

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 7204 5 ST SW - LOC2019-0046 - Comment from Development Map  
**Date:** Wednesday, November 06, 2019 10:15:58 PM

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Application: LOC2019-0046

Submitted by: Melanie Sucha

Contact Information

Address: 8015 4A Street SW

Phone: 5873501538

Email: [melanie.sucha@mail.mcgill.ca](mailto:melanie.sucha@mail.mcgill.ca)

Feedback:

I would like to write in support of this application for Land Use Amendment at 7204 5 Street SW.

I purchased my home in the neighborhood of Kingsland in 2018. While I personally enjoy my own bungalow, I know first-hand the challenges that come with these older homes (now over 60 years old in some cases). In my own home, for example, asbestos abatement has been required in order to complete renovations.

As the neighborhood continues to age, homeowners will need to carefully consider their redevelopment needs, either to maintain or to resell their properties. In keeping with contemporary development trends, and recognizing Calgary's growth over the past 60 years, it is reasonable to consider rezoning to evolve to the changing needs of the community and broader urban environment.

I understand that others in the community have been resistant to this change. It is important to acknowledge that each property owner has the right to act within their own interest with respect to their property. I was quite concerned to see the Kingsland Community Association, in inviting community members to an open house on this application, eliciting resistant and negative views. Their social media invitation to the event used language that deterred the proposal of row housing and actively promoted the existing bungalows. I am concerned that as a third party group, the community association sought to engage stakeholders from a position of "no". As a member of the Kingsland Community Association, I did respond on their Facebook page that I thought their invitation tone was inappropriate. I've noticed that the post in question now seems to be removed from their page.

Sometimes I think it's pretty easy for others to complain about new ideas, without bringing forward much in way of constructive solutions. As such, I think it is important to voice support of changes where it is warranted.

**From:** [Stevens, Jodie](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Cc:** [htymkiw@telus.net](mailto:htymkiw@telus.net)  
**Subject:** FW: [EXT] LOC2019-0046-7294 5th Street SW-date of hearing November 18, 2019  
**Date:** Thursday, November 07, 2019 8:19:28 AM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)

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Good morning Public Submissions,  
Please see the below concern regarding LOC2019-0046-7294 5th Street SW  
Hi Helen,  
We now have an online form at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions) that you can use in the future, and it will go directly to the right people.  
Thank you for your feedback

**Jodie**

Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety  
City Clerk’s Office - Citizen and Corporate Services  
313 – 7 Ave SE  
P.O Box 2100, Stn M Mail Code #8007  
Calgary, AB T2P 2M5  
P: 403-268-5851

*One City, One Voice*



ISC: Protected

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**From:** Helen Tymkiw  
**Sent:** Wednesday, November 6, 2019 2:31 PM  
**To:** City Clerk  
**Subject:** [EXT] LOC2019-0046-7294 5th Street SW-date of hearing November 18, 2019

Dear Sir:

I understand that the process to change the zoning bylaw on the above referenced property is to be changed. Also that three town houses are to be built on that lot to rent to two families per town house plus one each a rental apartment. This is six households with cars to park and extra collection bins. The lot looks small for all this to take place.

The area is a nice family area where children can learn to ride their bikes and play . There is a good mix of senior originals, new seniors, single young people and lots of kids. People in the area know each other and look after each other if anyone needs help with anything. It is nice to hear the kids on the street. It is nice to hear “Hi Miss Helen” from down the street. It has a small town feel where people know each other. Also if people own their homes they tend to look after the house and property. It is safer for kids to ride their bikes or scooters and cars watch out for them.

We had a meeting at the community hall and 110 apposed, 7 neutral and 14 supported. I personally appose it. My property was purchased it in 1967 (52 years ago). My daughter went to school to St. Augustine and Bishop Grandin and could walk to school and did not have to be bused . It is a great place for a family.

The public schools are all in walking distance.

Please reconsider this zone change. It is too soon to make this inner city with all the problems that they have. The homes are up to date not run down and owners look after their yards and snow. Landlords to not do this and renters rent so these kind of things are not their problem. Unless the landlord gets lucky and gets a renter that does.

Best regards

Helen Tymkiw

34 Klamath Place SW

Calgary, AB T2V 2J1

403 259 6942

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**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 7204 5 ST SW - LOC2019-0046 - Comment from Development Map  
**Date:** Thursday, November 07, 2019 4:50:32 PM

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Application: LOC2019-0046

Submitted by: Jay McCooeye

Contact Information

Address: 11 Klamath Place SW

Phone: 403-597-2533

Email: [jaycmccooeye@gmail.com](mailto:jaycmccooeye@gmail.com)

Feedback:

As a resident who recently purchased in this neighborhood, I'm worried what this redesignation will mean for the value of our houses in the future.

