

From: arnoldm@shaw.ca

Sent: Sunday, January 10, 2021 1:21 PM

To: Public Submissions

Subject: 3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Sun 1/10/2021

1:20:48 PM

Application: LOC2020-0116

Submitted by: Arnold Meetsma

#### Contact Information

Address: 2843 Grant Crescent SW

Phone: 4032464668

Email: arnoldm@shaw.ca

#### Feedback:

My wife & I are opposed to the Land Development Change at LOC2020-0116 - 3031 & 3037 39 St SW on the grounds that it is too high (2-3 stories) and too large at 10 dwellings. Maximum should be 2 stories and 4 dwellings. Thank you.

From: btaylors@telus.net

Sent: Saturday, January 9, 2021 1:34 PM

To: Public Submissions

Subject:3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Sat 1/9/2021

1:33:56 PM

Application: LOC2020-0116

Submitted by: Brad Taylor

#### Contact Information

Address: 3135 40 Street SW

Phone:

Email: btaylors@telus.net

#### Feedback:

I write to object to the proposed land use change, Ref # LOC 2020-0116, for the following reasons:

##### 1.Design

The proposed development is not of a design which keeps with the scale, density, character, and appearance of nearby residential buildings. All nearby dwellings are R-C2 infills or bungalow properties whereas the proposal is for up to 10 units instead of the allowable 4. Also, the proposed height is in excess of the standard for nearby dwellings. The development would detrimentally impact the neighborhood's character and appearance and would be an overdevelopment of the land causing overcrowding.

## 2.Traffic

The proposal would result in the increased traffic due to the increased number of residents which would reside in the new development. This would detrimentally impact the lives of the nearby due to increase traffic noise and increased hazard to pedestrians.

## 3.Parking

The proposal would result in the reduced parking for nearby residents due to the increased number of residents which would reside in the new development. The increased amount of on-street parked vehicles would detrimentally impact the lives of the nearby residents due to lack of parking and the nuisance of increased distance from parking to home.

Please deny the application to change the land use mentioned above and I request that the application is refused.

From: Kyle Coutts <kyle.i.coutts@gmail.com>

Sent: Saturday, January 9, 2021 7:50 PM

To: Public Submissions

Subject:[EXT] Opposition to re-zoning

Attachments: Image.jpeg

Categories: e-mail sent

Please see attached photo for more details on what I am opposing.

Reasons being:

- \* Density of population increases parking issues which makes it more unsafe than it is for children in the area
- \* Traffic increases resulting in more chances of pedestrians being hit and dogs
- \* More crime in the area as this brings short term tenants and increases happen
- \* And I agree with my neighbours on their concerns as well

Please don't pass this through

Please see attached.

Thanks,

Calgary

## PROPERTY OF CITY OF CALGARY

If this sign is not at/near the address below, please call 311 or report online at calgary.ca/311

Calgary



# PROPOSED LAND USE CHANGE

PUBLIC HEARING - January 18, 2021 9:30 AM



### Tell Us What You Think

For the Public Hearing of Council, submit written comments regarding LOC2020-0116 to the City Clerk no later than noon on January 11, 2021, at [calgary.ca/development](http://calgary.ca/development) and refer to Bylaw 8D2021. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.

A change is proposed at 3131 & 3137 39 ST SW (see map) to allow for:

- rowhouses (R-CG), in addition to the uses already allowed (e.g. suites, single-detached, semi-detached and duplex homes);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10 metres);
- a maximum of 10 dwelling units (an increase from the current maximum of 4 dwelling units);
- NOTE: If this application is approved by City Council, the building design and site layout details will be determined later at the development permit review stage.

[calgary.ca/development](http://calgary.ca/development)

Reference Number: LOC2020-0116

Phone: 403-268-5311

From: lcfitzge@dal.ca

Sent: Monday, January 11, 2021 9:05 AM

To: Public Submissions

Subject: 3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Mon 1/11/2021

9:04:44 AM

Application: LOC2020-0116

Submitted by: Liam Fitzgerald

#### Contact Information

Address: 3119 39 ST SW

Phone: 587-224-1044

Email: lcfitzge@dal.ca

#### Feedback:

I remain opposed to this Land Use Amendment.

