



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through 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 and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) BERNICE

Last name (required) GLOD

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) PUBLIC HEARING REFERENCE #LOC2020-0126

Date of meeting Dec 14, 2020

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

We are opposed to the change from R-C2 to RCG regarding the subject property. The community is already saturated with 4 plexes and in-fill houses packed close together. The addition of a 4 plex will add further traffic to the area, further problems with parking, and overall increased density. We have lived in Killarney for almost 60 years and enjoyed the peaceful, quiet neighbourhood it was. It is no longer that quiet peaceful place as we continue to experience increased population and density.



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- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

| | |
|--|---|
| First name (required) | Alfredo |
| Last name (required) | Garrido |
| What do you want to do? (required) | Submit a comment |
| Public hearing item (required - max 75 characters) | Opposition to Zoning Re-designation at 2037 32 ST SW (LOC2020-0126) |
| Date of meeting | Nov 14, 2020 |

Hello New Century Design,

My name is Alfredo Garrido, and I am a homeowner who is within proximity of your proposed development at 2037 32nd Street SW that includes "four residential units with lower-level secondary suites". I alongside many other homeowners in the neighborhood are deeply concerned about this development in terms of how it will affect our neighborhood. There are several issues that we see arising with such a large residential complex such as:

- Reduced parking (which is already very limited in our neighborhood)
- Reduced road access due to parking density increase and during construction
- Reduced privacy for neighboring residents who will have their backyards in full view of the complex residents
- An abrupt, unnatural shift away from the family demographic that is established in the neighborhood
- The general eyesore a large complex will have among a vast majority of residences

From these concerns, several disappointing implications will apply if this residential complex moves forward:

1. A decrease in property value within our neighborhood based on the impact of the development

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



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City Clerk's Office

-
2. A catalyst for future large-scale complexes to invade our neighborhood

There are very negative feelings towards this project among our neighbors. We look forward to speaking with you further to further explain our grievances and feedback.

Sincerely,

Alfredo Garrido

From: munnich@telus.net
To: [Public Submissions](#)
Subject: 2037 32 ST SW - LOC2020-0126 - Comment from Development Map - Thu 11/26/2020 8:26:30 AM
Date: Thursday, November 26, 2020 8:26:31 AM

Application: LOC2020-0126

Submitted by: Darren Munnich

Contact Information

Address: 2430 32 St SW

Phone: 7809642437

Email: munnich@telus.net

Feedback:

I do not support the proposed zoning change to allow for row houses to be built at 2037, 32 street SW. We moved into Killarney this past summer. Our decision to buy in Killarney was influenced by current zoning and the mix of new and old in the neighborhood. Re-zoning to more dense development than the current R-C2 single family or duplex zoning will change the look and feel of the neighborhood. With each re-zoning approval precedent is set, and momentum is built to change the community permanently. Historical zoning influenced our decision & others to buy in Killarney, and should be honored by property owners who choose to renovate or re-build on their properties.



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

| | |
|---|------------------|
| First name (required) | Delaine |
| Last name (required) | Johnson |
| What do you want to do? (required) | Submit a comment |
| Public hearing item (required - max 75 characters) | LOC2020-0126 |

Date of meeting

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

To Whom it May Concern - I am writing to express my opposition to the proposed zoning re-designation in my community of Killarney. We have lived in this community for over 2 years and have noticed a significant increase in residential complexes and other multi-family/multi-person dwelling construction throughout the community. What attracted us to purchase our home in the area in the first place was the quaintness of the community and what was considered to be a family-oriented, low crime community. We are greatly concerned that construction of this proposed development will result in a greater density which leads to increased congestion on our streets, reduced parking, reduced safety for children and seniors on our streets, and an influx of temporary residents - all of which negatively impacts the quality of life, reduces safety and creates an environment for increased crime for home owners living nearby and throughout our community. Please listen to and consider my concerns and those of the vast majority of Killarney residents who oppose this development.
Sincerely, Delaine Johnson 2426 32 St SW Calgary

ISC:

1/1

Unrestricted

Nov 28, 2020

12:18:50 PM

Hi,

I have read and agree with the Freedom of Information and Protection of Privacy Act of Alberta (FOIP). Please add my comments to the agenda/minutes.

Thank You

From: Public Submissions <PublicSubmissions@calgary.ca>

Sent: November 30, 2020 1:53 PM

To: terry.melton@shaw.ca; Public Submissions <PublicSubmissions@calgary.ca>

Subject: RE: 2037 32 ST SW - LOC2020-0126 - Comment from Development Map - Sun 11/29/2020 10:03:12 AM

Thank you for your email.

Re: Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 32 Street SW, LOC2020-0126, CPC2020-1207

If you wish for your comments to be added to the **2020 December 14 Agenda/Minutes for the Combined Meeting of Council**, please resubmit using the [Public Submission Form](#) **or email us back letting us know that you have read and agree with the *Freedom of Information and Protection of Privacy Act of Alberta (FOIP)* information below.**

Please resubmit using the form noted above or email us back AS SOON AS POSSIBLE, submissions received after the conclusion of the meeting may not be added to the public record.

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Agenda/Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the *Freedom of Information and Protection of Privacy Act of Alberta (FOIP)* for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

-----Original Message-----

From: terry.melton@shaw.ca <terry.melton@shaw.ca>

Sent: Sunday, November 29, 2020 10:08 AM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: 2037 32 ST SW - LOC2020-0126 - Comment from Development Map - Sun 11/29/2020 10:03:12 AM

Application: LOC2020-0126

Submitted by: Terry Melton

Contact Information

Address: 2232 35 St SW

Phone:

Email: terry.melton@shaw.ca

Feedback:

As a resident of Killarney for over 20 years I have been able to observe the positive and negative aspects of various developments. The proposed development of 2037-32 St S.W. for anything other than what is allowed under its current zoning would not be a positive to anyone other than the developer. It gives no assurance to current and future residents that their property value, and quality of living is protected. This development is the last lot on the block to be developed. All previous developments have been in accordance to their existing zoning. I see no reason why this lot should be the exception. It would be a relief as a homeowner to know, that any development proposals would follow exiting zoning. Not developers or their paid consultants. Thank You

From: hevans17@gmail.com
To: [Public Submissions](#)
Subject: 2037 32 ST SW - LOC2020-0126 - Comment from Development Map - Mon 11/30/2020 5:58:30 PM
Date: Monday, November 30, 2020 5:58:35 PM

Application: LOC2020-0126

Submitted by: HUGH EVANS

Contact Information

Address: 2228 35ST SW

Phone:

Email: hevans17@gmail.com

Feedback:

I am strongly opposed to the proposed design parameters for this property development. Infills are clearly necessary and we also need to make better use of inner city space - however this property should be no more than 4 units, limited to levels above ground and provide yard space for each unit. The proposed development appears to exceed these parameters, hence my opposition to the application.

