

Lancashire, Steven

From: seankollee@mac.com
Sent: Saturday, August 28, 2021 7:54 PM
To: Public Submissions
Subject: [EXT] 2009 22 ST SW - LOC2021-0082 - Comment from Development Map - Sat 8/28/2021 7:54:10 PM

Application: LOC2021-0082

Submitted by: sean kollee

Contact Information

Address: 3012 34 st sw

Phone: 4036200270

Email: seankollee@mac.com

Feedback:

hi this appears to be a highly appropriate location for adding affordable rental housing to this community. I offer my support to the land use change to allow this type of project to occur. Approving this land use change shows that Council is determined to follow its own policy on infill development, particularly the low rise type of built form which is most in demand in our city. thanks for listing to my comment and good luck overcoming any local resistance that lacks context on how a community can change and evolve over time.



FORM TITLE

Header text

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.

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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)	Ingrid
Last name (required)	Koslowsky
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	September 13 Agenda/Minutes for the Combined Meeting of Council
Date of meeting	Sep 13, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached: RE: Ref Number DP2021-2908 and LOC2021-0082

Aug 25, 2021

Dear Sir/Madam:

Re: Ref Number DP2021-2908 and LOC2021-0082

I am writing this note to object to the proposed rezoning and build of 14 townhouses with secondary suites. I particularly object to this project due to the increase in traffic, congestion, and parking in the area.

It is unrealistic to think that there will only be 14 persons owning vehicles. This does not reflect reality. Anyone that can afford to live in these units will have a vehicle. Grocery stores and shopping are a 30 min walk from this area. Most people will not be taking the bus or riding a bike to get groceries in winter-type weather. It is not a convenient area for high density living without a vehicle. Also, if the persons use public transportation within the city, it is unreasonable to assume that they will not regularly travel outside the city, thus requiring a vehicle. Assuming that there are 2 persons per unit, and 1 person per secondary suite; and that each person has a vehicle, this is an additional 42 vehicles; 14 will have parking, therefore 28 vehicles will be obligated to park on the street. Even if renters in secondary suites do not own vehicles, the movement of an additional 14 cars and trucks will cause congestion. It is not unrealistic to assume that the secondary suites could house 2 renters, which potentially increases the number of cars up to 42 vehicles parking on the street. This is a small street; one side is already full of vehicles from homeowners.

This is not a through street, which essentially means double the traffic as people go to the end of the street and turn around; or they will start driving down the alley. Plus you have not considered that family and friends will be driving in the area. Finally, as rental units, renter turnover will add even more pressure to the neighbourhood traffic as people are moving in and out. This is a huge change in traffic for such a small area and will cause congestion.

I have owned a condo in a high density, mixed housing neighbourhood (many of the occupants were renters) and have personally experienced that developers promise but do not deliver on parking space. I have seen the turnover, and parking issues. Nor am I comfortable with the proposed rental capacity of these units (renters often 'double-up' to reduce costs). There is high risk that the parking and rental capacity will not be as planned.

Finally, an increase in traffic will result in an increase in noise. This is already turning into a noisy area with increased traffic, emergency vehicles, and motorcycles moving along 17th and Crowchild Trail. More noise is not welcome.

These type of units need to be built in areas that can absorb this increase in traffic and parking. This type of development simply cannot, and should not, be accommodated on 22nd street SW.

Regards
Ingrid Koslowsky
1927 Tecumseh Rd SW



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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)	Mary-Ann
Last name (required)	Owens
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	RE LOC2021-0082
Date of meeting	Sep 13, 2021

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

Dear Major,

I am for densifying the city, but I am not supportive of developing 3 family units to 28 family units. This is too much densification. Please stop this extreme amount of development within the Richmond community. The traffic itself would become intolerable, plus taxing the sewer and current infrastructure doesn't bode well for the community.

RDNSQR is carrying out this development. They are marketing all the supposed advantages without looking at any of the downsides for the community and the people occupying in the complex. All of their communication is marketing, marketing, and marketing. Meaning it is all in the interests of them making money without respectfully addressing any of the concerns of the surrounding community.

Say no to the extreme development of this location.

Mary-Ann Owens, PhD

Lancashire, Steven

From: chen.justin.f@gmail.com
Sent: Tuesday, August 31, 2021 3:53 PM
To: Public Submissions
Subject: 2009 22 ST SW - LOC2021-0082 - Comment from Development Map - Tue 8/31/2021 3:52:52 PM

Application: LOC2021-0082

Submitted by: Justin Chen

Contact Information

Address: 2204 22 AVE SW

Phone:

Email: chen.justin.f@gmail.com

Feedback:

The proposed increased from 5 residential units proposed in 2020 to 14 residential units in 2021 is both excessive and does not align with the character of the community in either design nor in density. Based on the proposed designs the complex would not provide sufficient parking for residents resulting in a decrease in available street parking and increase in road traffic.

While I am not fundamentally opposed to the densification of the neighbourhood, the increase in density (from 5) and the industrial design would not be in the best interest of the community or the city as a whole as there are few attainable communities for family's to purchase into that afford a yard and quieter streets within the inner city communities.

If I could suggest a change to a more traditional row house (without the "guest suites" which would effectively double the effective density) would be more in line with the community feel.

I hope that council with serious consider our concerns.

Best regards,
Justin



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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)	Brian
Last name (required)	Elder
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Ref Number LOC2021-0082 and DP2021-2908 Land Use Rezoning at 2003, 2009, 20
Date of meeting	Sep 13, 2021

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

I am writing to urge you to oppose the application for development and redesignation of the zoning for the adjacent properties located at 2015, 2009 and 2003 - 22 Street SW, Calgary.

The Calgary zoning map for the community of the subject properties shows that all of the residential lands north of 20th Avenue lying between Crowchild Trail and Richmond Road are zoned R-C1 or R-C1s. This community contains a concentration of low density dwellings, the dominant dwelling form being the one storey bungalow situated on a 15 metre (50 foot) lot. The majority of these dwellings were built in the 1950's for single family purposes. The proposed development is a 28 unit rental apartment.

Having regard to sound planning considerations, it is clear that the proposed development is not sensitive to the context and character of its immediate surroundings.

The proposed built form is not as contemplated by the ARP or the MDP.

The proposed development would unduly interfere with the amenities of the neighbourhood and materially interfere with and affect the value, use and enjoyment of the neighbouring properties.

The proposed development is, from a planning perspective, accordingly inappropriate

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Sep 2, 2021

3:18:41 AM



FORM TITLE

Header text

for the site and community should therefore be rejected by Council.

Lancashire, Steven

From: Cathy Good <cathy@goodinnovations.ca>
Sent: Thursday, September 2, 2021 8:11 AM
To: Public Submissions
Cc: Cathy Good
Subject: [EXT] For September 13 Agenda/Minutes for the Combined Meeting of Council. LOC 2021-0082
Attachments: (LOC-2021-0082; DP2021-2908june25.JFpdf.pdf)

Attached, please find my letter to be submitted for the September 13 Agenda/Minutes for the Combined Meeting of Council. Ensure that my comments below are also included as well as the attached PDF
I trust that the previous 99 letters of concern are also part of this file - if not, why not?

