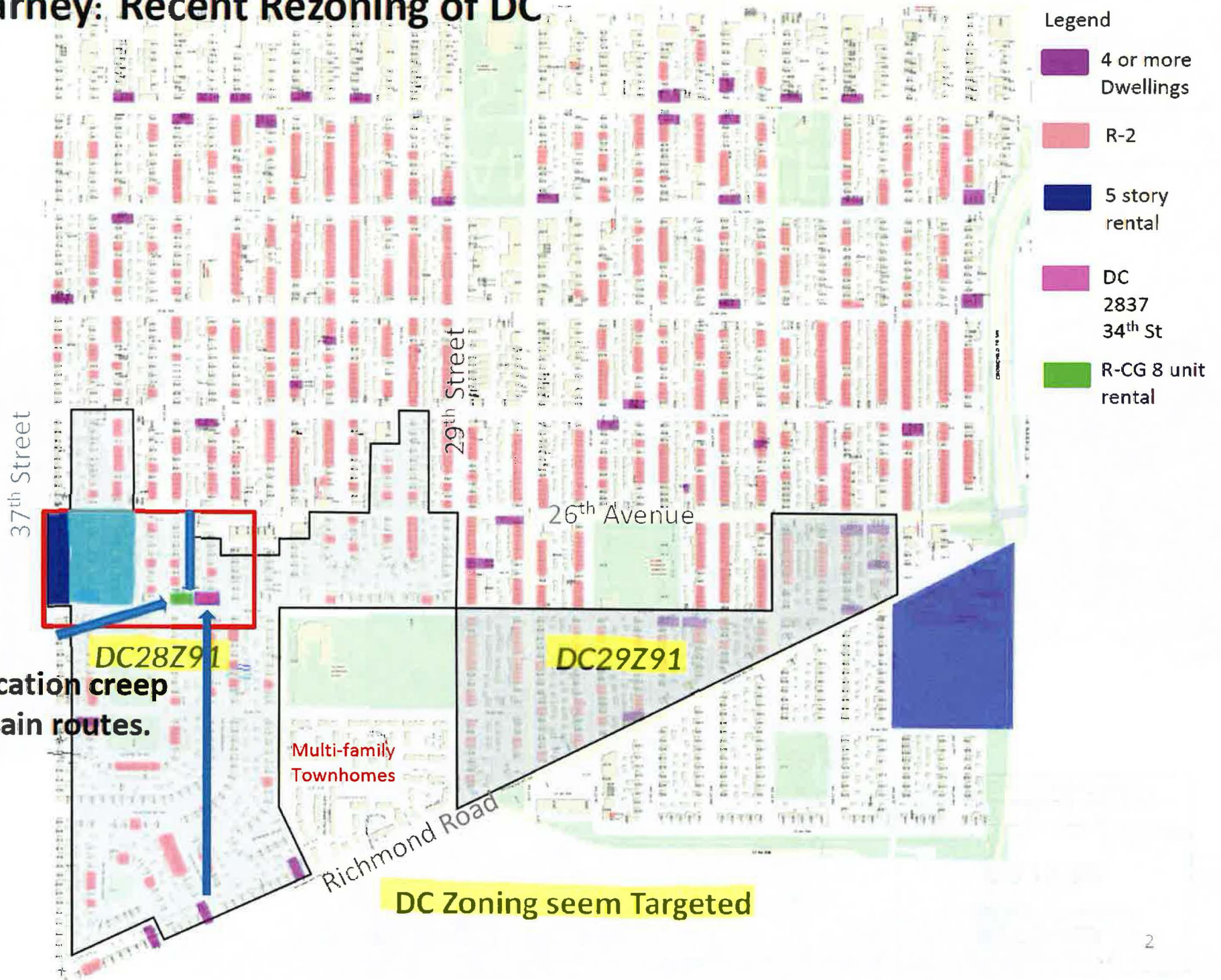


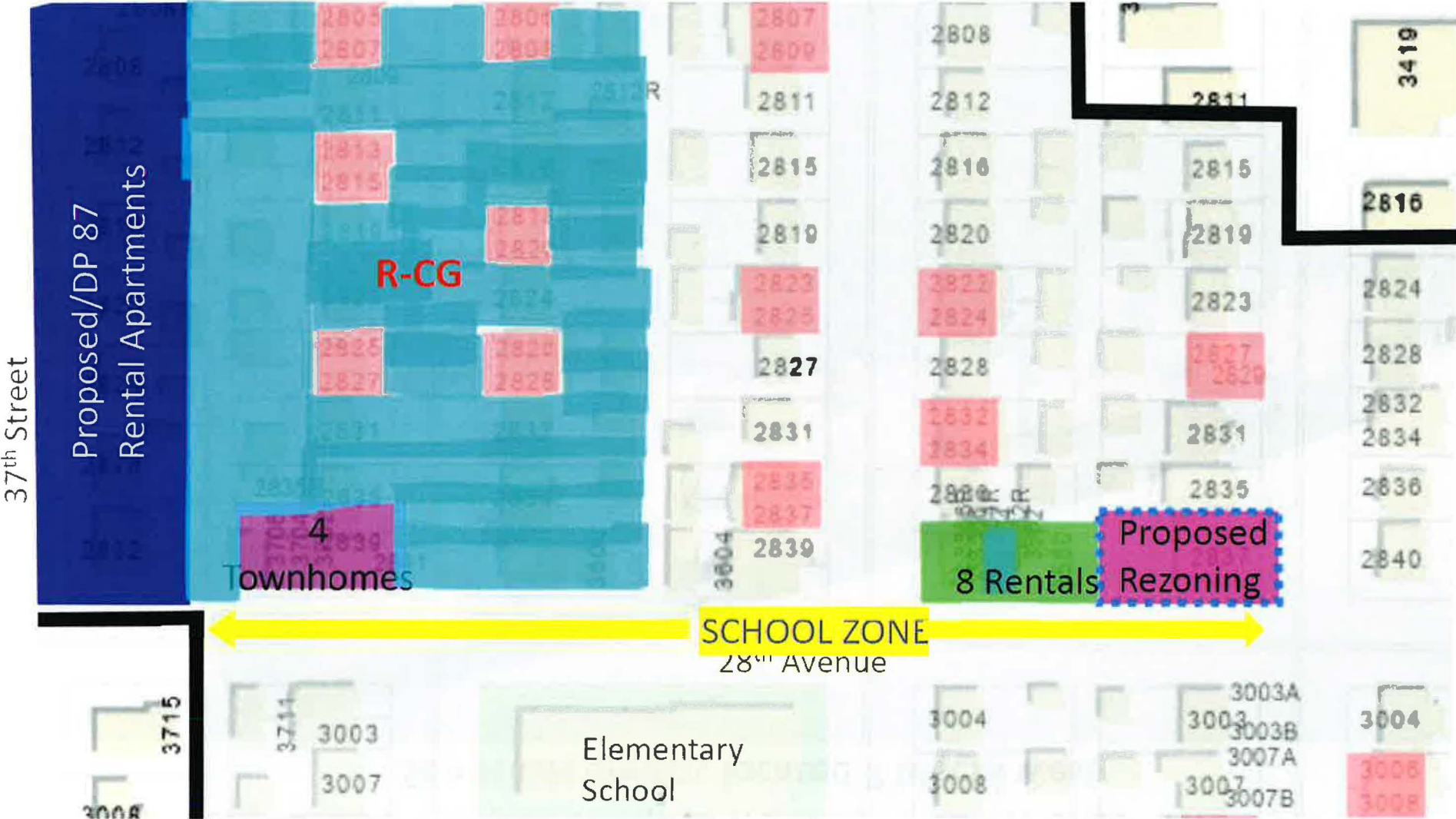
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 15 2022
ITEM: 8.1.6 CPC2022-0021
DISTRIBUTION
CITY CLERK'S DEPARTMENT