**James W. Gilfillan
2207 33 Street S.W.
Calgary, AB
T3E 2S9**

29 November 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Dear Office of the City Clerk,

I, **James W. Gilfillan** am a resident of the neighborhood of Killarney, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

Our primary concerns about this rezoning application are as follows:

Opposition #1

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #2

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

The Main Streets Program focuses density intensification in communities like Killarney **AROUND THE CORRIDORS** – the main streets in our neighborhoods. As a direct result of this initiative, rezoning amendments were vastly extended and approved by bylaw in 2017 in the concentrated sectors of Killarney off 17th Avenue and 37th Street.

2037 32nd Street SW, in the heart of Conservation/Infill in this community, was retained for R-C2 development. As such, it is not on the table as a location for rezoning consideration.

Opposition #3

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Street) in accordance with existing R-C2 zoning requirements. *This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R-C2 zoning requirements).

A zoning exception on this particular land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #4

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney as a community of choice.

We, as resident stakeholders, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – in order to make sound investment decisions for our Killarney properties.

Opposition #5

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite their existence, the City has facilitated this unnecessary and unwelcome rezoning conversation and imposed it on Killarney residents during our very difficult current covid reality.

This submission states that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission decision on November 5th, 2020.

This left the onus of information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

We intend to have representation at the Public Hearing Meeting on December 14th to reconfirm these concerns in front of Council. We implore the Council to consider these points brought forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

James W. Gilfillan

Michelle Cariou
2035 32 ST SW
Calgary AB T3E2R2

December 1, 2020

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station 'M'
Calgary, AB T2P 2M5

Dear Office of the City Clerk,

As a Killarney resident and homeowner, I am strongly opposed to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126). I oppose this NOT just because it is happening next door to me, which, full disclosure, it is. I neighbor this property on its northern exposure. I have also canvassed our community, as much as can be safely done during a pandemic, and the concerns I bring forward represent those of both my immediate neighbors, as well as relatively further-flung Killarney residents who have reached out to me as a result of an information sharing campaign I have spearheaded.

We, in the neighborhood of Killarney, have partnered with the City of Calgary in the **Main Streets Program**, a Council authorized initiative intended to create thoughtful engagement between City Planners and neighborhood residents as we generate a plan for how to increase density, services and opportunity within mature Calgary neighborhoods. Killarney's participation in this program dates to at least 2013 and has continued with feedback gathering sessions right through to 2019. As a result of this initiative, **significant Killarney zoning amendments are reflected in updates to our original Area Development Plan**. For specific reference, the April 10, 2017 Report to Council outlines that a motion put forth by Councillor Carra was carried 6-0 to adopt, by bylaw, proposed amendments to the Killarney/Glengarry ARP. These amendments were the result of careful community engagement, and in all, **a total of 747 zoning amendments were approved in support of inner city densification** in the communities of Killarney/Glengarry, Shaganappi, Rosscarrock, Scarboro/Sunalta West, Richmond, Glendale and Glenbrook.

This new zoning Bylaw was a significant change for our community, one we felt confident met the needs of all stakeholders.

In fact, Council Minutes from the April 10, 2017 meeting outline that "The proposed amendments provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages".

I read this to mean that the 2017 Rezoning Bylaw is a commitment from the City of Calgary that we have a plan, that we have agreed where increased density development belongs in this community. To be writing this letter of opposition today erodes my confidence that those years of planning and consultation resulted in a meaningful understanding by City Officials of what is important for the residents of this community. We are not even at the point in the Main Streets Initiative where the majority of the 2017 agreed-upon zoning redesignations have fully matured into developed properties. And yet, we residents continue to waste time at Public Hearings, asked to justify the zoning boundaries that have clearly been established through community consultation. The onus falls back on the resident, time after time, to overturn administrative recommendations, despite strong opposition. **As a community, we do not support exception-based rezoning amendments.**

My primary concerns about this rezoning application are as follows:

Opposition #1

No Applicant-Led Engagement with the community was undertaken leading up to Application Submission:

As highlighted by Commissioner Gedye during the review of this project at the Planning Commission Meeting on November 5th, **there was no effort made by this applicant to engage in community outreach.** Commissioner Gedye even took the time to clarify with City Planning staff if new resources have been made available to applicants during our current covid reality. It was confirmed that new toolkits have been developed by the city, and that staff are available to assist applicants with creative outreach initiatives during these unusual times. During that meeting, Tom Schlodder, Case Manager for this file, highlighted to the Commissioner that he specifically outlined to this applicant all the city resources that would be available to them if community outreach was their priority. They chose to do no outreach leading up to the Planning Commission Meeting.

The applicant will mention that they attended the Killarney Glengarry Community Association Annual General Meeting on November 12, 2020 as an example of their outreach efforts in this community. Be it noted that they were not introduced at the outset of the meeting and they sat anonymously at the back of the room for the duration of the agenda. Residents were only made aware of their presence at the end of the meeting agenda after angry community members stood to voice their opposition to the ongoing approvals of exception-based rezoning amendment applications in this community. A conversation ensued regarding how we must mobilize as a community to protect our existing zoning maps reflected in updates to Killarney's ARP. It was at this point in the meeting that an representative from New Century Design stood up from the back of the room, stated "I'm here on behalf of my boss" and offered to address our issues in another venue.

That "other venue" - the first actual effort made by this applicant to speak with residents - and the one meeting I was available to attend, took place on November 26th, well after the Planning Commission had already met and recommended that this application move forward to Council for approval. This virtual applicant-hosted Information Session was a Zoom meeting **during**

which all residents were muted by the host and slide content was never circulated to attendees post-meeting. This format allowed for no exchange among residents and did not come close to meeting municipal or community definitions of meaningful stakeholder engagement.

