



Public Submission

CC 968 (R2024-05)

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 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services 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 every-one with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Moujan

Last name [required] Gilanmorad

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 - LOC2024-0047

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Opposition to Land Use Redesignation LOC2024-0047.pdf

ATTACHMENT_02_FILENAME

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

To: City of Calgary Council
Subject: Opposition to Land Use Redesignation LOC2024-0047

Dear Members of Council,

I am writing to express my opposition to the proposed land use redesignation of the parcel at 1400 1 St SW (and the other properties included in the application for LOC2024-0047) from its current Direct Control (DC) designation to the Centre City Commercial Corridor (CC-COR) district.

I am a homeowner in the Chocolate Condo building, which is directly adjacent to this parcel. My unit faces the parcel to the north and includes a balcony that is a key feature of my living space. I am deeply concerned that the proposed land use change will negatively impact my use and enjoyment of my property—an outcome that should be considered under Section 36(1) of Land Use Bylaw 1P2007, which requires that discretionary developments not "materially interfere with or affect the use, enjoyment or value of neighbouring parcels."

If the CC-COR land use is approved, it could allow for buildings that are too close or poorly oriented relative to our residences. This raises substantial concerns around privacy, light, and views—elements that significantly affect both quality of life and property value. These impacts are particularly acute for residents like myself whose units directly face the parcel in question.

Furthermore, I do not believe the CC-COR designation includes adequate built-in mechanisms to ensure that any new development is contextually appropriate for our block. By contrast, the existing DC designation, which applies a discretionary use of Centre City Multi-Residential High Rise (CC-MH), better supports compatible development. Section 1333(g) of the bylaw explicitly requires that developments in mixed-use districts transition to lower-scale residential buildings through thoughtful building location, massing, and landscaping. These are the types of design principles that ensure new buildings enhance, rather than undermine, the surrounding context.

While I am strongly in favour of increased housing in Calgary, I believe it is crucial that such development respects the character and fabric of existing communities. Retaining the DC designation with its CC-MH framework ensures a more balanced, contextual approach that protects the enjoyment and long-term value of all neighbouring properties—both present and future.

Sincerely,
Moujan Gilanmorad
Chocolate Condos, 188 15th Ave SW

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First name [required]	Gayle
Last name [required]	McKenzie
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	Proposed Land Use Change: Lot 6 (8th Street SW)...
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)

Oki (Hello, in Blackfoot), tansi (hello in Cree),
Thank you for taking the time to listen to my concerns. I really appreciate it.
I have been a resident in this area for over 30 years. During this time, there has been respect for residents and wildlife who live in this area.
For the last two years, living in this neighborhood has become noisier and congested, increasing stress. There are at least 5,000 residential units nearby. For example, festivals have been negatively impacting the residents, wildlife, and our furry friends. As I learned from a 311 operator, this noise has resulted in many calls to them to address the problem. Bylaw Officers were present on site and did not lower the noise. This happened at ALL of the festivals for hours on end. The noise got so loud that it literally bounced off of buildings, and it made our walls vibrate.

Some of the garbage from these festivals ended up blowing outside of their parameters, posing a risk to animals and ending up in our beautiful Bow River. This is very irresponsible,
putting "fun" ahead of environmental responsibility.
What is disappointing about installing commercial, recreation, and a restaurant on this land is that residents were never consulted.
There also is no explanation as to what each of these proposed developments means. I am 100% against pickleball if that is part of recreation as it is extremely noisy and only will make many residents even more frazzled. Having said that, I am not totally against these proposed changes.

For example, having a skating rink last winter was ok. I say that because migratory birds were away down South. When they returned, birds, like the geese, were eating grass on the same land where the skating rink sat.
I do worry that these proposed developments also will very negatively affect different wildlife as this is THEIR habitat. In early July, 2025, I witnessed a poor rabbit trying his best to cope with an unexpected crowd and noise. I felt awful for him. Imagine how he and other wildlife are going to feel about even more noise and even more people encroaching on THEIR habitat.
FYI, just so you know, construction is blocking the sign that asks residents especially for feedback. I managed to read it when they opened it this morning very briefly. When I walked back there, it was closed again. Just so you know...
I will be at the hearing. Please be fair when you make your decision. Thank you and take care.

Sincerely,

Gayle McKenzie

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First name [required]	James
Last name [required]	Cousin
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	Beltline LOC20204-0047
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To whom it may concern,

I live in the condo (Carlyle) directly south of the proposed land use redesignation. I am in favour of developmenet, but only so long as it is considerate of the neighbours. The Chocolate (188 15 Ave SW) was built next to us and a three story concrete wall was erected to the west with zero consideration for how it looks out a window. Additionally, a parkade exhaust - at least 6 feet high - is incredibly loud and turns on in the early morning hours. These types of decisions negatively impact existing residents of the community.

With the current project, we have trees behind our condo on our property that will surely be killed by any redevelopment. And while I understand that a building will be erected, how our existing residents be protected from council approvals like the affor-mentioned wall and exhaust fan? And how will we ensure that our property will pro- tected from any damage caused by construction? What is the process to rectify these issues?

I think any project built on the surface parking lot will be beneficial to the community, I would just like council to take into consideration of how they would feel if a three story concrete wall was put up directly on their property line instead of a stand of trees.

Thanks.