

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

From: [REDACTED]

Sent: Wednesday, February 2, 2022 3:33 PM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Wed 2/2/2022 3:32:38 PM

Application: LOC2021-0159

Submitted by: Ben Archer

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

There was recently a similar development built on 35th street that would back onto this development. There are 8 rental units in the 35th street development and it has drastically changed the feel of the street. Adding an additional 10 units for a total of 18 units where two houses once stood is excessive. 2 - 4 units per development is a much more reasonable way to develop these neighbourhoods. There is an

elementary school (Holy Name) adjacent to the 35th street development and adding such high density and traffic across from an elementary school poses a safety concern.

Additionally, the garbage cans, recycle and compost are all over the front yard(s) and not kept neatly in the alleyway like everyone else. This seems to have been overlooked on this development. The garages are too small for cars so the streets now have an additional 8+ cars in what was previously a single lot. This would now more than double.

Finally, the 35th street development is usually the last on the block to shovel the snow. Adding a second location, presumably under the same management, is not a good look for the neighbourhood. Please consider reducing this land usage to a maximum of 4 units.

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

From: [REDACTED]
Sent: Wednesday, February 2, 2022 2:58 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Wed 2/2/2022 2:58:28 PM

Application: LOC2021-0159

Submitted by: Colin J Chapman

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Density,Community character,Traffic impacts,Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

- 1) the adjacent property has 8 rental units and street parking has been limited because of this
- 2) this property is between two playground zones and two schools - the added vehicle traffic will create additional vehicle safety concerns

3) Garbage, recycling and compost bins will be sitting on the front lawns unless a communal garbage bin is required. The recently developed adjacent 8 unit rental has 3 bins per unit and there is no communal waste area so the lawn and frontages are covered in big bins. This is not adding to the curb appeal of the community.

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

From: [REDACTED]
Sent: Wednesday, February 2, 2022 4:34 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Wed 2/2/2022 4:33:52 PM

Application [REDACTED]

Submitted by: Clayton Swerdelian

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Way too dense for this neighborhood. A 4-6 plex would make more sense. I am deeply concerned about the impact to traffic, noise and lot coverage this development represents.

PUBLIC SUBMISSION FORM



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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 and scheduling speakers for Council or Council Committee meetings. 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)	Tina
Last name (required)	du Plooy
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

LOC2021-0159, the rezoning of 2837 34 ST SW

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My concerns with the proposal are outlined below:

1. The size of the units are too small. I would be in favor of up to a 3-4 unit building provided there was no basement suites and all units had at least 3 bedrooms total. Some of my concerns with the smaller units are below:
 - The house next to us has an upper and lower suite and we have had nothing but problems with them as they are not family friendly units. I have concerns that these small units will be rented out cheap (especially as the unit ages) to less desirable tenants and the builders will not have power over how they are used for forever or at all depending on their plan to sell or rent the other units.
 - I have additional concerns that the small basement units will be used as AirBnB which will bring a bunch of transient people into the neighbourhood and strangers, which I don't think is a positive thing.
 - Small basement units don't typically have long term renters
 - The upper units don't sound large enough to entice people to actually stay with school age children. We moved to our current home, a duplex as the townhouse we were in down the street in Killarney was too small. I would like to see large enough units so that it would fit people through more of their life stages.
 - Especially with the proximity to the schools, I don't think the zoning should be so high density but should be lower to encourage families.
 - 34th Street is actually a pretty special street in my opinion with a long of long term home owners and very friendly vibe. Small accommodations typically have higher turnover and doesn't fit with the long term knowing your neighbors.
2. The lack of dedicated parking stall for each unit is a major concern for me as well. Most households have two cars and to have two small units without a dedicated parking stall is going to be a big problem for parking on the street. The streets are already very full of cars as the garages are small and many people can't fit both their cars in the back already. Additionally with the schools so close, all the extra traffic and parked cars makes it more dangerous for the kids that do walk to school. I would like to see at least one parking stall allocated to each unit.

Opposition to LOC2021-0159, the rezoning of 2837 34 ST SW

I have a 5 year old son and we also are very excited to be able to walk him to Holy Name School same as the owners of the property in question. I really like Killarney as well but the one thing I have noticed is that there is not as many families as I would like. My son does not have a street of kids to play with. The prevalence of basement suites and rentals and/or small 4 plex townhomes is great for young single people or young couples but they all move away when they have children or when the children grow out being babies. So, while I welcome re-development, I personally feel that it needs to ensure that families aren't being pushed out by lack of appropriately sized housing with real yards.