As I prepare these arguments in opposition of this rezoning application, and am forced to work tirelessly to find very creative ways to increase resident awareness of this project during current covid restrictions, I am just now receiving email invites and voicemail messages from New Century Design in hopes that, on December 1st, a mere 6 days before the deadline for submission of comments regarding this application, I will consider sitting down to have the meaningful discussions that should have taken place many months ago. It is no surprise that, less than 2 weeks before a decision is being made on this application, New Century Design suddenly has an appetite to engage with residents. At the 11th hour, when my time needs to be spent informing community members about the implications of this out-of-scope application, the applicant is wrong to assume that I would now be open and available to a discussion about the merits of their application.

I can confirm, as a resident in this neighborhood, that I didn't have the option to play the covid card in response to this application and to tell myself that there is no possible way to make conversations happen right now. We, as a community, are talking, are door knocking, are doing flyer drops to raise awareness about this application. From an information-sharing standpoint, we are in fact doing all the legwork that the applicant failed to deliver on.

This applicant may have ticked all the boxes in terms of City-mandated minimum activity requirements for application submission. But from my perspective, and from the perspective of all the residents reaching out to me with concerns, it is clear that community engagement from this applicant has been absent, creativity is in short supply, and they demonstrate no insight into what this community wants – and more importantly - **where we want it.**

With all due respect to the efforts made by volunteers in this community, it must be noted that the Director of Development on the Board of the Killarney Glengarry Community Association, elected in Spring 2020, has been communicating with this applicant in the absence of balanced consultation with Killarney residents. As a neighboring landowner, I have had no communication with the KGCA Director of Development on this rezoning issue. Any statements in the application that refer to the applicant reaching out to stakeholder residents in the community via the KGCA Director of Development are erroneous.

Opposition #2

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #3

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

As a quick review, The Main Streets Program is a Council authorized program that focuses development in communities like Killarney **AROUND THE CORRIDORS** – the main streets in our neighborhoods. This makes good sense, we all agreed, as The City of Calgary can then align their Municipal Development Plan (MDP) to focus infrastructure funding in the pockets of our neighborhood for which higher density is planned. Development Engineering and Water Resources were in support of Main Streets 2017 Land Use redesignations and ARP amendments, as that allowed them to direct infrastructure reinvestment in an efficient, planned approach. As a direct result of these decisions, density intensification was approved, and vastly extended, in 2017, in the concentrated sectors of our community off 17th Avenue and 37th Street

8-unit complexes (ie 4 dwellings, each with a separate secondary suite, as recommended for in this application) make great sense when located on thoroughfares that have the capacity to absorb the increased infrastructure demands, parking and traffic flow that will inevitably be generated by this type of development. This has already been planned for in the areas adjacent to Killarney's Main Streets (37th, 17th), and I concur that density intensification in these locations makes good sense – for the city's greener future footprint, and for the community. The street width, traffic signage, proximity to transit and planned upgrades to infrastructure system load in these locations mean they can safely and adequately absorb higher density living.

In the Planning Commission report issued for this application, under Investigation: Alternatives and Analysis, it is indicated that "While parcels immediately adjacent are R-C2, there are several R-CG lots to the north, within the same street block". This in no way justifies the approval of this particular rezoning application. All it does is highlight that, during the rezoning activities of 2017, we deliberately and planfully designated specific zones where R-CG belongs. In this instance, that zone flows south from 17th Avenue SW and stops on the north end of the 20th block of 32nd Street. The land at 2037 32 ST has transitioned into R-C2 (Conservation/Infill), and to conform with the context of this community, R-C2 it should remain. **2037 32nd Street SW, in the heart of Conservation/Infill in Killarney, was never on the table as a location where density increases were intended. Why should we, as 32 Street residents, suffer the consequences of what this out-of-scope exception request would create for our corner of Killarney, when we all know this zoning amendment holds no relevance to the agreed-upon plan that we worked together for years to establish?**

Although the multi-community planning process does not prohibit applications like this one from being submitted, **the land targeted by this developer was recently reviewed as part of the Main Streets Initiative and was deemed appropriate for Conservation/Infill R-C2 zoning.** To approve this application would be another instance where the City of Calgary disregards the planning guidelines developed through rigorous community consultation and would give free reign to this developer to pre-emptively and independently revision our community.

Opposition #4

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Avenue) in accordance with existing R-C2 zoning requirements. We live right in the heart of Conservation/Infill in Killarney. The extensive redevelopment that has taken place in this contiguous section of Killarney (from the north end of 20th block on 32 St SW through to the south end of 25th block) has exclusively resulted in detached/attached R-C2 housing units.

***This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R2 zoning requirements).**

A zoning exception on this land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #5

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney as a community of choice.

As residents, we were assured that “an updated policy and land use district framework [as outlined in Main Street initiative] **will create certainty for all local stakeholders**, providing a clear vision that achieves the MDP goals for corridors, shortens approval time for redevelopment by providing the appropriate set of land use districts, reinforced by City of Calgary investment in public realm improvements along with a more complete understanding of water service capacity levels and costs associated to upgrade these networks.” (Report to Council, 2017 April 10).

The applicant downplays the negative impact of this project and resulting uncertainty for neighboring landowners by highlighting that R-CG zoning is not considered a high-density designation, and that it represents a “modest density increase’ to existing R-C2 zoning. That logic may be valid when applied on larger geographic models. When considering densification on a city-wide or even community-wide scale, we could defend the argument that ALL types of density increases are in fact modest, discreet and low-impact. That is exactly why, as a community, we welcome R-CG development, and all its associated benefits, **in the planned-for locations reflected on our updated zoning maps.** However, as owner of the property adjacent to this lot, I can confirm that the impact for me personally of the density intensification brought on by this requested rezoning amendment would be very significant. **The increase from one southerly neighbor to up to eight southerly neighbors in a location where this type of development is unplanned and random, is significant and negative for those immediately**

impacted. It is not what I anticipated when I purchased this property and not what the City of Calgary agreed to during our 2017 community rezoning initiative.

We, **as resident stakeholders**, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – to make sound investment decisions for our Killarney properties.