I'm under the impression that changing the LandUse will reduce property values and increase transient residency - both of which I'm opposed to. We purchased in this neighborhood because we like the single dwelling homes that attract other families - rather than transient renters. I don't think it's fair to the residents of this community to make this change and reduce the value of our homes.

I'm opposed to this change.

**From:** [Jacquie Harris](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Fwd: Application for land use amendment LOC2019-0046  
**Date:** Friday, November 08, 2019 4:14:44 PM

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Please include the following original email I submitted in full, in the Public Hearing for November 18th regarding 7204 5 Street SW. I will not be able to attend the hearing as I will be at work. However, I would like this letter to be presented. An additional concern I would like to express is that of parking as well. There would not be enough parking in front of the house to accommodate the density of people living there. Most likely they would end up parking in front of my house in my parking spots, which is an issue for me.

----- Forwarded message -----

**From:** **Jacquie Harris** <[jharris7136@gmail.com](mailto:jharris7136@gmail.com)>  
**Date:** Sat, Apr 27, 2019 at 8:40 AM  
**Subject:** Application for land use amendment LOC2019-0046  
**To:** <[stuart.gripton@calgary.ca](mailto:stuart.gripton@calgary.ca)>

Hello

My name is Jacqueline Harris. I live at 7136 5th Street SW, Calgary, AB T2V 1B1.

I have recently received the City of Calgary correspondence in the mail regarding this application and I have spoken with my neighbour about same.

I have communicated to Mike and I will communicate to you/The City, that I am opposed to this application for the following reasons:

- Changes in land use should not be done sporadically my individual land owners, but rather as a community so that there is a wholistic community approach to any development. One of the reason why this neighbourhood has not been rezoned to RCG is because it is not favoured by the community as a whole.

-The appeal of this community IS THE BUNGALOWS. Young families are moving into these bungalows, and raising families, alongside seniors who have lived in the area for decades. These homes are one of the only pockets in inner city Calgary that are still affordable for Calgary families in this struggling economy. I live in my bungalow with two children and it is more than sufficient in size for our needs. The argument that Calgary families want bigger and better is not valid - if you look at the home sale stats you will see that the average home purchase has decreased over the last couple of years and people are downsizing not upsizing.

-This particular development would devalue the market value of my home, and force my hand in having to consider embarking on a similar development of my own in order to compete - which I cannot and will not do.

-This development would result in an obstruction of natural light coming into my home and reduced privacy due to the increased footprint of the structure next door.

Thank you for the opportunity to have my voice heard in this process. I welcome any additional opportunities to bring forward my concerns to ensure they are considered alongside all residents of Kingsland.

Jacqueline Harris  
Tel 403-837-4176

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** LOC2019-0046-7294 5th Street SW  
**Date:** Monday, November 11, 2019 5:11:03 PM  
**Attachments:** [Public Submission to the City Clerk's Office.pdf](#)

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Public Submission from Tom Grzesiak



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Tom

\* Last name Grzesiak

Email tom.grzesiak@gmail.com

Phone 5874381194

\* Subject LOC2019-0046-7294 5th Street SW

To Whom It May Concern,

I'm writing to you today to express my frustration with the Planning Commission's decision to re-zone this land to allow for 3 townhouses. Currently this part of Kingsland only has small bungalows and split level homes, these homes add to the character of this community. It's one of the few communities left were folks can enjoy quiet streets and relatively spacious lots.

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

Allowing for this developer to re-zone this plot and attempt to cram three townhouses is a dangerous precedent. It's a precedent that values profits and arguably even greed over everything else. Re-zoning this plot could open the floodgates to other developers that will quickly work to destroy this peaceful and quiet community by turning it into one that's more densely populated, has busier streets, a lack of street parking and countless other issues.

All the neighbors that I've spoken with are opposed to this change, this leads me to

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Unrestricted

Nov 11, 2019

5:13:25 PM





## Public Submission

City Clerk's Office

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believe that the only person(s) in favor of this change are those that stand to make a profit.

Thank you for your time.