My concerns with the proposal are outlined below:

1. The size of the units are too small. I would be in favor of up to a 3-4 unit building provided there was no basement suites and all units had at least 3 bedrooms total. Some of my concerns with the smaller units are below:
 - The house next to us has an upper and lower suite and we have had nothing but problems with them as they are not family friendly units. I have concerns that these small units will be rented out cheap (especially as the unit ages) to less desirable tenants and the builders will not have power over how they are used for forever or at all depending on their plan to sell or rent the other units.
 - I have additional concerns that the small basement units will be used as AirBnB which will bring a bunch of transient people into the neighbourhood and strangers, which I don't think is a positive thing.
 - Small basement units don't typically have long term renters
 - The upper units don't sound large enough to entice people to actually stay with school age children. We moved to our current home, a duplex as the townhouse we were in down the street in Killarney was too small. I would like to see large enough units so that it would fit people through more of their life stages.
 - Especially with the proximity to the schools, I don't think the zoning should be so high density but should be lower to encourage families.
 - 34th Street is actually a pretty special street in my opinion with a long of long term home owners and very friendly vibe. Small accommodations typically have higher turnover and doesn't fit with the long term knowing your neighbors.
2. The lack of dedicated parking stall for each unit is a major concern for me as well. Most households have two cars and to have two small units without a dedicated parking stall is going to be a big problem for parking on the street. The streets are already very full of cars as the garages are small and many people can't fit both their cars in the back already. Additionally with the schools so close, all the extra traffic and parked cars makes it more dangerous for the kids that do walk to school. I would like to see at least one parking stall allocated to each unit.

I do hope you take my concerns under consideration. I think a 3 plex would be wonderful in that location. My main concerns are the basement suites. I DO NOT think basement suites should be approved for development in multiplexes in this area. I think a 4 plex should be the maximum that is considered in Killarney south of 26th Ave. This is very residential area with some people choosing to re-build a single family home on the lot. There are many basement suites already in this area that adding more just drives out the families as there is no suitable accommodation left for families anymore.

If we want diversity in the inner city we need to encourage the family unit as well. And make sure Killarney isn't just a 5 year stopping ground for the young people before they move to the suburbs to have their kids. We need to ensure that there are areas that are family friendly and in this area around school I think it is needed most of all.

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

From: [REDACTED]

Sent: Wednesday, February 2, 2022 8:13 PM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Wed 2/2/2022 8:12:45 PM

Application: LOC2021-0159

Submitted by: Nina Chapman

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density,Amount of Parking,Traffic impacts,Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The adjacent property already has 8 rental units and street parking is already limited. The property is by 2 playground zones and 2 schools and added traffic will create additional safety concerns. Garbage, recycling and compost bins pose a concern to the lawn areas unless there is a communal waste area provided. The recently developed 8 unit rental has 3 garbage bins per unit splayed all over the lawns and front yards near the sidewalks - this does not look good in the community.

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

From: [REDACTED] >

Sent: Thursday, February 3, 2022 8:33 AM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Thu 2/3/2022 8:33:14 AM

Application: LOC2021-0159

Submitted by: Tracey Rumig

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

The challenges include parking, bin assignment and collection, no green space for owners/tenants, 10 units. There will be 18 new units along 28th Avenue between 34th and 35th street SW. With only 8 we have seen people drive recklessly down 35th st sw. Just last week someone side-swiped a visiting car, did severe damage and left no note. It would seem with 18 new units plus an 87 unit just going up on 37th, that children will no longer be able to walk safely to school and there will be no par

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes it will affect the enjoyment of my property. I have a front porch and depending on the amount of new traffic caused by 18 units, we will no longer be able to sit out front and chat with our neighbors, whom we know most of. This will likely happen for everyone on our street and our community bonds will suffer because of it. We will lock ourselves away in the backyards. Our alleys won't be safe to walk because of all the new traffic up and down. Also, wildlife will suffer and be pushed out

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

This development plan, if it really went down to 4 units (not 4 units with mother-in-law suites that will be rented out and actually be 8) units, to have a hard number of 4 units would fit in with a more compact city and not an overcrowded one that overuses water, sewer, electrical, etc and would create a kinder community, one where we could still get to know our neighbors.

How will the proposed impact the immediate surroundings?

Obviously, these units will not allow for any greenspace, no matter how pretty the renderings look. The development plan shows that the house will be very high and block neighboring views and shade many yards around it. I understand there will be 4-6 parking spots, however, they will be so small that no one will be able to park in them, especially if they back into the alley. The 8 unit rental, already demonstrates that there is no room for bins or parking, so the stalls are not being used fo

General comments or concerns:

When we bought our house it was zoned R2 - which we understood to be direct control. That has certainly changed with the number of duplexes and infills in the area. I agree that a 4 unit townhouse is a good, densification tool, however, one that is 5 units and can easily become a 10 unit building right beside an 8 unit building on the same block does not make a good redesignation and will repel people from buying in this neighborhood but especially on this block.

