Radisson Heights (the “AHC Project”).

As a “born and raised” Calgarian, I grew up in NE Calgary and currently reside in the nearby community of Ramsay. The AHC Project deserves the City’s full support as it will provide many benefits to Calgary and the communities of Albert Park / Radisson Heights. My reasons to support the AHC Project include:

1. It will add approximately 280 new family homes to assist in the severe housing shortage Calgary is currently facing;
2. As opposed to “upzoning” current residential properties to increase density, the AHC Project utilizes nearly 9 acres of land, which are currently vacant and are not being used in an efficient manner, to create new family housing in a location that is easily accessible to and from main routes and transit facilities, all while maintaining about 3 acres of green space for public use.
3. No current residents/tenants are uprooted by the development, as would be expected when existing homes are demolished to make way for new development;
4. As Alberta Park / Radisson Heights is an older neighbourhood, the AHC Project will add aesthetic appeal and a “face lift” to the community, and will help to reduce incidents of crime and vagrancy that are often encountered in large, vacant sites;
5. AHC has prudently chosen to develop the site as a townhouse project, and is not simply seeking to maximize density with apartment-style condominium units, as most developers would. This achieves a thoughtful balance of adding much-needed housing with a well-planned community feel; and
6. AHC is the right partner for the City, as AHC focusses on creating housing for Calgarians that is affordable, thus benefitting the segment of our population that needs the most help. Further AHC has a proven track record of success, as evidenced by its beautiful project known as “Reach Martindale”. The Reach Martindale project is an exemplary model of how

a responsible developer can add housing supply, while supporting those areas of our population that need it most, and bring positive benefits to older (and often overlooked) communities.

The AHC Project should be commended for being well thought-out. As opposed to taking a developer focus of maximizing profits, it is clear that AHC has taken a community focus, by analyzing the needs of the community and designing a project that will best address those needs.

Given the past experience of the City in partnering with private developers on the David D. Oughton school site, it is clear that partnering with AHC, a City owned non-profit entity focussed on bringing affordable housing to Calgarians, will ensure that the David D. Oughton school site is put to its most efficient and effective use.

I fully support the AHC Project, as proposed.

Sincerely,



Khalil Haji