



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Trevor

Last name [required] Krawchuk

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? (If you are speaking at the service plans and budget mid-cycle adjustments, translation services may be available, please indicate if you will require these by writing the required language and "Budget" in the space below).

What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") Dec 3, 2024



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CC 968 (R2024-05)

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

[required] - max 75 characters

Notice of Public Hearing on Planning Matters LOC2023-0210

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

In opposition

ATTACHMENT_01_FILENAME

Objection to Land Use Amendment LOC2023-0210.docx

ATTACHMENT_02_FILENAME

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

The City does not make it easy to find the correct avenue to submit comments according to the informational letter it sent out. It simply references [Calgary.ca/PublicSubmissions](#).

Mladen Kukic File Manager IMC#
800 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

RE: Application for Land Use Amendment LOC2023-0210

Location: 5615 14 Ave SW

Please be advised that Trevor Krawchuk and Diana Twork, registered owners of Unit 14, 5616-14 Avenue SW within the Lookout at Christie Park have serious concerns with the above proposed application for land use amendment and subsequently object. Please find detailed below the specific items of contention:

1. It is already very difficult for residents to access their property within the vicinity as a result of excessive traffic every Friday and for the entire month of Ramadan. There are frequent parking infractions and the City rarely monitors the situation voluntarily for enforcement purposes unless they are specifically called out. This traffic blockade is significantly exasperated by the c-train crossing at Sirocco Boulevard and 17th Avenue SW in that train frequency from both directions warrants the arms be down approx. every 3-5 minutes at peak times. This has the effect of bringing all traffic to a dead stop for over the course of an hour when people are attempting to drive in and out.
2. There is c-train access within a one minute walk of the mosque which is a very suitable alternative to driving and parking. In addition to it being in line with City efforts encouraging environmentally friendly travel alternatives.
3. The Senior's home immediately adjacent to the mosque offers underground parking for \$5.
4. There is a large c-train parking lot across the street from the mosque that is rarely even half full on any given day of the week. One would suggest that the City grant provision every Friday to allow people to park within that city lot as an alternative.
5. The roadway along the proposed land use amendment is the primary access to the Lookout at Christie Park. This includes resident access, recycling access, garbage access, maintenance access and fire/emergency service access. This amendment would negatively affect all of the above and WILL pose serious safety hazards in the event of an emergency.
6. 14th Avenue SW is the sole access to the mosque parking lot in addition to being the sole access for all residents residing east of 14th Avenue SW and Sirocco Boulevard. There are no other access alternatives. Access is already extremely difficult and congested and this proposed amendment would only make it worse.
7. The amendment would appear to require the greenway to be removed. This would not only degrade the aesthetic line of sight to the c-train station for certain residents but essentially remove the existing noise suppression effect of that greenway.
8. It would appear that considerable grade work would have to be completed in order to expand the parking lot and this is not discussed in any detail within the proposal.
9. There is no mention of how long this project would be expected to run if approved and/or any comments on mitigation of any negative impact to permanent residents.
10. There is potential for the continued expansion of this property within a residential neighborhood to have a negative effect on related property values.
11. One would question whether the ever increasing volume of attendees to the mosque is encroaching violation of fire rated capacity limits.

Sincerely,
Trevor Krawchuk [REDACTED]
Diana Twork [REDACTED]

Owners of:
[REDACTED]
Calgary, AB [REDACTED]



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First name [required] **Carmen**

Last name [required] **Bronsch**

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] **Feb 3, 2024**

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

[required] - max 75 characters **Land Use Redesignation LOC2023-0210**

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



Public Submission

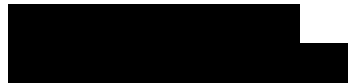
CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Objection to LOC2023-0210.pdf

ATTACHMENT_02_FILENAME

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

Carmen Bronsch and Daniel Huard



November 22, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, Alberta, T2P 2M5

Subject: Objection to Application for Land Use Amendment LOC2023-0210

Dear City of Calgary Council and Planning Commission,

We are writing to formally object to the proposed development permit for the expansion of the Calgary Islamic Centre's parking lot located at 5615 14 Avenue SW. As a resident of The Lookout at Christie Park, which shares access via the same road and neighbours the Islamic Centre, we believe this expansion would have a significant negative impact on the safety, accessibility, and quality of life for the residents of our community.

