

March 6, 2017

VIA E-MAIL ([cityclerk@calgary.ca](mailto:cityclerk@calgary.ca))

CC: Shaganappi Community Association ([membership@shaganappicommunity.ca](mailto:membership@shaganappicommunity.ca))

Councilor Woolley ([ward08@calgary.ca](mailto:ward08@calgary.ca))

Desmond Bleik – Main Streets group ([Desmond.Bliek@calgary.ca](mailto:Desmond.Bliek@calgary.ca))

City Council c/o City Clerk  
City of Calgary

Re: **April 10, 2017 Council Meeting – Main Streets (17 Av SW) Project**  
**Proposed Land Use Designation**  
**1730 31 Street SW**

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Based on the Westbrook ARP and the Shaganappi Point ARP (neither of which included our parcel), the desire of the City to 'grow up, not out' is evident and we are pleased that land use planning have come to our portion of the neighbourhood.

**We fully support the M-C1 designation being proposed by the Main Street group for our parcel and those of our adjacent neighbours.**

Thank you to the Main Streets group and the Shaganappi Community Association for involving the owners in the process and for evolving the recommendation based on the community input. We believe the recommendation before council strikes the right balance for the community into the future. We will look forward to the council meeting on April 10.

Yours truly,



Ian D Tait (Owner) and Family  
1730 31 Street SW  
Calgary, Alberta  
T3C 1N1  
cell: 403-807-7706

RECEIVED  
2017 MAR -6 PM 4:13  
THE CITY OF CALGARY  
CITY CLERK'S

March 13, 2017

Victoria and Gerald Abramovitz  
1734 – 31 Street SW  
Calgary, AB  
T3C1N1

Your Worship Mayor Nenshi and Members of City Council:

**Re: Support for Main Streets Re: 37<sup>th</sup> St/17<sup>th</sup> Ave, rezoning on 31 Street SW**

We would like to offer this letter as support for the Main Streets redevelopment plan and rezoning as it relates to our neighbourhood at 17<sup>th</sup> Ave SW and 31<sup>st</sup> ST SW.

After many meetings with City staff and community members we agree that if our neighbourhood is going to see a significant increase in density in the future then an orderly, well communicated plan is necessary. Main Street seems to be a very comprehensive plan indeed.

As it pertains specifically to our residence at 1734 - 31<sup>st</sup> ST SW, we are just north of 17<sup>th</sup> Ave SW. On the block the majority of houses are the original 1950's bungalows, with a few infills. There was lively debate amongst the residents of 31<sup>st</sup> ST and 32<sup>nd</sup> ST SW as to whether the streets should be rezoned M-C1 or R-CG. In fact a consensus could not be reached and the City Planners recommended a combination of both be used.

At Westbrook Mall which is 2 blocks away there already is approval for a 12 story apartment complex. City planners and the Planning Commission recommended the west side of 32<sup>nd</sup> ST SW is to be zoned M-C2. For the east side of 32<sup>nd</sup> ST SW 5 houses moving north from 17<sup>th</sup> Ave SW are to be rezoned M-C1 and on 31<sup>st</sup> ST SW 3 houses on each side of the street north from 17<sup>th</sup> Ave SW are to be rezoned M-C1. The remaining houses moving north on 31<sup>st</sup> and 32<sup>nd</sup> ST SW are to be rezoned R-CG. In addition on 17<sup>th</sup> Ave SW east and west of 31<sup>st</sup> ST SW you have commercial buildings rezoned as MU-2. (4-6) stories.

**We agree with the recommendations that our property and the others on the south portions of 31<sup>st</sup> and 32<sup>nd</sup> St SW moving north from 17<sup>th</sup> Ave SW should be rezoned M-C1. With the rezoning at Westbrook Mall, 32nd ST SW and especially the MU-2 rezoning just south of us we are concerned our home would be dominated by such structures. The only buffer we have from the possible 4-6 story building to our immediate south is the width of the alley that separates us. We feel that because we are so close to this possible increase in building size that there needs to be some transition between us and we feel that rezoning our property M-C1 rather than R-CG does provide a better transition to the neighbourhood and allows homeowners added flexibility to develop our properties when the time comes, that are in such close proximity to the much higher density surrounding us.**

Thank you for considering our comments.

Sincerely,

Victoria and Gerald Abramovitz

**Albrecht, Linda**

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**From:** Leanne Ellis [leanne13ellis@gmail.com]  
**Sent:** Thursday, March 16, 2017 3:28 PM  
**To:** City Clerk  
**Subject:** LOC2016-0201

I am a property owner that is very much affected by this proposed amendment. I do support the change from R-C2 to R-CG in general. However, my property is on the west side of 35 St SW between 25 and 26 Ave SW. The proposed change to R-CG on the east side of 36 St SW would have a negative effect on my property because I would then be sharing an alley with, and be overshadowed by townhomes, but still be restricted to R-C2 on my property.

**I would also like the west side of 35 St SW to be designated R-CG so that my property will also be attractive to developers looking to build townhomes.** If this is not possible, I do not support R-CG properties connected to my alley and overshadowing my property.

Thank you for your time.

Regards,

Leanne Ellis  
2637 35 St SW

RECEIVED  
2017 MAR 17 AM 7:39  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** Jim Ellis [jellis27@nucleus.com]  
**Sent:** Thursday, March 16, 2017 3:31 PM  
**To:** City Clerk  
**Subject:** LOC2016-0201

As a property owner, I am affected by this proposed amendment. I do support the change from R-C2 to R-CG in general. However, my property is on the west side of 35 St SW between 25 and 26 Ave SW. The proposed change to R-CG on the east side of 36 St SW would have a negative effect on my property because I would then be sharing an alley with, and be overshadowed by townhomes, but still be restricted to R-C2 on my property.

**I would also like the west side of 35 St SW to be designated R-CG so that my property will also be attractive to developers looking to build townhomes.** If this is not possible, I do **not** support R-CG properties connected to my alley and overshadowing my property.

Thank you for your time.

Jim Ellis  
2637 35 St SW

**RECEIVED**  
2017 MAR 17 AM 7:39  
THE CITY OF CALGARY  
CITY CLERKS



**Albrecht, Linda**

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**From:** Stephane Breton [Steph@Decker.ca]  
**Sent:** Sunday, March 19, 2017 10:57 PM  
**To:** City Clerk  
**Subject:** April 10 Re-zoning support

Hi,

Has the registered owner of 2004-35 Street SW, I support the proposed re-zoning.

Thank you

Stephane Breton  
Decker Urban Developments Ltd

**RECEIVED**  
**2017 MAR 20 AM 7:35**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Albrecht, Linda**

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**From:** Stephane Breton [Steph@Decker.ca]  
**Sent:** Sunday, March 19, 2017 10:58 PM  
**To:** City Clerk  
**Subject:** Rezoning April 10

Hi,

Has the registered owner of 3003-36 Street SW, effective March 15, I support the proposed re-zoning.

Thank you

Stephane Breton  
Decker Urban Developments Ltd

**RECEIVED**  
**2017 MAR 20 AM 7:35**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Smith, Theresa L.**

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**From:** Antle, Rob [rantle@repsol.com]  
**Sent:** Wednesday, March 22, 2017 4:28 PM  
**To:** City Clerk  
**Subject:** Zoning Hearing

Hello,

I live at the address of 2004 32<sup>nd</sup> Street SW Calgary and I am being affected by a zoning amendment. The nature of these zoning changes would allow for a taller residence to be built right next to my home and eliminate the privacy of my guest bedroom and backyard.