The developer did organize some community outreach, but the information shared was often confusing (at various times a 10 unit rowhouse, 7-8 unit rowhouse, and 4-unit rowhouse plus detached and/or semi-detached houses have all been discussed). I am even more concerned now with any relaxation to R-CG District guidelines if this amendment is approved (such as building height, setbacks, on-site and on-street parking, privacy for nearby residences, building parcel coverage, etc.).

Like I have stated previously, my other concerns are mainly around:

1. Overall density increase is too much for the neighbourhood, the current population of the area is already near the peak population according to the city's own data.

2. On-site and on-street parking concerns, the parking situation in our neighbourhood is already a major issue.

Thank you for your consideration.

From: lbgm44@hotmail.com

Sent: Sunday, January 10, 2021 1:33 PM

To: Public Submissions

Subject: 3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Sun 1/10/2021

1:33:4 PM

Application: LOC2020-0116

Submitted by: Lukas Bailey

#### Contact Information

Address: 3308 40th Street SW

Phone: 4038373172

Email: lbgm44@hotmail.com

Feedback:

Good morning,

I write to object to the proposed land-use change for the following reasons:

Design – my concern is that the proposal’s design does not keep with scale, density (10 units vs. the allowable 4), character, height (11m vs allowable 10) and appearance of nearby residential buildings. I am also concerned about the impact which detrimentally impacts the neighbourhood’s character, and appearance would be an overdevelopment of the land and cause overcrowding of an already dense R-C2 zone.



Traffic – I am concerned about increasing allowable density will exponentially increase traffic. I am also concerned about the impacts that increased traffic noise and the increased hazard to pedestrians will cause, especially due to the heavy volume of children due to daycares.

Parking – I am concerned that increasing allowable density will exponentially increase on-street parking. I am also concerned about the impacts caused by the reduction of available parking and increased walking distance from parking spots.

Please deny the application to change the land use mentioned above, and I request the application is refused.

Sincerely,

Lukas Bailey, resident of 3308 40th street SW



**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](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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)	Richard
Last name (required)	Yee
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Bylaw 8D2021
Date of meeting	Jan 18, 2021

Dear Council.

I am writing to express my strong opposition to Bylaw 8D2021, the proposed rezoning at the land located at 3131 and 3137 39 St SW from R-C2 to R-CG. Many residents in the immediate area are completely opposed to the addition of a multi-family housing unit such as this as it will cause traffic and safety problems and has the potential to completely change the community landscape that attracted the current residents in the first place.

Traffic and safety of pedestrians are major areas of concern. Both 32 Ave SW and 40 St SW see significant traffic as popular routes in and out of the neighbourhood. Both of these streets are secondary streets that I would argue are already more heavily trafficked than was originally designed for. A densely populated building such as this in the middle of the community will only further add traffic on these routes. This creates a safety issue as sight lines from parked cars will further diminish the ability to see traffic. With the existing infrastructure and population in place there are already many blind spots along these paths. By increasing the population density at this location, the difficulty maneuvering around parked cars will only heighten. This may cause increased risk to pedestrians in this area including young children. Please note there is a school and 3 day homes/childcare facilities in close proximity to these traffic paths.

Comments - please refrain from



## Public Submission

City Clerk's Office

providing personal information in  
this field (maximum 2500  
characters)

Back lane way congestion is also a concern. With the high density of units on these lots I'm concerned with access in and out of the lane way. This may be affected by the sheer volume of city bins required for each unit and the potential lack of storage options on the property. I'm also concerned with the volume of traffic that will be moving through the lane way.

If you visit the proposed site you will notice that the immediate area is lined with single family homes and duplexes. The proposed building does not fit with the character of the neighbourhood this this location. Large complexes such as this would be better suited along 37 St SW, 26 Ave SW or Richmond Rd SW. When I moved to Glenbrook 7 years ago the small town vibe of the neighbourhood so close to downtown was what appealed to me. This will completely change the fabric of what Glenbrook has to offer and the type of person it appeals to.

I urge you to disapprove the proposed rezoning.

Thank you for your continued service and support of our communities.

Richard and Carla Yee  
3121 39 St SW  
Calgary, ABT3E 3G9

From: sean.oreilly@shaw.ca

Sent: Sunday, January 10, 2021 8:37 PM

To: Public Submissions

Subject: 3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Sun 1/10/2021

8:36:46 PM

Application: LOC2020-0116

Submitted by: Sean O'Reilly

#### Contact Information

Address: 3117 39 street SW

Phone: 5878321242

Email: sean.oreilly@shaw.ca

Feedback:

Dear Sirs.

