



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)	Douglas and Camillia
Last name (required)	Clark
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Designation Richmond Bylaw 158D2021
Date of meeting	Sep 13, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As per the attached letter. Thank you.

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station M
Calgary, Alberta
T2P 2M5

Douglas and Camillia Clark
2106 – 31st Avenue SW
Calgary, Alberta
T2T 1T4

Re: **Richmond Bylaw 158D2021**

To Whom it May Concern:

We are property owners in the Richmond Knob Hill Subdivision residing at the opposite end of the 2100 block of 31st Avenue SW from the above Proposal. We have resided here since 2012 in a side-by-side completed earlier in that year. At that time and since, many properties in our area have been redeveloped into side-by-side residences, with numerous of the upscale variety. More recently there has been the addition of Fourplexes in the proximate neighborhood resulting in increased population in a relatively small community area.

Our concern with the proposed Bylaw is as follows:

1. Appeal Board rejected the original Proposal.
2. With the growth of the Marda Loop commercial area, traffic and traffic flow has become a real issue with **a)** the amount and uncontrolled speed of traffic on 20th street north of 33rd Avenue, **b)** the City has restricted access to 22nd Street, 21st Street and 32nd Avenue, which already speaks to the City's concern over the traffic problems in this area of Richmond and **c)** streets in this area are already congested with parked vehicles and traffic.
3. The proposal more than quadruples the number of residents/tenants from the Fourplex developments which have been built in the past few years.

Although the Proposal highlights the probability of many tenants/residents utilizing public transportation, utilization in this area does not appear to be very strong. This is substantiated by a September 2, 2021 Calgary Herald headline noting decreased bus ridership. Likewise, the number of cyclists dramatically declines as the weather changes to fall and winter.

In discussions with our neighbors, the general consensus is that a proposal of Multi Family dwellings automatically gets approved in this area by City Council; however, the Appeal Board obviously felt strongly against the previous Proposal, and we request that its decision be honored. The Proposal as we understand is now really only a "cat of a different color" and should be acknowledged as such and rejected.

Thank you for your consideration and rejection of the revised Proposal.

Sincerely,

SIGNED

Douglas and Dr. Camillia Clark

September 7, 2021

Dear Mayor and City Council,

I am writing to object to the rezoning application LOC2021-0119 (2137 31 Ave SW) and to the accelerated process that has allowed this matter to be heard at the hearing today instead of in November according to the City's published schedule.

The City of Calgary publishes the hearing dates for Calgary Planning Commission and subsequent Council hearing. On this schedule, it shows that any matter heard at the August 19th hearing, should not have gone to Council until after the election in November. However, this matter was heard on August 19th and will be heard Sept 13th on the current council's final agenda. As a resident, trying to understand the process, there is no apparent reason to not follow the schedule except that it favours the developer. Apparently, the City clerk can change this schedule at their discretion, but there is no disclaimer on the website to state that this is allowed or why it should be allowed. The planner in charge provided no information about why this change was permitted or allowed other than at the discretion of the City Clerk. As a resident, I have been unable to get information yet the developer and his agent has been able to meet with various people at City Hall.

2021 DEADLINE DATES FOR LAND USE & OUTLINE PLAN REPORTS, CPC & PUBLIC HEARING DATES

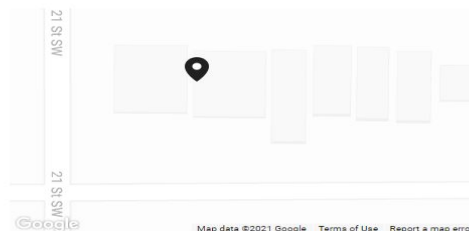
November 10, 2020

Public Hearing	Last CPC Meeting	All CPC Meetings	AD to Creative Services	Advertising in Newspaper	Objection to City Clerk's
January 18	December 3	November 19 December 3	December 24	December 31 January 7	January 11
February 8	December 17	December 17	January 14	January 21 January 28	February 1
March 1	January 21	January 7 January 21	February 4	February 11 February 18	February 22
March 22	February 4	February 4	February 25	March 4 March 11	March 15
April 12	March 4	February 18 March 4	March 18	March 25 April 1	April 5
May 10	March 18	March 18	April 15	April 22 April 29	May 3
May 31	April 22	April 8 April 22	May 6	May 13 May 20	May 25
June 21	May 6	May 6	May 27	June 3 June 10	June 14
July 5	May 20	May 20	June 10	June 17 June 24	June 28
July 26	June 17	June 3 June 17	July 1	July 8 July 15	July 19
NO PUBLIC HEARING IN AUGUST ALL CPC ITEMS FROM JULY 8th, JULY 22nd AND AUGUST 5th WILL GO TO THE SEPTEMBER 13th PUBLIC HEARING					
September 13	August 5	July 8 July 22 August 5	August 19	August 26 September 2	September 7
NO PUBLIC HEARING IN OCTOBER ALL CPC ITEMS FROM AUGUST 19th, SEPTEMBER 2nd AND SEPTEMBER 16th WILL GO TO THE NOVEMBER 15th PUBLIC HEARING					
November 15	September 16	August 19 September 2 September 16	October 21	October 28 November 4 November 18	November 8