As an example, in May 2020, I decided to make a significant re-investment in my Killarney property at 2035 32 ST SW and started the process for planning a large-scale renovation. One of the first steps I took was to revisit the Killarney Area Redevelopment Plan to ensure to confirm that R-C2 zoning was applied consistently throughout my sector of the community. The fact that the neighboring lot was intended for R-C2 development in this Conservation/Infill sector of the community was a key piece of the planning process that made me comfortable moving ahead with investing in my Killarney renovation.

Opposition #6

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite the recent zoning updates, the City continues to facilitate this unnecessary and unwelcome rezoning conversation and this time, has imposed it on Killarney residents during our very difficult current covid reality.

This submission states, as highlighted in Opposition #1, that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission Meeting on November 5th, 2020. This left the onus of last-minute information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process, pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

Finally, please note that the comments submitted on September 26, 2020 by the Killarney Glengarry Community Association on this rezoning amendment application do not represent the views of the many residents in this community who strongly oppose exception-based zoning redesignations. This letter was submitted by one Board member, in the absence of adequate community consultation, and we ask that it be disregarded.

I intend to speak at the Public Hearing Meeting on December 14th to represent these concerns once again, along with similar concerns brought forward to me by my neighbors and other community members. I implore the Council to consider these points I bring forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

Michelle Cariou

Michelle Cariou
Homeowner
2035 32 ST SW
Calgary AB
T3E 2R2



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

| | |
|---|---|
| First name (required) | Daniel |
| Last name (required) | Goulet |
| What do you want to do? (required) | Request to speak |
| Public hearing item (required - max 75 characters) | Rezoning amendment application Ref LOC2020-0126 |
| Date of meeting | 0020-12-14 |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | Please refer to attached letter outlining my opposition to this rezoning amendment application. |

Daniel Goulet
2408, 36th St SW
Calgary, Alberta
T3E 2Z5

December 4, 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Re: Opposition to Rezoning Application Reference #LOC2020-0126

Dear Office of the City Clerk,

I, **Daniel Goulet**, am a resident of the neighborhood of Killarney/Glengarry, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

I bought an infill on 36th St SW in the summer of 2012. I chose to live in Killarney/Glengarry for the unique character of this community and I selected my house based on the zoning bylaw that was limited to R-C2. I followed closely the 37th St and West 17th Ave Main Streets Program and the important work that the City and surrounding communities have been doing together since 2013. The foundational work to revitalize this area along its main arteries and create streetscape master plans is impressive. Residents were told that "an updated policy and land use district framework [as outlined in Main Streets initiative] **will create certainty for all local stakeholders**, providing a clear vision that achieves the MDP goals for corridors, shortens approval time for redevelopment by providing the appropriate set of land use districts, reinforced by City of Calgary investment in public realm improvements along with a more complete understanding of water service capacity levels and costs associated to upgrade these networks." (Report to Council, 2017 April 10).

In 2017, I did not oppose the proposed zoning redesignation from R-C2 to R-CG that impacted 36th St where I live. The extensive public consultation that took place prior to the significant rezoning of land use along the 37th St and 17th Ave corridors gave me confidence that the development "rules" were set and that the City of Calgary would work with residents to preserve what is left of Killarney/Glengarry Conservation/Infill area. I was taken aback when I saw the re-zoning amendment at 2037 32 ST SW from R-C2 to R-CG being approved by the Calgary Planning Commission.

My primary concerns about this rezoning application are as follows:

Reason of Opposition #1 – No Amendments to Killarney/Glengarry ARP and Land Use Policy During Review Process

Killarney/Glengarry has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017 to reflect the thousands of consultation hours that took place during the Main Streets program. That ARP is a statutory plan. As Killarney/Glengarry residents, we oppose rezoning exceptions brought forward to our Area Development Plan (ARP) while it is under review as part of The Westbrook Communities Local Growth Planning project. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process. The ARP's land use policy concerning the Conservation/Infill area must stand.

Reason of Opposition #2 – City must Retain Conservation/Infill Area for R-C2 As Per Existing Land Use Policy

The land parcel in this rezoning application was deliberately retained for R-C2 development and is protected by the current ARP land use policy. This land use policy protects Killarney's Conservation/Infill sector, stating that it applies "to the great majority of the residential land in Killarney/Glengarry... designed to retain a low density of dwelling units and the traditional home built form while permitting infill development". The critical criteria in the afore-mentioned Land Use Policy is that not only must the land in this application be used for **low density development**, it must also be **a traditional home built form while permitting infill development**. The applicant's project, with its four dwelling units and four secondary suites, is nowhere near meeting the intent of this land use policy.

The Calgary Planning Commission mentioned in its review report, under the Alternatives and Analysis section, that "while the parcels immediately adjacent are R-C2, there are several R-CG lots to the North, within the same street block". What this report omits to articulate is that the R-CG lots referred to are within the land use corridor that was rezoned in April 2017 as of result of the Main streets program. The objective outlined in The Main Streets rezoning Initiative was to create a transitional corridor moving from M-C1 to R-CG over the distance of one city block East of 36th St and South of 17th Ave. A clear line was drawn along 36th St and 19th Ave where the transition would end and the conservation of land use for infill development would be retained. **Any inference that existing R-CG zoning in the transitional corridor is a valid reason to support other exception-based R-CG applications within the Conservation/Infill area is misconstrued and uninformed.** The City needs to interpret the large community mobilization against this rezoning application as a loud and clear message from residents that we do not want this type of random rezoning taking place in the Conservation/Infill area.

The same Planning Commission report, under the Stakeholder Engagement, Research and Communication section, mentions that 27 letters of opposition were received at the time of the application review. When reviewing the videotaped Planning Commission meeting held on November 5th, I noted that the neighborhood opposition letters did not generate any meaningful discussion among commission meeting participants. Oddly, the issues discussed – such as parking - were related to concerns that are normally brought up during the Development Permit phase. No questions were asked about: the lack of relevance of rezoning this subject parcel within the context of 2017 zoning map amendments; the 27 letters objecting to it or about other development options that the applicant could consider for the subject lot. I was pleased to see that the Commission recognized the utter absence of engagement by the applicant who claimed that their focus was on the relocation of power line anchors by Enmax, and this utilities focus didn't allow for them to engage with the community. The applicant's preoccupation with utilities issues at the rezoning phase of this conversation is no justification for the apathy they showed about engaging with local residents on the fundamental rezoning concerns this application creates for the community.