WHY VOTE **'NO'** RE:
PROPOSED LAND USE CHANGE
AT 2837 34TH ST SW; KILLARNEY

Killarney: Recent Rezoning of DC



Killarney: Rezoning Application Zone Map

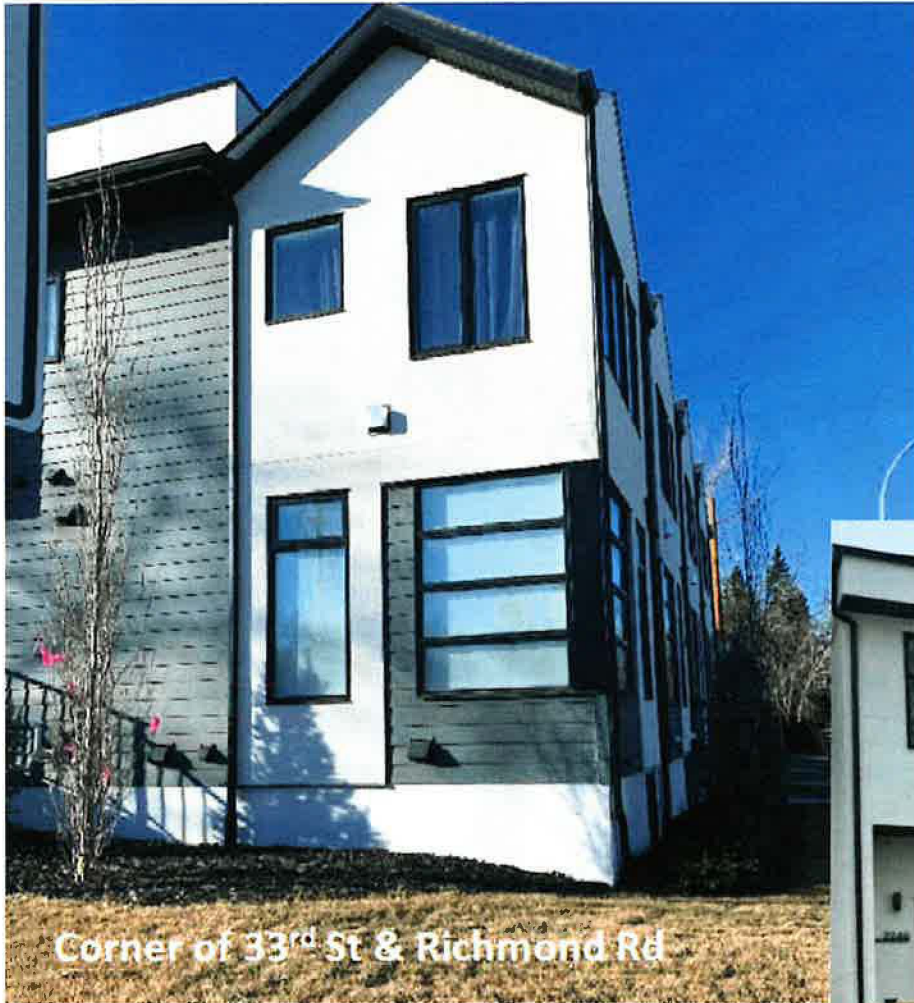


Killarney / Glengarry Densification

Recently approved **5 Story 87** complex from 26th Ave SW & 28th Ave's SW on 37th St = **HIGH density** located 3 blocks west



Perimeter Densification



Spot Zoning

8 Unit rental new in Dec/21 on a former single family home lot

This Rezoning application will allow the developer **10** dwellings where a single bungalow exists today. We aren't opposed to densification, we're opposed to the degree of it.



Increase to 18 dwellings on 2 lots (+900%).

We ask Council to vote NO based on unreasonable densification.