1. Safety and Accessibility Concerns

Our complex relies on a single shared road for entry and exit. On Fridays, and for the entire month of April during Ramadan, when the Islamic Centre hosts worship services, the road becomes severely congested, often gridlocked, posing a serious risk to emergency access. If a fire truck or ambulance needed to reach our complex during these peak times, the delay could have devastating consequences. Expanding the parking lot would exacerbate this issue, as additional vehicles would further congest the shared road.

2. Persistent Parking Violations

Currently, during these peak times, attendees of the Islamic Centre frequently park illegally, including in our fire lanes and visitor parking stalls. This not only infringes on the rights of our residents but also creates potential safety hazards by blocking emergency access. Expanding the parking lot without addressing these ongoing issues will likely worsen the problem. Attached at the end of this letter are photos of parking violations as well as the congestion on 14th avenue.

3. Dangerous Driving Behavior

When leaving the Islamic Centre, attendees often exit at high speeds and without proper regard for pedestrians or other vehicles. We have personally witnessed several near-collisions involving both pedestrians and vehicles, and we have been a victim of this unsafe behavior ourselves.

4. Vandalism and Resident Harassment

Residents in our complex have experienced vandalism and harassment from Islamic Centre attendees. In April 2023, one unit's door was kicked in, and there have been instances of attendees being inconsiderate and, including yelling at our residents when asked to move illegally parked vehicles.

5. Loss of Greenspace and Noise Impact

The proposed expansion would remove trees that currently act as a sound barrier between our complex and the busy 17th Avenue and Sarcee Trail. The removal of this greenspace would diminish the quality of life for residents who enjoy the pathways and natural buffer. Additionally, the noise and disruption caused by construction would impact residents, particularly those whose units face the proposed development area.

6. Lack of Construction Details

The development plan does not outline a clear construction timeline or measures to mitigate disruption to our residents. If 14th Avenue is closed during construction, garbage and recycling trucks would likely lose access to our complex, creating further logistical challenges.

7. Alternative Parking Solutions

We believe there are viable alternatives to meet the Islamic Centre's parking needs without expanding the lot. For example:

- The nearby seniors' home offers underground parking for a nominal fee.
- The Islamic Centre is adjacent to the C-Train, providing accessible public transportation.
- The C-Train parking lot is available across 17th Avenue, just a one-minute walk from the Islamic Centre – perhaps The City could offer an exception.

In conclusion, while we respect the Islamic Centre's role in our community, we strongly oppose this parking lot expansion due to the numerous safety, environmental, and logistical concerns outlined above. We urge the Planning Department to deny the development permit and work with the Islamic Centre to explore alternative solutions that do not negatively impact the surrounding community.

Thank you for considering our objection.

