



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.

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]

Trevor

Last name [required]

Willmer

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 Community Development

Date of meeting [required]

Apr 8, 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 - LOC2018 0184 and Public Hearing in Council Chamber

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Land Use Redesignation - LOC2018-0184_Trevor Willmer.pdf

ATTACHMENT_02_FILENAME

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

As an owner who has and lived at Milestone Condominium, 1888 Signature Park SW which is located directly next to and north of 1919 Sirocco Drive for the past 21+ years and served on the Corporation's Board of Directors for 18+ years (including present), several unit owners are very concerned with Land Use Redesignation - LOC2018 0184 (as well as Development Permit - DP2025-01091) which will both have a very drastic negative impact on Signal Hills community. I also know there are many others in the community who feel the same.

My attached letter attempts to outline only a few of those valid concerns for everyone.

Regards,

Mr. Trevor Willmer

Trevor Willmer

#2303 - 1888 Signature Park S.W. Calgary, Alberta T3H 4Z1

March 23, 2025

City of Calgary Clerk's Office

700 Macleod Trail S.E.
P.O. Box 2100
Postal Station 'M' 8007
Calgary, Alberta, T2P 2M5

RE: Land Use Redesignation - LOC2018 0184 and Public Hearing in Council Chamber

TO: Calgary City Council, Calgary City Council Committee members, Public Hearing members:

My name is Trevor Willmer, and I've owned and lived at Milestone Condominium, Unit 2303, 1888 Signature Park SW since September 2003 which is located directly next to and north of 1919 Sirocco Drive SW. As an owner on the adjacent property to the proposed Land Use Redesignation - LOC2018-0184 for the past 21+ years, I most definitely do want to submit this written OBJECTION to that proposal. This includes the Development Permit - DP2025-01091 which is also directly related to this matter.

I could begin by informing the city of history regarding Milestone Condominium's development, permits and construction over 23 years ago. However, I'm sure all city members have those records on file to review for themselves.

Rezoning only LOT 1 property located at 1919 Sirocco Drive SW from COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT to MIXED USE - GENERAL (MU-1f3h25) DISTRICT appears to be premature at this time.

My first question is when will City Council confirm to all Signal Hill residents that LOT 2 (at that same address) will NOT be rezoned to permit up to an 85-meter high, 16 and/or 24 story residential buildings on LOT 2 as was originally requested/proposed in Land Use Redesignation - LOC2018-0184?

Why is LOT 2 not being rezoned to be the **same** as LOT 1 for this Land Use Redesignation at this time?

Solely concerning the MIXED USE - GENERAL (MU-1f3h25) DISTRICT rezoning of only LOT 1 at 1919 Sirocco Drive SW and the proposed 6-storey 23 meter high building with 119 residential units, **that does NOT provide enough parking** for all the residents who will live on that property not to mention visitors of those resident's as well as the patrons of any commercial businesses which are also occupy that same property. As indicated on **S2 ARCHITECTURE's Drawing No. DP0.01** (enclosed) issued on 2025.02.21, several units/residents of that proposed building DO NOT even have parking stalls for themselves (OR their visitors). This will have a **direct impact** on all residents along Sirocco Drive SW, Signature Park SW, Signature Way SW and beyond which will include Milestone Condominium residents immediately adjacent to the north of that proposed project. Sirocco Park and Ride does not provide any solution for this problem since that parking lot is full daily from Sirocco Station WestLRT users alone.

The motor vehicle traffic to 1851 Sirocco Drive SW, 1919 Sirocco Drive SW, and Sirocco Park and Ride are already a PROBLEM for anyone who actually drives in the Signal Hill area and/or looks. Adding 150-300+ permanent residents to that property will only COMPOUND this existing PROBLEM exponentially!!

One Milestone owner has already been **KILLED** walking on the sidewalk west of 1919 Sirocco Drive SW by literally being run over by a motorist leaving that commercial property. How many other people need to be KILLED before the City realizes the population density of this community is TOO HIGH?

FACT: Residents of Signal Hill do not need to be traffic engineers to identify these existing problems, unfortunately however, as residents we do have to live with them daily.