Sincerely,

Tom Grzesiak

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** LOC2019-0046-7294 5th Street SW  
**Date:** Monday, November 11, 2019 10:08:25 PM  
**Attachments:** [Public Submission to the City Clerk's Office.pdf](#)

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Public Submission from Lisa Grzesiak



## Public Submission

City Clerk's Office

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Lisa

\* Last name Grzesiak

Email lisa.grzesiak@gmail.com

Phone

\* Subject LOC2019-0046-7294 5th Street SW

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

I just wanted to express my concern with the decision to re-zone the above land to accommodate 3 townhomes. This part of Kingsland is quiet with little to no traffic and the bungalows/split level homes add to the character of this community. I do not support this decision. Thank you

ISC:

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Unrestricted

Nov 11, 2019

10:10:47 PM

**From:** [Barbaatar, Davaa](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] LOC2019-0046-7204 5 ST S.W. Re-zoning  
**Date:** Tuesday, November 12, 2019 9:36:30 AM

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**From:** Gary & Dalyce [mailto:gkwater@telus.net]  
**Sent:** Tuesday, November 12, 2019 8:41 AM  
**To:** City Clerk  
**Cc:** Farkas, Jeromy A.  
**Subject:** [EXT] LOC2019-0046-7204 5 ST S.W. Re-zoning  
**RE: Re-zoning of LOC2019-0046-7204 5<sup>th</sup> ST S.W.**

I am totally OPPOSED to the Re-zoning of LOC2019-0046-7204 5<sup>th</sup> ST SW from the current "Residential - Contextual One Dwelling District, (R-C1s)" to the proposed "Residential - Grade-Oriented Infill District, (R-CG)".

The Kingsland community has already contributed much more than most communities to facilitating a high density population. Certainly much more than any of our surrounding communities! It appears that no matter what the Kingsland community wants, the City has their own agenda and are implementing it at will. **Will the City not leave the community any R-C1s?**

Please do not pass the re-zoning and protect what is left of our community.

Gary and Dalyce Kinderwater

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: LOC2019-0046 / Bylaw 207D2019 Public Hearing comment - Nov 18  
**Date:** Tuesday, November 12, 2019 9:36:46 AM

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**From:** McLeod, Fraser A.  
**Sent:** Tuesday, November 12, 2019 8:58 AM  
**To:** City Clerk  
**Subject:** LOC2019-0046 / Bylaw 207D2019 Public Hearing comment - Nov 18

Good morning -

I just received this letter of support regarding a public hearing comment for LOC2019-0046. This application is set for Public Hearing at Council on November 18, 2019 and is referenced as Bylaw 207D2019.

I will advise the individual to email City Clerks directly in the future for public hearing comments. Let me know if you require any additional information.

Kind regards,

Fraser

**Fraser McLeod** M.PL  
Planner | South Area | Community Planning  
**T** 403.268.1257 | **E** [fraser.mcleod@calgary.ca](mailto:fraser.mcleod@calgary.ca) | **M** #8073

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**From:** naima javine [<mailto:njavine@mail.com>]  
**Sent:** Tuesday, November 12, 2019 8:30 AM  
**To:** McLeod, Fraser A. <[Fraser.McLeod@calgary.ca](mailto:Fraser.McLeod@calgary.ca)>  
**Subject:** [EXT] 7204 . 5th st s.w .

Hello Fraser ,

This is Naima Javine . I live in : 7324,7th st.s.w ( Kingsland ) and was present in the open house held regarding rezoning and development of this case ( 7204, 5th st.s.w).Thank you for inviting us to participate in the open house and share our ideas .

I was informed by community that we can comment and share our ideas till 12 Nov regarding this development and would like to emphasize again my strong support on this application mainly based on two reasons.

1 - I believe any decision on rezoning in Calgary should be done by City because of the studies and long or short term future plans that city considers and resident are not involved or aware of them . Researches, economical and financial and environmental considerations should be basis for these decisions not residents feelings or votes.

2 - Kingsland has already become an old neighborhood and changes needed to give a new look and new life to this area . Any new development in this area like this case will encourage other residents to eventually renew and rebuild their homes with new design,standards and material and eliminate the health issues they may rise as neighborhood become older and older.

Thank you for your time and consideration and your effort to build a better place to live for our next generation.

Regards,

Naima Javine  
7324,7th st s.w .T2V1G2  
Cell : 403-923-4561

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** LOC2019-0046-7204-5ST SW Re-Zoning  
**Date:** Tuesday, November 12, 2019 10:57:39 AM  
**Attachments:** [Public Submission to the City Clerk's Office.pdf](#)

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Public Submission from Joe Gazzard



## Public Submission

City Clerk's Office

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

|              |                                    |
|--------------|------------------------------------|
| * First name | Joe                                |
| * Last name  | Gazzard                            |
| Email        | joe.gazzard@icloud.com             |
| Phone        | (403)874-7761                      |
| * Subject    | LOC2019-0046-7204-5ST SW Re-Zoning |

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

I am reaching out to Council to consider rejecting the proposed "Re-Zoning" of 7204 - 5 ST SW to accommodate a development that does not adhere to the existing community structure.

