

From: rhondalindsay@live.ca
To: [Public Submissions](#)
Subject: 4919 17 AV SW - LOC2019-0195 - Comment from Development Map - Mon 7/13/2020 10:57:9 AM
Date: Monday, July 13, 2020 10:57:18 AM

Application: LOC2019-0195

Submitted by: Rhonda Lindsay

Contact Information

Address: 5340 17 Avenue SW, 307

Phone:

Email: rhondalindsay@live.ca

Feedback:

I am writing to you regarding the Request for Comments for File Number LOC2019-0195.

I understand the five identified houses (4919 17 Ave SW, 4923 17 Ave SW, 4927 17 Ave SW, 4931 17 Ave SW, 4935 17 Ave SW) have been privately purchased and the Applicant, Rick Balbi Architect has submitted a request to rezone these properties from R-C1 to M-C1. Thus, these properties would now be multi-residential buildings and the uses listed in the proposed M-C1 designation.

The following are concerns for rezoning and erecting the proposed plans:

- Increase from 5 dwelling units to 47 dwelling units.
- o Based on a number of 2 to 4 new residents per residential units, would create 94 to 188 new residents (47 X 2 residents = 94 : 47 x 4 residents per unit = 188) PLUS
Based on 2 to 4 visitors per resident, would create 188 to 752 new visitors
(94 residents x 2 visitors = 188 : 188 residents x 4 visitors = 752)

RESULT: Increase foot and vehicle traffic to an already busy traffic area with the 45th Street LRT station located across the street, as well as the traffic along 17th Avenue SW traveling West and East.

- The Glendale community is a family community with children traveling along 17th Avenue SW to and from school (elementary, junior, senior high schools, as well as to Rosscarrock Park and Turtle Hill).
- Significant increase of the parking issues already within this area. Since the LRT has been in place and heavily used, the current limited parking will only increase and spread further onto the community side streets. Current residents and their visitors are already currently challenged to finding parking near their residents during the work week with commuters parking as close to the LRT stations and utilizing the transit. Where will the increase of parking be housed? We have seen an increase of homeless people riding the LRT to stay warm and set up lodgings, dig through dumpsters and pick through recycles for bottles and food.
- Along with the increased vehicle traffic, vehicle speeds will continue to increase and cutting through back alleys and side streets.
- Increasing the building height by 4 metres will create a disjointed look and feel within the community.
- Neighbouring homes will lose their current comfortable living style and use of backyards with neighbours in the new 3 to 4 storey building having the ability to look across and into all of the backyards on the West, East, and South sides.
- The pedestrian walkway located beside the shrubs at 4919 17 Avenue SW is used by community members and children and do not want this to affect their ability to continue to use in the future.
- In addition, as noted, "...the building design, mix and size of uses and site layout details, such as parking, landscaping and site access will be determined later at the development permit review stage."
- During construction, accessing and traveling along 17th Avenue will be impacted on an already congested roadway, as well as limit pedestrian access to bus stops and LRT which are highly leveraged. The Calgary Transit

usage will be increasing in the Fall of 2020 as the Calgary Public School Board has re-designated the surrounding Junior High Schools to Central Memorial High School and thus will be required to leverage the Calgary Transit system on the South side of 17th Avenue SW. This will be along side of the identified LOC2019-0195 leaving concern how persons will be able to access the bus stop across from the 45th LRT Station when coming from the West side of said proposal.

Without knowing the plans for during construction and the planning ideas of the finished development from the applicant prior to the rezoning creates uneasiness among the community members. Once the rezoning has been approved and the houses are demolished, it will be more difficult to express concerns and comments regarding the new structure and its impact on the community.

Sincerely,
Rhonda Lindsay
Glendale Community Member

From: [Silver Breeze](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2019-0195 comments
Date: Monday, July 13, 2020 8:39:32 AM

Dear members of City of Calgary Council:

I'm a resident of the Glendale community and also a registered architect in the province of Alberta.