I am aware of, listened to and watched the August 5 meeting re the City Planning Commission discussion - and I use that term, discussion, loosely - re this LOC.

As a professional who sits on a number of boards, I would question 2 things -

- the presentation to the Commission, which was absolutely one sided in favor of the developer
- the absolute lack of intelligent discussion, questions, dialogue by the Commission related to this controversial 24 unit apartment complex in an R1 zoned, very, very small cul de sac in a neighborhood that has welcomed **appropriate** growth and densification - this inappropriate 24 unit apartment complex (with parking allotted for 14 vehicles only) is not appropriate for this space – you have received 99 letters of objection from the immediate community. The lack of pertinent discussion at this meeting has the community questioning the value of this Commission and if it is in the pockets of the developers or frankly, just does not care as long as it is not in their neighborhood.

Do your job, do your due diligence and read the community comments – look at the neighborhood, see the diverse housing options that are there, and in progress and know that this is a not a NIMBY community **and vote no on this 24 rental complex in this neighborhood.**

Cathy Good
GoodInnovations
403-244-4998

yes, I have read the VOIP , and agree -

TO: Jarred Friedman

RE: (LOC-2021-0082; DP2021-2908)

Date: June 23, 2021

RE: LOC-2021-0082; DP2021-2908 Land Use Rezoning at 2003, 2009, 2015 22nd St. SW.

As a neighbor to the proposed property zoning and development change and a long term property owner of one of the few single family homes left in this community, I am writing to express my strong opposition to the proposed rezoning and development of 2015, 22nd street SW and 2 adjacent lots (LOC-2021-0082; DP2021-2908) with direct control. (RC1 to R-CG with direct control)

Densification is a huge issue in Ward 8, particularly in Richmond/KnobHill. If you walked around this community, you would see a wonderful eclectic mix of housing models. This is not a NIMBY community. It is a community who recognizes that change is inevitable, new housing is often desirable BUT A 28 UNIT APARTMENT BUILDING (Technically, the applicant is proposing four structures in total (not including garages)- ON A VERY SMALL CUL DE SAC ZONED FOR R1 housing is not. There has been zero community consultation on this and it has been difficult to get the developer to answer questions. A question that needs to be asked in these “hot spots” for densification, is , “is it smart densification, or is it densification at all costs?”

RNDSQR, of course, are not calling this an apartment building and are **calling it low density** and are only providing 14 parking spaces. There is an existing parking issue in this neighborhood as a result of the old children's hospital (Now the Richmond Diagnostic Center) Most little cul de sacs close to the diagnostic center are residential only parking due to the parking stress.

Pertinent facts regarding these applications include:

- Proposed major multi dwelling 14 units with secondary suites = 28 units
- This is RNDSQR second run at this – In November 2020, we found out that RNDSQR had made application for re-zoning and development at 2015, 22nd street: 5 units with secondary suites - (3 and 2 with courtyard in between)
- There was significant community opposition to this – over 50+ letters went in to the city and RNDSQR pulled their application before the city council meeting - RNDSQR then purchased 2015 outright, prior to this , they had made a contingency offer to the owners if the zoning was changed

- Imagine our surprise to find that RNDSQR then approached the two adjacent home owners and offered to buy them out. RNDSQR is telling us that the owners approached them first with their interest in selling, but to our knowledge it isn't the case; RNDSQR definitely approached them first. We have been told by the 2015 owners that RNDSQR asked them for the contact information for the owners of 2009, 2003.
- At the information meeting on June 14, RNDSQR explained that the new proposed development would comprise of 14 units for **rental**, with communal court yard and a communal roof deck, and 14 secondary suites – **this equates to 28 rental units. This was the first information regarding rental units that the community has been told.**
- The 14 townhouse units would each have a title. The suites would be secondary and tied to each primary townhouse unit title – when questioned on scope of ownership and title, RNDSQR has told us:
 - The site-development would be owned by RNDSQR as a purpose-built rental project. RNDSQR would manage the project and be responsible for leasing of all 14 townhouse units and all 14 secondary basement suites (each less than 485 square feet in size).
 - If the site were ever to be sold as separate dwelling units, only 14 titled townhouse units could be created. Each titled townhouse unit would have an associated secondary basement suite – a townhouse and its associated secondary suite would be sold together to one owner.
 - RNDSQR would lease all 14 townhouse units and all 14 secondary basement suites to separate individuals/households, unless a household sought to lease both the townhouse and its associated secondary basement suite (e.g. that household uses the suite as a home office or as a suite for an aging parent).
 - RNDSQR will be the property owner, manager and lessor of all townhouses and basement secondary suites. There will be no sub-leasing.
 - these replies beg the question of what their final intent is – rent, ? sell?
- Only parking for 14 stalls. Secondary suites ineligible for Residential Parking Permits. All of the small cul de sacs in this community are Residential Parking only – do they actually think there will be only 14 vehicles for a 28 unit apartment complex?
- From information received from RNDSQR, This proposed development would not be considered as affordable housing as the rents are anticipated to be quite high. They have stated about \$900.00 for Secondary Suites/\$2100.00 -\$2300.00 for main units.
- The proposed multi-dwelling complex is excessive and disproportionate for the area increasing the density by 993%. Their concept is a good one for multi home development – however, not on a very small cul de sac in the middle of a RC1 area
 - Note that . *This is the last R-C1 area (just 42 bungalows, 4 cul-de-sac streets and a dog park) occupying 10 acres within the 573 acres bounded by 17Ave,*

Crowchild Trail, 14St, and 33Ave). The city is violating its own guidelines re housing diversity in communities if it allows this.

- In addition to the above, RNDSQL is telling us that the development is in line with the transit guideline – yes, that is correct as **the crow flies**, and access is across Crowchild Trail.
- They are also touting 17th as Main Street – yes, it is, however, there are no retail, commercial amenities within reasonable walking distance. Marda Loop is the other way, and again, not a reasonable walking distance.
I am sure others will elaborate on this so I will simply say that this is far more of a vehicle dependant community than not – to suggest otherwise is absolutely a gross exaggeration of the facts.

I will also tell you that we have contacted our councillors office on numerous occasions and I am sharing a quote with you from his office from a concerned neighbor on this particular application. This type of reply does nothing to promote collaboration, communication and consultation with the community – this is vital for the future planning of all communities.

“Thanks for contacting Councillor Woolley and the Ward 8 office. To answer your question, there is no requirement that a development “provide benefit to the community”. However, increasing density in established areas is one of the goals of the [Municipal Development Plan](#).”

I would point out that the Municipal Government Act, current as of June 21, 2021, states:

The Municipal Government Act(MGA) ultimately governs land development in Alberta and the MGA specifically provides that a municipality can only authorize its “development authority” to authorize a non-conforming building if it does not interfere with the amenities of the neighbourhood — ie. the “community” — and does not materially affect the use, enjoyment and value of neighbouring parcels of land, as follows : <https://www.qp.alberta.ca/documents/Acts/m26.pdf>

“6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,
(a) the proposed development would not
(i) unduly interfere with the amenities of the neighbourhood, or
(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
and
(b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.”

