



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

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First name [required]	Roxanna
Last name [required]	Chow
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 4, 2025
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 for Tuxedo Park LOC2024-0064 Bylaw 28D2025
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)

My family recently moved to Tuxedo, within a city block of the proposed site. Street parking is already challenging for the area given the density. The proposal of the multi storey residential condo buildings sitting on commercial units poses an even larger challenge with the increased vehicle traffic. I am opposed to the number of stories proposed for the mixed use buildings. Please reconsider the proposal with a smaller building/footprint for the area.
Thank you for your time.



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First name [required]	Chan
Last name [required]	Lam
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]	Feb 5, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	TUXEDO PARK LAND USE REDESIGNATION - LOC2024-0064 BYLAW 28D2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear City Planning Department,

I am writing to formally express my concerns regarding the proposed construction of a large multi-storey building in close proximity to my residence. Having moved into this neighborhood in October 2024, I have grown to appreciate the tranquility and sense of community that defines our area. However, the planned development threatens to disrupt this environment in several significant ways.

Firstly, the influx of new residents will likely exacerbate parking issues in the area, as the limited public parking spaces become increasingly occupied. This situation will not only inconvenience current residents but also potentially lead to conflicts and increased traffic congestion.

Secondly, the construction process and subsequent increase in population density will contribute to heightened noise levels, disrupting the peace that we currently enjoy. Noise pollution is a serious concern, particularly for those of us who work from home or have young children.

Additionally, the safety and security of the neighborhood may be compromised by the addition of a large residential building. The increased foot traffic and presence of construction workers may lead to potential security risks, making it imperative to consider these factors before proceeding with the development.

Another significant concern is the potential increase in litter around the neighborhood. The presence of construction debris and an influx of new residents could lead to more litter, posing a risk to pets. I am particularly worried about my dog ingesting harmful materials, which could pose serious health risks.

I respectfully request that the city reconsider or halt the proposed project to preserve the quality of life for existing residents. I believe that alternative locations or scaled-down projects could be explored to balance development with the needs of the current community.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be addressed appropriately.



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First name [required] Stephanie

Last name [required] Nygren

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 4, 2025

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 LOC2024-0064 (Plan 2617AG, Block 59, Lots 1 to 10)

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am addressing council today to oppose LOC2024-0064, the land use redesignation for the land located at 3103, 3105, 3111, 3115 and 3119 on Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill(R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District. I oppose the building height being proposed in this land use redesignation as it is not in step with the charm of Tuxedo Park. The height of this development would be an egregious departure from any other building in the neighbourhood and surrounding neighbourhoods. It would infringe on the natural light and privacy of the blocks that surround it. In discussing with other neighbours, I have not found any in favor of this proposed land use change due to the height of the building.

Perhaps the biggest problem with a building of this height is the lack of amenities in the neighbourhood (no gyms, no swimming pool, no convenience stores, scant restaurants, small BRT platform) and no Green Line for the foreseeable future. According to the developer, there are no affordable units or green building initiatives planned for this development, making it hard to justify this kind of density, that would put a disproportionate burden on the residents of the block.

I think at the very least, this development should be put on pause until we have a better picture of when the Green Line will be coming North on Centre Street and henceforth attract the amenities needed for a building of this size.

As a side note: Public engagement by the developer has been negligible; notifying only 4 adjacent residences of one public information night where the purpose and location of the meeting were unclear on the invitation. From that meeting, they held one, small information session on zoom. Many of our neighbours do not have access to this technology. As a Calgarian I think developers should be required to do better when engaging the citizens their projects affect.



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First name [required]	Steve
Last name [required]	Murray
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
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 - LOC2024-0064
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME Land use redesignation - LOC2024-0064.docx

ATTACHMENT_02_FILENAME

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

Date: January 27, 2025
RE: LOC2024-0064

Dear Members of the City Council,

I am writing to express my deep concerns regarding the proposed change in land use designation for LOC2024-0064, located at 3103 Centre St. NW in Tuxedo Park. As a long-time resident of this neighborhood, I have serious reservations about the potential impact this change will have on our community.

First, the development of a building that is both larger and taller than current zoning regulations allow would significantly alter the character of our neighborhood. Our area is comprised exclusively of low- to mid-rise buildings (at most five to six stories in height), and a sudden increase in the height and scale of a new construction project would be out of place. The proposed development, if approved, would represent the tallest building north of the downtown core along Centre St. This change does not align with the established aesthetic and identity of our neighborhood.

Secondly, I am particularly concerned about the increase in traffic that this development would generate. The current infrastructure is not equipped to handle a large influx of vehicles and residents. I have personally witnessed several collisions and close calls at the intersections of Centre St and 30th to 32nd Avenues, and this additional traffic will increase my concern. Adding more residents and businesses without addressing these critical traffic issues will likely lead to gridlock, delays, and potential safety hazards, making our streets less pedestrian-friendly and more dangerous.