I would like to provide some comments to improve both indoor and outdoor urban living environments to LOC2019-0195 for our Calgarians.

Quality should prevail over quantity

My first comment is about the number of units proposed. According to limited information posted on site, I assume the proposed LOC2019-0195 floor plan layout is a central corridor with units on both sides. These units are either North facing only or South facing only. The intent of this layout is to maximize number of units at a price of sacrificing healthy indoor living spaces. I notice this practice is very popular in Calgary and it's time to stop this practice by responsible decision makers. I assume you would agree with me that quality living spaces should be all party's concerns. Since there is no end user involved in this hearing process, we (city council, design professionals and the authority having jurisdiction etc.) should take care of their well being in their absence.

Quality living space should have at least two exterior walls at its opposite sides or in other words, each unit should be provided with both North exterior wall and South exterior wall. In order to use natural light and passive cross ventilation adequately, multifamily building depth should be limited within 15m. This type of design is the proven practice of hundreds of years of building construction. All those charming multifamily buildings constructed before 1930's are based on this rule. In Calgary, we still have few good examples left in Inglewood,

Building height restriction

My second comment is on building height restriction, It's more reasonable to limit building height by storeys not by meters. By this way, we could provide dynamic skylines with variable indoor ceiling heights. Actually, In door ceiling height is another measurement of healthy indoor living space. Developers like to maximize the number of floors within limited building height within a given height measured by meters. The consequence is each floor will be built with the minimum floor height. This practice creates oppressive indoor spaces. On the contrary, by using storey number to limit building height, we could provide endless design options for developer's choice and in the end there will be unlimited indoor spatial experiences for end users.

Parking space

My third comment is on parking space. Since I don't have information on how the parking space is handled for LOC2019-0195, please let me provide a rule of thumb design guideline. No ground parking lot should be allowed in any inner city development project. Only underground parking and street parking is permitted. It aims to provide a pedestrian oriented and human friendly urban environment.

Hopefully, our city council could work with the planning department, the developer and its

design consultant to revise the current proposal in order to offer a better living to our
Calgarians.

Regards

Chen Yao



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. 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 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information 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, contact information and comments will be made publicly available in the Council Agenda.

* First name Chen

* Last name Yao

Email calgaryyao@gmail.com

Phone 14035129280

* Subject LOC2019-0195

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

ISC:

1/2

Unrestricted

Jul 14, 2020

4:29:42 PM



Public Submission

City Clerk's Office

still have few good examples left in Inglewood,
Building height restrictionMy second comment is on building height restriction, It's more flexible to limit building height by storeys not by meters. By this way, we could provide dynamic skylines with variable indoor ceiling heights, Actually, In door ceiling height is another measurement of healthy indoor living space. Developers like to maximize the number of floors within limited building height within a given height measured by meters.The consequence is each floor will be built with the minimum floor height. This practice creates oppressive indoor spaces. On the contrary, by using storey number to limit building height, we could provide endless design options for developer's choice and in the end there will be unlimited indoor spatial experiences for end users. Parking spaceMy third comment is on parking space. Sinc

From: [John and Regena](#)
To: [Public Submissions](#)
Subject: [EXT] Land Use Designation(zoning) 4919 -4935 17 Ave SW from R-C1 to M-C1
Date: Friday, July 10, 2020 4:22:36 PM

Laura M Kennedy City Clerk.

We own and live at 4939 17 Ave SW for more than 50 years, next door to the application
We are strenuously opposed to this application . It is not appropriate in a mid block single family
home location
and obtrusive to the existing community.
Residents who chose Glendale because of its beautiful characteristics ,will be subject to loss of
privacy, loss of sunlight on their
Property, increased traffic, noise and property values will plummet.
Rezoning will be catastrophic for us living next door to any development.