Essentially the same provisions may be found in Calgary’s own Land Use Bylaw 1P2007.

I would suggest that a 24 unit rental unit on 3 single family lots on a small cul de sac (a density increase of 933%) , that will be 2 stories with an open top deck patio on 14 of the units , instead of a 3rd story, -

they told us they listened to the community so instead of 3rd level, would have an open patio- looking out over the single family homes would be in contravention of this Act as well as the City bylaw listed above and that the proposed development does not conform with the use prescribed for that land or building in the land use bylaw.

The Richmond KnobHill Community Association also opposes this particular development of increased density that does not belong in the existing community context.

The Guide for Local Area Planning – current June 21 states:

There has been a lot of discussion within the Calgary community about what the Guide does and does not do. The following items address some of those perspectives:

The Guide does:

- Give citizens a stronger voice to the kinds of growth and where growth goes in their communities
- Provide the language and options for how a community can grow through working with citizens during the local area planning process
- Give certainty and predictability for redevelopment to go in the right places
- Allow for a community to create a vision that reflects its unique sense of place
- Provide tools to preserve heritage assets
- Help develop investment opportunities for community improvements
- Include single-detached homes among housing choices available to everyone
- Support housing and mobility choices for people
- Provide tools to protect and grow community parks, natural areas and outdoor recreation
- Include pro-active policies to address climate change at the community and development scale

The Guide does not:

- Eliminate single-detached homes
- Promote a one-size-fits-all approach for communities
- Change the zoning of your land when it and a local area plan is approved in your community
- Take away the ability to choose how we get around the city
- Change the existing land use redesignation or development permit process
- Take away a resident's voice or meaningful say in the vision for their community

THIS ABSOLUTELY HAS NOT HAPPENED WITH RNDSR OR CIVIC WORKS – IN FACT, WE ARE HAVE NOT RECEIVED REPLIES TO A LIST OF COMMUNITY QUESTIONS SENT TO THEM FOR THEIR INFORMATION SESSION , NOR HAVE WE RECEIVED THE TRANSCRIPT

**OF THE Q&A'S THEY DID ANSWER AT THIS MEETING – WE HAVE
ASKED FOR THIS SEVERAL TIMES.**

Densification is most likely an election issue in Ward 8, and this is an important transition time for the city. Done well and with consultation, collaboration and respect, densification could be an amazing win win for all and better the inner city – done poorly, this could destroy communities, erode faith in the city leadership and representation and erode the neighborhood and communities that densification should enhance and innovate.

Please do not approve this application as it is – as noted, we are open and welcoming to smart densification and all you need to do is take a walk through Richmond Knob Hill to see that. This 28 unit apartment complex, which RNDSQL is calling “low density” does not belong on this small cul de sac in this neighborhood.



Cathy Good
GoodInnovations
403-244-4998 /c 403-510-5751
cathy@goodinnovations.ca

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#); [Councillor Web](#)
Subject: FW: [EXT] Re: LOC2021-0082
Date: Thursday, September 2, 2021 12:57:20 PM

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

From: Rebecca Simrose
Sent: Thursday, September 2, 2021 12:32 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Re: LOC2021-0082

I am writing as a resident of this neighbourhood to strongly oppose the proposed land use change for this development in Richmond/KnobHill.

We are not against increased densification, however the proposed 28 unit development (14 units each with a secondary suite) is totally inappropriate for the location in a small cul de sac . Parking and traffic is already an issue in the area given the proximity to Richmond Diagnostic Centre. Adding such a degree of density in a small confined off side street is detrimental to the neighbourhood. This area is more suitable for a 3 or 4 plex development and the proposed 28 unit development is more appropriate for a through street such as 26th Avenue with good traffic access.

Please ensure that our community is respected and that a more appropriate development is required for this area.

Sincerely
Rebecca Simrose
Brian Brandon (2001 22 Ave SW, T2T 0S4)



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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)	Joan
Last name (required)	Little
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC-2021-0082; DP2021-2908 Land Use Rezoning at 2003, 2009, 2015 22nd St. S
Date of meeting	Sep 13, 2021

I strongly oppose LOC2021-0082 and DP2021-2908

Richmond/Knob Hill has seen the doubling of the number of homes since we bought one of the first infill lots here in 1977. Infills and now semi-detached homes are the norm and with the possibility of legal secondary suites as an option, our community could easily quadruple the number of homes, hopefully without destroying the character of this inner city neighbourhood. In this application, allowing more than 8 times the number of residences (28 rental units) in an area zoned for single family homes is going too far and will create many negative issues:

- overcrowding,
- traffic, parking and safety problems: on the corner of 2 dead end streets and the development relies on city roadways to make up for the lack of parking on-site.
- lack of water and sewage capacity down the line as illustrated recently by the damage to the waterworks from the flood this summer at the city park only 2 blocks away. We are lucky no children were swept away down the broken pipe and blown manhole only a few feet from the playground.
- increased crime due to the more transient nature of rental properties and therefore
- a decrease in the quality of life.

Furthermore I feel it does not properly meet the requirements of:

- required distance to frequent transit as it exists today or in the near future.
- in keeping with the character of the surrounding neighborhood which is single, semi-detached homes and now some row housing on major thoroughfares.

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

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Sep 4, 2021

7:09:22 AM



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It will eventually drive away a section of residents the city seeks to attract - families who value having a yard for children to play safely in as illustrated in the dramatic increase in sales of detached homes. If this rezoning application and development permit goes through, many homeowners in the immediate area will be selling the home they planned living in for many more years and then passing on to the next generation.

Densification of inner city communities (except Scarboro, Elbow Park and Mount Royal) by the present City Council, as their prime development goal, at all cost, to increase its tax base, is NOT what people voted for to help curb Calgary's urban sprawl. The Richmond Knob Hill Community and it's residents, as illustrated by the number of approved development applications over the last 3 years, is not against development. It asks for reasonable and smart development to enhance and add value to our community.

Thanks for your time and attention to this matter.



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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)	Jocelyne
Last name (required)	Hampton
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0082
Date of meeting	Sep 13, 2021

Dear Sir or Madam,

We are aware of the presentation by the City Planning Commission made last August 5th and the subsequent approval to forward to the City Council.

We have a hard time understanding how such a recommendation could have been made in view of the local citizens and residents' opposition (99 letters of opposition have been sent from our tiny neighborhood - proof of the turmoil this has caused).

This intent of extreme densification in Ward 8 is being driven by profit and has nothing to do with providing affordable housing to the 'Missing Middle'. One of the major issues is that parking is already at a premium, with local residents having to register any guest using street parking. In addition, many of the staff and visitors to the Richmond Diagnostic Centre park in and around the neighborhood wherever possible, hence reducing available parking spaces. Most of the streets in this squeezed area end up in cul-de-sacs providing only few escape routes in emergency situations ; routes that are already congested during rush hours.