This would have a material negative impact on my home's property value and I would like to prevent these changes from happening.

I understand there is a hearing at the Council Chambers on April 10<sup>th</sup>, I will be there to state my discontent with these proposed changes.

Please ensure this email reaches the correct audience,  
Thank you,

Please see this attached image for location and affected zones I am referring to

RECEIVED  
2017 MAR 23 AM 8:19  
THE CITY OF CALGARY  
CITY CLERK'S

signate this site music

C-COR1f5.0h26,

C-COR2f3.0h46, C-N1,

C-N2, DC, M-C1, M-C2,

R-C1, R-C2

**Rob Antle**

Performance Management Analyst

Performance Management

North America Regional Unit

Tel.: (+1) 403 693 8443 / Mobile (+1) 403 863 6039

[rantle@repsol.com](mailto:rantle@repsol.com)

Repsol Oil & Gas Canada, Inc.

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**Smith, Theresa L.**

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**From:** Renée Clark [reneedanielleclark@gmail.com]  
**Sent:** Thursday, March 23, 2017 10:30 AM  
**To:** City Clerk  
**Subject:** LOC2016-0201

Good morning,

I wanted to send a quick email to show my support for the proposed land use change for LOC2016-0201 in Killarney Glengarry. As a resident of Killarney, I am pleased to see mass re-zoning of appropriate streets so that individual land owners do not have to waste their time, and the time of council, to have these land use changes occur. In this particular case, I find the re-zoning requests completely appropriate.

Please contact me if you need any other information.

Renée Clark  
4 1935 35 Street SW  
403.874.7270

RECEIVED  
2017 MAR 23 AM 11:21  
THE CITY OF KILLARNEY  
CITY CLERKS

Lorrill A. Fuchko  
1725 31<sup>st</sup> Street SW  
Calgary, AB T3C 1N2  
Phone: 403-686-4272  
Email: [rhyll@shaw.ca](mailto:rhyll@shaw.ca)

March 23, 2017

Office of the City Clerk  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station M  
Calgary, AB T2P 2M5

Via Email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)  
Via Fax: 403-268-2362

Re: Public Hearing – April 10, 2017  
Main Streets  
By-law 134D2017  
1725 – 31 Street SW, Calgary  
(Registered Owner: Fuchko)  
1726 – 31 Street SW., Calgary  
(Registered Owner: Louden)

RECEIVED  
2017 MAR 24 AM 8:41  
THE CITY OF CALGARY  
CITY CLERK'S

Sirs:

I submit this letter on behalf of myself and my neighbours Robert and Winifred Louden.

We fully support the re-zoning of our respective properties from R-C2 to M-C1 as approved by the Calgary Planning Commission on February 23, 2017.

In light of the proposed re-zoning of the commercial properties along 17 Avenue SW from 31<sup>st</sup> Street to 32<sup>nd</sup> Street (Redline Building and Shaganappi Plaza) being up-zoned to four to six (4-6) storeys; M-C1 zoning for the three (3) properties located on 31<sup>st</sup> Street on both the east and west sides north of 17 Avenue, allows for the appropriate transition in building height, scale and use allowing for greater flexibility of housing options.

M-C1 zoning is the best approach given that it:

1. supports increase in density where desired;
2. increases residential options where transit services are most accessible;
3. supports development oriented towards and encourages transit use;
4. provides a mix of unit sizes to allow density;

5. encourages re-investment within a short distance of the Westbrook LRT Station.

As the City desires to bring more density to this neighbourhood, and in light of the proposed twelve (12) storeys on the land surrounding the Westbrook C-Train station, and current development underway along 33<sup>rd</sup> Street SW, portions of which are currently being developed at four (4) storeys, re-zoning to M-C1 meets the City's desire for higher density and allows current residents maximum flexibility for their properties.

Regards,

Lorrill A. Fuchko

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RECEIVED

2017 MAR 27 AM 7:33

THE CITY OF CALGARY  
CITY CLERK'S

Thomas R. Chandler  
4924-35<sup>th</sup> Avenue SW  
Calgary, Alberta T3E 1B6

March 24, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station M  
Calgary, Alberta T2P 2M5

Attention: Susan Gray

Dear Madam:

**RE: Notice of Public Hearing on Planning Matters for April 10, 2017: LOC2016-0201 Proposed Land Use**  
**Location: 2910 and 2940-17<sup>th</sup> Avenue SW**

Further to the above, please be advised that writer is the registered owner of property in the City of Calgary, in the Province of Alberta with the municipal address of 1730 - 29<sup>th</sup> Street SW, Calgary, Alberta T3C 1M4. My property is located directly across the back lane from the site of the proposed approximate ten-storey residential apartment building with a commercial development on the main floor, which the developer, Liver Better Holdings Inc., proposes to build, if their application for Land Use Re-Designation is successful.

Please be advised that I object to the re-designation of this site for the following reasons:

1. The proposed re-development is out of character for the area. If allowed, this re-development will be the only high rise development on the North side of 17<sup>th</sup> Avenue SW in the area.
2. The proposed development will significantly change the use and enjoyment of my property. I am concerned that my tenants will have to put up with increased noise and disturbance, loss of privacy and overshadowing which will negatively affect the use and enjoyment of their property and in turn, make the property more difficult for me to rent in the future.
3. I am very concerned about the affect that the approval of this development will have on traffic in the gravel lane that separates my property from the proposed development. I understand that the developer plans to build 108 residential units on this site. Information posted by the developer indicates that there will be 89 parking stalls of which 82 will be residential/visitor. I am very concerned that access by residents to the indoor parking will, by necessity, be through the unpaved lane. This will result in increased traffic, dust, flying rocks, noise and possibly headlights from vehicles shining in the window of my property. I am especially concerned that the developer apparently does not plan to build enough parking stalls for all of the residential units. This will result in people parking where they can in the neighbourhood. In the past, there has already been a problem with people parking illegally in the back lane, often blocking my

tenants' access to the garage. I believe this problem will be significantly aggravated by the building of this new development.

I trust that you will take my concerns into account when considering the developer's application for Land Use Re-Designation. Please be advised that I can be reached by phone by (403) 818-4156 or by email to [t.chandler63@shaw.ca](mailto:t.chandler63@shaw.ca). My mailing address is Thomas R. Chandler 4924-35<sup>th</sup> Avenue SW, Calgary, Alberta T3E 1B6. Please feel free to contact me at the above contact information should you have any questions or require any clarification.

Yours truly,

A handwritten signature in black ink, appearing to read 'Thomas R. Chandler', written in a cursive style.