Sincerely,

Carmen Bronsch and Daniel Huard



Appendix: Photos of traffic and parking violations

Safety and accessibility concerns

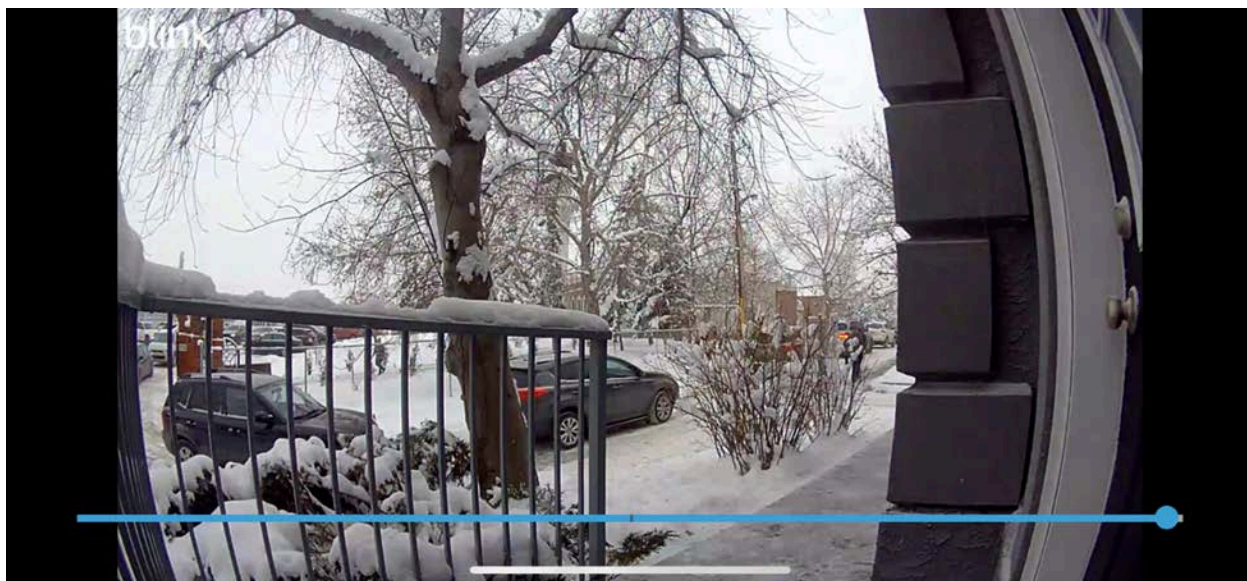
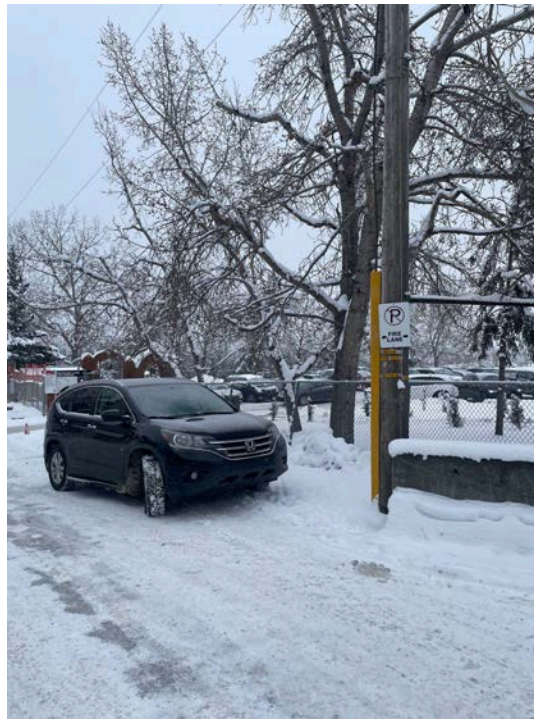


Photo from doorbell camera showing backups to Cultural Centre's second exit (what we can only assume would be the same exit the new parking structure would use seeing as there are no changes to pathways).



Taken facing West on 14th avenue, standing within the Lookout at Christie Park complex.

Parking violations



Taken November 22, 2024



Taken Nov 1, 2024



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First name [required]

Garth

Last name [required]

Christiansen

How do you wish to attend?

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

Council

Date of meeting [required]

Dec 3, 2024

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

[required] - max 75 characters

Road Closure, Christie Park, LOC2023-0210, Bylaw 14C2024

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

In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

When the facility is in use:

- Traffic congestion is a significant safety issue.
- Driveway blockages and road way congestion in the surrounding area occurs frequently.
- Emergency vehicle access at times restricted.
- Calgary City parking authority has records for parking violation complaints.