Contrary to what has been claimed, bus stops and amenities such as grocery stores, cinemas, restaurants, etc. are not within reasonable walking distance for most people. This location does not fit the profile for such densification.

This neighborhood is not opposed to changes and new developments, which are within reason, such as duplexes or even fourplexes. We are eager to work with reasonable developers who propose pleasing architectural designs that fit the feel of our

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

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Sep 5, 2021

10:19:06 AM



FORM TITLE

Header text

neighborhood.

We trust in your good judgement to either postpone your decision in favor of more consultation and modification to the proposed development, or to reject the proposed development altogether.

Thank you for your attention to this sensitive matter.

Yours truly,
Concerned citizens,
Jocelyne and Jack Hampton

TO CITY COUNCIL –FOR SEPTEMBER 13 AGENDA .

LOC2021-0082 and DP2021-2908 for 2003, 2009, 2015 22nd St. SW

I ALSO NOTE THAT THERE WERE 99 LETTERS OF OBJECTION SENT PREVIOUSLY REGARDING THIS LOC – READ THE COMPLETE FILE.

SEPTEMBER 7, 2021

In addition to the obvious issues about building a 28 unit apartment complex in a RC1 zoned cul de sac with a total of 8 house on it (and you have received many letters of opposition as to the insanity of this as well as the obvious fact that this proposed multi-dwelling rental complex does not fit, is excessive and disproportionate for the area, increasing the density by 993%), I want to address the process (Or lack thereof) of this, and the issues with this builder in particular.

I do not want a city that is densifying at all costs – I want a city that encapsulates a future vision of a changing and growing city by working with existing communities, property and land owners through a consultative process. I do not want this process initiated by developers whose priority is to make money and be lucrative partners with the city. I want smart densification done in consultation with caring builders and developers and I want city councilors who are engaged and intelligent about the process.

I want an ethical, thoughtful, engaged city council and I am very concerned about the repeat decisions that are being made over and over again with this developer. I am concerned about a missing in action city councilor who clearly does not listen to his constituents, and has a staff that is not interested in community input that runs counter to the councilor ideas and beliefs.

RNDSQR has checked off the box labeled community consultation – they held an INFORMATION meeting June 14 – they controlled the agenda, they answered only questions that they wanted to and did not address the list of questions sent to them in advance and in writing by the community at large and to date – 11 days later, in spite of several requests, have not sent the transcripts of the questions and have still not answered the community questions. These questions are primarily yes or no answers. They were specifically asked to do this before the deadline of June 25 for community input. It is extremely difficult to reply thoughtfully and articulately when you do not have the information related to the scope of the their application - note that we inadvertently found out at the meeting that this was a rental project – only because someone asked the question. Omission of information does not lead to trust, communication or cooperation.

This is not consultation, and quite frankly, it is disrespectful and condescending to the community. The fact that they actually submitted a plan for one of these lots in November 2020 received copious negative feedback from the community , withdrew their application, and then resubmitted it for an additional 2 lots, tripling the initial units and having the absolute audacity to tell us that they listened to us – “ we are not doing a 3rd level , just an open patio on the roof on all of the townhouses” (looking down over the existing houses on that street and the next street) is a clear example of their lack of respect for the existing community. Their signage has been confusing, DP# in very small print, inserted into illustrations . To further this confusion , the city signage has had incomplete information and inaccurate information as it relates to the DP Application number and the initial deadlines for community input. They have requested numerous relaxations, only made clear when specifically asked about them and they have not been able to articulate exactly what the dwellings will look like on this – “we are still working that out”.

When one checks the public records for complaints, there are a number of Better Business Bureau (2 documented since may 2020) complaints re RNDSQR and complaints by companies contracted by RNDSQR. The response from RNDSQR in almost all cases – regardless if it is a community issue or a contractor issue is , “ we are no longer in charge of that project, there is a new PM team on site, we have passed your issue over to them, we will look into this” Based on the number of complaints out there in the public domain, these complaints are rarely dealt with. Their financial management is brought into question given major delays in construction and changing their General Contractor in the middle of construction. They are known to not be completely forthcoming on their applications and the end result is

NOT what the application is – they are known to say repeatedly, “we are not sure exactly what this will look”, we will get back to you in a timely fashion” . How do they get away with this – they submit for something and end with something different? This is completely unacceptable and a huge flaw in the city approval process. You, as a file manager for many of their projects, are aware of the list of complaints that the city has received from community members who have the misfortune of being adjacent to the sites that this developer is developing.

All of this equates to mistrust, lack of cooperation, communication and a distrust of the city leadership and an unhealthy growing attitude that the city is only interested in tax revenue, is biased toward developers, provides only lip service to community consultation and does not consider the existing community members as stakeholders. The prevalence of this attitude is growing and completely unhealthy for the important transitions that cities must go through to grow and improve.

Walk through our neighborhoods and see the evolution of different home models, densification and growth – it needs to be done smartly and with input from the citizens. There is plenty of room in this city for densification – it needs to be done well, and done so that it maintains the context of a community – practice what you preach in the Guide for Local Area Planning.

“Our communities should reflect the activity of the people who are there now and be attractive to those who will choose to move there in the future. Our communities are great and remain great by how they grow and how we experience them.

This 28 rental unit development does not belong on this little cul de sac in this neighborhood . Do not accept this application and insist on more accountability from this developer.

Doug Good

1923 Tecumseh Rd SW, Calgary T2T 5C6



FORM TITLE

Header text

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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)

Mitchell

Last name (required)

Goodjohn

What do you want to do?
(required)

Request to speak, Submit a comment

Public hearing item (required -
max 75 characters)

Land Use Redesignation: Richmond Bylaw 152D2021

Date of meeting

Sep 13, 2021

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

September 6, 2021

Dear Sir/Madame;

RE: Richmond Bylaw 152D2021 – Land Use Redesignation

I am writing in response to Richmond Bylaw 152D2021 Land Use Redesignation relating to the properties situated at 2015, 2009 and 2003 22 St. SW.

I strongly oppose the proposed redesignation from the current R-C1 to Direct Control (DC) zoning for the following reasons:

- The Richmond Area Redevelopment Plan (Office Consolidation 2019) clearly indicates that the existing R-1 zoning is to be retained (Section 2.1.4.1);
- The existing R-C1 zoning is consistent with the Municipal Development Plan (the MDP); and
- Retaining the R-C1 zoning will not materially affect the city's goal of densification; and

The Richmond Area Redevelopment Plan (ARP) clearly states that the R-1 zoning is to be retained (Section 2.1.4.1). The ARP is further supported in Bylaw 15P2017 which among other things generally states that where there is a discrepancy between the MDP (and other plans) and the ARP, the ARP shall take precedence (ARP, p1). The ARP has been updated via amendments over the years (the most recent consolidation being July 2019) during which the City of Calgary has seen fit to retain the provision in Section 2.1.4.1 that the R-1 zoning be retained; and that future infill development conform to that zoning.