I opposed the application to rezone the property based on the following:

- Overall density increase of 5x the current density
- Increased traffic due to general resident traffic, food delivery and parcel delivery
- Parking both onsite and street
- Concerns over potential secondary suites and laneway houses which will further increase density

- Pedestrian safety due to the increase in parking congestion and increase of traffic
- Back lane maintenance and access (3 bins per unit equals 30 bins total in the back laneway)
- Concerns over any relaxation to R-CG District Guidelines including building heights, setbacks, on site parking, privacy and building parcel coverage.
- Confusion and potentially misleading shared by the developer during the applicant outreach.

Refards,

Sean O'Reilly

**From:** [sdorton@shaw.ca](mailto:sdorton@shaw.ca)  
**To:** [Public Submissions](#)  
**Subject:** 3131 39 ST SW - LOC2020-0116 - Comment from Development Map - Fri 1/1/2021 3:15:22 PM  
**Date:** Friday, January 1, 2021 3:15:23 PM

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Application: LOC2020-0116

Submitted by: Shelli Orton

#### Contact Information

Address: 3715 40 Street SW Calgary AB

Phone: 4038306294

Email: [sdorton@shaw.ca](mailto:sdorton@shaw.ca)

#### Feedback:

I am very concerned about this proposed land use change. Although I live a few blocks away and will not be as directly impacted as others who live a bit closer, I fear the precedent that allowing this development will set in my neighbourhood. And this is my neighbourhood. My mother has lived in the 3100 block of 38 Street SW since 1967. I was literally born into this neighbourhood and purchased my house on 40th Street in 2001. Other than <4 years when I lived in Vancouver and Edmonton, I have spent my entire life (51 years) living in Glenbrook.

Over the last couple of decades I have seen many houses torn down to be replaced with two very large infills where one house used to be. The constant construction that we undergo in Glenbrook is problematic. Our streets and sidewalks are constantly being closed and ripped up. The replacement of them is horrible. We have dips and bumps in the street (and this is after the city spent how many 10s if not 100s of thousands of dollars repaving our roads a few years back). Sidewalks are not replaced with concrete but with asphalt which also sinks and heaves making it hazardous to walk on, even more so for people with reduced mobility. We also have a great amount of damaged sidewalks (cracked/split) from the weight of the construction machinery that is never fixed/replaced.

Even though these houses usually have a double garage, these infills have still resulted in street parking issues. Drive around our neighbourhood and you will see that where there are infills, the streets are jam packed with parked cars leaving no spaces for visitors, delivery vehicles etc. And when there is heavy snowfall as we have had now for the last few weeks, it is exacerbated many times over.

The double garages also take up the entire width of these 25 foot lots leaving no space for garbage, recycling and compost bins. When they are put out (and most stay out 100% of the time) they encroach into the actual lane and often fall over into and blocking it. Driving down our lanes is an obstacle course of avoiding bins. Again, this is exacerbated when we have heavy snow falls as the bins are more likely to fall over.

Unfortunately, as Glenbrook is mainly an R2 zoned neighbourhood, I have accepted that this is par for the course now.

And now we are seeing 4 row houses built on R2 lots. The concerns listed above are doubled with these developments. And for these developments, there is no land left for any type of yard/greenspace. Large mature trees are cut down and replaced (if we're lucky) with small, immature, usually columnar trees that do not provide substantial habitat for our urban wildlife (mainly birds and squirrels but other animals as well).

This proposal to allow "a maximum of 10 dwelling units (an increase from the current maximum of 4 dwelling units)" absolutely horrifies me. Especially so as this is located on a quiet, residential street that is not in easy walking distance of any amenities like grocery or other businesses. This means that people living in this building will need to drive and chances are there will be many residents parking on the street as I expect there will be only 1

off street parking spot per unit (and maybe not even that). With so many units, if even only a few of them have visitors at the same time, there will be street parking mayhem that will likely spill over to other blocks. If each unit has their own waste bins, it will be chaos. If there are to use dumpsters, the space for multiple dumpsters will be an issue and so will access to them by the trucks.

Developments like this do not belong in the centre of a community that was not designed for this type of building. Trying to "retrofit" it in, creates issues that do more harm to the community than the benefits of allowing it would bring.