Finally, the Commission noted in his report that "the Killarney-Glengarry Community Association (CA) is neither in support or opposition of this application." It is important to note that the response from the CA is standard and is made in accordance with the Terms of Reference put in place in May 2017 and amended in February 2018. As such, the CA letter to the Commission should not be interpreted as the residents being neutral or indifferent to the subject rezoning application. In fact, the CA letter was prepared and sent by the CA's Development Director without seeking input from residents (not even people neighboring the subject land parcel) nor circulating it for comments. Based on the number of objection letters sent to the Office of City Clerk, the position of residents regarding this rezoning application is strongly unfavorable, not neutral.

Reason of Opposition #3 – No Resident Engagement by Applicant/Provincial State of Emergency

It is unreasonable and unfair to Killarney/Glengarry residents that a one-off rezoning application filed during an exponentially worsening health crisis should proceed its normal course when there is clear and abundant opposition to the subject ARP and land use policy amendment proposal. Regular citizens rarely deal with the complex and detailed administrative process involved with a rezoning proposal. In normal times, let alone during a pandemic, a significant amount of time and communication effort is required to adequately educate and inform concerned residents about how the subject rezoning application will impact them and their neighborhood. The absence of engagement and information sharing demonstrated

by the applicant leading up to the Planning Commission Meeting has put the entire onus on residents to find the answers they need. Also, our collective capacity, as residents, to review and respond to this proposal was drastically compromised by the pandemic. Do not forget, there is no magic email circulation list that allows residents to easily reach out to the neighborhood. We had no alternative but to go door to door at a time when public health restrictions were in effect.

For all the reasons invoked above, I am asking the City of Calgary to vote No to this application in accordance with the long and productive collaboration that this community has demonstrated during the Main Streets program and the changes that we have endorsed when meaningful consultation and planning was properly put in place. Let us remember that this pandemic has created unprecedented times for all of us. It is unacceptable and unfair for the City to approve this one-off rezoning application, one that failed to show any clear benefits to our community, contravenes our ARP and land use policy and takes advantage of the diminished capacity of residents to mobilize and oppose such project.

I intend to speak at the Public Hearing Meeting on December 14th to reconfirm these concerns in front of Council. I implore the Council to consider these points brought forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,



Daniel Goulet

Killarney/Glengarry Homeowner

Michelle Cariou
2035 32 ST SW
Calgary AB T3E 2R2

December 4th, 2020

Re: Opposition to Rezoning Amendment Application Reference #LOC2020-0126

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station 'M'
Calgary, AB T2P 2M5

Dear Office of the City Clerk,

As a Killarney/Glengarry resident and homeowner, I am strongly opposed to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126). I oppose this NOT just because it is happening next door to me, which, full disclosure, it is. I neighbor this property on its northern exposure. I have also canvassed our community, as much as can be safely done during a pandemic, and the concerns I bring forward represent those of both my immediate neighbors, as well as relatively further-flung Killarney/Glengarry residents who have reached out to me as a result of an information sharing campaign I have spearheaded.

We, in the neighborhood of Killarney/Glengarry, have partnered with the City of Calgary in the **Main Streets Program**, a Council authorized initiative intended to create thoughtful engagement between City Planners and neighborhood residents as we generate a plan for how to increase density, services and opportunity within mature Calgary neighborhoods. Killarney/Glengarry's participation in this program dates to at least 2013 and has continued with feedback gathering sessions right through to 2019. As a result of this initiative, **significant Killarney/Glengarry zoning amendments are reflected in updates to our original Area Development Plan**. For specific reference, the April 10, 2017 Report to Council outlines that a motion put forth by Councillor Carra was carried 6-0 to adopt, by bylaw, proposed amendments to the Killarney/Glengarry ARP. These amendments were the result of careful community engagement, and in all, **a total of 747 zoning amendments were approved in support of inner city densification** in the communities of Killarney/Glengarry, Shaganappi, Rosscarrock, Scarboro/Sunalta West, Richmond, Glendale and Glenbrook.

This new zoning Bylaw was a significant change for our community, one we felt confident met the needs of all stakeholders.

In fact, Council Minutes from the April 10, 2017 meeting outline that “The proposed amendments provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages”.

I read this to mean that the 2017 Rezoning Bylaw is a commitment from the City of Calgary that we have a plan, that we have agreed where increased density development belongs in this community. To be writing this letter of opposition today erodes my confidence that those years of planning and consultation resulted in a meaningful understanding by City Officials of what is important for the residents of this community. We are not even at the point in the Main Streets Initiative where the majority of the 2017 agreed-upon zoning redesignations have fully matured into developed properties. And yet, we residents continue to waste time at Public Hearings, asked to justify the zoning boundaries that have clearly been established through community consultation. The onus falls back on the resident, time after time, to overturn administrative recommendations, despite strong opposition. **As a community, we do not support exception-based rezoning amendments.**

My primary concerns about this rezoning application are as follows:

Opposition #1

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

As a quick review, The Main Streets Program is a Council authorized program that focuses development in communities like Killarney/Glengarry **AROUND THE CORRIDORS** – the main streets in our neighborhoods. This makes good sense, we all agreed, as The City of Calgary can then align their Municipal Development Plan (MDP) to focus infrastructure funding in the pockets of our neighborhood for which higher density is planned. Development Engineering and Water Resources were in support of Main Streets 2017 Land Use redesignations and ARP amendments, as that allowed them to direct infrastructure reinvestment in an efficient, planned approach. As a direct result of these decisions, density intensification was approved, and vastly extended, in 2017, in the concentrated sectors of our community off 17th Avenue and 37th Street

8-unit complexes (ie 4 dwellings, each with a separate secondary suite, as recommended for in this application) make great sense when located on thoroughfares that have the capacity to absorb the increased infrastructure demands, parking and traffic flow that will inevitably be generated by this type of development. This has already been planned for in the areas adjacent to Killarney/Glengarry’s Main Streets (37th, 17th,) and I concur that density intensification in these locations makes good sense – for the city’s greener future footprint, and for the community. The street width, traffic signage, proximity to transit and planned upgrades to infrastructure system load in these locations mean they can safely and adequately absorb higher density living.