The MDP generally indicates that a variety of housing types, including single dwellings is desired. An emphasis on providing varied housing options (**not reducing them**) is also one of the stated goals in the Guide for Local Area Planning (GLAP) (Section 2.1(a)(iv)).

The proposed Land Use Redesignation relates to properties located in a relatively small neighbourhood zoned R-C1. This neighbourhood is geographically bounded by 20th Avenue SW on the south, Crowchild Trail on the west and north, and Richmond Road on the east. The neighbourhood has 42 single dwellings. Maintaining the R-C1 zoning is not only consistent with providing the type of diversity that the MDP and GLAP seek to have, but will help to guarantee the housing diversity within the larger community in the face of the opportunistic spot-rezoning currently being sought. Also consistent with the MDP and GLAP, the R-C1 neighbourhood area has diversity in the types of housing that has arisen over the years through past and current redevelopments under the existing R-C1 zoning.

With regard to the location of the R-C1 zoned neighbourhood, 20th Avenue SW provides a natural transition between the neighbourhood and the larger community (zoned R-C2) where intensification has been occurring over several years in the form of semi-detached or single dwelling developments.

The neighbourhood currently zoned R-C1 is relatively small and occupies only 10 acres within a larger area of about 576 acres (bounded by Crowchild Trail, 17th Avenue SW, 14th Street SW and 33rd Avenue SW). Retaining the R-C1 zoning will not materially affect the city's ability to densify the larger community for which current zoning allows. Again, not only will retention of the current zoning not negatively affect the goal of densification, retention of the zoning will actually allow the city to achieve its stated goal for the diversity of housing and neighbourhood types that it seeks in the MDP and the GLAP.

I further oppose the rezoning as it is being sought to develop a purpose-built rental complex comprising 28 rental suites (DP2021-2908) that do not conform with existing zoning designations within the MDP. The developer appears not to have made any effort to develop within any of the existing land use designations; hence the requested zone change to DC. **In particular, the proposed Land Use Redesignation is being sought for a medium density development that fails to meet current MDP zoning designations as a result of the following characteristics:**

1. Upon completion of Phase 1 and Phase 2, 16 of the 28 rental suites are not street-facing.

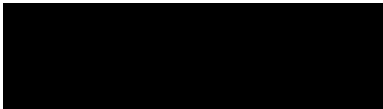
2. Phase 1 of the development includes 10 rental suites of which 6 are not street-facing.
3. The available plans for the development are not clear where the entrances are for the proposed 14 secondary suites.
4. The development fails to provide adequate on-site parking for 14 of its proposed rental suites, which will exacerbate street parking problems in the surrounding community by failing to consider the following public transit considerations and pedestrian considerations:
 - a) The development is 450 to 500 metres from the closest major bus stop (when considering human-made obstacles) and over a kilometre from the closest LRT station (Shaganappi); and
 - b) The closest meaningful shopping area (with consumer staples and services) is in Marda Loop, 13 blocks away and not directly accessible from the proposed development via public transit.
5. The development is ridiculously insensitive to and out of character with developments in the existing RC-1 zoning and the adjacent RC-2 zoning.

I and other residents of this R-C1 neighbourhood made a conscious decision to buy homes here as a result of the zoning. The zoning provides us with some assurance regarding the types of developments that are built here. In the absence of a new local area plan, the provisions of the ARP should prevail and **the neighbourhood not be subject to opportunistic and capricious spot-rezoning**. The city has the opportunity to recognise the uniqueness of this small neighbourhood of R-C1 zoning and preserve it as part of the city's overall goal of densification while providing the desired diversity of neighbourhoods and housing types (that include single dwellings).

In summary, as ask that City Council not approve the Land Use Redesignation at this time, and move to prepare a Local Area Plan that involves meaningful input from the area's residents.

Sincerely,

Mitchell Goodjohn





FORM TITLE

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First name (required)	Ruth
Last name (required)	Freeman
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Richmond Bylaw 152D2021
Date of meeting	Sep 13, 2021

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

Sept 6, 2021

Dear Sir/Madame

Re: Richmond Bylaw 152D2021-Land Use Redesignation

I am strongly opposed to this application for rezoning from R-C1 to DC under R-CG guidelines, for the 3 properties which comprise the entire west side of the 2000 block of 22 St SW. Was a more suitable rezoning, such as R-C2, even considered?

In general, I am NOT against renewal or redevelopment in our community of Richmond/Knob Hill at all. Much of the R-C2 area to the south of 20 Ave has been undergoing extensive redevelopment and the newer semi-detached buildings fit within the existing guidelines and provide a good mix of housing styles. Such redevelopment is not controversial. **We should be able to count on the same sensitive redevelopment as well, for the R-C1 zoned district. This has not been the case for LOC2021-0082 and DP2021-2908.**

In particular, this application is completely out of sync with the surrounding R-C1 neighbourhood, and also conflicts with the larger community's characteristics, it being zoned R-C2. The R-C1 zone affected by this application is part of the area commonly known as Knob Hill, within the Richmond/Knob Hill community. It is a small, compact neighbourhood made up of 4 short cul-de-sacs, each one block long and each ending at the sound wall beside Crowchild Trail and the 17 Ave SW off-ramp. Directly across Richmond Road is the Richmond Road Diagnostic and Treatment Centre. The R-C1 houses are all north of 20 Ave SW, between Crowchild on the west and north, and Richmond Road on the east. Within this area there are a total of 42 single dwelling properties, and a dog park. The neighbourhood is filled with mature trees, lawns and gardens, and feels open and quiet. This 10 acre R-C1 zone is the only single family dwelling zone within the much larger community of 573 acres, bounded by 17 Ave SW, Crowchild Trail, 33 Ave SW and 14 St SW.

As proposed, the development is **wildly out of place** on a small cul-de-sac off a 'local' road. Currently there are 8 single family dwellings in total, and an off-leash dog park, on this block of 22 St SW. Proposing a 28 unit rental complex, that will occupy the entire west side of the street, will increase the population density by 933%, on that side alone. The project has no interest in the surrounding lives it affects, or the costs that will be borne by the greater society (such as increased policing and parking enforcement, more emergency service calls simply as a factor of more people, more traffic jams trying to get out onto Richmond Road, and upgrades to the city's water and sewer to deal with the extra volume). The rest of the community is expected to live with this explosion in population with no adequate consideration given to the increased stress on community resources: the inevitable and horrendous street parking problems; green, blue and black bins spreading everywhere; noise increase; loss of trees and green space along the street; significant increase in hard surfaces, so that water runs off rather than being absorbed. Meaningful community engagement, which was NEVER attempted, would have at least shown some respect and goodwill towards the community, and transparency on the city's part.