Beyond the procedural issue, the planning reasons why this land use should not be allowed are many, including the fact that the land was rezoned in 2019 to RC-G and there is no reason that a development that is contextual and economic can not be built under that zoning. The fact the current developer has a building design that had the development permit revoked by the SDAB (SDAB appeal 2021-0023) but still wants to build essentially the same building should not be an allowable reason to circumvent the process of creating a development that would meet the many missing criteria. If the land use redesignation (LOC) process is objective then RC-G is perfectly adequate for any developer to design an appropriate multi-family development. In fact, the initial proposal for this site was the following (21ST SW) and would meet many of the criteria.



RNDSQR + FAAS



Beyond the multitude of reasons that are explained in depth in the SDAB hearing minutes about the concerns that led to the overturned development permit, one that I feel gets insufficient attention is how building design affects the environment. We should be encouraging designs that create safer streets for more vulnerable populations, such as women and children. My children and I walk past this site twice a day to their school bus stop and it is about 50m from our home. Calgary professes to encourage the use of Crime Prevention Through Environmental Design (CPTED) yet the courtyard style of building that is being developed here is the antithesis of the basic tenets of “eyes on the street/ natural surveillance” and natural access control. As a woman, I have always avoided walking near these style of buildings after dark.

The updated development will have one (out of 16 entry ways) facing onto the street, very few windows on the 21 St SW side and the narrow “courtyard” will generally be shaded for much of the day which also creates a permeable network of paths that people can move through with a lack of clear sight lines. The sides of homes don’t have as many windows or as much activity as front entryways (fewer eyes on the street) reducing the sense of safety. Corner lots should be used to activate both street and avenue faces, this development misses the opportunity to activate the street and will reduce the feeling of safety around this corner. Residents living in the inner courtyard are not encouraged to be part of the greater community in the same way as people with street facing doors

are. In our neighbourhood, people get to know each other as they walk past and chat with their neighbours in their front yards regardless the size or type of home, what we all have in common is a street- or avenue-facing front door. As a citizen of Calgary, this style of building on this location fails to achieve the Priority (Council's Citizen Priorities) of creating a "safe and inspiring neighbourhood". The likelihood that it will even achieve a goal of affordable housing which is what is suggested by the economic impact is extremely small as property taxes are significantly higher for the size of dwelling compared to other areas as a result rent is still higher than other parts of the City.

My final comments are on the very nature of the courtyard style and how it is being pushed into the neighbourhood. First, Administration on CPC2021-1183 states that the development is "generally compatible with the character of the existing neighbourhood" but "the (SDAB) Board does not find this design to be compatible with the surrounding development (SDAB2020-0023, Item 123)". Who should I believe- Administration who have rushed this item on their Council agenda or the Board's decision based on impartial facts? The "unique" nature of the courtyard building seems to be something the developer and his agents can't decide upon either as at the SDAB hearing, the developer's agent Mr Michael Farrar stated "the courtyard design has been well embraced by residents in similar projects." (SDAB2021-0023 #81, p. 13 of 21). However, at the recent CPC meeting, the "unique design" was touted as being important reason for this type of development becoming a permitted use. Either it's unique or it's not, but the developer (and their agents) continuous wordsmithing to achieve their desired result does nothing to create a sense of fair play and trust in the development process. The SDAB is an objective board with no agenda and they assessed the development and found it lacking.

In conclusion, as a city resident I feel my concerns about safety, CPTED and street facing doors were ignored as they were left off the City-led Outreach comments to the CPC committee and that the process of Land use redesignation and development permit is so economically driven that community concerns are disregarded. The process relating to this LOC and development appear to be strongly biased towards the developer. The fact that as residents, we followed the planning process and now the developer wants a LOC that is not appealable does not seem just. If the development is compatible with the neighbourhood then RC-G should be sufficient and when a new development permit is granted, there should have no issues with the SDAB appeal Board. However, approving a DC land use circumvents the whole process and makes the SDAB appeal Board a meaningless process so please do not support this LOC change.

Sincerely,

Donna Dempsey

32 Ave SW

