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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]	Jordan
Last name [required]	Allen
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]	Jul 15, 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 LOC2024-0235 Bylaw 99D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0235.pdf

ATTACHMENT_02_FILENAME

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

Please review the attachment. This application contravenes BOTH the policies set forth in the Calgary MDP and the recently approved Chinook Communities LAP. The entirety of the surrounding commercial context maintains a 30m maximum height with an FAR of 3.0. Nearly tripling the FAR and tripling the height with this application after the LAP has been approved (at great expense) is irresponsible. Representing a collective of adjacent land owners, we strongly oppose this application, as it has not provided an adequate basis, urban study, or traffic study that would justify subverting the LAP and the Calgary MDP for a development the scale of a city centre tower.

NEIGHBOUR FEEDBACK

RE: LOC2024-0235

To Council,

I'm writing with comments in reference to the application for a Land Use Redesignation at 4336 and 4344 MacLeod Trail SW. I am representing a growing list of property owners along the eastern ridge of Elboya and Parkhill.

Despite the egregious impact of the proposed change - NONE of these land owners have been consulted with regarding this redesignation, underscoring a complete disregard for community impact.

In short, I am writing to express grave concern over the flagrant application made to increase the allowable building area and height to multiple factors beyond what is already possible on the parcel, and with a complete disregard for the draft policies and adjacent communities.

The application seeks heights and density well over and above what is even suggested in the DRAFT Chinook Local Area Plan. The attempt at a Land Use Redesignation before both the LAP is finalized and the land use bylaw amended to reflect is an egregiously inappropriate suggestion devoid of any sound planning logic or rationale, and seeks only to maximize financial returns as opposed to a betterment of the city.

As a practicing architect, I am in support of well-formed and well-researched increases of density where appropriate, provided that there is adequate community outreach and feedback and responsible design planning. None of that was provided here. I have practiced internationally, and on redevelopment projects 10 times the size of this potential proposal, and I am shocked at the complete disregard for contextual impact or study. With 25 years experience in architecture, I have yet to see a land use redesignation applied for in such a manner so as to backhandedly seek to amend the bylaw outside of the parameters around any of the contextual policies and plans with such disregard of the communities it seeks to alter..

The supporting materials provided the applicant by omit any discussion of the potential impacts of such an application, and while I appreciate that a DP has yet to be tied to the redesignation, a land use application has the power to set planning context and rationale for the next phases of design.

While the verbiage in the applicant's supporting documents note a lofty vision for the future; there was absolutely NO engagement of the immediately adjacent community associations or affected properties. This level of disregard is surprising to say the least, and exemplifies an unrespected and careless approach to urban design and planning rationale or a complete disregard and indifference for the community at large.

The applicants make the erroneous claim in their supporting materials that the proposed modification to development parameters are in keeping with the Chinook LAP. They are not. The applicant is proposing a development massing potential that is more than DOUBLE the current maximum and an additional 3 to 4 stories taller than that which is discussed in the LAP. Beyond that, the LAP makes no mention or discussion around building area or allowable area - and as such an ask to NEARLY TRIPLE the amount of buildable area is absurd. Until its final draft, this singular and particular site was proposed in the draft LAP with a maximum 12 storey height limit, and it was (without explanation) modified in its final iteration to more than double, to 26 storey maximum. We can see now where the lobbying for the modification of this site has originated. The result, and BEFORE the LAP was finalized and adopted, the applicants sought to increase the height limit on that site further beyond the limits in the draft LAP. This application seeks to do nothing other than obfuscate and subvert the LAP, and the democratic process that represents. No consideration of the LAP. No consultation with any of the surrounding communities or property owners which have to bear the impact of this development. No consideration of traffic impacts. No consideration of massing impacts on shade and views.

Proposing an FAR that allows 968,751sqft of allowable area for a parcel that is easily defined as a peripheral and transitional parcel (per the LAP) would suggest that no sound planning logic was utilized in determining this figure. On this figure alone, the application should be refused and further architectural, urban, traffic, and planning studies be completed and distributed for engagement. For reference, this application would allow for a building 69% the size of Brookfield Place in the city centre (our tallest city centre tower currently) in an area that directly abuts low density residential and commercial zones.

I strongly urge council to not support such an application where it can negatively affect such a vast number of adjacent properties until an adequate amount of study can be done to communicate, visualize, quantify such impacts with a greater amount of professionalism and diligence than what's been shown to date. Allowing such an application effectively underscores the ability developers seem to have to over-reach and over-extend what is already outlined in city policy, effectively re-writing policy and planning without adequate community and public engagement.

This application seeks to undermine council's capacity and mandate for due process for development. Council is investing good sums of capital in the LAP, and permitting this application while the LAP was just approved is irresponsible. Beyond the numerous issues with the application itself, it should be noted that the sign erected on site did not provide a link to the planning documents, and as such negates the requirement for 'advertising' such an application. Such issue was forwarded to the planner on file 05 DEC 2024.

