

From: [Joanne Biegun](#)
To: [Public Submissions](#)
Subject: [EXT] Comments on Zoning application Reference LOC2020-0070
Date: Monday, December 07, 2020 10:28:15 AM

Good morning,

As a long time resident of Spruce Cliff, I have some serious concerns about the application to re-zone this parcel of land to allow for a 6 storey building with 2 levels of commercial use and 4 levels of residential use. I am not opposed to increased density per se, but this proposal has several problems in my eyes.

First, there is very limited access for vehicles to this site. There would be some access from westbound Bow Trail onto 36 Street, but it's likely traffic will be increased on either 8th Avenue via Spruce Drive or 37 Street to 5 Avenue and then south on 36 Street. Both these routes would funnel the increased traffic down residential street. There are a large number of children in the Calgary Housing Authority buildings who often cross 8th Avenue to go to the park / playground on Poplar Road. 36 already has a fairly high volume of traffic on a narrow street with parked cars on both sides. Another consideration is that Bow Trail and 37 Street is already quite a busy intersection and to add to that seems ill-advised.

Second, parking is a problem. Where will the people using the commercial businesses park? There is already very limited parking in the area due to the LRT.

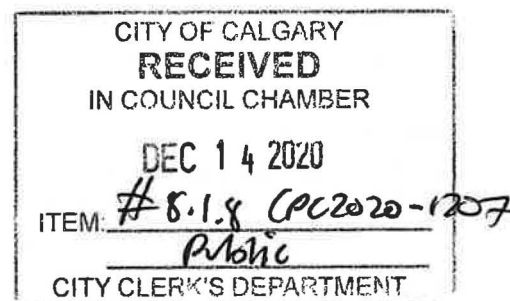
There is already quite a bit of unused commercial space in the area in Westbrook Mall and in the shopping plaza to the west. I don't see how another commercial development will add to the character of the neighbourhood.

Finally, the height of this building as well as the density will take away from the quality of life for the single family homes to the north of the proposed building.

Thank you for considering my comments,

Regards,

Joanne Biegun
7 Willow Crescent SW



Kirill Bryuzgin

2039 31 Street SW,
Calgary, Alberta
T3E 2N1

December 6, 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, Kirill Bryuzgin, 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,
Kirill Bryuzgin

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

Dear Office of the City Clerk,

RE: FILE #LOC2020-0126

I am a resident of the neighborhood of Killarney and my house is located close to the application for a Land Use Re-zoning Amendment at 2037 32 ST SW from R-C2 to R-CG (reference #LOC2020-0126).

The above noted zoning application seeks to dramatically increase the density from a single house to 8 units on a small lot at the end of our block. Our family moved into this part of Killarney specifically because the zoning limited the density of residential development and we are opposed to this application. If you had built a home and settled into a neighborhood in accordance with the zoning based on it being a quiet residential neighborhood, would you not also be opposed to any zoning amendments allowing for high density destruction of your quiet neighborhood shortly thereafter?

I/we have several concerns about this rezoning application:

Concern #1

This does not meet the zoning requirements for the neighborhood that were established in consultation with residents and the city. This application should be rejected on this basis alone.

Concern #2.

No Engagement with the community was undertaken leading up to Application Submission: Other than a sign that was quietly posted, we were not informed of any type of application and were forced to do a bunch of work to enquire about the plans. Obviously, this developer wants to make a bigger profit by increasing density – which is to be expected, but there are numerous opportunities and areas of Calgary where this can be accomplished that do not call for massive density relaxations and negatively impact quiet family neighborhoods. **Quality inner-city neighborhoods in Calgary should not be destroyed at the expense of private enterprise looking to profit from zoning amendments or special interests.**

Concern #3

As per the goals established during the City Council authorized *Main Streets Initiative*, Application Reference # LOC2020-0126 **does not comply**. Increasing commercial density along the main road corridors is to be expected and as I understand it, The Main Streets Program already allows for a considerable densification on road such as 17th Avenue and 37th Street. ***Densification for the area has already been relaxed.***

32nd Street SW is a quiet, tree lined street with not a single property with more than 2 units on a 50 foot land parcel. To even consider an application with 4 times the amount allowed is absurd.

Concern #4

This part of our Community has consistently and without exception, complied with existing R-C2 zoning requirements. I was prevented from adding more units/doors to my property. By allowing another party to do so, you breach all zoning rules and levels of equity and fairness.

You also run the risk of civil lawsuits for lack of equality of opportunity.

Concern #5

The LRT is relatively close by and parking is already tight with a high degree of congestion at certain periods. Given we moved into this part of the neighborhood because it was quiet and we could find parking, allowing this development will make matters far worse. Moreover, with all the kids who play here, the added congestion is also a safety hazard. Given it's a small site, the likelihood of small low costs units will reduce property values and potentially contribute to higher crime. This is an unacceptable trade-off for density in an area where the zoning already prohibits it.

The Director of Development for our community represented that the community is “neither opposed or in favor of the application” – which is a representation that I consider to be patently false. **I am not aware of any community consultation whatsoever, much less a single community member that is in favor of this application. I am one of many on my street that is vehemently opposed to any development application on this block that seeks to increase density beyond an RC-2 designation.**

As I understand it, some of our community members will be at the Public Hearing Meeting on December 14th to voice their opposition to this application and they have my full support. If you have any questions, please do not hesitate to contact me directly at 403 519 5000.

Regards,

GRANT KOSOWAN



2212 32nd Street SW

Joseph Chisholm
2034 32 street SW
Calgary AB
T2E 2R3

December 07/20

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 Joseph Chisholm 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).

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Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

