



## Public Submission

CC 968 (R2024-05)

## 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.

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## 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] Marshall

Last name [required] Naruzny

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] (if you Standing Policy Committee on Infrastructure and Planning

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

**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 adjustments, please write "budget" below.)**

[required] - max 75 characters 7.2.2 Policy and Land Use Amendment in Springbank Hill (Ward 6) at 7755 – 1



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

In opposition

ATTACHMENT\_01\_FILENAME

SBHCA LT City LOC2023-0127 CPC2024-0615.pdf

ATTACHMENT\_02\_FILENAME

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



7541- 26 Ave SW  
Calgary, AB, T3H 3X2  
Email: [info@springbankhill.org](mailto:info@springbankhill.org)

October 17, 2024

TO: The City of Calgary, Community Planning, Planning and Development

Attn: Kieran Slattery

RE: LOC2023-0127, CPC2024-0615 7755 17 AV SW

Thank you for the opportunity to again review LOC2023-0127 and provide comments. We note and the unique agreement to ensure .19ha of community accessible greenspace in this large development in addition to the 13m setback from the eastern edge of the development. While appreciative of this and other changes brought forward by the applicant with the assistance of administration to provide more clarity and certainty to the broad strokes of development, the community still has several concerns about this application.

#### 1: Building Design

In review, we note the changes to ensure the 13m setback from the adjacent school to the east as well as the specifications for a gradual increase from 4 storeys on the east to

10 storeys on the west of the development. Though this may be addressed at the development permit stage, we note no shadow studies, lighting studies, or studies of light reflection from the building to the school to the east have been provided publicly provided. These are key concerns of the school community and would appreciate appropriate documents and assurances be provided at the land use stage to not negatively impact the well being of the student population.

#### 2: Traffic

Though numerous requests have been made of the applicant, and administration, we note no comprehensive TIA has been provided to review.

A: While the Bunt Willows Phase 4 Access review March 27, 2024, provides detailed analysis of the impact of the Willows buildings to the west of 77<sup>th</sup> we note the following :

Though mentioned in the document "The analysis accounted for a similar mid-block site access for a proposed non-Truman development across the street", in review with the document's author it was stated that this was based on the proposed densities and did not provide a detailed access review with north south traffic flows. The author further suggested this type of analysis would be required of the applicant of this development.

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B: 77<sup>th</sup> street SW between 19<sup>th</sup> Ave SW and 26<sup>th</sup> Ave SW

The ISL Cobalt TIA Dec 2022, noted that 77<sup>th</sup> street between 19<sup>th</sup> Ave SW and 26<sup>th</sup> Ave SW would exceed the Street Capacity (VPD) of a collector street. This TIA did not take into account any of the developments on the east side of 77<sup>th</sup>. While there have been several traffic memos dealing with the 77<sup>th</sup> east developments, we are unsure if a comprehensive TIA has been completed dealing with 77<sup>th</sup> street capacity.

### 3: Safety

There have been many changes to the fabric of the community with developments completed and planned as envisioned by ASP completed in 2017. With this development, safety of the school community is of the utmost importance, especially given the proximity of the elementary school and playground directly to the east of the proposed development.

No assurances have been provided for the types of retail that would be allowed in the development. This could be done through the direct control mechanism, though there has been no undertaking by the applicant to do so. Of further concern, it is noted that “place of worship” is only a discretionary use, and the community has not been given assurances that the Rockpointe Church actually will be a tenant of the development or if additional retail will take its place.

Given the above concerns our request is that the asp amendment, and land use application be paused until our concerns are adequately addressed.

Sincere regards,

***Springbank Hill Community Association***

Per: Stephen Carter-Edwards, Director Planning and Development

CC: Councillor Richard Pootmans

CA Ward 6

Executive, SBHCA

Dr. J. Rogers

D. Hall

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First name [required]	Jason
Last name [required]	Rogers
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	LOC2023-0127 - Policy and Land Use Amendment at 7755 17 Avenue SW
Are you in favour or opposition of the issue? [required]	In opposition



### Public Submission

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ATTACHMENT\_01\_FILENAME

Jason Rogers- Letter to Council - November 26, 2024.pdf

ATTACHMENT\_02\_FILENAME

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

Calgary City Council  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Mayor and City Councillors,

We write to you on behalf of Rundle College Society to express our concerns regarding the potential land use change for 7755 17 Ave SW. This property is just west of our school and shares a property line with our Kindergarten to Grade 6 school at 17 Avenue and 77 Street SW.