The **Richmond/Knob Hill ARP**, even after amendments, still shows "the area north of 20 Avenue S.W., bounded by Crowchild Trail, 17 Avenue S.W. and Richmond Road are stable residential areas containing housing in good condition and **should retain the existing R-1 designation**". Also in the ARP was this quote: "3.3.6.1 ...**It is particularly important that the character and integrity of the inner suburbs be protected.** For the most part the inner suburbs are stable areas having a housing

stock in good condition. Unwarranted intrusions of inappropriate land uses into these areas should be prevented wherever possible. In specific instances where there may be justification for some change in land use policy, such a **change should be investigated through appropriate planning processes such as the area redevelopment plan process.**”

This is NOT A MINOR rezoning change, as the city’s sign so disingenuously states. Going from R-C1 to R-CG would be a MAJOR change, and must be addressed in accordance with the city’s guidelines. We all realize that the ARP is considered out of date by the city now, but no new plan has been developed for the area, only city-wide visionary guidelines. And there has been no community engagement so far. **SPOT-REZONING IS NOT A PLAN. NOR IS DEVELOPER-DRIVEN REDEVELOPMENT**, enabled by the city, to introduce major change to a neighbourhood in anticipation of future similar changes once a precedent has been set. Such a huge change, impacting the residents’ lifestyle and property values, deserves to have a proper airing within the community before being included in a redevelopment plan, and should not come into existence as a "fait accompli" by developers, years before the West Elbow Communities Local Area Plan will be ready. Does the city have a secondary plan for dealing with these development pressures while the new redevelopment plan is being developed? If so, what is it? if not, why not?

If this spot rezoning is allowed to go through, **the certainty of residential zoning needed by homeowners when investing in their chosen property will be destroyed.** Such disregard for the current neighbourhood is alarming, and does not reflect well on the city’s attitude to its long standing residents. We purchased in this area 33 years ago, and the R-1 zoning, plus the commitment in the ARP to maintain the zoning, was the major factor in our decision to purchase and remain here.

The justifications for this medium (disguised as a low) density proposal in a current R-C1 zone, within the larger R-C2 zone of Richmond Community, are basically incorrect and do not even fit within the city’s guidelines for such developments. There is no nearby transit option - the closest bus stop is 450-500m away, others even further, and the nearest LRT station is over a kilometre away. **The closest shopping district is 13 blocks away, with no direct transit service.** No one will want to carry their heavy groceries that far, therefore necessitating shopping by car. Parking is already close to the maximum that the street will bear, without increasing the population density by 933%, just on that one side of the block. As for telling us that this is close to the “17 Ave SW Main Street”, that is blatantly condescending and displays ignorance of the neighbourhood’s context. It would be true if we were talking about Killarney, Glendale or Bankview, but here in Richmond we have the bridge over Crowchild Trail as our ‘vibrant’ 17 Ave SW destination. Basically it appears that RNDSQR is trying to force a square peg into a round hole.

There are at least two sites that are eminently more suitable, and fit the city’s guidelines, that are sitting idle, within the local area. Why has nothing been done with the areas around the Westbrook LRT and the Viscount Bennett School, if the city is in such desperate need of densification close to transit and Main Streets?

In the new **Municipal Development Plan**, one of the stated guidelines for Developed Communities in the Limited Neighbourhood category is that "There should be a mixture of housing types, up to three storeys in height, including single detached dwellings, accessory units, rowhouses, duplexes and semi-detached dwellings to ensure compatibility with the surrounding community. This area also supports secondary and backyard suites.” **To comply with the above guidelines, it would be expedient to retain the R-C1 zoning.** Allowing the spot-rezoning change to R-CG would inevitably lead to more requests to do the same thing, eventually eliminating the R-C1 zone from Richmond, and thus

minimizing the diversity in housing that the city wants to encourage. Setting this precedent with spot-rezoning will be **impossible to reverse**, such that in time all R-C1 properties would likely be amended to R-CG. **Surely the city's responsibility is to improve the neighbourhood and living conditions of residents, in conjunction with both the residents' wishes and the city's goals. The residents would like to be given the same consideration as the developers when the application is reviewed.**

The process the city has followed with regard to this rezoning application and development permit **has been flawed**. There have been incorrect deadlines regarding comment submissions, false information on the website (which has still not been corrected), no community consultation, and a change in purpose from the developer (not yet shown online either) during the whole frustrating process. Erecting a large sign on the property which announces the rezoning application is fine. But when we follow the posted link for LOC2021-0082, and then read about its associated development permit, **why do we see an application for a home barbershop in the NW that was approved in April?** This totally wrong file number has not been corrected in the past 3 months. As well as the city muddying the waters, so has RNDSQR. During RNDSQR's information session on June 14, we learned, in passing, that their original project (of 14 townhomes, each with a secondary suite, and all 14 to be listed for sale), **had now been changed to a purpose built rental complex of 28 separate units, with a total of 14 parking spots. This new information was not revealed to the city**, until one of our community members asked the city file manager about it. This is a MAJOR change. It still does not show on the development permit application. Such disrespect for everyone - the community and the city - cannot be allowed to be successful. **Does the city okay development permits based on knowingly false information from developers as a normal course of events? For a city that likes to think of itself as world-class, this is disturbingly small class behaviour.**

The poor quality of the information made available to the community should by itself be enough to halt this process and begin again.

The development permit for phase one, that has been submitted in conjunction with this rezoning application, must also be considered at the same time, since the DC designation is designed to fit RNDSQR's vision. The relaxations to the R-CG guidelines so that this project will be under DC, are really violating too many norms. The attempt to crowd as many units as possible, while meeting the absolute minimum standards (after their relaxation) gives RNDSQR the out of saying that they are meeting the city's requirements for low density, while actually creating a medium density project. A bait and switch operation is being pulled on us. The proposed architecture will create the ambience of an industrial building looming over one whole side of the block. This most definitely does not fit the characteristics of the housing within the neighbourhood. The city says it wants diversity of housing styles yet having a whole block look the same is not diversity. Nowhere else in Richmond are there "cookie-cutter" designs. The relaxation on street facing entrances for 50% of the units, the ZERO parking for 50% of the rental spaces, the unknown placement for the green, blue and black bins, etc are clearly only applicable to this design. These relaxations do not address the public's concerns at all, and should not be approved without further improvement, in particular re the on-site parking and bin storage. **Also, treating a narrow back lane as a public road, and treating a public dog park as the extension of the project's very small courtyard, comes close to incorporating public spaces into a private development.**

The development proposal is likely to fail at a Development Appeal Board hearing, based on a very similar proposal, that was overturned in June. See *Citation: 2021 CGYSDAB 23, Case Name: SDAB2021-0023, File No: DP2020-3278*. The overturned proposal was on a corner lot also within the Richmond Community, and used the same architects and consultants as this proposal, to design an

almost identical project. Therefore, changing an R-C1 zoning to fit this particular non-conforming proposal does not make sense at all.

RNDSQR cannot be trusted to address problems caused by their proposal. For example, when they tripled their proposal from 10 rowhouses in 2020, to 28 rental units in 2021, they actually **decreased the on-site parking places** from 80% of the number of units, to 50% (now it's 14 parking stalls for 28 units!). With the existing 8 bungalows, the street is already under parking pressure, so why would you make the situation even worse than in the original plan? Instead of subjecting people in 2 units to finding on street parking, now there will be 14 extra vehicles. This is not a viable scenario.