Thomas R. Chandler

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**Smith, Theresa L.**

CPC2017-126  
Attachment 12  
Letter 11

**From:** GORDON VONMUEHL DORFER [vontoews@shaw.ca]  
**Sent:** Wednesday, March 29, 2017 9:58 AM  
**To:** City Clerk  
**Subject:** Bylaw #127D2017 to 135D2017 Land Use Bylaw Amendment

RECEIVED  
2017 MAR 29 AM 10:03  
THE CITY OF CALGARY  
CITY CLERK'S

FYI - Previously sent without specific bylaw reference. Thank-you

**Subject: Rezoning in Killarney**

Dear Sir/Madam:

This email is to formally express our concerns with the proposed rezoning of our neighbourhood. We currently live at 2006 32 St. S.W. As such, under the proposal, our zoning would change from R2-C to R2-G. Our understanding of the R2-G designation is that its purpose is to moderately increase density along the 17 ave corridor. Our concerns and opposition to the proposed change in zoning for our block is as follows:

- 1) Since we are one 25 foot lot south of a corner lot (19th Ave and 32 St. S.W.), we are concerned that a potential row housing complex would have a direct negative impact upon our privacy, and the aesthetic of our neighbourhood. Given that there could potentially be two or more units looking directly down into our back yard, and potentially our front yard, we would find this most unappealing and unacceptable. In addition, our privacy would be greatly impacted by the addition of 2nd floor decks to any of these units.
- 2) Given the height and size increase allowed under R2-G, any decrease in set back required of a potential row housing from 32 St and our back lane would be non-contextual with our neighbourhood, given the current number of duplexes. In other words, we do not wish to exit our front and back doors and look up at a wall of balconies and windows directly to the north. This would a significant change for our current aesthetic.
- 3) The arbitrary nature of the zoning change 5 lots south of 19th Ave, in the middle of our block, from R2-G to R2-C is puzzling and problematic. Why does the proposed zoning change in the middle of the block between contiguous properties? In our view, this could potentially lead to a devaluation of property, where similar type properties in the R2-G zone would be valued less because of higher density allotment. Please keep in mind, that in our purchase of this property some 12 years ago we very much contemplated the R2-C zoning, and deliberately chose not to purchase similar homes in higher density areas north of our block.
- 4) Since the interior 50 foot lots cannot possibly accommodate a triplex under the proposed regulations, developers will use the R2-G designation to build even higher and bigger duplexes. In essence, the R2-G designation for non-corner lots will be nothing more than a boon to developers looking to increase square footage, while having a negative impact upon the continuity of the neighbourhood aesthetic and the privacy of surrounding neighbours. If the purpose of the R2-G is to increase density, then it should only be limited to corner lots, otherwise it will just be used to build bigger homes.
- 5) Of course, on street parking is already an issue in our neighbourhood. The reality is that the new infill/row housing that will result from this bylaw change will have one parking garage, yet be two car homes. This will make it even more difficult to find on street parking near our residence.

In addition, We have been told by city officials that R2-G allows only for triplexes to be built,

yet we have read in information flyers that it allows for 4plex row type housing to be built on corner lots. We are not really clear on the proposed density increase. In our view, the new R2-G zoning should be:

- a) limited to corner lots with two street/ave exposures.
- b) limited to triplexes
- c) limited to the current R2-C height restrictions

We hope sincerely hope that Council and City Planning give serious consideration to the concerns we have expressed. Realizing that increasing density is desirable in the inner city, it must be considered that many bungalows in RC-2 are being replaced by duplexes, thereby doubling density. Also, by limiting RC-G zoning to triplexes on corner lots, density would still be increased by another potential 1/3 for those specific lots. It is our belief, however, that many of the current proposed regulations surrounding new R2-G zoning are undesirable and punitive for many of us currently living in RC-2 who will be impacted by the proposed zoning change. Please do not hesitate to contact us if you have questions.

Regards,

Gordon von Muehldorfer

Rachel Toews

2006 32 St. S.W

Calgary, Ab. T3E 2R3

403-670-0481

Sent from my iPad

RECEIVED

CPC2017-126  
Attachment 12  
Letter 12

2017 MAR 28 PM 2: 01

THE CITY OF CALGARY  
CITY CLERK'S

Lisa Tillotson  
1905B 30 Street S.W.  
Calgary, AB T3E 2L5

March 28, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

**Re : Notice of Public Hearing on Planning Matters, April 10, 2017 LOC2016-0201**

I understand that the decisions on this matter are a fait accompli and this letter is likely useless, but since I never received any information by mail about the planning of the Main Street project and these proposals prior to a month ago, I see it as my only option to be heard.

Since 2005 I've owned a condo in Killarney, at 1905B 30<sup>th</sup> st. SW. The lot is one whose zoning is being proposed to change to a 7-8 story apartment building. It's a modest, 4 unit, self-managed condo. I love living in the inner city, and would not have it any other way. I chose Killarney for a variety of reasons, including access to the river pathways, great transportation routes, and bike and walkability. I walk the walk when it comes to these things. I'm also not opposed to development, or high density. But I do have concerns about how inner city communities are becoming places only available to the wealthy, or young people willing to live in apartments.

When houses are torn down and new ones built, it's always modest affordable housing disappearing, and what's built, whether an infill, semi-detached property or townhouse options, costs \$750,000 and up. Lower and middle income families and people like me (I make a good living as a public servant, but I'm single income) are left with 2 options – move to the suburbs, or into an apartment building. If my building, the house next to it, and the 4-plex on the other side were torn down to put up an 8-storey building, yes, density is higher, but the city has lost 9 homes that can accommodate families with children, or people like me, professionals who have no desire to live in an apartment after spending their 20's and 30's doing so. Not to mention, these 3-story properties are very unsustainable (how good are they for families with kids, and older adults?) But that's another complaint for another day.

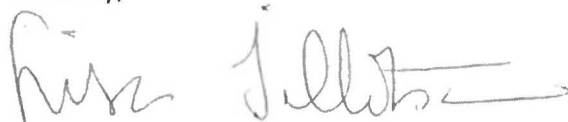
Can the City not consider the types of properties that are built in replacement? I don't care about high end finishes and granite countertops; I care about location, and having a bit of private outdoor space. Developers want to max out their investment so they built high-end properties, I understand this. But that changes a vibrant community like Killarney from being a mix of different housing options, different ages, and different incomes, to a community filled

only with wealthier couples in their shiny new infills and townhouses, or younger people in apartments. It breaks my heart that someone like me, or the family renting a 4-plex unit next door, soon won't have any options for inner city living. Council constantly touts the benefits of staying in established communities rather than contributing to the unsustainable suburban sprawl, but they don't support a variety of type, size and cost options in inner city communities.

Finally, I'm terrified about what a change in zoning (to MU-2, also proposed) to the 3 lots across the alley from my home (1904 – 1910 31 st.) will do to my property. My little condo, and the large deck that is one of its best features, will be plunged into darkness. Not only does this affect my quality of life while living there, it decimates the value of my property, there goes my nest egg! Does the City take these sorts of things into account when making decisions? I hope so. If I wanted a dark home and shady deck I could have purchased one for a lot less than what I bought mine for.

Thank you for reading my letter. I know that in making decisions that affect thousands of people, there will always be some who are unhappy, or suffer the consequences. All I ask is that you think about whether or not you're trying to fix "problems" (low density, walkability, good transit, and availability of commercial space) that don't currently exist in this community.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lisa Tillotson', written in dark ink.