Regards

John & Regena Brezsnyak
4939 17 Ave SW
Calgary AB T3E 0E7

W

From: bruce_calderbank@nucleus.com
To: [Public Submissions](#)
Subject: 4919 17 AV SW - LOC2019-0195 - Comment from Development Map - Fri 7/10/2020 11:52:26 AM
Date: Friday, July 10, 2020 11:52:27 AM

Application: LOC2019-0195

Submitted by: Bruce Calderbank

Contact Information

Address: 74 Granlea Place SW

Phone: 4032461265

Email: bruce_calderbank@nucleus.com

Feedback:

I am very concerned about the increase in lane traffic if the development proceeds with the access to the parkade via the lane. Especially at the T-junction west of the proposed development. I request that the access to the parkade be via street access from 17th Avenue.

From: lcalderbank@nucleus.com
To: [Public Submissions](#)
Subject: 4919 17 AV SW - LOC2019-0195 - Comment from Development Map - Sun 7/12/2020 12:09:44 PM
Date: Sunday, July 12, 2020 12:09:49 PM

Application: LOC2019-0195

Submitted by: Louise Calderbank

Contact Information

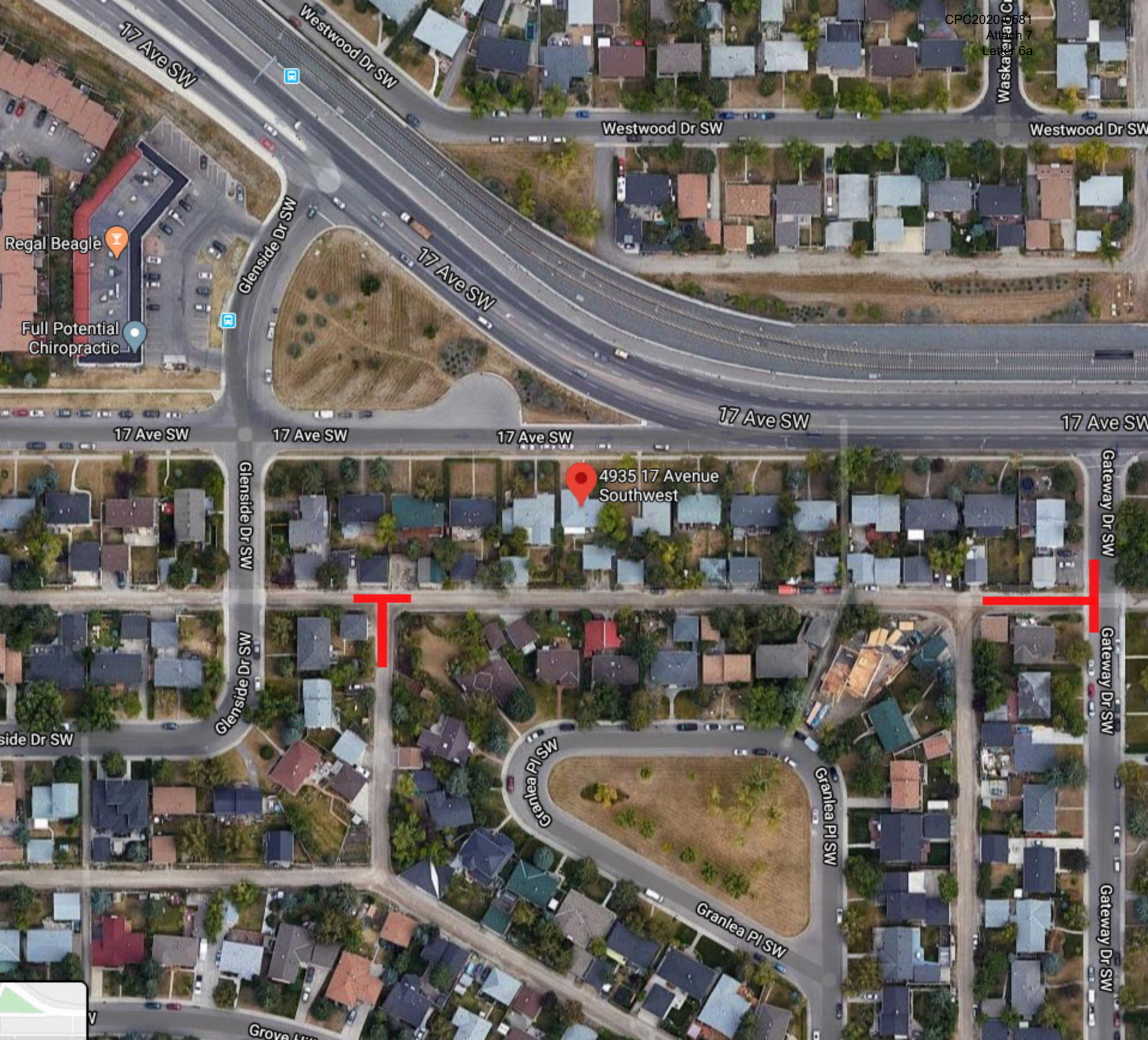
Address: 74 Granlea Place SW, Calgary AB T3E 4K2