Do green building standards apply for this development? I would expect Calgary to be updating its building codes to get new buildings to carbon neutral within 10 years, prevent heat build up, flash flooding, add green landscaping, parking and permeable pavement, green or white roofs, etc. If such building standards are not being applied for all the infill development occurring there is no way Calgary will come close to being climate proofed or having emissions reduced enough to meet its climate targets. After the past summer of extreme weather, this is an even more urgent issue. Supporting plans that are nowhere close to reality for climate change is not in the best interests of Calgarians.

I am surprised that this is being promoted as “affordable housing”. The 14 main suites look to be 'high end' units, which will rent from \$2100-\$2300/month. The 14 basement suites, of less than 500 sq ft, are expected to rent for \$900-\$1000/month.

As citizens we expect you to follow the available plan(s), not deviate from it so egregiously that we are compelled to hold you to account. We realize that times change, and that plans need updating. But such progress must be done with community involvement, or there will never be harmonious relations between the city and the residents.

I am asking you to reject this rezoning application, as it currently stands. It is ill-informed, unsuitable, and will set a very dangerous precedent. Distrust in the development process, developers and the city needs to be fixed if Calgary wants to successfully pivot to become a sustainable, healthy and economically vibrant City in the future given climate change, affordable housing, financial, public health and other crises. An immediate way to start repairing distrust is to stop spot rezoning approvals. Every time the City allows/encourages spot rezoning like this, it's another nail in the coffin of the City's ability to pivot and implement the future that Calgarians need and deserve. Listening to and respecting our very time-consuming and thoughtful comments, which you have requested, will do much to regain our trust in the public engagement process.

Sincerely,

Ruth Freeman




FORM TITLE

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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)	Dale
Last name (required)	Perret
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0082
Date of meeting	0009-09-13
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	attaching my letter

Good Morning:

In respect of the above development I wish to advise that I am not in favour of this project.

I am a resident that lives less than three blocks from this intended development and while I may not be directly affected by it's particular presence, the completion of this project is a disastrous pathway to other efforts.

Having lived in this area since 1988 I am well aware of the move from single family homes to semi detached and, in the last two years, to 5 unit corner development. While a semi detached has worked well in many areas the move to allow 5 units on corner lots is pushing the boundaries. I remember a few years back when an owner of a corner lot was not allowed to build a semi detached on his lot and had to build a single family unit due to existing set backs. Imagine his confusion at this 28 unit now being proposed!

What was once a single family bungalow is proposed as suitable for 28 units! This has an affect on many issues such as utilities, infrastructure, parking, traffic. Also during a ZOOM meeting with the developers it was stated that this project would be a rental development now versus a previous intent of home ownership. The aesthetics of such a large development is contentious and the rendering alone speaks of cladding that is representative of sea cans!

While the developer maintains that parking is not an issue many living in this area believe that to be a fantasy and based on wishful thinking on their part. The premise is that because we have bus services on 17th Ave leading to downtown and the Westhills C Train that few residents of this project will have vehicles. The parking spaces allotted within the proposed lot (in addition to the 28 units) is minimal at best and will only accommodate 10 vehicles I believe. The only access to the transit is a minimum 5 block walk due to the fence barricades on Crowchild Trail. A "nice walk" so we are led to believe - when not raining or 20 below!

Residents in our area own vehicles - many want/need them for travelling beyond accessing the local transit. This is not a fallacy but a fact. I live on a street where all but 3 homes are the original homes - the rest are semi detached. I also know for a fact that homeowners around my home have a minimum of 1 vehicle, most are 2 and in one case three vehicles per unit and we live 3 blocks from transit. The developers contend that there is not a problem in parking in the area of the 28 units as there is a variety of parking access and that they will not be allowing anyone in the secondary units (14 of the 28) to obtain zone privileges. Since when can the city ban someone from parking in an area they live in?

I have walked the blocks surrounding this proposed project and it is comprised of open parking, 2 hour parking with various time controls and some zone permit only. We already have issues with staff from the Richmond Diagnostic Centre utilizing these open and hourly parking areas rather than the available parking (there are many spaces left unused) in their building. Is the intention then to do more patrolling/ticketing in these areas as a means of increasing fine revenues?

While I understand the need for density whereby taxes provide for additional revenue, it should not impact the quality and livability of a community.

I am deeply disappointed in the lack of consideration our current city councillor displays for the residents of Ward 8 in supporting these type of projects as well as his support of the loss of the Richmond Green area. While he is not standing again as Councillor the implications of this approval will lead to a path that bodes ill for current residents.

Therefore, along with a request to vote down this project I would also request that any decisions on this type of matters be delayed until the new City Council is in place. With 10 new councillors there should be consideration given to them that they are not having to live with the consequences of previous actions as a result of last minute decisions.

Respectfully,

Dale Perret



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First name (required)	Peggy
Last name (required)	Holmes
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Redevelopment LOC2021-0082
Date of meeting	Sep 13, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	While I agree with redevelopment in principal, indeed have agreed with 5 other redevelopments fronting this one, I object to this particular project. It is not 14 units with granny suites but 28 rental units. It has inadequate infrastructure from water services (please consult the City engineers for their efforts required already to the area), to waste disposal. Redevelopment is laudable but can't be indiscriminate without serious consequences.
-------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

From: [Lily](#)
To: [Public Submissions](#)
Subject: [EXT] Re-submission of comments re: LOC2021-0082 to be added to September 13 agenda
Date: Tuesday, September 7, 2021 5:45:38 PM

FOIP read and accepted.

Dear Sir/Madam,

I am concerned about parking problems that will result from this proposal which replaces three current lots with 14 town homes, each containing a secondary suite.

I understand that the secondary suites would be ineligible for permits. I also understand that 14 on site parking stalls are proposed.

With this in mind, Let's look at the math.

The current three homes have two residential parking permits each for a total of six which they likely do not need to use since they have ample onsite parking.

If this proposal is allowed to proceed, there may be an extra 14 cars legitimately crammed long term onto the streets of our neighbourhood compared to one or two cars at present.

And this scenario does not even address visitors permits, which may further decrease parking access. Are the city planners adjusting the issue of parking permits to manage the consequences of increased density? I voiced this concern months ago and have not received any response.

We have lived in this quiet neighbourhood for 40 years and support densification but only when it is planned with care and attention to the consequences.

Thank you for the opportunity to voice our concern,
Lily Woo and Paul Wong



FORM TITLE

Header text

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First name (required)

Dave

Last name (required)

Cwynar

What do you want to do?
(required)

Request to speak

Public hearing item (required -
max 75 characters)

Land Use Redesignation 2003, 2009, and 2015 22 Street SW

Date of meeting

Sep 13, 2021

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

I live across the street from the proposed land use redesignation and am highly opposed to it. Redesignating three adjacent R-C1 lots to Direct Control does not suit the Knobhill neighbourhood north of 20 AV SW in the slightest. This R-C1 area occupies only 10 acres and it is the only solid R-C1 neighbourhood from Crowchild Tr SW to 14 ST SW to 17th AV SW to 33rd AV SW. This total area is approximately 576 acres. With that, this 10 acre pocket of R-C1 occupies only 1.7% of the total area. The other 98.3% of the described total area is proliferated with such developments and zonings. It does not seem fair to destroy this last remaining pocket of R-C1 by redesignating it to DC, a zone at the opposite side of the spectrum of R-C1, as I understand it. Redesignating the lots to R-C2 would be understandable and welcomed, but not to DC. The nature of the neighbourhood would be destroyed as it just does not fit. The developer wishes to construct 28 rental units on these three lots. The street, which is in the shape of a cul-de-sac, has only 8 houses on it. It's tiny. To go from 8 dwellings to 33 dwellings would be a nightmare for those who currently live on the street and in the surrounding neighbourhood. 8 dwellings to 11 dwellings would be fine. I wish to speak more at the presentation.