Lisa Tillotson

---

cc. Coun. Evan Woolley



Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

CPC2017-126  
Attachment 12  
Letter 13

RECEIVED  
2017 MAR 29 AM 9:24  
THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

To Whom It May Concern;

Please consider this submission for consideration for the issue of **Proposed Land Use LOC2016-0201 19 Avenue SW – 30 Avenue SW**. The information referenced was originally filed by the city March 16, 2017. After contacting the planner (on March 21, 2017) responsible for this proposal and being referred to a different planner due to vacation absence, I have several concerns to itemize and be considered prior to approval:

1. **A request for a meeting with concerned residents was denied by the planner.**

Residents are left no recourse other than submissions because the planner provided the following reason for denial: he does not want to change the submission as written because it is going to City Council. The land use plan emphasizes the importance of consultation in such matters, yet we are left with no opportunity for dialogue to negotiate some of the specific zoning changes that concern residents. This is incongruent with the plans intent and stated consultation – "followed by additional discussions with landowners or community associations." (P.23/80)

2. **Consultation has been poor to affected residents.**

The residents of 36<sup>th</sup> Street SW, specifically the blocks between 26<sup>th</sup> Avenue SW and 30 Avenue SW received no written notice of proposed changes from either the City or the Killarney Glengarry Community Association, with the exception of a two page summary in February, 2017. Residents were only made aware of the proposed changes through neighbours in Glendale, and a few residents attended that information session on November 9, 2016. The Killarney residents (Doris Murphy Dunlop & Teresa Ryan) identified themselves at the Glendale meeting and requested further consultation and this follow up was not completed.

While the documents filed by the City suggest, "proven methods to reach local audiences were used" (P.21/80), we dispute this comment. We note the comments of Mr. Leighton regarding the passing of these bylaws, which were, "... I question whether the community is fully aware of the scale and implications of this initiative. I gather that full cost-accounting of the required infrastructure, transportation and public realm cost remains incomplete. This could have significant budget implications." (P.9/20)"

When Killarney Glengarry Community Association was asked about their response to the issue, it became clear that there was no formal response, "Regretfully at this time, we are rebuilding our Development Committee as we no longer have a Director of Development so this maybe [SIC] why you haven't seen much pro-active [SIC] activity from the Community Association."

Public documents regarding the submission show support from Rosscarrock Community and conditional support based on changes to the zoning from Glendale Community (P.64-66/80). There is no documentation of support from the Killarney Community on public record.

**3. Zoning changes do not result in material improvements in infrastructure.**

Those Killarney residents who attended the Glendale Community information session were of the same mind as Glendale residents. The infrastructure benefits described, better sidewalks and access to transit, were not beneficial because we already have new sidewalks and access to several buses nearby. The information session offered no other benefits, based on the reaction from attendees. The planner at the meeting could not identify the related Infrastructure costs - water or long range infrastructure costs (P.21/80), nor could identify cost sharing structure to which the developers were obligated to contribute.

**4. Parking remains a critical concern in this matter.**

Residents who attended the Glendale Community information session expressed concern about parking based on considerably higher density. The information session highlighted similar parking concerns that continue to be a problem for residents near the Corus building in Shaganappi, but there has been no resolution. How can a section of street designated a snow route in winter and with a school adjacent to impacted lots accommodate the considerable traffic and parking concerns under the proposed plan? The planners at the meeting could not identify how parking issues could be mitigated and confirmed no traffic study had been done, which was troubling considering the "minimum mandatory parking requirements for vehicles..." (P.19/80).


**5. School zone safety issues.**

The presence of many children, both residents and schoolchildren attending Holy Name School, triggers an immediate concern for their safety given increased traffic flow from higher density housing. Residents living in the area can attest to the current significant traffic congestion along 36<sup>th</sup> Street SW at and between the intersections at 28<sup>th</sup> and 30<sup>th</sup> Avenues SW. With cars parked around corners, visibility is poor and children are at risk of injury. Increased density would only exacerbate the issue and increase traffic flow at the intersections and in narrow alleys, where many vehicles speed through as a detour during peak hours.

In the absence of true dialogue, I make this submission to propose changes to the current plan. I, as a resident of 36<sup>th</sup> Street SW, am in agreement with the Main Streets plan as proposed in the community of Killarney-Glengarry with the following change:

- The area currently proposed as R-CG instead be rezoned RC-2 on 36<sup>th</sup> Street from 26<sup>th</sup> Avenue SW to 30<sup>th</sup> Avenue SW

Sincerely,

  
Lisa Phernambuca

Name (printed and signature)

2831 36 St SW Calgary AB T2E2Z9

Address



**Smith, Theresa L.**

**From:** Teresa Ryan [dandtryan@gmail.com]  
**Sent:** Wednesday, March 29, 2017 1:35 AM  
**To:** City Clerk  
**Subject:** Appeal of Proposed land use LOC2016-0201 19 Ave sw - 30 ave SW URGENT  
**Attachments:** Screen Shot 2017-03-29 at 1.20.57 AM.png; ATT00001.htm; Office of the City Clerk (original).docx; ATT00002.htm

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

To Whom It May Concern;

RECEIVED  
2017 MAR 29 AM 9:20  
THE CITY OF CALGARY  
CITY CLERK'S

Please consider this submission for consideration for the issue of **Proposed Land Use LOC2016-0201 19 Avenue SW – 30 Avenue SW**. The information referenced was originally filed by the city March 16, 2017. After contacting the planner (on March 21, 2017) responsible for this proposal and being referred to a different planner due to vacation absence, I have several concerns to itemize and be considered prior to approval:

**1. A request for a meeting with concerned residents was denied by the planner.**

Residents are left no recourse other than submissions because the planner provided the following reason for denial: he does not want to change the submission as written because it is going to City Council. The land use plan emphasizes the importance of consultation in such matters, yet we are left with no opportunity for dialogue to negotiate some of the specific zoning changes that concern residents. This is incongruent with the plans intent and stated consultation – “followed by additional discussions with landowners or community associations.” (P.23/80)

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written discussion regarding the proposed plan for 37st. It directly states that "the 37 Street SW main street extends from Bow Trail to 26 Avenue SW". If these blocks have been left out of the reporting on the 37 Street reporting, it would not be surprising to note that they have also been left out of all engagement processes in regard to the proposed changes.

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Sincerely,



Teresa Ryan

Name (printed and signature)

3027 36 st SW Calgary, T3E 3A2

Address

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

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Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

2017 MAR 29 AM 9:26  
THE CITY OF CALGARY  
CITY CLERKS

RECEIVED

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

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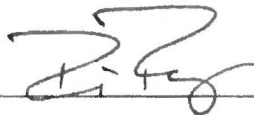
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Sincerely,

DAVID RYAN



Name (printed and signature)

3023 36<sup>th</sup> St S.W. Calgary, AB

Address

T3E 3A2

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED  
2017 MAR 29 AM 9:28  
THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

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Sincerely,

Chad Welechenko   
Name (printed and signature)

3011 - 36 STREET SW - T3E 3A2  
Address



Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED

2017 MAR 29 AM 11: 03

THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

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Sincerely,

Rose Harvey / Rose Harvey  
Name (printed and signature)

3007 - 36 St SW, Calgary AB  
Address

**Smith, Theresa L.**

---

**From:** Katrina Bruckschwaiger [katrina.bruckschwaiger@gmail.com]  
**Sent:** Wednesday, March 29, 2017 11:01 AM  
**To:** City Clerk  
**Subject:** Proposed land use LOC2016-0201  
**Attachments:** 2017-03-29 10-55.pdf; ATT00001.txt

Please see the attached letter regarding concerns with the proposed changes to my neighbourhood.