At present, Kingsland Community for the most part, is single family dwellings (R-C1s). The proposed redevelopment is for a re-zoning to R-CG. The area which this development is proposed consists of all single unit/lot dwellings.

The proposed development is to construct a 3 unit townhouse. The existing parcel width is approx. 50ft x 100ft. The size of parcel cannot support such a development in a practical sense.

The structure would need to be very long, tall, and maximize the allowable minimum set-backs; close to front sidewalk and close to adjacent properties.

As the developer stated in the Community meeting; " It will revitalize the neighborhood by providing a fresh look and be a family community development."

I totally disagree! Without a backyard, it will not be a family orientated development.

I have a vested interest in this development as my property is across the street.

In conclusion, I feel this type of development will cater to more rental properties.

This type of development would and will set a precedence for future developments.

Thank-you

ISC:

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Unrestricted

Nov 12, 2019

11:00:03 AM

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: LOC2019-0046 / Bylaw 207D2019 Public Hearing comment - Nov 18  
**Date:** Tuesday, November 12, 2019 12:09:25 PM

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**From:** McLeod, Fraser A.  
**Sent:** Tuesday, November 12, 2019 10:33 AM  
**To:** City Clerk  
**Subject:** LOC2019-0046 / Bylaw 207D2019 Public Hearing comment - Nov 18

Good morning -

I just received this letter of support regarding a public hearing comment for LOC2019-0046. This application is set for Public Hearing at Council on November 18, 2019 and is referenced as Bylaw 207D2019. As the file manager and planner for this file, I thought I would forward it on directly to City Clerks to include in the Public Hearing package.

Let me know if you require any additional information.

Kind regards,

Fraser

**Fraser McLeod** M.PL

Planner | South Area | Community Planning

**T** 403.268.1257 | **E** [fraser.mcleod@calgary.ca](mailto:fraser.mcleod@calgary.ca) | **M** #8073

**From:** Carol Bazinet [<mailto:carolbazinet@gmail.com>]

**Sent:** Tuesday, November 12, 2019 10:15 AM

**To:** McLeod, Fraser A. <[Fraser.McLeod@calgary.ca](mailto:Fraser.McLeod@calgary.ca)>

**Subject:** [EXT] LOC2019-0046

I am writing in support of this R-CG land use change application.

I live around the corner from the proposed triplex. I believe the City of Calgary needs to become more dense and Kingland is a good place to do that. More people will translate into more services.

I have seen the plan and was very impressed. My only concern was parking but I see there are 3 garages on the proposal. Our community also has lots of street parking available.

The lot sizes in Kingsland are large and can support more density. While it is nice to have large front and back yards I do not believe they are necessary. There are many families who would prefer to live in a different style of housing and this plan gives a great alternative.

Thank you

Carol Bazinet

68 Klamath Pl SW, Calgary, AB T2V 2J3



**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: LOC2019-0046 7204 5th st SW November 18 2019  
**Date:** Tuesday, November 12, 2019 12:09:44 PM  
**Attachments:** [LOC2019\\_0046.docx](#)

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**From:** shelly tulloch [mailto:shellytulloch@hotmail.com]  
**Sent:** Tuesday, November 12, 2019 10:54 AM  
**To:** City Clerk ; Ward11 - Lindsay Seewalt  
**Cc:** McLeod, Fraser A. ; Ann Clarke ; Darren MacDonald  
**Subject:** [EXT] LOC2019-0046 7204 5th st SW November 18 2019  
**LOC2019-0046**

**7204 5<sup>th</sup> Street SW**

**Hearing Date: November 18, 2019**

November 12, 2019

From: Shelly Tulloch

To Whom It May Concern,

This letter is a request to speak with City Council on the hearing date regarding the rezoning application for LOC2019-0046 at 7204 5<sup>th</sup> St. SW Calgary in Kingsland.

At this time I am strongly opposed to the current rezoning application.

It is my understanding the Kingsland Planning Committee and Kingsland residents reached out to the applicant on several occasions in an attempt to open communication to find a compromise that would please the applicant as well as Kingsland residents. It is my understanding the applicant was unwilling to open a dialogue and the vast majority of Kingsland residents are opposed to the application (close to 100 residents became involved and have stated their opposition).