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

From: [REDACTED]
Sent: Thursday, February 3, 2022 11:51 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Thu 2/3/2022 11:49:35 AM

Application: LOC2021-0159

Submitted by: Joanna Kociumbas

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone:

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Density, Amount of Parking, Traffic impacts, Offsite impacts

General comments or concerns:

This permit would allow for 10 units on a small lot. Looking at other developments of this type in the area (one is on the next block) - developer never allows for sufficient parking space. To maximize their profit - they build max 4 car garage (which can fit only small cars). With 10 units (5 primary and 5 secondary) - a minimum of 15 cars should be accounted for (2 for primary and 1 for secondary). In this scenario - 11 cars will be parked on the street permanently + visitors. There is not enough space around the lot - so cars will pack surrounding area. This reduces visibility for pedestrians and blocks intersections - and there are 2 elementary schools within a block's distance - so a lot of pedestrians and kids are present on a daily basis here. This is a safety concern. If a development is allowed - it should be a rule that parking spots (at least one per unit) should be provided on property, not around, first come first serve.

Another concern is garbage. 10 units x 3 bins is 30 bins. Those units are built in a way which does not allow space for a piece of grass, let alone to store 30 bins. Great example is nearby property with 8 units, 24 bins which are spread all around the house, this not only looks terrible, but also creates issues of garbage flying around. Again - if such a big development is allowed - alternative garbage solution should be provided.

Another problem - nearby property with 8 units has 4 air conditioners. If this property has similar number - this will create noise issue for neighbors, as these are 4 big fans located very close to each other. Those units are quiet in the first or 2 years, but the older they get - the more noise they produce. I am not against densifying the neighborhood, in fact - there are quite a few condo buildings in Killarney. But this kind of development seems to use a loophole, developer buys a single lot and creates 8-10 condos with minimal expense, not considering parking, garbage and noise issues. Condo developments like these should have a strategy for: shared garbage shed, heating/cooling, tenants + visitors parking within the property. We are talking a potential of 10 families sharing a lot which previously was occupied by max 2-3.

City allowing developments like this on every corner is leaving residents to deal with all those issues by themselves and allows for neighborhood deterioration. This way - young families with kids, as well as established professionals - will be moving to suburbs or outside the city where concern for livability, cleanliness and safety is bigger. I've thought we want to turn this trend in Calgary.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Thu 2/3/2022 8:37:16 PM
Date: Thursday, February 3, 2022 8:37:21 PM

Application: LOC2021-0159

Submitted by: Barry Moore

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I am opposed to the inclusion of secondary suites in the LOC. I do not oppose greater density in the neighborhood. I believe that 4 units would be a more appropriate number of residences to replace a single family dwelling but I could accept 5 units. any future addition of secondary suites should be incumbent upon the buyer/owner of the property to seek approval from the city in a separate application and should be considered on a case by case basis.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Sat 2/5/2022 11:59:34 AM
Date: Saturday, February 5, 2022 11:59:37 AM

Application: LOC2021-0159

Submitted by: Rachel Carter

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Privacy considerations,Traffic impacts,Offsite impacts

General comments or concerns:

In opposition of this development for the above stated reasons (parking, density, traffic, etc.)

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Sat 2/5/2022 4:16:25 PM
Date: Saturday, February 5, 2022 4:16:30 PM

Application: LOC2021-0159

Submitted by: Ted BOBIER

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

In opposition for the reasons mentioned above

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Mon 2/7/2022 3:49:16 PM
Date: Monday, February 7, 2022 3:49:20 PM

Application: LOC2021-0159

Submitted by: Ewa Wasniewski

Contact Information

Address: [REDACTED]

Email [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Due to the 3400 26 Ave strip mall, there is a lack of parking as employees from those businesses park on the street. The current parking lot in front of the mall does not have enough spaces for all the current businesses and new businesses are being added. With a new 10 unit building proposed at the other end of the block, there will not be enough parking for the current residence. Restricted residence parking only could assist but what is the parking plan for this building?



PUBLIC SUBMISSION FORM

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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) Victoria