Thanks,

Katrina Bruckschwaiger

RECEIVED  
2017 MAR 29 AM 11:06  
THE CITY OF CALGARY  
CITY CLERK'S

RECEIVED  
2017 MAR 29 AM 11:06  
THE CITY OF CALGARY  
CITY CLERK'S

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

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**Smith, Theresa L.**

---

**From:** myglendale.ca@gmail.com  
**Sent:** Wednesday, March 29, 2017 12:47 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0201  
**Attachments:** LOC2016-0201 Feedback from GGMCA.pdf

RECEIVED  
2017 MAR 29 PM 1:11  
THE CITY OF CALGARY  
CITY CLERK'S

March 29, 2017

Application: LOC2016-0201

Submitted by: Jennelle Inlow

Contact Information

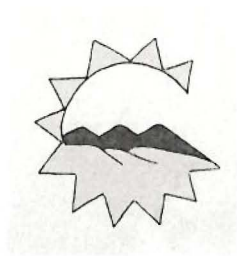
Address: 3923 Glenwood Ave SW

Phone: 403-660-5366

Email: [myglendale.ca@gmail.com](mailto:myglendale.ca@gmail.com)

Feedback:

Hello, Please see updated information from the Glendale and Glendale Meadows Community Association.  
Thank you, Jennelle Inlow [www.myglendale.ca](http://www.myglendale.ca)



Glendale/Glendale Meadows Community Association

*Special Board Meeting Minutes*

**March 27, 2017**

Board Attendees: Paul McCormick, Chris Welner, Amanda Saigeon, Grant MacArthur, Lee Dowd, Simon Evison, Margaret Chandler, Jennelle Inlow

1. Call to Order
  - a. Meeting Called to order at 7:09 by Paul McCormick
2. Further to the resolution passed by the board on November 23, 2016

Be it resolved that the position of the community association is as follows:

"The Glendale/Glendale Community Association withdraws its support for the Main Streets rezoning plan as proposed for the community of Glendale / Glendale Meadows."

Paul McCormick proposed the resolution and Simon Evison seconded the resolution.

Resolution passed by the members present

Adjournment 9:24pm

RECEIVED  
2017 MAR 29 PM 1:11  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** T.T [tiger.treeson@gmail.com]  
**Sent:** Monday, March 27, 2017 2:49 PM  
**To:** City Clerk  
**Subject:** Land use bylaw amendment

Dear Sirs/Madams,

I am currently living in 1724 31 Street SW. I saw the Notice of Land Use Bylaw Amendment about the land use in my area. I knew my voice is weak and is not likely listened, but I still wanted to address my concerns about the land use changes.

I noticed that these 1726, 1730, 1734, 1725, 1729 and 1733 on 31 street were changed to M-C1 – three lots on each side. What was the reasons of changing these lots to M-C1? Was it just because these are old houses? Look at the east from 29 street to 24 street on the north side of 17 avenue, none of the lots off 17 avenue is changed, such as 1730 29 street, 1733 and 1736 on 28 street.

My house is about 9 metres, infilled three year ago. M-C1 can be built as high as 14 metres, that will completely block the sunlight of my house. It is a quiet area currently, and will not if a high building is built besides. The most import impacts can be fire risk and other unpredictable and/or unknown risks. Because of the change, I also believe that my house value will be impacted.

Once again, I knew my voice is weak, but I strongly object the change of the land use for these lots. It will be appreciated, should my concerns be put in consideration when the decision is made. Thank you so much.

Regards,

Resident of 1724 31 St SW

**RECEIVED**  
**2017 MAR 27 PM 2:52**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

**Albrecht, Linda**

---

**From:** hashim ali [has\_nou@yahoo.com]  
**Sent:** Wednesday, March 29, 2017 6:14 PM  
**To:** City Clerk  
**Cc:** admin@killarneyglengarry.com  
**Subject:** Application for Objecting of Rezoning 36th Street from RC2 to MC1  
**Attachments:** 001.jpg; 002.jpg

Hi,

Writing in connection with the above planning application received from the City, We are residents of 36<sup>th</sup> street SW, strongly object to the development idea of rezoning our street to MC1, because this will bring more traffic to our street and parking problems in our street. We are families with small growing kids, we would like our street to be safe with less traffic and sound. please see attach signature list with house number who object this rezoning.

Regards

RECEIVED  
2017 MAR 30 AM 7:38  
THE CITY OF CALGARY  
CITY CLERK'S



Killarney 36<sup>th</sup> Street SW

Calgary AB, T3E 2Z2

Mar 28, 2017

Development Control Services

The City of Calgary, AB

RECEIVED  
2017 MAR 30 AM 7:38  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Sir / Madam

Reference: Application for Objecting of Rezoning 36<sup>th</sup> Street from RC2 to MC1

Writing in connection with the above planning application received from the City, We are residents of 36<sup>th</sup> street SW, strongly object to the development idea of rezoning our street to MC1, because this will bring more traffic to our street and parking problems in our street. We are families with small growing kids, we would like our street to be safe with less traffic and sound.

Last year we applied for street parking permits, because of West Brook LRT traffic flow through our street and few incidents of crime, decision of Development proposals should be considered very carefully, MC1 could ruin the character of the street, we feel that we will lose the quality of an area and the way it functions.

Sincerely

NAME

HOUSE NO

SIGNATURE

Haslam Syed

2017

*slip*

Serene Cheung

2019

*S. Cheung*

- Also concerns about traffic and increased risk of crime in the alley - we already see homeless individuals loitering.

Dapo Badmus

2021

*Dapo Badmus*

Anna Molbak

2039

*Anna Molbak*

there does not seem to be planning in what impact to infrastructure (parking, schooling, transit...) Already problems with restricted parking.

Reto Haselun

2039

*Reto Haselun*

Patricia Walker

3702

*Patricia Walker*

EVE MOSBY

2231

*E. Mosby*

Jason Munro

2438

ZOE BARDWIN

2236

TRAFFIC CONCERNS

JENNA MORRISH

2015

TIM MORRISH

2015

Fatima LAEEQ

2017

4/2/2017  
Property value  
Bike

Jenna Morrish  
Tim Morrish  
Fatima Laeeq

**Albrecht, Linda**

---

**From:** adam.morrison7@gmail.com  
**Sent:** Wednesday, March 29, 2017 6:56 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2016-0201

March 30, 2017

Application: LOC2016-0201

Submitted by: Adam Morrison

Contact Information

Address: 2619 36 Street SW

Phone:

Email: [adam.morrison7@gmail.com](mailto:adam.morrison7@gmail.com)

Feedback:

Hello, My wife and I recently bought a house in the are affected by this redesignation. We have a major issue with this as it would allow 4+ story apartment building to go up behind our house. We believe this will be intrusive and will decrease the value of our property. We also believe that the area has become quite dense with the infills that now take up a large portion of the area and are worried that an increase in the density with these designations will create new traffic and parking issues, along with the potential for increased crime.  
Thank You, Adam Morrison

RECEIVED  
2017 MAR 30 AM 7:37  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

**From:** MacDougall, Monica  
**Sent:** Wednesday, March 29, 2017 10:12 PM  
**To:** City Clerk  
**Cc:** 'George MacDougall'  
**Subject:** Notice of Appeal to Land Use Re-designation

FROM:  
George and Monica MacDougall  
2609 36<sup>th</sup> ST SW  
Calgary, Alberta  
T3E 2Z7

TO:  
Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
Calgary, Alberta  
Attn: Sue Grey

RECEIVED  
2017 MAR 30 AM 7:36  
THE CITY OF CALGARY  
CITY CLERK'S

RE: Notice of Appeal to the Land Use Bylaw Amendment: BYLAW #127D2017 to 135D2017 – for Land Use re-Designation (zoning).