We are **OK with an **increase to 13 dwellings (+650%) = R-CG-EX****

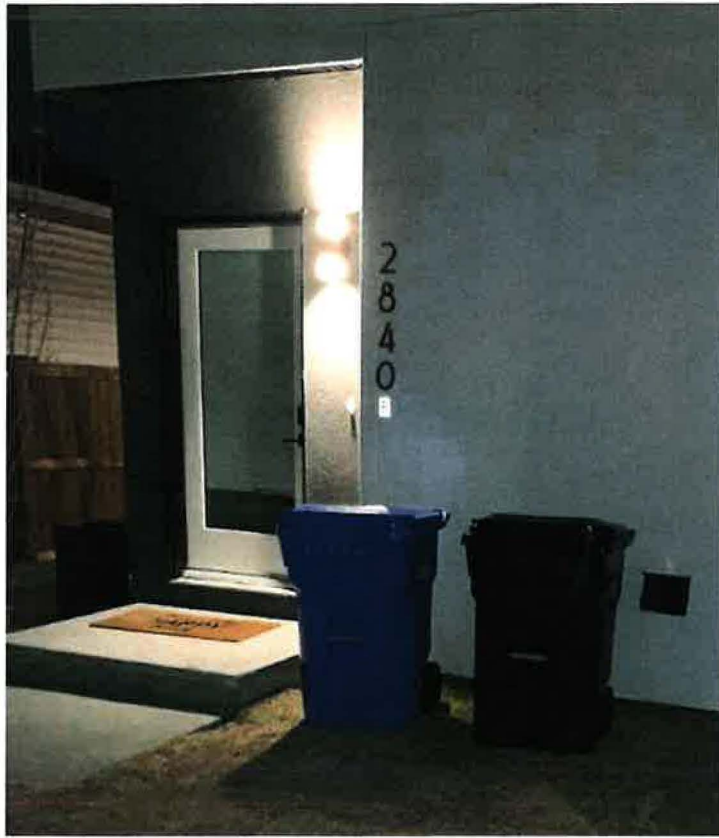
Waste Bins: Accommodation & Collection



This property backs onto 2837 34th St.

= 24 BINS

once fully occupied



- Waste bins at entrance & scattered in laneway (not a pick up day)
- We ask Council to **address the Zoning now** by not allowing this proposed density application to R-CG including supplemental suites
- New proposal = **+15** bins = **39** bins total; **28** on collection days between 2 lots back to back.

Waste Bins: Accommodation & Collection

...not well considered & accommodated:

the result of former Council approvals of Rezoning for higher density.



This was not a collection day



Space: Human scale / Mobility Issues / Green & Amenity

NOW IS THE TIME: **Space**, which, to date is not specifically required to be considered by Council when Rezoning DC lots