Phone:

Email: lcalderbank@nucleus.com

Feedback:

I would like the developer to have the entrance to the underground parkade from the wide residential portion of 17th Avenue SW where the flow of traffic on the main 17th Avenue would not be affected. That would be where the homes at 4935 and 4931 17th Avenue SW are currently situated. The developers plan is to have the parkade entrance in the lane. My reason for this change is because the increase in traffic in the lane would cause or increase the hazards, especially in two places. Firstly at the T-junction west of the development where you have to drive out far into the lane to see past the fence, and secondly where the lane meets Gateway Drive. At this point cars heading east on 17th Avenue SW and turning into Gateway Drive would not only encounter the current parked cars in Gateway, and the oncoming cars proceeding north on Gateway, but in addition the increased traffic from the coming out of the laneway.



17 Ave SW

Westwood Dr SW

Westwood Dr SW

Waskia Rd SW

Westwood Dr SW

Regal Beagle

Full Potential Chiropractic

Glenside Dr SW

17 Ave SW

17 Ave SW

17 Ave SW

17 Ave SW

17 Ave SW

17 Ave SW

4935 17 Avenue Southwest

Gateway Dr SW

Gateway Dr SW

Gateway Dr SW

side Dr SW

Glenside Dr SW

Granlea Pl SW

Granlea Pl SW

Granlea Pl SW

Grove Ln



From: Silver Breeze [mailto:calgaryyao@gmail.com]
Sent: Thursday, July 09, 2020 7:49 PM
To: Ang, Benedict <Ben.Ang@calgary.ca>
Cc: Bishoff, Melanie M. <Mel.Bishoff@calgary.ca>
Subject: [EXT] LOC2019-0195 revised comments

Dear Mr. Ang,

I'm not sure if you have received my comments sent before. Please pass below revised comments for city councils discussion.

Dear members of City Council:

I'm a resident of the Glendale community and also a registered architect in the province of Alberta.

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Regards

Chen Yao

From: rvita@shaw.ca
To: [Public Submissions](#)
Subject: 4919 17 AV SW - LOC2019-0195 - Comment from Development Map - Tue 7/7/2020 2:50:47 PM
Date: Tuesday, July 07, 2020 2:50:48 PM

Application: LOC2019-0195

Submitted by: Rocco Vita

Contact Information

Address: 11 Glenside Dr. SW

Phone: 4034738511

Email: rvita@shaw.ca

Feedback:

I attended the open house and have the following comments. Building height should be restricted to 3 stories in order for the building to better fit the character of the neighborhood and have a 20 foot set back from rear property line in order not to materially adverse the privacy of existing homeowners that will live behind new development. The increase in traffic in the back lane is a major concern for noise and counsel should consider the noise impact in totality for all future developments in this section of 17th Ave. and not just this project. Therefore, where possible, the entry for parking garage should be moved to the front of building. The new building location is ideal for a front parking garage entry since it located on spur of 17th Ave. and will not affect any neighbors. The spur location will be safer for all residents. In my opinion, even the 3 story density is too high for this neighborhood and more ideally suited for attached townhouses.