In the Planning Commission report issued for this application, under Investigation: Alternatives and Analysis, it is indicated that “While parcels immediately adjacent are R-C2, there are several R-CG lots to the north, within the same street block”. This in no way justifies the approval of this particular rezoning application. All it does is highlight that, during the rezoning activities of 2017, we deliberately and planfully designated specific zones where R-CG belongs. In this instance, that zone flows south from 17th Avenue SW and stops on the north end of the 20th block of 32nd Street. The land at 2037 32 ST has transitioned into R-C2 (Conservation/Infill), and to conform with the context of this community, R-C2 it should remain. **2037 32nd Street SW, in the heart of Conservation/Infill in Killarney/Glengarry, was never on the table as a location where density increases were intended. Why should we, as 32 Street residents, suffer the consequences of what this out-of-scope exception request would create for our corner of Killarney/Glengarry, when we all know this zoning amendment holds no relevance to the agreed-upon plan that we worked together for years to establish?**

Although the multi-community planning process does not prohibit applications like this one from being submitted, **the land targeted by this developer was recently reviewed as part of the Main Streets Initiative and was deemed appropriate for Conservation/Infill R-C2 zoning.** To approve this application would represent an instance where the City of Calgary disregards the planning guidelines developed through rigorous community consultation and would give free reign to this developer to pre-emptively and independently revision our community.

Opposition #2

No Applicant-Led Engagement with the community was undertaken leading up to Application Submission:

As highlighted by Commissioner Gedye during the review of this project at the Planning Commission Meeting on November 5th, **there was no effort made by this applicant to engage in community outreach.** Commissioner Gedye even took the time to clarify with City Planning staff if new resources have been made available to applicants during our current covid reality. It was confirmed that new toolkits have been developed by the city, and that staff are available to assist applicants with creative outreach initiatives during these unusual times. During that meeting, Tom Schlodder, Case Manager for this file, highlighted to the Commissioner that he specifically outlined to this applicant all the city resources that would be available to them if community outreach was their priority. They chose to do no outreach leading up to the Planning Commission Meeting.

The applicant will mention that they attended the Killarney/Glengarry Community Association Annual General Meeting on November 12, 2020 as an example of their outreach efforts in this community. Be it noted that they were not introduced at the outset of the meeting and they sat anonymously at the back of the room for the duration of the agenda. Residents were only made aware of their presence at the end of the meeting agenda after angry community members stood to voice their opposition to the ongoing approvals of exception-based rezoning amendment applications in this community. A conversation ensued regarding how we must mobilize as a community to protect our existing zoning maps reflected in updates to Killarney/Glengarry’s ARP. It was at this point in the meeting that an representative from New

Century Design stood up from the back of the room, stated “I’m here on behalf of my boss” and offered to address our issues in another venue.

That “other venue” - the first actual effort made by this applicant to speak with residents - and the one meeting I was available to attend, took place on November 26th, well after the Planning Commission had already met and recommended that this application move forward to Council for approval. This virtual applicant-hosted Information Session was a Zoom meeting **during which all residents were muted by the host and slide content was never circulated to attendees post-meeting**. This format allowed for no exchange among residents and did not come close to meeting municipal or community definitions of meaningful stakeholder engagement.

As I prepare these arguments in opposition of this rezoning application, and am forced to work tirelessly to find very creative ways to increase resident awareness of this project during current covid restrictions, I am just now receiving email invites and voicemail messages from the applicant in hopes that, on December 1st, a mere 6 days before the deadline for submission of comments regarding this application, I will consider sitting down to have the meaningful discussions that should have taken place many months ago. It is no surprise that, less than 2 weeks before a decision is being made on this application, New Century Design suddenly has an appetite to engage with residents. At the 11th hour, the applicant is wrong to assume that I would now be open and available to a discussion about the merits of their application.

I can confirm, as a resident in this neighborhood, that I didn’t have the option to play the covid card in response to this application and to tell myself that there is no possible way to make conversations happen right now. We, as a community, are talking, are door knocking, are doing flyer drops to raise awareness about this application. From an information-sharing standpoint, we are in fact doing all the legwork that the applicant failed to deliver on.

This applicant may have ticked all the boxes in terms of City-mandated minimum activity requirements for application submission. But from my perspective, and from the perspective of all the residents reaching out to me with concerns, it is clear that community engagement from this applicant has been absent, creativity is in short supply, and they demonstrate no insight into what this community wants – and more importantly - **where we want it**.

With all due respect to the efforts made by volunteers in this community, it must be noted that the Director of Development on the Board of the Killarney/Glengarry Community Association, elected in Spring 2020, has been communicating with this applicant in the absence of balanced consultation with Killarney/Glengarry residents. As a neighboring landowner, I have had no communication with the KGCA Director of Development on this rezoning issue. Any statements in the application that refer to the applicant reaching out to stakeholder residents in the community via the KGCA Director of Development are erroneous.

Opposition #3

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney/Glengarry has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #4

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Avenue) in accordance with existing R-C2 zoning requirements.

We live right in the heart of Conservation/Infill in Killarney/Glengarry. The extensive redevelopment that has taken place in this contiguous section of the community (from the north end of 20th block on 32 St SW through to the south end of 25th block) has exclusively resulted in detached/attached R-C2 housing units.

***This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R2 zoning requirements).**

A zoning exception on this land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #5

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney/Glengarry as a community of choice.

As residents, we were assured that “an updated policy and land use district framework [as outlined in Main Street initiative] **will create certainty for all local stakeholders**, providing a clear vision that achieves the MDP goals for corridors, shortens approval time for redevelopment by providing the appropriate set of land use districts, reinforced by City of Calgary investment in public realm improvements along with a more complete understanding of water service capacity levels and costs associated to upgrade these networks.” (Report to Council, 2017 April 10).

The applicant downplays the negative impact of this project and resulting uncertainty for neighboring landowners by highlighting that R-CG zoning is not considered a high-density designation, and that it represents a “modest density increase’ to existing R-C2 zoning. That logic may be valid when applied on larger geographic models. When considering densification on a city-wide or even community-wide scale, we could defend the argument that ALL types of density increases are in fact modest, discreet and low-impact. That is exactly why, as a community, we welcome R-CG development, and all its associated benefits, **in the planned-for locations reflected on our updated zoning maps.** However, as owner of the property adjacent to this lot, I can confirm that the impact for me personally of the density intensification brought on by this requested rezoning amendment would be very significant. **The increase from one southerly neighbor to up to eight southerly neighbors in a location where this type of**

development is unplanned and random, is significant and negative for those immediately impacted. It is not what I anticipated when I purchased this property and not what the City of Calgary agreed to during our 2017 community rezoning initiative.