It seems precipitous to undertake such a radical rezoning with implications for the community of Kingsland ahead of the Heritage Communities Growth Planning Project. Kingsland struggles with community engagement however for this particular application there was widespread resident engagement. We hope that council will attend to the community's request and note that supporting such an application counter to residents' wishes will discourage future engagement.

I understand that Kingsland Community is proactively working on a planning vision in conjunction with the University of Calgary School of Architecture. We request that the City of Calgary allow us the opportunity to move through this process in order to achieve the best possible outcomes for our neighborhood. We would appreciate a sincere opportunity to mindfully and functionally work through this process with the support of Council, The Mayor and Calgary Planning.

As you may know, 67/68/69 Avenues of Kingsland have been identified as a very high needs area and a City of Calgary Social Worker has been assigned to this area given its challenging dynamics. The residents agree and welcome City of Calgary support for these identified areas. As it happens, these avenues are already zoned for higher density and should be our first priority in terms of attracting redevelopment. We need to develop a community plan with the support of Planning & Development and The City of Calgary to encourage redevelopment in this area of Kingsland first and foremost. Prematurely permitting higher density on streets that do not desperately need the same level attention will work to discourage developers on 67/68/69 Avenues. Naturally developers seek

and prioritize the “worst house on the best street”, we need to encourage developers to attend to 67/68/69 Avenues and not place those areas and those Calgarians last on the list for redevelopment. I know families on those streets and they too deserve a safe & healthy street on which to live.

Thank you for your time & attention to this matter, we appreciate your support & service to Kingsland.

Shelly Tulloch

Behavior Consultant

Cel 403-437-4003

**LOC2019-0046**

**7204 5<sup>th</sup> Street SW**

**Hearing Date: November 18, 2019**

November 12, 2019

From: Shelly Tulloch

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I understand that Kingsland Community is proactively working on a planning vision in conjunction with the University of Calgary School of Architecture. We request that the City of Calgary allow us the opportunity to move through this process in order to achieve the best possible outcomes for our neighbourhood. We would appreciate a sincere opportunity to mindfully and functionally work through this process with the support of Council, The Mayor and Calgary Planning.

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not place those areas and those Calgarians last on the list for redevelopment. I know families on those streets and they too deserve a safe & healthy street on which to live.

Thank you for your time & attention to this matter, we appreciate your support & service to Kingsland.

Shelly Tulloch

Behavior Consultant

**From:** [Barbaatar, Davaa](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] LOC2019-0046 on 7204 5th st SW November 18 2019  
**Date:** Tuesday, November 12, 2019 12:10:17 PM

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**From:** corey fitzgerald [mailto:corey.fitzgerald1@gmail.com]  
**Sent:** Tuesday, November 12, 2019 11:36 AM  
**To:** City Clerk ; Ward11 - Lindsay Seewalt  
**Cc:** McLeod, Fraser A. ; Ann Clarke ; Darren MacDonald  
**Subject:** [EXT] LOC2019-0046 on 7204 5th st SW November 18 2019  
LOC2019-0046  
7204 5th Street SW

Hearing Date: November 18, 2019

Good day.

I want to email and send my objections to the zoning request change for the property located at 7204 5th St. S.W. with the reference # LOC2019-0046.

My family lives near this property and I feel if these zoning changes are permitted it would have a negative effect on our community.

We specifically bought in this area because of the lot zoning rules.

We moved to Kingsland in 2016 and we quickly met and got to know all our neighbors and felt a real sense of security having this connection with the people who live around us.

The street where this house is located and where we live, essentially has only one way in and one way out, 5th Street.

The changes this owner is requesting could potentially have up to 6 families located on a current single lot.

A change this significant deserves significant community engagement by the city.

The majority of those who are aware and attended a community association meeting in relation to this request were opposed (~86 out of 100 opposed).

I think that this highlights the communities need to be involved in future development and the type of development.

The density proposed is not appropriate for this area especially if this would become the new zoning code for this area. More people, more traffic, more vehicles, parking issues and safety concerns.

This owner is requesting changes to the height restriction, the density and changes to street setback. None of which would enhance the community but would have a big impact on peoples lives who live here. There are plenty of places/locations in the Kingsland community area where higher density can work and is occurring. I believe that this location is not one of them.

Thank you kindly for your consideration.

Corey Fitzgerald  
403-660-9946