

SUBMISSION

LINDSAY PARK PLACE: CONDOMINIUM CORPORATION March 4, 2025 Public Hearing Meeting of Council

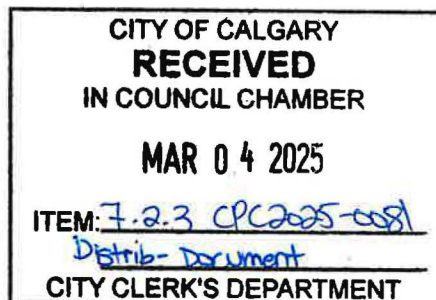
Agenda Item # 7.2.3: (LOC2024-0212)

Lindsay Park Place (LPP) comprises 10 unique bare land residences located in the former House of Israel on 18 Avenue S.E. between Centre Street and 1st Street S.E. Our owners are proud to live in a building acknowledged and celebrated for its cultural, religious and architectural significance to Calgary in the historic francophone district of Rouleauville. Regrettably, there's not much left of the buildings and streetscapes to remember, honour and respect the neighbourhood purposefully created by its early builders and community visionaries. LPP is one of the few important remaining buildings on 18th Avenue S.E. We are grateful to those who were committed to preserving the building by repurposing the synagogue in 1998, creating the residences that now exist. Since then, owners have remained committed to preserving the building through costly investments in both the building and their residences even during the many years when the neighbourhood appeared to be ignored and neglected by the City.

Our owners are responsible community members who have forged positive relationships with community service organizations such as Alpha House. Our Owners have consistently supported neighbourhood revitalization and do not oppose development adjacent to LPP. Specifically, as it relates to Agenda Item # 7.2.3, the current situation of empty lots is highly undesirable. We support development next to our building. However, the Condominium Board of LPP believes it is necessary to present in this Public Hearing several concerns about the process that was used in the rezoning application LOC2024-0212 prior to final consideration and approval by City Council.

Our concerns are as follows:

1. **Consultation Process.** We acknowledge Porte Communities followed the consultation process put in place by the City of Calgary for rezoning applications. It is also true LPP found out by accident hours before it started that Porte's consultants organized a virtual public meeting for November 20, 2024. Our Board Secretary registered immediately and in fact was the only person who did register and participated. Why does the City of Calgary not make it a mandatory requirement for proponents of rezoning and new building applications to formally notify residents within a proscribed radius of the project? It is a standard requirement for accepted credible public consultation processes to require such notifications. During the virtual meeting, our Board Secretary was advised that the proposed rezoning application had broad community support. When asked for details, none were provided other than the comment that a presentation was made to Cliff-Bungalow Mission Community Association, but without details regarding when or to whom. Our concern is that no one from the Association contacted LPP or asked for input from the very residents who are actually directly affected by the application. LPP is immediately adjacent to the proposed development and is a building that is on the Inventory of Evaluated Historic Resources and described as a well-known landmark. We believe the City needs to revise its consultation process to make it mandatory for proponents of rezoning applications and new development projects to formally consult property owners within a proscribed radius. LPP wishes to publicly acknowledge and thank Mr. Adam Kaddoura with the City of Calgary's Planning and Development Services for his assistance in helping LPP better understand the permitting and approval processes for new development in our neighbourhood. He was excellent.

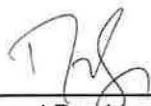


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2. **Uncertainty created by Porte Communities Re the Future of LPP.** During the November 20, 2024 Virtual Meeting, our Board Secretary was advised by the developer's architect that LPP was an old building and that the building they were designing anticipated LPP would be demolished. No time line was given when asked. Our Board Secretary reminded them of the building's heritage. We accept that the architect's comment was part of an iterative discussion. We were also reassured by Adam Kaddoura that the current rezoning application had no applicability to the future of LPP. LPP also acknowledges that 02 Design, consultants hired by Porte Communities to support its rezoning application, were respectful in subsequent discussions with LPP following the November 20, 2024 Virtual Meeting. Nevertheless, LPP remains concerned that the developer and the architect may not have sufficient sensitivity to fully appreciate the uniqueness of our building (frankly it was shocking they seem to not know anything about the building's history and relevance for Calgary). We request the City of Calgary engage with Porte Communities regarding our building and clarify what specific design elements of their proposed building contemplate demolition of LPP.
3. **Rezoning Details.** We oppose the rezoning amendment that will now permit construction closer to the city sidewalk. It negatively affects the streetscape, detracts from the aesthetic of our building, poses a safety hazard for cars entering and exiting LPP's private laneway and may have potential harmful impacts on our East-facing and North-facing property.
4. **Related Issues.** We understand the rezoning application will be followed by permitting phases dealing with design, construction and broader neighbourhood issues like traffic, crime and noise. We would, however, like to establish with the City of Calgary at this rezoning approval phase there are already significant issues on 18 Ave that will be made materially worse by another high-density building on 18th Avenue S.E. without immediate, coordinated City action to mitigate the problems.

LPP indicated to Porte Communities that it welcomes opportunities to engage in discussions for the mutual exchange of information and ideas that can ensure its proposed development establishes the foundation for a long-term good-neighbour relationship not only with LPP but those in the larger Calgary community committed to remembering and preserving important reminders of our past.

LPP is grateful to City Council for the opportunity to express its views on this matter.



Doug Gray, Board President, Lindsay Park Place