To clarify, I am absolutely in favour of responsible development, and agree that significant investment along the MacLeod corridor is required, especially where such a significant impact is proposed to existing communities; but this application is irresponsible, and the applicants made absolutely ZERO effort to consult with or engage the land owners that surround the subject site.

NEIGHBOUR FEEDBACK

RE: LOC2024-0235

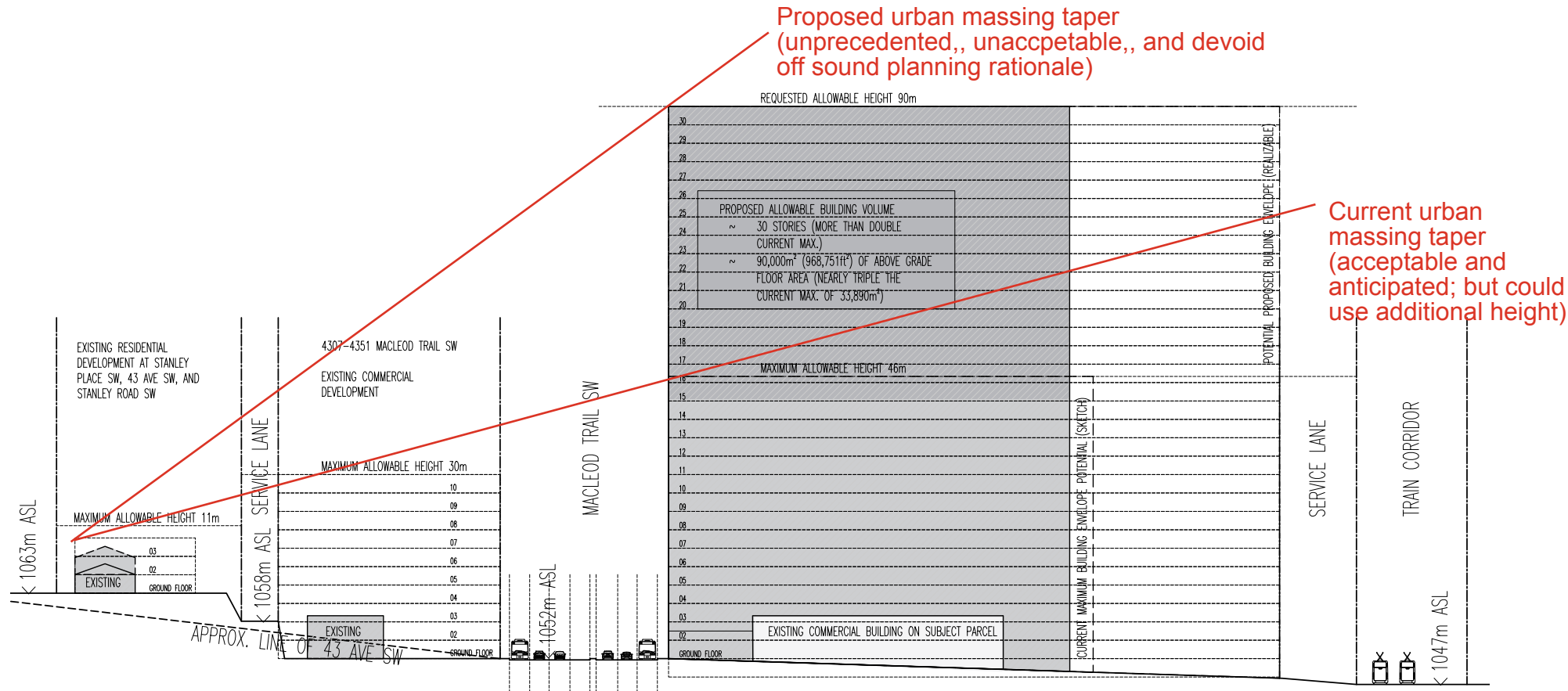
KEY DISCUSSION POINTS

- the application seeks to **UNDERMINE** the recently approved Chinook LAP, which took years of investment (both time and money) of both the city and the surrounding communities. This is a tremendous amount of disrespect and indifference to all stakeholders.
- the application seeks nearly double the existing maximum for height, 90m vs 46m
- the application seeks nearly triple the allowable floor area, 90,000 vs ~33,000 squared metres
- the applicant notes that the application aligns with the Chinook LAP. It does not. This application seeks even higher and larger built volume than the LAP has proposed.
- the applicant has not engaged the surrounding and affected communities in any way regarding this application, which is wildly unprecedented in architectural and planning practices for projects of such a proposed scale. This is speaking from a wealth of personal professional experience on developments of this size and considerably larger across the world with internationally renowned architectural and urban planning firms.
- a proposed height of 90m provides an overwhelming massing, with no consideration of an adequately tapering or articulated urban form that would seek to better integrate with an existing context and mitigate undue impact
- site sectional sketch is attached (following) illustrating the proposed outcomes, and the ridiculous impacts that will result.