Dear Ms. Grey,

We are registering our objection to the portion of the proposed Land use re-designation and amendment to the Bylaw which pertains to the maximum allowed building height on 37<sup>th</sup> Street South West.

Specifically, we object to the Section/Zoning MU-1 f3.0 h16 which corresponds to “Mixed Use Flexible District (3 to 4 storeys, 16 metre maximum height)”, and it is being proposed for the 2600 block (even numbering from 2604 to 2640) of 37<sup>th</sup> Street S.W., as per Map 2 provided by The City of Calgary.

**We propose instead that the re-designation for the above mentioned area be changed to R-CG (2 to 3 storeys, 11 metre maximum height), which better aligns with the setting in our neighbourhood.**

Neither of us nor our close neighbours were part of the consultations about this proposal, as we have moved to a new infill built in Killarney very recently.

The passing of this proposed amendment to the bylaw and Land use re-designation would allow a 4 storey (16 metre maximum) building to be constructed on a site backing directly onto our property. We categorically object to the raising of the height restriction, because the construction of a building that high would significantly affect our property, reducing our enjoyment of our residence, as well as our neighbours' enjoyment of their properties, by infringing on our privacy and reducing the sun and the sunlight over our property and our backyard. This would also result in an increase in traffic, noise, and loitering which would affect directly the traditional identity of our residential community, and potentially influence the value of our property.

Overall, we feel that the proposed amendment that would allow this to take place is not in the best interest of the neighbours of Killarney/Glengarry, and **we strongly urge you to reject this proposed Land use re-designation, and accept our appeal and new proposal** to respect the neighbours of Killarney's privacy and right to enjoy their residential homes.

Thank you,  
George and Monica MacDougall

CPC2017-126  
Attachment 12  
Letter 24

Azalea Kim  
1727 26 St SW  
Calgary, AB. T3C 1K7

RECEIVED  
2017 MAR 30 AM 7:40  
THE CITY OF CALGARY  
CITY CLERK'S

March 29, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100 Postal Station "M"  
Calgary, AB. T2P 2M5

Dear City Council,

Thank you for all of the work you do on our behalf. It is much appreciated.

Myself and my mother are the owners of 1727, 1731, and 1735 26 St SW. We would like to request that the land use designation for these parcels of land be amended to an M-C2 land use, identical to the adjacent parcels or an M-C1 use, if council believes this is a better use.

26 St is quite a busy street, the vehicle traffic is constant, foot traffic is continuous throughout the day, I believe the community would benefit from increased density and some commercial use from these parcels of land. We do not believe the current proposed designation of RC-G is not the right one for the street.

Thank you for your consideration,



Azalea Kim  
403-874-2950



**Albrecht, Linda**

**From:** Adam Fehr [afehr2012@meds.uwo.ca]  
**Sent:** Wednesday, March 29, 2017 10:56 PM  
**To:** City Clerk  
**Subject:** Notice of Appeal to the Land Use Bylaw Amendment: BYLAW #12702017 to 13502017 – for Land Use re-Designation (zoning).

RECEIVED  
2017 MAR 30 AM 7:36  
THE CITY OF CALGARY  
CITY CLERK'S

Adam Fehr  
2611 36<sup>th</sup> ST SW  
Calgary, Alberta  
T3E 2Z7

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
Calgary, Alberta  
Attn: Sue Grey

RE: Notice of Appeal to the Land Use Bylaw Amendment: BYLAW #12702017 to 13502017 – for Land Use re-Designation (zoning).

Dear Ms. Grey,

I am registering my objection to the portion of the proposed Land use re-designation and amendment to the Bylaws which pertains to the maximum height on 37<sup>th</sup> Street South West. Specifically, I object to the Section/Zoning MU-1 f3.0 h16 which corresponds to “Mixed Use Flexible District (3 to 4 storeys, 16 metre maximum height)”, and it is being proposed for the 2600 block (even numbering from 2604 to 2640) of 37<sup>th</sup> Street S.W., as per Map provided by The City of Calgary.

**I propose instead that the re-designation for the above mentioned area be changed to R-CG (2 to 3 storeys, 11 metre maximum height), which better aligns with the setting in our neighbourhood.**

Neither I nor our close neighbours were part of the consultations about this proposal, as we have moved to a new infill built in Killarney very recently.

The passing of this proposed amendment to the bylaw and Land use re-designation would allow a 4 storey (16 metre max) building to be constructed on a site backing directly onto my property. I categorically object to the raising of the height restriction because the construction of a building that high would significantly affect my property, reducing my enjoyment of my property, as well as my neighbours' enjoyment of their properties, by infringing on our privacy and reducing the sun and the sunlight over our property and our backyard.

Overall, I feel the proposed amendment that would allow this to take place is not in the best interest of the neighbours of Killarney/Glengarry, and **I strongly urge you to reject this proposed Land use re-designation, reconsider your decision** and respect the neighbours of Killarney's privacy and right to enjoy their residential homes and neighbourhood.

Thank you

Take care,  
Adam Fehr, MD, MBA  
General Surgery  
The University of Calgary



Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED

2017 MAR 30 AM 7:35

THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

To Whom It May Concern;

Please consider this submission for consideration for the issue of **Proposed Land Use LOC2016-0201 19 Avenue SW – 30 Avenue SW**. The information referenced was originally filed by the city March 16, 2017. After contacting the planner (on March 21, 2017) responsible for this proposal and being referred to a different planner due to vacation absence, I have several concerns to itemize and be considered prior to approval:

1. **A request for a meeting with concerned residents was denied by the planner.**

Residents are left no recourse other than submissions because the planner provided the following reason for denial: he does not want to change the submission as written because it is going to City Council. The land use plan emphasizes the importance of consultation in such matters, yet we are left with no opportunity for dialogue to negotiate some of the specific zoning changes that concern residents. This is incongruent with the plans intent and stated consultation – "followed by additional discussions with landowners or community associations." (P.23/80)

2. **Consultation has been poor to affected residents.**

The residents of 36<sup>th</sup> Street SW, specifically the blocks between 26<sup>th</sup> Avenue SW and 30 Avenue SW received no written notice of proposed changes from either the City or the Killarney Glengarry Community Association, with the exception of a two page summary in February, 2017. Residents were only made aware of the proposed changes through neighbours in Glendale, and a few residents attended that information session on November 9, 2016. The Killarney residents (Doris Murphy Dunlop & Teresa Ryan) identified themselves at the Glendale meeting and requested further consultation and this follow up was not completed.