Additionally, there is a very real concern about the potential reduction in property values that could result from this proposed development. If this development is allowed to proceed, the looming presence of an oversized building will likely diminish the appeal of our neighborhood. The loss of sunlight, diminished views, and overall change in the area's character will reduce the attractiveness of living here. I fear this could impact property values for homeowners like myself, undermining what we have invested in our community.

Another significant concern is the disruption caused by construction activities. Large-scale projects inevitably bring noise, dust, traffic disruptions, and long timelines for completion. The construction process could severely affect the daily lives of current residents for an extended period of time, and I urge the City Council to carefully consider how these inconveniences will be mitigated.

I urge the City Council to reconsider the proposed change in land use designation. I ask that you take into account the concerns of those of us who live in the affected area. It is important to preserve the integrity of our neighborhood, ensuring it remains a place where families can live, work, and play in a safe, welcoming environment.

Thank you for your time and attention to this matter. I trust that you will carefully weigh these concerns before making any decisions.

Sincerely,
Tuxedo Park Resident



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First name [required]	Blake
Last name [required]	Haug
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
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, Tuxedo Park, LOC2024-0064, Bylaw 28D2025
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME Property Development.pdf

ATTACHMENT_02_FILENAME

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

My wife and I live on 31st ave NW and we have concerns and reservations regarding the proposed 12 story and 6 story development (Tuxedo Park, LOC2024-0064) on 30th Ave NW and 31st Ave NW along Center street.

1. Parking

- a. The area immediately surrounding the development (30th ave and 31st ave, and on both avenues from 1st st NE to 1st st NW) will not be able to support the parking needs if this development goes through. See photos below illustrating the lack of parking available.
- b. The developer needs to supply enough parking on the development location to accommodate all the parking needs for the residents living in the development.
- c. The chaos of residents fighting over parking can be avoided if the developers supply their own on-site parking.
- d. We understand that we can apply for parking permits once a large 'parking generator' has been established, without 100% on site parking coverage for this development, this will become a parking generator. Why should the residents have to cover the costs of parking permits when the developer can include 100% parking coverage within the development itself?

2. Green Line

- a. This project was proposed when the green line was going to come up Center street. It is no longer coming up Center Street, and therefore we do not believe a 6 story and 12 story building is necessary.

3. Development

- a. During a zoom call meeting with Hive Development, the residents asked if the developer can work with us and reduce the height of the building down to 4 story's. The Hive Development team said 'no one is building under 6 storey's'. When we look around our community, within a 1 km radius, no one is building over 4 storey's.
- b. The Hive Developers used an example of other successful high rises in Calgary in Bridgeland called the Dominion, they failed to recognize that the Dominion high rise is in close proximity to the Bridgeland station and downtown. These 2 developments cannot be compared to one another, and the proposed development at Tuxedo is not suitable.

We sincerely hope you take into consideration the community of Tuxedo Park, and our desire to have a reasonable outcome.

Blake and Angela Haug

Photo taken on 30th Ave and Centre Street looking east.

Only 2 parking spots available along 31st ave from Center Street to First St NE



Photo taken on 30th Ave and Centre Street looking west.

Only 2 parking spots available along 31st ave from Center Street to First St NW.



Photo taken on 31st Ave and Centre Street looking east.

Approximately 6 parking spots available along 31st ave from Center Street to First St NE.



Photo taken on 31st Ave and Centre Street looking west.

Approximately 12 parking spots available along 31st ave from Center Street to First St NW.



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First name [required]	Herbert
Last name [required]	Au
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]	Feb 4, 2025
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 Tuxedo Park LOC2024-0064 Bylaw 28D2025 to Mixed Use
Are you in favour or opposition of the issue? [required]	In opposition



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Last name [required]	Fuentes
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Date of meeting [required]	Feb 4, 2025
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[required] - max 75 characters	Land Use Redesignation Tuxedo Park LOC2024-0064 Bylaw 28D2025 to Mixed Use
Are you in favour or opposition of the issue? [required]	In opposition



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Last name [required]	Maters
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[required] - max 75 characters	Land use redesignation, Tuxedo Park
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my extreme concerns over the plan to amend the land use destination in Tuxedo park (LOC2024-0064). I have lived in Tuxedo Park for over 15 years and I love my community. I understand the severity of the housing crisis in Calgary and I can appreciate that Centre street is an urban main street, but Tuxedo Park is a small, close knit and unique community. A project of this scale has serious implications to our community. Most of the houses in this neighbourhood are low profile older houses and recently, duplexes and fourplexes. This combination of mixed housing has created a vibrant and varied community. Residents in both older and newer homes in the area have embraced the "personal" feel of this neighbourhood with wonderful gardens, strong resident friendships and well attended community events in our small community centre. A significant amount of money was recently spent rebuilding our playground and flood mitigation. A 6-12 story apartment building is out of place, monstrous in the shadow it creates (especially over our small, older properties) and will create parking problems in a neighbourhood that already has parking problems. No matter how modern, this building does not fit the feel of this historic urban community. Recently there is even talk about preserving the 1920's school building along 27th avenue and 1st Street NE because of it's historical significance. If this project must go ahead, I highly urge the developers to construct a building with less than 6 stories. I have young family and chose Tuxedo park because of it's strong community ties and the love of our backyard. A 12 story building would look directly into our backyard and essentially eliminate our privacy and feeling of safety. The entire feel of the neighbourhood will change drastically with this project. Additionally, the land use designation amendment was originally proposed to work in conjunction with the developing Green LRT line. Seeing as this transit project has been put on hold, it makes no sense to continue forcing Centre street to become a public transit driven high density housing area. Given the current state of public transit along this route, there would be no reason to suggest that large numbers of people would flock to live in high rise buildings in this area without a green line. Thank you for your consideration in addressing the serious concerns of the community, We urge you to reject the amendment of the land use designation.