NEIGHBOUR FEEDBACK

RE: LOC2024-0235

BUILDING VOLUME SKETCH



The proposed amendment negates sound planning rationale,, as the typical tapered urban patterning for density is completely ignored. With normative mass tapering,, the expected urban form should be that which is similar to (but slightly taller than) what is currently permitted. With single family zoning to the west at 3 storeys, and commercial zoning surrounding the site along MacLeod at 10 stories it would be logical that the site s current height be increased to something more appropriate, such as 20 storeys from its current maximum of 46m (15 stories). Doubling that to 90m (30 storeys) is simply inappropriate and counter to both context and sound planning rationale.

The proposed development envelope is absurdly out of scale with current or future development, and seeks only to maximize the development profit versus providing a community node ffor the overall civic amenity of the area. Development of this scale would dramatically provide negative impact to a wide swath of the contextual area at a scale that is reserved for city centres,far away from low density housing.

Density is important, but MUST be responsibly envisioned and applied. It most definitely should not be provided as singular nodes.

ISC: Unrestricted

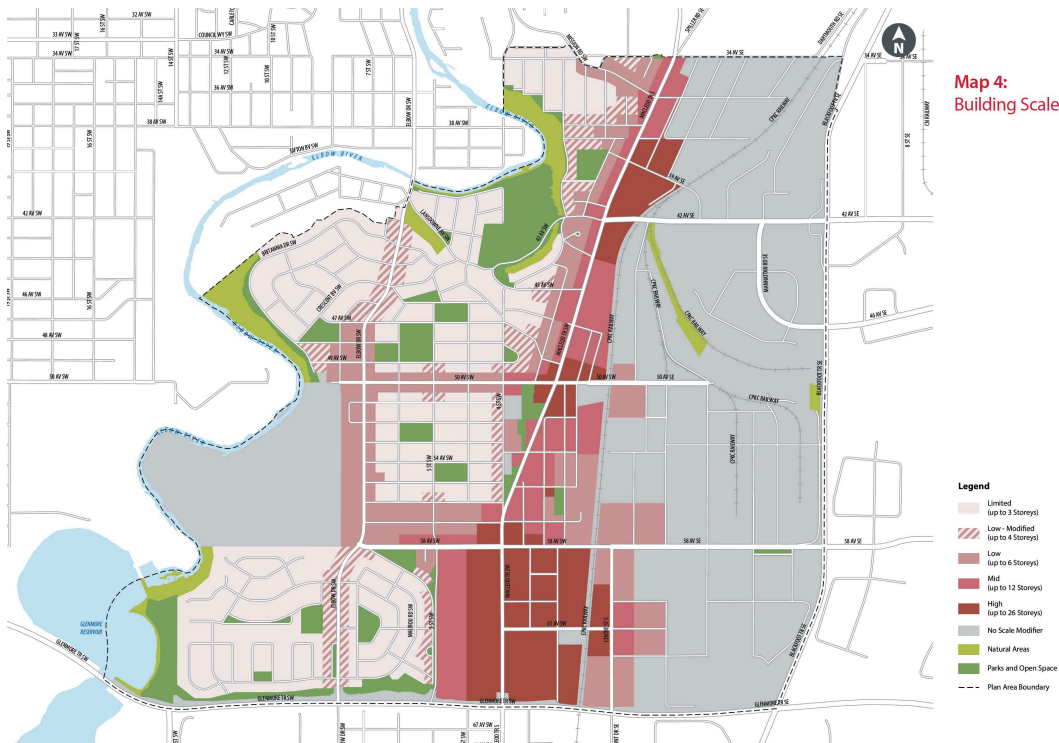
Council very recently just approved the Chinook Communities LAP.AP.

Map 4:
Building Scale

The map to the left is directly from page 31 of the council approved plan, which indicates the indicated maximum mass of 26 storeys.

It should be noted, that this subject site was only revised to a zone of 26 storeys with the last release of the plan, with no explanation whatsoever.

Every iteration prior indicated the subject site as a 12 storey zone. It seems clear now who was lobbying for the 26 storey zone to be modified without community outreach or indication of such a change.



ALL prior indications of massing strategy as circulated throughout the engagement process indicate the subject site at 12 storeys. Even with that massing, there was still concerns expressed by the community stakeholders around privacy, shading, traffic, and property values. See Phase 3 WWHR; Fall 2024.



The application does not conform to the policies set forth in the Calgary MDP.

In particular, this application directly contravenes all of the following policies:

- 2.3.2 (a), (b), (c), and (d)
- 2.4.2 (f)
- 3.5.1 (b)
- 3.5.2 (a) and (b)
- 3.5.3 (a) and (c)

Voting to approve this land use amendment in itself is an act that contravenes the Calgary MDP; particularly 2.2.5, and 2.3.2 (c) and (d).

Verbatim:

"c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods."

As community stakeholders and landowners in the directly affected communities, we strongly oppose this application, as it contravenes the Calgary MDP in several instances, and has not provided adequate notice or consultation with the affected stakeholders, and seeks to undermine years of work in completing the Chinook Communities LAP.