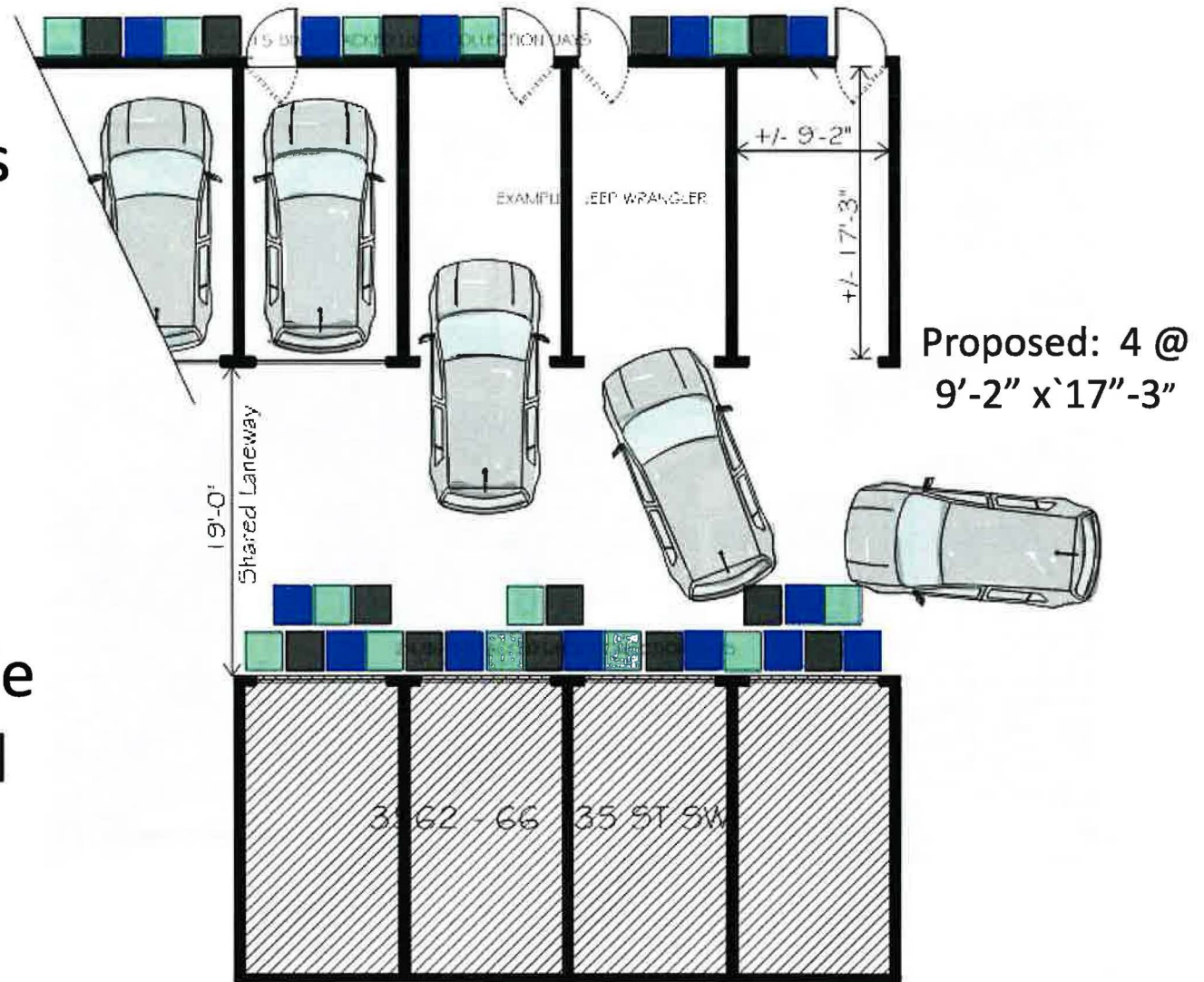


Garages (On site Parking)

2837 34 5T 5W

Proposed garages
(to Scale)
with Back Alley
again with
midsized
Vehicle.

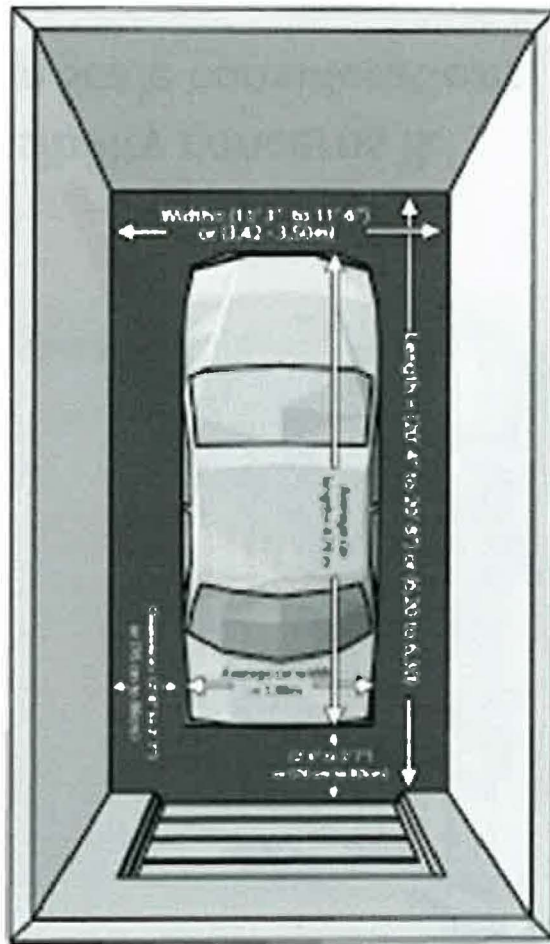
Hard to exit vehicle
inside garage and
navigate in alley.



