

**From:** [lpaarup@shaw.ca](mailto:lpaarup@shaw.ca)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 4107 17 AV SW - LOC2021-0063 - Comment from Development Map - Sun 11/7/2021 2:53:39 PM  
**Date:** Sunday, November 7, 2021 2:53:44 PM

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Application: LOC2021-0063

Submitted by: Leslie Paarup and Robert Pronk

Contact Information

Address: 1909 Grand Oaks Drive SW

Phone:

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

Feedback:

We oppose this application for many reasons. The size and style of this development does not align with the community of Glendale which was planned and developed 60 years ago to consist of single family dwellings. We feel it is a slippery slope if one development of this multi residence building type is approved, then more and more developers will continue to try to push these through. There are other communities bordering Glendale (Killarney, Rosscarrock, etc.) which are already zoned for multiple family dwellings that developers can build in. Noise, parking and increased traffic are some of the main concerns we have with this proposed development.

**From:** [br1ttle425@gmail.com](mailto:br1ttle425@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 4107 17 AV SW - LOC2021-0063 - Comment from Development Map - Sun 11/7/2021 9:58:14 PM  
**Date:** Sunday, November 7, 2021 7:58:25 PM

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Application: LOC2021-0063

Submitted by: Mike and Holly Vanysseldyk

Contact Information

Address: 1933 Grand Oaks Drive SW

Phone:

Email: [br1ttle425@gmail.com](mailto:br1ttle425@gmail.com)

Feedback:

The reference number is the same number that was posted on a sign outside of 4107-17 Avenue SW in May of 2021. Although there is no mention of Grand Oaks Drive on the new sign at 4107 17 Ave SW from November 2021 as the reference number is still the same we still have the same concerns!

We are writing this to express our deep concern over the proposed land use change on Grand Oaks Dr SW and 17 Ave SW. (4107 -17 Ave SW).

According to the proposed land use sign change, placed on the property there will potentially be 5 townhouse units that will have the option for secondary suites in some units. Grand Oaks Drive is currently zoned R1 and this will substantially increase the need for street parking, which is already at a premium for homeowners and their guests.

We have lived on Grand Oaks Drive since 1985 and continue to want to be in this community in large part as it is zoned R1 and the quality of life this zoning provides its residents.. We are required to pay substantial property taxes to enjoy this lifestyle, which will be forever changed if our street is rezoned.

We are distressed over where the additional vehicles for potentially more than 6 or 7 units will park? Even with parking permits at some point, it will not resolve this as there is a lack of physical space for what would be required for the additional occupants, and their guests. We also do not think the physical lot is large enough to support townhouses and onsite parking construction.

Please give serious consideration to how this change will negatively impact the residents on our street, Kelwood Drive and potentially this community and do due diligence in this matter! The streets in Glendale were not designed 60 years ago to easily accommodate an increased need for parking and traffic that this proposed land use change would need.

In conclusion we do not support the proposed land use change on Grand Oaks Drive SW.

Please confirm that you have received this email.

With our thanks.

Sincerely,  
Mike and Holly Vanysseldyk (home owners)  
1933 Grand Oaks Dr SW,  
Calgary, AB T3E 4A6