While the documents filed by the City suggest, "proven methods to reach local audiences were used" (P.21/80), we dispute this comment. We note the comments of Mr. Leighton regarding the passing of these bylaws, which were, "... I question whether the community is fully aware of the scale and implications of this initiative. I gather that full cost-accounting of the required infrastructure, transportation and public realm cost remains incomplete. This could have significant budget implications." (P.9/20)"

When Killarney Glengarry Community Association was asked about their response to the issue, it became clear that there was no formal response, "Regretfully at this time, we are rebuilding our Development Committee as we no longer have a Director of Development so this maybe [SIC] why you haven't seen much pro-active [SIC] activity from the Community Association."

Public documents regarding the submission show support from Rosscarrock Community and conditional support based on changes to the zoning from Glendale Community (P.64-66/80). There is no documentation of support from the Killarney Community on public record.

3. Zoning changes do not result in material improvements in infrastructure.

Those Killarney residents who attended the Glendale Community information session were of the same mind as Glendale residents. The infrastructure benefits described, better sidewalks and access to transit, were not beneficial because we already have new sidewalks and access to several buses nearby. The information session offered no other benefits, based on the reaction from attendees. The planner at the meeting could not identify the related Infrastructure costs - water or long range infrastructure costs (P.21/80), nor could identify cost sharing structure to which the developers were obligated to contribute.

4. Parking remains a critical concern in this matter.

Residents who attended the Glendale Community information session expressed concern about parking based on considerably higher density. The information session highlighted similar parking concerns that continue to be a problem for residents near the Corus building in Shaganappi, but there has been no resolution. How can a section of street designated a snow route in winter and with a school adjacent to impacted lots accommodate the considerable traffic and parking concerns under the proposed plan? The planners at the meeting could not identify how parking issues could be mitigated and confirmed no traffic study had been done, which was troubling considering the "minimum mandatory parking requirements for vehicles..." (P.19/80).

5. School zone safety issues.

The presence of many children, both residents and schoolchildren attending Holy Name School, triggers an immediate concern for their safety given increased traffic flow from higher density housing. Residents living in the area can attest to the current significant traffic congestion along 36<sup>th</sup> Street SW at and between the intersections at 28<sup>th</sup> and 30<sup>th</sup> Avenues SW. With cars parked around corners, visibility is poor and children are at risk of injury. Increased density would only exacerbate the issue and increase traffic flow at the intersections and in narrow alleys, where many vehicles speed through as a detour during peak hours.

In the absence of true dialogue, I make this submission to propose changes to the current plan. I, as a resident of 36<sup>th</sup> Street SW, am in agreement with the Main Streets plan as proposed in the community of Killarney-Glengarry with the following change:

- The area currently proposed as R-CG instead be rezoned RC-2 on 36<sup>th</sup> Street from 26<sup>th</sup> Avenue SW to 30<sup>th</sup> Avenue SW

Sincerely,

MAUREEN PATTON *Maureen Patton*

Name (printed and signature)

2834-36 ST. S.W. Calgary AB T3E 3A1

Address

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED

2017 MAR 30 AM 7:38

THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

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**5. School zone safety issues.**

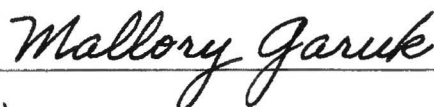
The presence of many children, both residents and schoolchildren attending Holy Name School, triggers an immediate concern for their safety given increased traffic flow from higher density housing. Residents living in the area can attest to the current significant traffic congestion along 36<sup>th</sup> Street SW at and between the intersections at 28<sup>th</sup> and 30<sup>th</sup> Avenues SW. With cars parked around corners, visibility is poor and children are at risk of injury. Increased density would only exacerbate the issue and increase traffic flow at the intersections and in narrow alleys, where many vehicles speed through as a detour during peak hours.

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Sincerely,

Mallory Garuk



Name (printed and signature)

3011 36 Street SW Calgary AB T3E 3A2

Address

**Albrecht, Linda**

---

**From:** Rad [radunbar@telus.net]  
**Sent:** Wednesday, March 29, 2017 4:29 PM  
**To:** City Clerk  
**Subject:** bylaw amendment

I very strongly object to this bylaw Amendment. I own a house and yard that will lose the current light overshadowed by 4 story huge buildings,.  
My garden & trees will suffer.  
I will lose my privacy with such large buildings directly behind my Home.  
I hope my alder man or woman will be against this too.  
its out of place in our neighbourhood.  
Bad idea should be scrapped ... if my alderwoman or man votes for this she or he will lose my vote and her seat on council.

Sent from my iPad

RECEIVED  
2017 MAR 30 AM 7:34  
THE CITY OF CALGARY  
CITY CLERKS

## McDougall, Libbey C.

---

**From:** Rad [radunbar@telus.net]  
**Sent:** Thursday, March 30, 2017 4:04 PM  
**To:** McDougall, Libbey C.  
**Subject:** Re: bylaw amendment

Bylaw #127D2017 to135D2017

From C-COR 1f5.0h26,

to M-C1, M-C2MU-1f3h16

TO MU2f5h 26,R-C-2,R-CG

multiple Properties

Yours Truly

Ronald A Dunbar

> On Mar 30, 2017, at 12:41 PM, McDougall, Libbey C. <[Libbey.McDougall@calgary.ca](mailto:Libbey.McDougall@calgary.ca)> wrote:

>

> Good afternoon,

>

> Please provide additional information (Calgary Planning Commission Report number, Bylaw number, Land Use Amendment number, or address) by noon tomorrow, 2017 March 31. so that we can attach your letter to the appropriate Report. As is, there is not enough information to determine which file is of concern.

>

> Please contact me should you have any questions,

>

> Libbey McDougall

> Legislative Assistant,

> Legislative Services Division, City Clerk's Office The City of Calgary

> | Mail code: #8007 T 403.268.5846 | F 403.268.2362 | [www.calgary.ca](http://www.calgary.ca)

> City Hall, 800 Macleod Tr. S.E.

> P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

>

>

>

> -----Original Message-----

> From: Rad [<mailto:radunbar@telus.net>]

> Sent: Wednesday, March 29, 2017 4:29 PM

> To: City Clerk

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>

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>

>

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>

>

> Sent from my iPad

>

>

> NOTICE -

> This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

RECEIVED

March 30, 2017

2017 MAR 30 AM 9:32

The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB T2P 2M5

THE CITY OF CALGARY  
CITY CLERK'S

**RE: Support letter for the Main Streets initiative from residents on 32 Street SW**

Dear Sir or Madam,

This letter is to confirm that the residents listed below along 32 street SW (north of 17<sup>th</sup> Ave) are in favor of the proposed Main Streets re-zoning initiative on 17th Ave SW, as well as the related transitioning on the north side of 32 Street SW and 31 Street SW that is being considered as part of the Main Streets initiative.