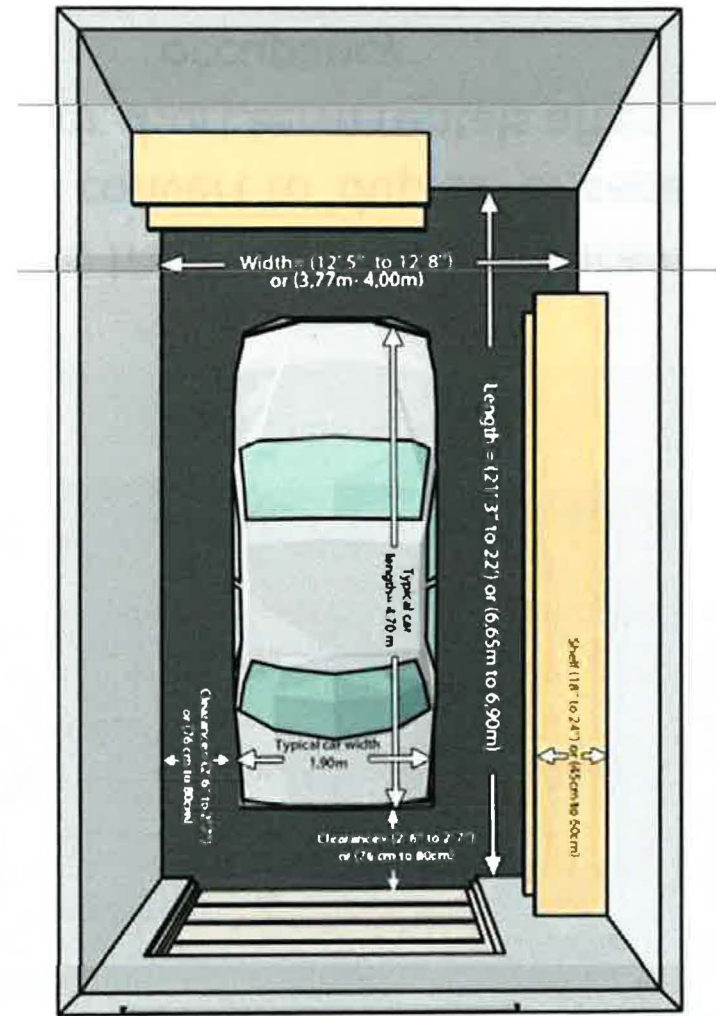
Minimum clearance guideline from vehicle to wall is 24"

Note: The drawing above was created using information from The Developers Facebook documents