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First name [required]	Madeleine
Last name [required]	Mangels
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Date of meeting [required]	Feb 4, 2025
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[required] - max 75 characters	Rezoning LOC2024-0064
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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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] Grayham

Last name [required] Gardiner

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 4, 2025

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 - Tuxedo Park

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Gardiner Public Submission for Council Mtg Feb 4.docx

ATTACHMENT_02_FILENAME

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

Please see / read my uploaded Word Doc file (Gardiner Public Submission for Council Mtg Feb 4.docx). Thank you. GG

Public Submission to City Clerk's Office

Council Meeting - Tuesday, February 4th

RE: Land Use Redesignation - Tuxedo Park (Centre St / 30 Ave)

Dear City Council,

I am writing to you as a very concerned resident of Tuxedo Park voicing the concerns of myself, my family and my neighbors regarding the proposed development on Centre Street. I live nearby, directly across Centre Street from the proposed site.

The issues with this proposed development are many.

I understand the need for additional housing in Calgary, but the location for this development just does not fit. Within the communities of Tuxedo Park (to the east) and Mount Pleasant (to the west), there are no buildings higher than 6 storeys, and those that are, are within shopping / commercial areas already.

Furthermore, with no Green line LRT track and station in the area anytime soon, there is no real, valid point or reason for this high density housing without transit support.

The proposed building is directly beside small, family houses on all sides which would lead to **several specific issues for them and surrounding residents on both sides of Centre Street:**

1) **Privacy** - the 12 storey building would be directly looking into my and my neighbors' back yards. This will put the privacy of my family at risk, and we certainly enjoy living in a quiet, unobtrusive neighborhood. It is very bizarre and weird to think there could be a high rise there, mere metres from families with small children and open backyards.

2) **Shading** - I live **directly east** of the location across Centre Street between 30 and 31 Avenues, and I estimate a general loss of 3-4 hours of sunlight in each afternoon / evening. All houses around the location to the east and west would suffer with this shading, affecting quality of life, and growing conditions in our backyards.

3) **Street Parking** - with (150?) units less than 200 feet from my property, and virtually next door to others, we are very worried about inevitably losing out on the ability to park in front of our own houses. (150?) units with only 0.6 parking spots allocated per unit will absolutely lead to dozens of cars looking for spots in the community, causing additional headaches and traffic. This will be amplified again, by the lack of Green line LRT support, which was one of the only valid reasons for this project. This project would completely

change the overall feeling of the community and what the current residents enjoy about Tuxedo Park.

City Council, as a long time resident of Tuxedo Park, me and my family love this community. It is quiet, quickly gaining more family residents who are moving in, and the residents enjoy the lack of unnecessarily tall buildings directly adjacent to the local, small houses.

I am not against higher density building within the inner city, but THIS IS NOT THE APPROPRIATE LOCATION for a 12 STOREY BUILDING.

I politely and considerately urge you to hear these concerns and block this development on this location. A more appropriate housing unit would be one of SIX or fewer storeys , which would fit the community and have far less outrage and disruption.

Thank you very much for your time in reading this message and I hope you can consider my position on this matter.

A very loyal and concerned Tuxedo Park and Ward 7 resident,

Grayham Gardiner



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.

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First name [required]	Kent
Last name [required]	Macrae
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 4, 2025
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 - Tuxedo Park LOC2024-0064
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Thank you for considering my comments regarding the proposed development in the 3100 block of Centre St NW. The proposed development will only have a negative impact on a community whose resources are already stretched. To begin, the building will not have adequate parking to handle the additional residents that would be introduced to the area. The 0.7 parking spots per unit will result in congestion on streets that are already filled to capacity with the current residents. At the current time, we are already experiencing excessive traffic, and excessive traffic speeds on our streets in the area, and this development would only aggravate the condition. Further to this, the postponement of additional transit services to the area due to the postponement of the Green Line project on Centre street will not provide any relief from the already over worked bus lines that currently run.

Compounding the problem is the current commercial occupants of the block routinely restrict access to both the alleyway adjacent to Centre street, and the driving lanes of 30 ave NW - typically during afternoon rush hour. This lack of respect for residents in the area will, unfortunately, be continued during the construction process, and I have no assurances that the developers will be "good neighbors" and control their trades in such a way that will minimize the impact on the surrounding blocks.

In short, the developers are seeking to build something that will not enhance our neighborhood in the slightest, add traffic, and increase population density in a price point that is of no value to Calgarians who need housing.