RE: Land Use Redesignation - LOC2018 0184 and Public Hearing in Council Chamber (Continued)

As you may or may not know, Milestone Condominium consists of 2 buildings. Building 1000 at 1888 Signature Park SW is directly north of that proposed 6-storey building 23-meter-high development and it's only a 2-storey building which is 10.2 meters in height. Obviously a 23-meter-high building on LOT 1 with only a 2 to 4 meters separation will block any sun for the 10.2-meter-high building year-round for its adjacent neighbor to the north. Building 2000 at 1888 Signature Park SW next door to the north is only a 3-storey building which is 13.3 meters in height. The proposed building on LOT 1 is roughly TWICE as high as both of its immediate neighbors to the north. Thinking of a 23-meter-high building in that location is unimaginable. Imagining an 85-meter-high TOWER as proposed for LOT 2 in the future of that property is literally ridiculous to say the least. For anyone who steps back and thinks forward, I believe these numbers paint a very clear picture regarding what the community would look like should LOC2018-0184 and/or DP2025-01091 be approved.

At most, only a MAXIMUM height of 15 meters should be considered for any proposed Land Use Redesignation in the Signal Hill area. Although that would slightly increase the population density, both the density and traffic impacts would be manageable.


Furthermore, to look at an even bigger picture, to the south of 1919 Sirocco Drive SW along Sarcee Trail, all homes and townhomes are well under 8 meters in height. Most of the homes and townhomes to the west of that location are also well under 8 meters in height and none are over 14 meters in height. Similarly, north of 17th Avenue SW all the homes and townhomes in the Strathcona area are also well under 8 meters in height.

In addition to creating a PERMANENT EYESORE for the entire Signal Hill community and anyone who travels north or south on Sarcee Trail daily, that proposed 6-storey building 23 meters in height will PERMANENTLY PHYSICALLY BLOCK the eastward downtown skyline view for several Signal Hill residents. Of course, a future 85-meter-high TOWER on LOT 2 in that location will have an even more SEVERE impact on the entire Signal Hill community, current and future.

From my perspective, none of those impacts are positive or favorable for anyone in Signal Hill's community.

Very concerned.

Regards,


Trevor Willmer

Enclosure: S2 ARCHITECTURE Drawing Number DP0.01 issued 2025.02.21 regarding this project.

Vicinity Map



DRAWING LIST

- ARCHITECTURE DRAWINGS
DP0.00 COVER SHEET
DP0.01 PROJECT INFORMATION
DP0.02 SITE SURVEY
DP1.00 SITE PLAN EXISTING
DP1.01 SITE PLAN DEMOLITION
DP1.02 SITE PLAN PROPOSED
DP1.03 SITE DETAILS
DP1.04 WASTE AND RECYCLING DETAILS
DP1.05 VEHICLE ACCESS PLANS
DP1.06 PARKADE RAMP DETAILS
DP2.00 PARKADE LEVEL 2 FLOOR PLAN
DP2.01 PARKADE LEVEL 1 FLOOR PLAN
DP2.02 LEVEL 1 FLOOR PLAN
DP2.03 LEVEL 2 FLOOR PLAN
DP2.04 LEVEL 3 FLOOR PLAN
DP2.05 LEVEL 4 FLOOR PLAN
DP2.06 LEVEL 5 FLOOR PLAN
DP2.07 LEVEL 6 FLOOR PLAN
DP2.08 ROOF PLAN
DP3.00 UNIT PLANS MAIN LEVEL
DP3.01 UNIT PLANS TYPICAL
DP3.02 UNIT PLANS TYPICAL
DP4.00 BUILDING ELEVATIONS
DP5.00 BUILDING SECTIONS
DP6.00 ISOMETRIC VIEWS
ELECTRICAL DRAWINGS
DP E-101 SITE PLAN
DP E-102 PHOTOMETRIC CALCULATIONS
DP E-103 LUMINAIRE SCHEDULE
CIVIL DRAWINGS
198-02 BASE SERVICING PLAN (FOR DP)
198-02 BASE GRADING PLAN (FOR DP)
198-02 DEMO SITE DEMOLITION PLAN
LANDSCAPE DRAWINGS
DPL1 LANDSCAPE LAYOUT
DPL2 TREE PROTECTION PLAN + REMOVAL

Municipal Address

1896 SIGNATURE PARK SW
& 1919 SIROCCO DRIVE SW
Calgary, AB

Legal Address

BLOCK 8, LOT 1 & 2, PLAN 9011583 within NE 1/4 SEC. 11, TWP. 24, RGE. 2 W 5 M

Site Summary

LOT 1 AREA: 4361m² (0.4361ha) (1.08 acres)
LOT 2 AREA: 8106m² (0.8106ha) (2.00 acres)

Bylaw Zoning

LOT 1: Land Use Bylaw IP2007, PART 14, DIVISION 2
MIXED USE - GENERAL (MU-1) DISTRICT
LOT 2: Land Use Bylaw IP2007, PART 7, DIVISION 4
COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT

NOTE: SITE HAS RECENTLY BEEN PRELIMINARILY APPROVED FOR LAND DIVISION. REFER TO SB2024-0248 FOR DETAILS.