We, **as resident stakeholders**, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – to make sound investment decisions for our Killarney/Glengarry properties.

As an example, in May 2020, I decided to make a significant re-investment in my Killarney/Glengarry property at 2035 32 ST SW and started the process for planning a large-scale renovation. One of the first steps I took was to revisit our Area Redevelopment Plan to ensure to confirm that R-C2 zoning was applied consistently throughout my sector of the community. The fact that the neighboring lot was intended for R-C2 development in this Conservation/Infill sector of the community was a key piece of the planning process that made me comfortable moving ahead with investing in my Killarney/Glengarry renovation.

Opposition #6

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite the recent zoning updates, the City continues to facilitate this unnecessary and unwelcome rezoning conversation and this time, has imposed it on Killarney/Glengarry residents during our very difficult current covid reality.

This submission states, as highlighted in Opposition #2, that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission Meeting on November 5th, 2020. This left the onus of last-minute information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process, pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

Finally, please note that the comments submitted on September 26, 2020 by the Killarney/Glengarry Community Association on this rezoning amendment application do not represent the views of the many residents in this community who strongly oppose exception-based zoning redesignations. This letter was submitted by one Board member, in the absence of adequate community consultation, and we ask that it be disregarded.

I intend to speak at the Public Hearing Meeting on December 14th to represent these concerns once again, along with similar concerns brought forward to me by my neighbors and other community members. I implore the Council to consider these points I bring forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

Michelle Cariou

Michelle Cariou
Homeowner
2035 32 ST SW
Calgary AB
T3E 2R2

Joshua Garrido
2205 32nd Street SW

Dec. 2nd, 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Dear Office of the City Clerk,

I, **Joshua Garrido** am a resident of the neighborhood of Killarney, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

Our primary concerns about this rezoning application are as follows:

Opposition #1

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #2

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

The Main Streets Program focuses density intensification in communities like Killarney **AROUND THE CORRIDORS** – the main streets in our neighborhoods. As a direct result of this initiative, rezoning amendments were vastly extended and approved by bylaw in 2017 in the concentrated sectors of Killarney off 17th Avenue and 37th Street.

2037 32nd Street SW, in the heart of Conservation/Infill in this community, was retained for R-C2 development. As such, it is not on the table as a location for rezoning consideration.

Opposition #3

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Street) in accordance with existing R-C2 zoning requirements.

***This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R-C2 zoning requirements).**

A zoning exception on this particular land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #4

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney as a community of choice.

We, as resident stakeholders, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – in order to make sound investment decisions for our Killarney properties.

Opposition #5

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite their existence, the City has facilitated this unnecessary and unwelcome rezoning conversation and imposed it on Killarney residents during our very difficult current covid reality.

This submission states that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission decision on November 5th, 2020.

This left the onus of information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

We intend to have representation at the Public Hearing Meeting on December 14th to reconfirm these concerns in front of Council. We implore the Council to consider these points brought forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

Joshua Garrido

Alfredo Garrido
2205 32nd Street SW

Dec. 2nd, 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Dear Office of the City Clerk,

I, **Alfredo Garrido** am a resident of the neighborhood of Killarney, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

Our primary concerns about this rezoning application are as follows:

Opposition #1

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #2

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

The Main Streets Program focuses density intensification in communities like Killarney **AROUND THE CORRIDORS** – the main streets in our neighborhoods. As a direct result of this initiative, rezoning amendments were vastly extended and approved by bylaw in 2017 in the concentrated sectors of Killarney off 17th Avenue and 37th Street.

2037 32nd Street SW, in the heart of Conservation/Infill in this community, was retained for R-C2 development. As such, it is not on the table as a location for rezoning consideration.

Opposition #3

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Street) in accordance with existing R-C2 zoning requirements.

***This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R-C2 zoning requirements).**

A zoning exception on this particular land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #4

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney as a community of choice.

We, as resident stakeholders, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – in order to make sound investment decisions for our Killarney properties.

Opposition #5

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite their existence, the City has facilitated this unnecessary and unwelcome rezoning conversation and imposed it on Killarney residents during our very difficult current covid reality.

This submission states that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission decision on November 5th, 2020.

This left the onus of information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

We intend to have representation at the Public Hearing Meeting on December 14th to reconfirm these concerns in front of Council. We implore the Council to consider these points brought forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

Alfredo Garrido

Sherry Garrido
2205 32nd Street SW

Dec. 2nd, 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Dear Office of the City Clerk,

I, **Sherry Garrido** am a resident of the neighborhood of Killarney, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

Our primary concerns about this rezoning application are as follows:

Opposition #1

As residents, we oppose any exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

Opposition #2

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 does not align with our shared vision (between City and residents) of how we intend to increase density, services and opportunity in our community.

The Main Streets Program focuses density intensification in communities like Killarney **AROUND THE CORRIDORS** – the main streets in our neighborhoods. As a direct result of this initiative, rezoning amendments were vastly extended and approved by bylaw in 2017 in the concentrated sectors of Killarney off 17th Avenue and 37th Street.

2037 32nd Street SW, in the heart of Conservation/Infill in this community, was retained for R-C2 development. As such, it is not on the table as a location for rezoning consideration.

Opposition #3

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Street) in accordance with existing R-C2 zoning requirements.

***This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R-C2 zoning requirements).**

A zoning exception on this particular land would create a glaring, unnecessary and random fault line in the flow, esthetic and context of the neighborhood.

Opposition #4

One-off, exception-based zoning redesignation approvals create investment uncertainty for existing residents, thus decreasing the appeal of Killarney as a community of choice.

We, as resident stakeholders, deserve the ability to count on existing zoning guidelines – ones that we have recently helped to establish – in order to make sound investment decisions for our Killarney properties.