Garages



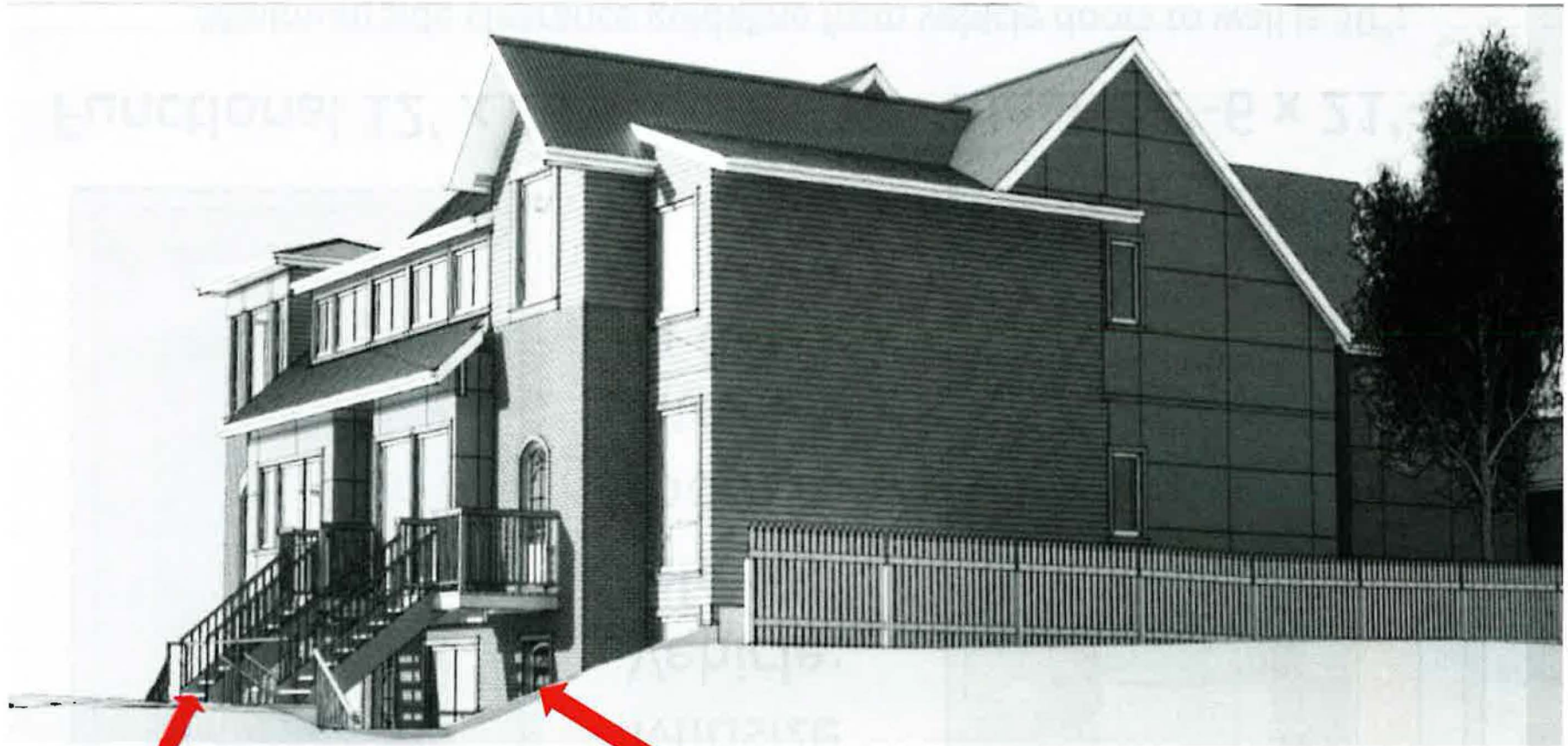
Based on
 Midsize
 Vehicle:
 shows
 room to
 enter and
 exit vehicle



Functional 12' x 20'

Ideal 12'-6 x 21'-3"

Minimum side clearance guideline from vehicle doors to wall is 30";
 for trunk / hatch to garage door is 30"



Accessibility concerns &
human scale considerations



Intent to have separate entrances
= owner can convert to 'duplex' or separate
suites or short term rentals after
occupancy



**THANK YOU IN ADVANCE FOR
VOTING**

NO to R-CG


and

YES to R-CG-EX


Name	City	Postal Code	Signed On
	Dartmouth		02/02/2022
	Markham		02/02/2022
	Scarborough		09/02/2022
	Saskatoon		12/02/2022
	Calgary		08/02/2022
	Calgary		11/02/2022
	Calgary		11/02/2022
	Calgary		12/02/2022
	Calgary		11/02/2022
	Calgary		11/02/2022
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	Calgary		13/02/2022
	Calgary		12/02/2022
	Calgary		02/02/2022
	Calgary		09/02/2022
	Calgary		07/02/2022
	Calgary		11/02/2022
	Calgary		04/02/2022
	Calgary		03/02/2022

We recognize that Petition results are viewed to be flawed, however, the following results represent Community input and comments from a social media Petition available for viewing: [change.org](https://www.change.org)
 Comments from the App “Neighbours” are also represented on these pages.

Days posted: **7.5**
Total respondents: **97**
Total T3E: **80**
Total outside of T3E: **17**

 [Redacted] Glendale ...

Firstly, ..That's the MAIN reason I purchased in Glendale (Well I would have taken Wildwood if I had the paper to back it ... but I digress) is because these neighborhood's are zoned as "SINGLE FAMILY DWELLINGS" R1... Not R2 for duplex and added parking, Not R4 and CM For all their headaches??!! I wanted a yard and decent separation from others in the area (Not that I'm a separatist, but I like to tan this old wreck of a body and work on projects about the place. stuff you can't do when your 4' away from your neighbours of you can't find parking for a guest to drop by??!! Just saying... I like my 7,000 sq' of land and want the city to stay the **** out of my space(s). And my garbage for that matter!! We pay for the pickup and disposal... and have to spend an hour to do the sortation and separation of it first!! Where's my city pay check!! OK I'M off the Stump. NEXT PLEASE!!