Proposed Development

THIS DEVELOPMENT PERMIT DRAWING SET OUTLINES THE SITE SERVICING & BUILDING DESIGN FOR A NEW MIXED-USE DEVELOPMENT.

THE NEW MIXED-USE DEVELOPMENT WILL INCLUDE:

MEDIUM DENSITY RESIDENTIAL
COMMERCIAL - RETAIL

BUILDING CLASSIFICATION AS PER ALBERTA BUILDING CODE:
GROUP C, UP TO 6 STOREY, SPRINKLERED

NOTE: A FIREWALL HAS BEEN INCLUDED TO MEET THE 1500m² BUILDING AREA REQUIREMENT

MINOR OCCUPANCIES:
GROUP E - MERCHANDISE OCCUPANCY
GROUP F, DIVISION 3 - PARKADE

Bylaw Setback

MU-1 SETBACKS:

MINIMUM PERMITTED SETBACK AREAS

- FRONT
• NO REQUIREMENTS FOR FRONT SETBACK
REAR:
• NO REQUIREMENTS FOR REAR SETBACK
SIDE (Signature Park SW):
• 0.0m WHERE A PARCEL SHARES A SIDE PROPERTY LINE WITH A STREET

Building Height

MU-1 REQUIREMENTS:

MU-1 MAXIMUM BUILDING HEIGHT: NO HEIGHT REQUIREMENTS
PROPOSED BUILDING HEIGHT: 23.0m

Floor Area Ratio

Table with 2 columns: MAXIMUM PERMITTED F.A.R. (N/A), PROPOSED F.A.R. (2.5)

10,529m² (GFA) / 4278m² (PARCEL AREA) = 2.5 FAR

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

Table with 2 columns: LEVEL, GROSS FLOOR AREA (GFA). Rows include LEVEL 1-6 and TOTAL ABOVE GRADE (10,629m²), PARKADE LEVEL 1-2, TOTAL BELOW GRADE (6,729.9m²).

Table with 2 columns: LEVEL, GROSS FLOOR AREA (GFA) ALL OCATION. Rows include COMMERCIAL LEVEL 1 (519.8m²), RESIDENTIAL LEVEL 1-6 (8,306.4m²), and TOTAL (8,306.4m²).

Dwelling Unit Count

UNIT SUMMARY table with columns: UNIT NAME, UNIT TYPE, UNIT AREA, QUANTITY. Lists various unit types (1B-1 to 2B-7M) and their counts, totaling 119 units.

Dwelling Unit Count Per Floor

UNIT SUMMARY PER FLOOR table with columns: UNIT NAME, LEVEL 1-6, TOTAL. Shows unit distribution across floors from Level 2 to Level 6.

Motor Vehicle Parking Requirements

RESIDENTIAL - PARKADE RESIDENT PARKING table with columns: DESCRIPTION, DWELLING UNIT QUANTITY, FACTOR (STALL PER UNIT), REQUIRED, PROVIDED. Totals: 119 units, 60 required, 114 provided.

COMMERCIAL - PARKING AT GRADE table with columns: USE, REQUIRED, PROVIDED. Totals: 0 required, 35 provided.

NOTE: ALL RESIDENTIAL/VISITOR STALLS ARE LOCATED IN THE PARKADE. COMMERCIAL PARKING IS SPLIT BETWEEN PARKADE AND GRADE.

NOTE: THE REQUIRED NUMBER OF RESIDENTIAL MOTOR VEHICLE PARKING STALLS IS REDUCED BY 25.0 PER CENT (FROM 75.0 TO 50.0) DUE TO THE SITE BEING WITHIN 600m OF AN LRT STATION.

Bicycle Parking Requirements

RESIDENTIAL - CLASS 1 PARKING table with columns: DESCRIPTION, QUANTITY, FACTOR (STALL PER UNIT), REQUIRED, PROVIDED. Total: 119 units, 60 required, 100 provided.

RESIDENTIAL - CLASS 2 PARKING table with columns: DESCRIPTION, QUANTITY, FACTOR (STALL PER UNIT), REQUIRED, PROVIDED. Total: 119 units, 12 required, 12 provided.

COMMERCIAL - CLASS 2 PARKING table with columns: DESCRIPTION, GROSS USABLE FLOOR SPACE (m²), FACTOR (STALL PER 250m²), REQUIRED, PROVIDED. Total: 520m², 3 required, 3 provided.

