



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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Linda

Last name (required) Wilson

What do you want to do? (required) Request to speak

Public hearing item (required - max 75 characters) Concerns regarding the re-zoning application - LOC2021 - 0128

Date of meeting Jan 11, 2022

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

Re: LOC 2021 - 0128

To whom it may concern,

January 4, 2022

I take this time to address you about the re-zoning application of property 4511- 30th Ave SW, from R-C2 to R-CG. My partner and I live directly north of the above mentioned property. I have taken time to better understand land use controls, as they are set out by the City of Calgary - planning and development and municipal by-laws.

I endeavour to be thoughtful in my evaluation of the above mentioned application and not reactive.

1. The applicant is a third party company who has solicited property owners to apply for re-zoning of particular sites.

There are several **noteworthy inaccuracies** and subjective opinions in the applicant's submission. If the submission and communication from the applicant lacks transparency, how are neighbours to trust their intention and the process.

- a) The application submission indicates that applicant consulted with neighbours within a 90 meter radius in August. *I canvassed my neighbours, and this **assertion is false***. After, I mentioned this to the City of Calgary file manager, Mr. Tom Schlodder. Mr. Schlodder reached out to the applicant regarding this issue and a flyer was delivered at 4pm, September 15th (the day that community consultation ended). In the flyer delivered September 15th, it says, 'to accommodate three unit row houses facing 4 Street and 30 Avenue' – **location is inaccurate**.
- b) From this nonexistent canvassing the applicant assessed the neighbours concerns and believe the concerns can be managed in the building permit stage. They are not wrong about the listed concerns but as neighbours to this property we know that after this property has been re-zoned R-CG, a developer is legally able to double the proposed densification, adding in secondary suites. This would compound the issues regarding increased traffic and increased density, and no amount of public consultation in the building development stage would be 'properly dealt with'. **The time to deal with these concerns is now**.
- c) These properties tend to slow traffic, enhance pedestrian safety and experience on adjacent sidewalks. **Really?**

I encourage council to raise the bar of expectation on applicant submissions. Re-zoning this property to R-CG based on this submission reflects on you all.

2. Safety – vehicular and pedestrian – an 11 meter – south facing structure with adjusted setback requirement would have a significant shadow impact affecting road and sidewalk safety in the winter months. This property is at an intersection with a stop sign entering onto a busy collector road and bus route. It is also the junction for children walking to three elementary schools within 1 km.
3. Environmental – our new mayor is heralding the term 'climate change emergency', this property (as do many of properties that you are approving) has a 70+ year old spruce tree, set for removal to

make way for the construction of these new rowhouses. These rowhouse properties will have no room for large trees.

We are not opposed to densification. We are not opposed to the city increasing revenue through additional properties being taxed. We understand the economics of managing and maintaining a large, metropolitan city. Our concerns are not limited to how the re-zoning of this property affects our property, we are concerned about the process and how densification is being managed.

We encourage you to maintain the current R-C2 zoning with current setback guidelines for this property.

Thank you,

Linda Wilson

403-561-3100

linda.wilson.e@gmail.com

Address- 4530 – 30th Ave SW

PS I would like to be allotted time to speak to council on January 11th, 2022



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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) Margaret

Last name (required) Kleinschroth

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation - Glenbrook Bylaw 4D2022 Loc 2021-0128

Date of meeting Nov 1, 2022

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please send me an acknowledgment for the fax I sent Jan. 03, 2022 regarding my submission. Thank you.

Land Use Redesignation – Glenbrook Bylaw 4D2022 LOC2021-0128

Margaret Kleinschroth
3107 – 44 St. S.W.
Calgary, Alberta
T3E 3R5
mk.kk@live.com

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta
T2P 2M5
Fax – 403-268-2362

Dear Katarzyna Martin, City Clerk
Land Use Redesignation – Glenbrook Bylaw 4D2022 LOC 2021-0128

I, and at least 37 other residents of Glenbrook, submitted our objections to this proposed zoning change back in September. I trust that these letters will be presented to city council at the meeting on the January 11th.

I am concerned that many who may have an opinion will not have an opportunity to respond before the council meeting on January 11th. The notification regarding this meeting arrived at my home on December 23rd and indicated that responses need to be submitted by January 4th. Many people go away or are otherwise busy over Christmas and New Year.

In my first submission, I did not comment on densification and realize that this was an oversight. Densification is very important to include in this rezoning discussion. The map sent out to local residents on December 23rd that identifies the defined area, does not accurately represent the housing density of this area. There are about 30 properties located between 42-44 St. and 28-33 Ave. that are duplexes (semi-detached) or infills not single detached properties as labeled. Furthermore, the many houses with secondary suites are not indicated on the map. Also, just to the south of this map, at 43-44 St. and 33 Ave., is a townhouse complex. Therefore, if you take all of Glenbrook into consideration, there are numerous duplexes (semi-detached) or infills, 3-4 large townhouse complexes and multiple apartment blocks as well as detached single homes. Glenbrook, as a whole, already has a good mix of densified housing.