We believe that the MC-1 transition zoning being proposed along the north side of 32 Street SW and 31 Street SW is both a reasonable and appropriate transition zoning for both streets based on the following factors:

- 32 Street SW and 31 Street SW are within 200-300 meters from the entrance of the Westbrook LRT station, and fall within Westbrook Transit Oriented Development (TOD) area, which supports higher densification as per the Municipal Development Plan and the Calgary Transportation Plan than the RC-2 single family residential zoning that currently exists.
- In addition to being within 200-300 meters from the Westbrook LRT station, our homes are within 200 meters of the Westbrook "Community Activity Center", and directly beside the 17th Ave "Neighborhood Corridor", both of which support higher densification as per the Municipal development Plan.
- The Main Streets initiative is proposing to increase the allowable development height along 17th Ave (west of 26 Street SW) to 6 stories with mixed commercial use west of 31 street (MU-2 zoning). Changing the zoning to MC-1 along 32 Street SW and 31 Street SW will support the future retail use that Main Streets envisions for 17th Ave SW, and will be a reasonable transition from the 6 stories proposed along 17 Ave SW and into the single family residential community when development occurs.
- The current transition zoning from the Westbrook ARP of MC-2 on the West side of 32 Street SW and the East side of 33 Street SW was based on the City of Calgary's work in developing and implementing the 2009 Westbrook ARP. In November 2014, the City of Calgary revised the Westbrook ARP (Bylaw Number 35P2014), increasing the allowable building development height along 33 Street SW from 20 meters to 39 meters, resulting in Matco Developments' current

proposed 12 story rental complex on 33 Street SW. We believe that the allowable height increase in the amended 2014 Westbrook ARP should have resulted in a wider transition zoning to incorporate 32 Street SW and 31 Street SW when the Westbrook ARP was amended. The changes being proposed by the Main Streets initiative partially addresses this by extending the transition zoning along the south side of 32 Street SW and 31 Street SW.

- The MC-1 is a district that contains many rules that are sensitive, or contextual, to a residential neighbourhood, including requiring lower heights and larger setbacks when adjacent to low scale buildings. We believe that this balances the opportunity for reasonable densification, with those residents who want to retain a low scale residential neighborhood.
- Without appropriate transitioning from the mid-rise developments currently proposed on 17th Ave SW and 33 Street SW, we believe that future capital re-investment may pass our streets, resulting in a significant number of 70 year old bungalows at the end of their useful lives remaining for the foreseeable future.

Overall, we support the transition zoning being considered for 32 Street SW and 31 Street SW, as well as the re-zoning along 17th Ave SW and extend our appreciation to the City of Calgary and the City Planners for their very extensive and diligent work involved in the Main Street re-zoning initiative.

Best Regards,

Pawan Dhillon: 1718 32 Street SW

David Hawthorn: 1722 32 Street SW

Manish Patel: 1726 32 Street SW

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RECEIVED

2017 MAR 29 PM 12:05

THE CITY OF CALGARY  
CITY CLERK'S

March 28, 2017

Via Fax: 403 268 2362

Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

To Whom It May Concern;

Please consider this submission for consideration for the issue of **Proposed Land Use LOC2016-0201 19 Avenue SW – 30 Avenue SW**. The information referenced was originally filed by the city March 16, 2017. After contacting the planner (on March 21, 2017) responsible for this proposal and being referred to a different planner due to vacation absence, I have several concerns to itemize and be considered prior to approval:

1. **A request for a meeting with concerned residents was denied by the planner.**

Residents are left no recourse other than submissions because the planner provided the following reason for denial: he does not want to change the submission as written because it is going to City Council. The land use plan emphasizes the importance of consultation in such matters, yet we are left with no opportunity for dialogue to negotiate some of the specific zoning changes that concern residents. This is incongruent with the plans intent and stated consultation – "followed by additional discussions with landowners or community associations." (P.23/80)

2. **Consultation has been poor to affected residents.**

The residents of 36<sup>th</sup> Street SW, specifically the blocks between 26<sup>th</sup> Avenue SW and 30 Avenue SW received no written notice of proposed changes from either the City or the Killarney Glengarry Community Association, with the exception of a two page summary in February, 2017. Residents were only made aware of the proposed changes through neighbours in Glendale, and a few residents attended that information session on November 9, 2016. The Killarney residents (Doris Murphy Dunlop & Teresa Ryan) identified themselves at the Glendale meeting and requested further consultation and this follow up was not completed.

While the documents filed by the City suggest, "proven methods to reach local audiences were used" (P.21/80), we dispute this comment. We note the comments of Mr. Leighton regarding the passing of these bylaws, which were, "... I question whether the community is fully aware of the scale and implications of this initiative. I gather that full cost-accounting of the required infrastructure, transportation and public realm cost remains incomplete. This could have significant budget implications." (P.9/20)"

When Killarney Glengarry Community Association was asked about their response to the issue, it became clear that there was no formal response, "Regretfully at this time, we are rebuilding our Development Committee as we no longer have a Director of Development so this maybe [SIC] why you haven't seen much pro-active [SIC] activity from the Community Association."

Public documents regarding the submission show support from Rosscarrock Community and conditional support based on changes to the zoning from Glendale Community (P.64-66/80). There is no documentation of support from the Killarney Community on public record.

**3. Zoning changes do not result in material improvements in infrastructure.**

Those Killarney residents who attended the Glendale Community information session were of the same mind as Glendale residents. The infrastructure benefits described, better sidewalks and access to transit, were not beneficial because we already have new sidewalks and access to several buses nearby. The information session offered no other benefits, based on the reaction from attendees. The planner at the meeting could not identify the related Infrastructure costs - water or long range infrastructure costs (P.21/80), nor could identify cost sharing structure to which the developers were obligated to contribute.

**4. Parking remains a critical concern in this matter.**

Residents who attended the Glendale Community information session expressed concern about parking based on considerably higher density. The information session highlighted similar parking concerns that continue to be a problem for residents near the Corus building in Shaganappi, but there has been no resolution. How can a section of street designated a snow route in winter and with a school adjacent to impacted lots accommodate the considerable traffic and parking concerns under the proposed plan? The planners at the meeting could not identify how parking issues could be mitigated and confirmed no traffic study had been done, which was troubling considering the "minimum mandatory parking requirements for vehicles..." (P.19/80).

**5. School zone safety issues.**

The presence of many children, both residents and schoolchildren attending Holy Name School, triggers an immediate concern for their safety given increased traffic flow from higher density housing. Residents living in the area can attest to the current significant traffic congestion along 36<sup>th</sup> Street SW at and between the intersections at 28<sup>th</sup> and 30<sup>th</sup> Avenues SW. With cars parked around corners, visibility is poor and children are at risk of injury. Increased density would only exacerbate the issue and increase traffic flow at the intersections and in narrow alleys, where many vehicles speed through as a detour during peak hours.

**In the absence of true dialogue, I make this submission to propose changes to the current plan. I, as a resident of 36<sup>th</sup> Street SW, am in agreement with the Main Streets plan as proposed in the community of Killarney-Glengarry with the following change:**

- The area currently proposed as R-CG instead be rezoned RC-2 on 36<sup>th</sup> Street from 26<sup>th</sup> Avenue SW to 30<sup>th</sup> Avenue SW

Sincerely,

LESLIE E. GELL *Leslie E. Gell* (ENDURING POWER OF ATTORNEY FOR STUART N. GELL)

Name (printed and signature)

*3636 6<sup>th</sup> St. SW* (STUART GELL ADDRESS: 3031-36<sup>th</sup> ST. SW - CALGARY, AB. T3E 3A2)

Address