76 hrs ago Like Reply Share  2

 [Redacted] Garrison Woods ...

There is already too much traffic in this area. Also, where will they park. Way too many buildings in this area.

1 days ago Like Reply Share  2

Calgary	11/02/2022
Calgary	13/02/2022
Calgary	02/02/2022
Calgary	11/02/2022
Calgary	11/02/2022
Calgary	08/02/2022
Calgary	02/02/2022
Calgary	02/02/2022
Calgary	11/02/2022
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Calgary	11/02/2022
Edmonton	11/02/2022
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Calgary	11/02/2022

K Clamorgan ...

There are hundreds of apartments currently under construction that are going to go directly into the rental pool. There are also several programs that are joint ventures with the City and the Feds to build affordable housing in the City. I'm not against redevelopment or increased density in a responsible way but why let developers buy lots at DC or R2 zoning prices and then let them change zoning and put hundreds of thousands of dollars directly into their pockets? People buy into neighbourhoods because of the zoning and they should have some confidence that the City won't arbitrarily change the zoning every time a developer applies for a zoning change on a piece of property. It's not highest and best use in my opinion.

23 hrs ago [Like](#) [Reply](#) [Share](#) 4

2 days ago

The impact on surrounding houses is far to invasive it would be better located across or next to a field or green space.

[Report](#)

2 days ago

This neighborhood does not want high density housing. We do not want to become another congested Marda loop. T3c1a4

[Report](#)

4 days ago

Our neighbours on 31 Ave SW appealed and won the 8 units plus 8 secondary suites proposal. Then the developer under the advice of Civicworks changed the application to DC and city council overturned the SDAB ruling. Residents need to be heard and appropriate development should be allowed not over density as the city planners are allowing. Please include in your opposition if all front doors are not street facing and could be safety issue. Good luck

[Report](#)

weeks ago 🗑️

While I appreciate density, there are too many practical operational issues with the scope of this project.

[Report](#)

Calgary	11/02/2022
Calgary	02/02/2022
Calgary	11/02/2022
Calgary	11/02/2022
Calgary	12/02/2022
Calgary	11/02/2022
Calgary	02/02/2022
Calgary	04/02/2022
Calgary	03/02/2022
Calgary	02/02/2022
Calgary	12/02/2022
Red Deer	09/02/2022
Squamish	14/02/2022
Squamish	13/02/2022
Squamish	13/02/2022



[Redacted] killaney@engary

Is a 10-plex actually being proposed, or will the zoning change allow up to a 10-plex?

16 hrs ago Like Reply Share



[Redacted] killaney@engary

Francesco per the post, 5 + supplemental suites...

16 hrs ago Like Reply Share

[Redacted] 2 days ago

Far too much density, traffic, and parking with this poor location between schools

0 Report



[Redacted] 2 days ago

I'm signing because I agree with everything the petition is trying to prevent. We moved to this neighborhood 3+ years ago for our child's benefit and a quieter neighborhood. We had lived in downtown previously and were tired of the noise, parking issues, random fighting in the alleyways at night, fear of taking out the garbage because someone dangerous may be in the alleyway, the noise was constant, people speeding everywhere in school and playground zones. Just utter disconcert for neighbors, and not much community.

Our new community is wonderful, quiet, friendly people, and safe for our little one to grow in. However, since moving here we've watched them tear down properties and build condos, so many condos with limited parking. The people moving in have been great, but the noise from the building, the construction traffic, property damage from massive trucks in the alleyway. Homeless people increase, coming from downtown. The road in front of our house is a school/playground road, and yet, we see more and more speeders who live in the neighborhood.

So many of the things we moved away from of the dangers we moved away from are seeping into this wonderful quiet community, and I worry more houses will make it just like downtown, which may cause some to move. Should growth cause people to leave their homes because of the suffocation it can bring?

0 Report