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Sep 4, 2021

11:45:52 AM



FORM TITLE

Header text

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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)	Jessica
Last name (required)	Kwong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC20210082
Date of meeting	Sep 13, 2021

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

I have submitted letters to council in support of those objecting the aforementioned land use change and proposed large-scale development project. I am of the opinion that current residents and homeowners in ANY area that has been long established in the city, should have a voice equal to or greater than that of those looking to profit by essentially claiming and colonizing through the acquisition of land otherwise considered to be allocated for families and community members, with a certain historical expectation that their investment will remain relatively consistent for the projected lifetime commitment they have saved and planned for. Growth and change are to be expected, but massive upheaval based on the premise that corporate, for-profit entities are entitled equal or—most alarmingly—greater rights than a collective of individual stakeholders who hold a majority presence and viewpoint in any given area, as incoming purchasers in longstanding residential neighbourhoods, seems absolutely unconscionable. Citizens need to know their city councillors have their interests at the forefront of their decision making, as it is the constituents who are meant to be served, alongside, if not above, “progress for profit”. Please consider the future implications of demonstrating that no amount of outcry or thoughtful, collective action will have any impact in this high-stakes scenario.

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Sep 9, 2021

12:58:47 PM

From: Jessica Kwong
Sent: Thursday, September 2, 2021 9:10 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] LOC2021-0082

> Salutations,

>

> I am commenting on the above file as a Ward 8 Constituent concerned with what appears to be a complete lack of consideration for the existing community in this area, who are very vocal and adamant about their opposition to it. Further, I fear an utter desecration of the natural environment in Richmond/Knob Hill, and throughout our entire city, at a time when we should be doing all we can to promote and maintain healthy air quality, respect the powerful repercussions of continuing climate change, and slow the erosion and pollution of our ground water and soil. Top of mind, naturally, is the disturbing precedent this ever-accelerating rush to tear apart and rebuild neighbourhoods is setting, especially against the wishes of its existing residents.

>

> The cul de sac currently in focus was one of my favourites to revisit on the daily walks that were the saving grace against pandemic anxiety; I'm sure those who chose to make the area their "forever home" are devastated that their investment in a quiet, close-knit, and just the-right-amount-of-out-of-the-way neighbourhood is being brushed aside for the benefit of those not even a part of it.

>

> While change is always both constant and inevitable, there is something deeply wrong when no level of thoughtful, organized, persistent collaborative effort on the part of those ALREADY INVESTING THEIR ENTIRE LIVES in a place and purpose, seems not to matter in the least when money is eager to pass hands.

>

> I know much back-and-forth has already occurred regarding the absurdity of the proposed conversion of three homes in such a constricted spot into 28, so perhaps for those not actually living in this established community, I'll simply attest to how tragic it is to watch it struggle to find a new vibrancy at the expense of the character that came with allowing graceful aging, space for gardens, pets and children, mature trees and a calmer, quieter pace.

>

> I myself live on a much higher traffic road—20th street SW—and if what I'm witnessing now is to be introduced onto those smaller streets, I would be terrified. I've already written to councillor Woolley and called CPS about the atrocious traffic and dangerous driving that is now a constant concern on the opposite side of Richmond road from the above proposed RNDSSQR project, but even in the few weeks since then I've already witnessed another collision between a parked work truck and a passing driver trying to avoid being hit by the oncoming vehicle threatening him, shortly after hearing the last accident I witnessed within the same block was nearly fatal. I sat outside on a Tuesday afternoon for an hour and counted 18-26 cars pass in every 5 minute interval I timed; two years ago I would have seen that many vehicles if I worked 5 hours in the yard. It's not just about a lack of parking, it's also about the non-stop UPS, Amazon, Uber eats etc deliveries, and of course the suggested car-share vehicles—I actually think this is a great project in theory, but at the absolute wrong location. It's too backed into a corner with no controls in place to mitigate the level of activity inherent in putting 50-100 humans where 5-10 once resided.

>

> Circling back to how the Pandemic Experience is filtering each aspect of our lives, what about the wireless expectations and demands of so many units? Having struggled with internet service in this section of the city at home and work for years, and then seeing it spike to the point I'm lucky to open my email let alone support 4 kids through remote-learning some days, I would suggest this is also an unintended problem with such a sudden shift. I also mirror the concerns of the more direct neighbours regarding wastewater management and degradation of soil and above- and underground ecosystems.

>

> On that note I do have an adjacent concern based on my own recent experience with an arguably less polished outfit that has bought the home next to mine, and that is in regard to urging the city to zoom out and look at the

larger ecosystem of our “urban forests”. Part of the desirability in this SW section was the prevalence of well-suited, extreme-weather resilient, low-maintenance, mature trees that shelter us from the sun and often heavy winds and rains, cleanse the air, and provide stability to our landscape. I would implore anyone on council who hopes their grandchildren inherit a habitable landscape, and isn’t phoning it in before checking out for good, to look into the current standards for tree protection. My corner of RKH lost 5 such trees two weeks ago, including two 80-year olds that were on the line which I would have fought to protect were I rich enough to do so. The two that the city deems “protected” are shown, root beds ravaged, in the final shot below. The carnage is heartbreaking, the waste a literal shame.

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> This novel expansion project has much potential, but it is like an overzealous child who needs redirection to reach its fullest potential. This could be groundbreaking under the right circumstances: the full embrace of a community that has the capacity to nurture it. I'm sure with many attractive and successful past projects to their credit, a true win-win would involve NOT DISMISSING those most directly affected. Surely it's a reasonable suggestion that RNSQR work just a little harder and be a little more patient with finding the right fit, so that the city can confidently continue to support their endeavours.

>

> And please, try to stand up for the trees.

>

> Optimistically,

> Jessica Kwong

>

>

> "Be happy for this moment. This moment is your life." ~Omar Khyam

>

> [https://urldefense.com/v3/http://www.weejess.com;!JYTOG454!MnAqRVP0ED5y3gt0y0ly_aRFA-GcHYfAqOGhHH5Dfj660jGkduJHXuGgIK31yuUCsQ\\$](https://urldefense.com/v3/http://www.weejess.com;!JYTOG454!MnAqRVP0ED5y3gt0y0ly_aRFA-GcHYfAqOGhHH5Dfj660jGkduJHXuGgIK31yuUCsQ$)