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First name [required]

Kary

Last name [required]

Otto

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Dec 3, 2024

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

[required] - max 75 characters

Christie park road closure

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

In opposition



Public Submission

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed land use for extra parking is opposed by all 3 boards at lookout at Christie due to traffic issues every Friday. Adding additional parking will encourage even more people to drive to the Mosque instead of take the train. The walk from the train is one minute. It's already a safety hazard if an emergency vehicle had to enter the area. The road is the only way in and out of this area and cannot handle the current traffic let alone more traffic. I have witnessed Mosque attendees attempt to be traffic cops directing traffic themselves, that's how bad it gets. It is pure chaos. Use of the ctrain should be encouraged. Adding more parking will create more traffic and even more chaos if that is even possible. I strongly oppose this change.



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First name [required]

Maki

Last name [required]

Adachi

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0210 Bylaw 14C2024 Redesignate land adjacent of 5615 14 Ave SW

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

In opposition



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CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Reason for objection of this re-designation:

1. It is already very difficult for residents to access their property within the vicinity as a result of excessive traffic especially on Fridays and the entire month of Ramadan. There are frequent parking infractions and the City rarely monitors the situation voluntarily for enforcement purposes unless they are specifically called out. Which is a concern if there is ever an emergency as they are blocking/ parking in the fire lanes. This traffic blockade is significantly exasperated by the c-train crossing at Sirocco Boulevard and 17th Avenue SW in that train frequency from both directions warrants the arms be down approx. every 3-5 minutes at peak times. This has the effect of bringing all traffic to a dead stop for over the course of an hour when people are attempting to drive in and out.
2. When exiting the mosque most drivers do not stop at the entrance/ exit and just drive through, have personally had many near misses while walking my dog in the evenings, not and also been witness to many near misses with vehicles coming out and going into the mosque speeding.
3. Our complex has been the target of vandalism from teenagers at the mosque.
4. Is the parking expansion necessary? There is Calgary Transit parking across the street that is usually half empty, plus they have gotten an easement to be able to park on Costello Blvd
5. Noise is a concern as well, the bushes along the pathway are nicer to look at and provide a sound buffer from the train and traffic, tearing that down will increase the noise level .
6. There is potential for the continued expansion of this property within a residential neighborhood to have a negative effect on related property values.
7. 14th Avenue SW is the sole access to the mosque parking lot in addition to being the sole access for all residents residing east of 14th Avenue SW and Sirocco Boulevard. There are no other access alternatives. Access is already extremely difficult and congested and this proposed amendment would only make it worse.



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First name [required] Diana

Last name [required] Twork

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters Christie Park - Land Use Redesignation LOC2023-0210 BYLAW 285D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Notice of Public Hearing on Planning Matters
Land Use Redesignation – Christie Park LOC2023-0210 BYLAW 285D2024
Road Closure – Christie park LOC2023-0210 BYLAW 14C2024

Dear Members of Council,

I strongly oppose this development within the community of Christie Park in which the Calgary Islamic Centre SW Masjid (CICSW) – Mosque currently has a building. The Calgary Islamic Centre has significantly out grown the current location and by extending the parking lot, this will still not resolve the overall issue. Increasing the parking lot will greatly impact the natural environment and landscaping that currently helps to block out the noise from Sarcee Trail, 17th Avenue and the LRT. This will also decrease the value of homes in the area. This would be an appropriate time to review the buildings existing fire code rules given the considerable number of people attending this property.

There are solutions available that are not being utilized by the attendees of this Community Institution, and as an Institution within Christie Park it should have some regard for the Community in which it is present. Unfortunately, the Community of Christie Park and its landscape is not a priority to the Mosque as it would prefer parking spaces over being a considerate neighbor. When an event is occurring there are cars parked all over the community. All the way up the hill from 17th Ave on Costello Blvd, the entire street of 14th Ave SW and generally parking is done illegally. This extended parking lot, will not resolve the overall parking issues of this building. There is public transportation readily available as the Sirocco LRT station is literally steps away from the current parking lot. There is also Wentworth Manor with ample above and below ground parking that the Mosque could negotiate an agreement with for parking solutions. It would also be a suitable time to review the current landscaping of this property and the Bylaws in which it falls under.