Opposition #5

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite their existence, the City has facilitated this unnecessary and unwelcome rezoning conversation and imposed it on Killarney residents during our very difficult current covid reality.

This submission states that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission decision on November 5th, 2020.

This left the onus of information sharing entirely on the shoulders of residents. We were forced to door knock and deliver flyers at a time when circulating in the community is legitimately perceived as showing disregard for the public health restrictions imposed during this Provincial State of Emergency. This rezoning process pushed through during covid, and our resulting need to respond and mobilize as a community, causes us to question the value City officials place on their community partnerships. Vote No to this application to demonstrate that this community relationship matters to you.

We intend to have representation at the Public Hearing Meeting on December 14th to reconfirm these concerns in front of Council. We implore the Council to consider these points brought forward, and to vote against this exception that clearly has no welcome place in our community.

Regards,

Sherry Garrido



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through 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

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

| | |
|---|---|
| First name (required) | Catherine |
| Last name (required) | Legge |
| What do you want to do? (required) | Submit a comment |
| Public hearing item (required - max 75 characters) | Re-zoning application 2037 32 St SW |
| Date of meeting | Dec 14, 2020 |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I am in favor of this re-zoning application |



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

| | |
|---|--|
| First name (required) | Rhea |
| Last name (required) | Shelton |
| What do you want to do? (required) | Submit a comment |
| Public hearing item (required - max 75 characters) | LOC2020-0126 (2037 32 Street SW) |
| Date of meeting | Dec 14, 2020 |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | As Killarney residents, we do not support this application. The residential complex proposed would not fit in with the surrounding houses which are lower density. Allowing this redesignation would negatively impact the neighbourhood. This is a quiet street with bungalows, duplexes and infills. Thank you |

From: patrick.nolan.calgary@gmail.com
To: [Public Submissions](#)
Subject: 2037 32 ST SW - LOC2020-0126 - Comment from Development Map - Sun 12/6/2020 10:47:58 PM
Date: Sunday, December 6, 2020 10:48:00 PM

Application: LOC2020-0126

Submitted by: Patrick Nolan

Contact Information

Address: 2401 32 St SW

Phone:

Email: patrick.nolan.calgary@gmail.com

Feedback:

Concerns regarding land use amendment:

1. Parking

Developers don't seem to consider the amount of parking required for the size of the unit they're building in this neighbourhood. It seems that off-street parking only makes up a portion of the stalls needed for the number of units in the building leading to higher demand for street parking.

2. Developers shaping established neighbourhoods

In this area developers have lately been building townhomes/fourplexes rather than single homes or duplexes, if they can get approval. It seems this is done to maximize profits and neglects any consideration for the type of dwellings already existing around the new build

From: [Sue Crawford](#)
To: [Woolley, Evan V.](#)
Cc: [Public Submissions](#)
Subject: [EXT] Opposing Land Use Amendment in Killarney!
Date: Saturday, December 5, 2020 6:20:09 PM
Attachments: [No land use exceptions in Killarney.docx](#)

Hi Evan,

I strongly oppose the land use amendment at 2037 32 st sw in Killarney. See attached.

Thank you,
Sue Crawford

Sue CRAWFORD 2015 31 ST SW

December 5 2020

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100
Postal Station "M"
Calgary AB T2P 2M5

Dear Office of the City Clerk,

I, **Sue CRAWFORD** am a resident of the neighborhood of Killarney, and I align with other concerned residents in opposition to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

I am appalled that we as citizens are being asked to consider a land use amendment exception when we have yet to feel the impact of the main streets initiative in our neighbourhood! I am not against densification but we had a plan, based on extensive engagement by The City, which is now being ignored. Worse still is the fact that we as members of this neighbourhood are in a position to have to defend ourselves from applications like these being passed. This process is flawed and somehow makes it beneficial for developers, rather than the citizens who live here. Furthermore, we were not even engaged in this process and if it weren't for my neighbours we would know nothing about this, absurd. We already have crazy parking issues and there will only be more. This amendment is ridiculous and in no way should be passed. More key points below...

Our primary concerns about this rezoning application are as follows:

Opposition #1

No Applicant-Led Engagement with the community was undertaken leading up to Application Submission:

Despite the availability of toolkits and city resources aimed at assisting applicants to better engage with residents during the covid pandemic, there was no effort made by this applicant to engage in community outreach.

This applicant did no more than tick the basic boxes in terms of City-mandated minimum activity requirements for application submission. As residents of Killarney, it is clear to us that community engagement from this applicant has been absent and that they demonstrate no insight into what this community wants – and more importantly - **where we want it.**

Opposition #2

As Killarney residents, we oppose exceptions brought forward to our Area Development Plan (ARP) while it is under review. Until the ARP review process is complete, we consider our ARP to be valid and endorsed by residents through the consultation process.

Killarney has an Area Development Plan (ARP), created in 1986 and vastly amended in 2017. That ARP is a statutory plan, and pursuant to Section 687 of the Municipal Government Act, any decisions regarding rezoning must comply with this statutory plan.

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2037 32nd Street SW, in the heart of Conservation/Infill in this community, was retained for R-C2 development. As such, it is not on the table as a location for rezoning consideration. The land targeted by this developer was recently reviewed as part of the Main Streets Initiative and was deemed appropriate for its current R-C2 zoning designation.

Opposition #4

This Section of our Community has already - without exception – consistently redeveloped 32nd Street SW (south of 19th Street) in accordance with existing R-C2 zoning requirements. *This location at 2037 32 ST SW is completely surrounded by R-C2 development – 2 detached units behind, 2 attached units in front, 2 attached units beside (all falling within R-C2 zoning requirements).

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Opposition #6

The continued approval of one-off exception-based zoning requests in mature Calgary neighborhoods – particularly during the Covid-19 Pandemic - erodes community confidence that elected City Officials value the trust relationship that needs to exist between neighborhood and municipal administration.

We have worked hard alongside City Planners to establish updated zoning maps for our community. Despite their existence, the City has facilitated this unnecessary and unwelcome rezoning conversation and imposed it on Killarney residents during our very difficult current covid reality.

This submission states, as highlighted in Opposition #1, that “No Applicant-led engagement has been undertaken and “No City-led engagement was undertaken” as part of this application process leading up to the Planning Commission decision on November 5th, 2020.

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Regards,

Sue Crawford