NOTE: NO REQUIREMENT FOR COMMERCIAL CLASS 1 BIKE STALLS

Waste & Recycling Requirements

RESIDENTIAL - WASTE & RECYCLING table with columns: DESCRIPTION, QUANTITY, NO. OF BINS (3 yd³), REQUIRED, PROVIDED. Total: 119 units, 12 required, 6 provided.

RESIDENTIAL CALCULATIONS:
0.3yd³ x 119 UNITS = 35.7yd³ TOTAL WASTE & RECYCLING PRODUCED

35.7yd³/3yd³ = 11.9 BINS

BI-WEEKLY PICKUP = 11.9/2 = 6 BINS

PROVIDED
3 - 3yd³ WASTE BINS
3 - 3yd³ RECYCLING BINS
2 - 800L COMPOST BINS

COMMERCIAL - WASTE & RECYCLING table with columns: DESCRIPTION, WASTE (m³), NO. OF BINS (3 yd³), REQUIRED, PROVIDED. Total: 6m³, 2 required, 2 provided.

COMMERCIAL CALCULATIONS:
1 BAY = 1.0m³ WASTE PER WEEK

6 BAY x 1.0m³ = 6m³ (7.8yd³) WASTE PRODUCED

BI-WEEKLY PICKUP = 6m³/2 = 3m³ (3.9yd³) WASTE PRODUCED = 2 BINS

PROVIDED
1 - 3yd³ WASTE BINS
1 - 3yd³ RECYCLING BINS
1 - 800L COMPOST BINS

CALGARY | EDMONTON | VANCOUVER

CONSULTANT INFORMATION

SIROCCO VILLAGE

1896 SIGNATURE PARK SW
& 1919 SIROCCO DRIVE SW, Calgary, AB

CLIENT
SIROCCO VILLAGE INC.

- NOTE
• This drawing supercedes previous issues. Do not scale these drawings.
• Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
• The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by the other.
• All drawings remain the property of the Architect. These drawings are Copyright 2025 S2 Architecture. These drawings may not be reproduced without the permission of the Architect.

ISSUED DATE
D.P. Submission 2025.02.21

SEALS

NOT FOR
CONSTRUCTION

SCALE

DATE 2/21/2025 2:27:50 PM

DRAWN BY KM TRUE NORTH

CHECKED BY CZ

PROJECT NO. 216129 PROJECT NORTH

DRAWING TITLE
PROJECT INFORMATION

DRAWING NO.

DPO.01
page 3 of 15



Public Submission

CC 968 (R2024-05)

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

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First name [required] Mary

Last name [required] Tang

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 8, 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 Signal Hill LOC2018-9174 Bylaw 65D2025

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Land Use Redesignation Letter March 2025.pdf

ATTACHMENT_02_FILENAME

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

March 25, 2025

City of Calgary Clerk's Office

700 Macleod Trail S.E.
P.O. Box 2100
Postal Station 'M' 8007
Calgary, Alberta, T2P 2M5

Attn: [REDACTED]

Calgary City Council, Calgary City Council Committee members, Public Hearing members

RE: Land Use Redesignation - LOC2018 0184 and Public Hearing in Council Chamber

My name is Mary Tang and I have resided at the Milestone Condominium since May 2003 which is located directly next to and north of 1919 Sirocco Drive SW. As an owner on the adjacent property to the proposed development, I am submitting my objection to this project.

A structure of this magnitude and height (6-storey 23 meter high building with 119 residential units does NOT provide enough parking for all the residents who will live on that property not to mention visitors of those residents as well as the patrons of any commercial businesses which also occupy that same property.) This will have a direct impact on all residents along Sirocco Drive SW, Signature Park SW, Signature Way SW and beyond which will include Milestone Condominium residents immediately adjacent to the north of that proposed project. Sirocco Park and Ride does not provide any solution for this problem since that parking lot is full daily from Sirocco Station WestLRT users alone.

The motor vehicle traffic to 1851 Sirocco Drive SW, 1919 Sirocco Drive SW, and Sirocco Park and Ride are already a PROBLEM for anyone who actually drives in the Signal Hill area and/or looks. Adding 150-300+ permanent residents to that property will only compound the existing problem exponentially.

As you may or may not know, Milestone Condominium consists of 2 buildings. Building 1000 at 1888 Signature Park SW is directly north of that proposed 6-storey building 23-meter-high development and it's only a 2-storey building which is 10.2 meters in height. Obviously a 23-meter-high building on LOT 1 with only a 2 to 4 meters separation will block any sun for the 10.2-meter-high building year-round for its adjacent neighbor to the north. Building 2000 at 1888 Signature Park SW next door to the north is only a 3-storey building which is 13.3 meters in height. The proposed building on LOT 1 is roughly TWICE as high as both of its immediate neighbors to the north. Thinking of a 23-meter-high building in that location is unimaginable.