Since the original application (LOC2023-0127) for rezoning was submitted, our school and the surrounding community have been deeply engaged and actively involved. We have received and provided feedback through dozens of comments at open houses and over 100 individual letters of concern, reflecting the community's strong interest in ensuring responsible and thoughtful development in this sensitive area.

We do not outright oppose the land-use change with the Direct Control Bylaw. We worked collaboratively with the landowners (The Western Canadian District of the Christian and Missionary Alliance and RockPointe Church) to find a collaborative way to help them add greater height and density to the site, up to 10 storeys with thoughtful setbacks and slope adaptive design. We value the inclusion of the 13-metre setback along our shared property line and the angled maximum building height to reduce the impact of the east-facing massing on our school. We also appreciate the work by the City of Calgary and the file manager for being receptive to Rundle's concerns. Since 2017, during the negotiation of the original Springbank Hill Area Structure Plan, Rundle has actively and constructively collaborated with neighbours and stakeholders to support balanced growth and increased housing density in our neighbourhood.

However, we want to ensure that any development that abuts our school thoughtfully considers the privacy and well-being of our young students and the operational needs of our school. We are sensitive to the fact that students as young as five would be trying to learn with a building next door overlooking their classrooms and outdoor learning spaces. We understand that many concerns may be addressed at the development permit stage, which is why we cannot support this specific land use change – without a concurrent development permit application.

**We would like Calgary City Council to consider requiring a concurrent development permit alongside the land-use change and Direct Control Bylaw for this property.** This is the only way to ensure a commitment by the landowners to add to the housing supply that this area needs while maintaining a commitment to the community that their voice is heard and respected.

If “the intent of the landowner is to sell the land to a developer,” as noted in the October 17, 2024 planning report, a development permit is an essential step in honouring the Direct Control Bylaw. We understand the landowner has responded saying they do not intend to sell the property. While this clarification is appreciated, over the course of numerous meetings, the landowners have shared with us that they have not yet decided on the future location of their church and are still considering options, including on other properties. As a result, we have a heightened concern regarding the future enforceability of the conditions negotiated under the Direct Control Bylaw.

Because of these ongoing concerns, Rundle made several proposals to the landowner in an effort to mitigate potential future risks to the broader Springbank Hill community if the property were to be sold after an approved land-use change. Our proposals included adding mechanisms such as:

- a Right of First Offer (ROFO),
- a Right of First Refusal (ROFR),
- a Restrictive Covenant to preserve the carefully negotiated conditions in the Direct Control Bylaw, and
- good faith offers to explore a sale to Rundle and a joint-use opportunity.

Unfortunately, in a meeting held the weekend of November 24, 2024, the landowner declined to consider any and all of these options.

Given the time and effort the Springbank Hill community has spent working to reach the best possible outcome for this property, a concurrent development permit provides assurances that the best possible outcome is ultimately what gets built.

We ask City Council to require a concurrent Development Permit tied directly to the plans for this property and the terms of the Direct Control Bylaw. This would ensure that the future development aligns with the established conditions and addresses the unique sensitivities of having a Kindergarten to Grade 6 school directly adjacent to the site.

The land-use needs to be considered in the context of a Development Permit with further engagement from Rundle and the Springbank Hill neighbourhood to address our concerns, including:

- Landscape design within the setback area.
- Intended use of the land in the setback area.
- Noise considerations along the setback area and on Rundle property.
- Building materials of the proposed building.
- Location of any open amenity spaces in the proposed building that will impact the school.
- Location of the various uses within the proposed building.
- Massing with shadow and sunlight studies incorporating stepbacks on the eastern aspect of the proposed development.



Rundle urges City Council to weigh these considerations and support the concurrent development permit requirement to safeguard and commit to the community's interests. This action not only ensures that development proceeds responsibly but will also maintain the spirit of collaboration and respect that has characterized the planning process thus far.

Thank you for your time and attention to this matter. Please do not hesitate to contact us for further information or clarification.

Yours sincerely,



Dr. Jason Rogers  
Head of School  
Rundle College Society

cc: Rundle College Society Board of Directors  
Rundle College Education Foundation Board of Governors