Last name (required) Reade

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

Subject: Redesignation of 2837 - 34th St SW OAC 2021-0159

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I oppose to proposed land use redesignation, proposed rezoning and development of 'supplemental units' of the above mentioned property based on:
Density: ongoing doubling of density in Killarney (demolition of single family homes & creation of two side by side family homes)
Density / Rentals - Recent approval of a 5 Story, 87 Unit Rental Apartment development; on the east side of 37th Street SW between 26th & 28th Avenues SW providing high density and rental within 3 blocks of proposed redesignation of 2837 - 34th St SW. The rezoning proposal seems excessive and inappropriate for the neighbourhood given the 37th Street density of the rentals by West
Density: recently completed 8 unit rental at the former address of 3540 35th Street (approximately 50' x 120' lot) which backs onto the above-mentioned property; the proposed increase will take the two back to back properties from 2 (or 3) residences to a proposed 18 residences;
Accommodation of and waste bins and placement of bins before and on pick up days including congestion at the opening of the shared lane at 28th Avenue between two back to back properties a total of 34 bins (on pick up days). This accounts for the 24 bins as from the 8 unit rental as well as the 10 (black and green bins) from the proposed rezoning and related proposed new development.
Safety - potential parking of large vehicles (sport utility and trucks) that cannot be accommodated within existing 4 'single' car garages for 8 rentals and proposed new development will limit street visibility for small children. Currently, the 8 unit rental has no less than 5 vehicles parked beside and across the street from it and is located kitty corner across from the Drop zones of The Holy Name public school.
Lack of Accessibility for persons with mobility issues. Stairs are proposed at all entries into all dwellings being proposed.
Considerations: I am opposing the 'supplemental suites' and quantity of buildings for residential occupancy based on the need for a review of the above items. I also oppose doors entering into lower level from outside, but would be in agreement to egress windows in lieu of the doors providing adequate egress via 'wells' or depressions meet fire code regulations.

PUBLIC SUBMISSION FORM



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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)	Tracey
Last name (required)	Rumig
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Community Development
Date of meeting (required)	Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

LOC2021-0159

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Subject: Redesignation of 2837 - 34th St SW (Plan 732GN, Block11, Lot 20 and portion of Lot 19) from DC to R-GC Bylaw 25D2022 and proposed Amendment to Killarney/Glengarry area redevelopment Plan Bylaw 10P2022 from Conservation / Infill to Low Density Townhousing

I oppose to proposed land use redesignation, proposed rezoning and development of 'supplemental units' of the above mentioned property based on:

Density: ongoing doubling of density in Killarney (demolition of single family homes & creation of two side by side family homes)

Density / Rentals - Recent approval of a 5 Story, 87 Unit Rental Apartment development; on the east side of 37th Street SW between 26th & 28th Avenues SW providing high density and rental within 3 blocks of proposed redesignation of 2837 - 34th St SW. The rezoning proposal seems excessive and inappropriate for the neighbourhood given the 37th Street density of the rentals by West

Density: recently completed 8 unit rental at the former address of 3540 35th Street (approximately 50' x 120' lot) which backs onto the above-mentioned property; the proposed increase will take the two back to back properties from 2 (or 3) residences to a proposed 18 residences;

Accommodation of and waste bins and placement of bins before and on pick up days including congestion at the opening of the shared lane at 28th Avenue between two back to back properties a total of 34 bins (on pick up days). This accounts for the 24 bins as from the 8 unit rental as well as the 10 (black and green bins) from the proposed rezoning and related proposed new development.

Safety - potential parking of large vehicles (sport utility and trucks) that cannot be accommodated within existing 4 'single' car garages for 8 rentals and proposed new development will limit street visibility for small children. Currently, the 8 unit rental has no less than 5 vehicles parked beside and across the street from it and is located kitty corner across from the Drop zones of The Holy Name public school.

Lack of Accessibility for persons with mobility issues. Stairs are proposed at all entries into all dwellings being proposed.

Considerations: I am opposing the 'supplemental suites' and quantity of buildings for residential occupancy based on the need for a review of the above items. I also oppose doors entering into lower level from outside, but would be in agreement to egress windows in lieu of the doors providing adequate egress via 'wells' or depressions meet fire co

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2837 34 ST SW - LOC2021-0159 - DMAP Comment - Thu 2/3/2022 8:37:16 PM
Date: Thursday, February 3, 2022 8:37:21 PM

Application: LOC2021-0159

Submitted by: Barry Moore

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I am opposed to the inclusion of secondary suites in the LOC. I do not oppose greater density in the neighborhood. I believe that 4 units would be a more appropriate number of residences to replace a single family dwelling but I could accept 5 units. any future addition of secondary suites should be incumbent upon the buyer/owner of the property to seek approval from the city in a separate application and should be considered on a case by case basis.

PUBLIC SUBMISSION FORM



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 and scheduling speakers for Council or Council Committee meetings. 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)	Susan
Last name (required)	Walk
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	Myself & Killarney neighbours
What do you wish to do? (required)	Submit a comment
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Feb 15, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

#6 Redesignation of 2837 - 34th St SW (Plan 732GN, Block11, Lot 20 and port

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Regarding: Redesignation of 2837 - 34th St SW (Plan 732GN, Block11, Lot 20 and portion of Lot 19) from DC to R-GC Bylaw 25D2022 and proposed Amendment to Killarney/Glengarry area redevelopment Plan Bylaw 10P2022 from Conservation / Infill to Low Density Townhousing