I implore the Council to revisit the proposed project and arrive at a development that will integrate into the Signal Hill community. Although that would slightly increase the population density, both the density and traffic impacts would be manageable.

Respectfully submitted,

[REDACTED]
Mary Tang



Public Submission

CC 968 (R2024-05)

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First name [required]

George

Last name [required]

McWilliam

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 Community Development

Date of meeting [required]

Apr 8, 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 Signal Hill LOC2018-0184 BYLAW 65D2025

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)

My comments to you at 403-268-2362.

From: [Carol Zazula](#)
To: [Public Submissions](#)
Subject: Re: [External] City Council and Public Hearing April 8, 2025 Re: LOC 2018-0184 and CPC 2025-0078
Date: Monday, March 31, 2025 12:10:44 PM

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Thanks, i have read and agree to the FOIP requirements. Carol

On Mon, Mar 31, 2025, 11:18 a.m. Public Submissions <PublicSubmissions@calgary.ca> wrote:

Hello Carol,

That does sound frustrating. We require comments to be received on our form to confirm that you have read and agreed to our FOIP statement.

However, in this circumstance, you can respond to this email to confirm that you have read and agree with the FOIP statement below:

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and published at www.calgary.ca/ph.

***Note: Personal information provided in submissions related 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 Act of Alberta* (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.**

Thank you,

Kathleen

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca

From: Carol Zazula [REDACTED]
Sent: Monday, March 31, 2025 9:32 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: Re: [External] City Council and Public Hearing April 8, 2025 Re: LOC 2018-0184 and CPC 2025-0078

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so.
Please forward suspicious/concerning email to spam@calgary.ca

Hi Kathleen. I tried using the form over the weekend and was continuously timed out. Very frustrating. Why is email unacceptable? Carol

On Mon, Mar 31, 2025, 9:01 a.m. Public Submissions <PublicSubmissions@calgary.ca> wrote:

Hello Carol,

Thank you for your email.

If you wish for your Comment to be added to the agenda for the **2025 April 8th Public Hearing Meeting of Council**, please resubmit using the [Public Submission Form](#). Please resubmit or reply at your earliest convenience. **The deadline for submission is Tuesday, April 1st, 2025, at 12:00 pm (noon).**

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and published at www.calgary.ca/ph.

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Best Regards,

Kathleen

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca

From: Carol Zazula [REDACTED]
Sent: Sunday, March 30, 2025 4:02 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [External] City Council and Public Hearing April 8, 2025 Re: LOC 2018-0184 and CPC 2025-0078

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

These rezoning applications (LOC 2018-0184 and CPC 2025-0078) on Sirocco Drive and Signature Way have a direct effect on me. I live in an adjacent development. I have lived in Calgary over 70 years, in 5 neighborhoods and three quadrants. When we retired we chose Signal Hill because it was a mature, well-planned neighborhood with detached, semi-attached, multi-unit, and commercial properties with **nothing higher than 3 stories**. We have a great community.

This rezoning and the scale of the proposed development to 6 stories will set a precedent for future development. There is no guarantee that this vertical development around LRT stations will lead to increased ridership, but there is no doubt that it will dramatically and negatively change the character for those of us who live here.

This is already a high traffic area of Signal Hill with West Market Square, The Manor Village, Wentworth Manor, Calgary Islamic Centre, Sirocco LRT station and the LRT Parking Lot, all in proximity to the proposed site.

Sirocco Drive is a primary route for residential vehicle traffic, emergency vehicles, a walking route for many seniors in the area, a primary connector for foot traffic from the LRT, access to West Market Square, the Mosque, and the **only route** to the LRT parking lot. Increased density in this area would significantly increase traffic and safety concerns.

When some residents met with the La Caille Group last fall, Mr. Peter Livaditis explained that renovations to the existing building would not be enough, and that major changes need to be made for their property to be more profitable. I am asking that you recognise that we residents also have made an investment in our community. These rezoning and development applications are not in the best interest of our community and should not be approved as proposed.

Carol Zazula, 34 Signature Manor, SW, [REDACTED] [REDACTED]

NOTICE -

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Public Submission

CC 968 (R2024-05)

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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] Ronald

Last name [required] Eisler

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 1, 2025

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

[required] - max 75 characters LOC 2018-0184 and CPC 2025-0078

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)

This refers to the planned West Market Square shopping Centre redevelopment