In addition to being opposed to additional densification of Glenbrook, I am opposed to the rezoning of this property for the proposed 3-unit rowhouse. This rowhouse would look out of place in this location for the following reasons:

- It is directly opposite R-C1 homes in both directions.
- The houses adjacent to this property, in all directions, are single family homes and all have their owners residing in these homes.
- Between 26-37 Ave., on both sides of 45 St., the homes are predominantly (90%) 1 storey single detached properties, a few split-levels and 2-2 storey semi-detached properties.
- All the houses are in line with each other to follow the current guidelines of how far a structure can be placed to the boundary line.

My other concerns are related to parking, pedestrian safety and privacy.

- Street parking is already congested. Single car garages for each unit is insufficient and will result in increased parking on the street.
- Pedestrian safety will be affected by the increased street parking and slippery winter conditions from the shadow from the taller building.
- The privacy of neighbouring homes would be affected by both the increased building height and orientation of windows into neighbouring yards and homes. The privacy of as many as 3 homes could be compromised.

For the above reasons, I am opposed to the request for rezoning and the proposed 2-storey, 3-unit rowhouse.

Regards,
Margaret Kleinschroth

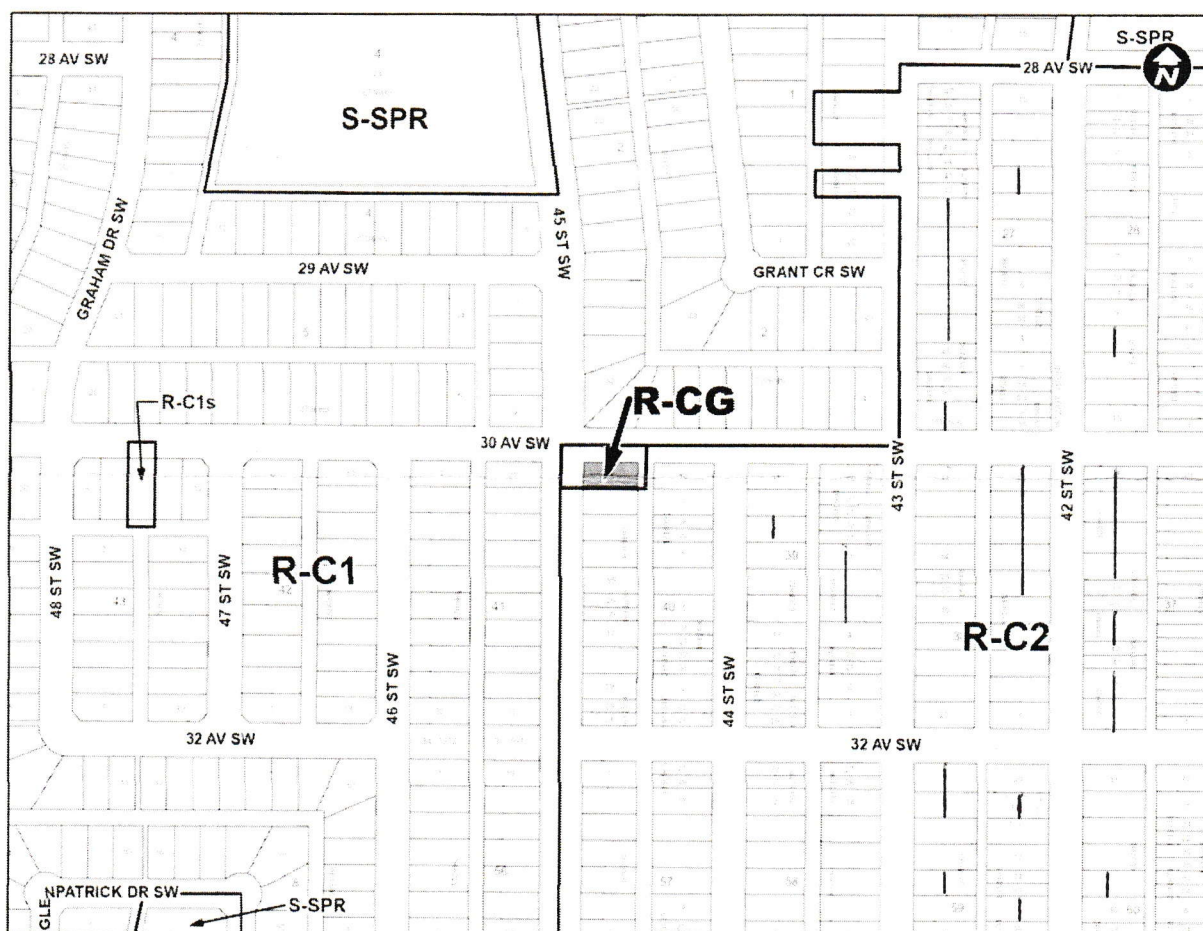
In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at www.calgary.ca/publicsubmissions.

LAND USE REDESIGNATION

GLENBROOK BYLAW 4D2022

To redesignate the land located at 4511 – 30 Avenue SW (Plan 6368HM, Block 40, Lot 11) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.



PLEASE INCLUDE THIS MAP IN MY SUBMISSION