

David and Evonne Whelan  
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July 13<sup>th</sup>, 2021

**VIA MAIL**

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

Attention: Members of Council

**RE: Application for Land Use Amendment: LOC2021-0053 (the "Application")**

**Location: 1704 37 Ave SW, Calgary (the "Subject Property")**

Dear Members of Council

We write you in response to the posted request for comments with respect to the Application being made by Tricor Design Group (the "**Applicant**") for the redesignation of the Subject Property from R-C2 to R-CG and the corresponding amendments to the South Calgary / Altadore Area Redevelopment Plan (the "**ARP**") to allow for the proposed redesignation occur.

For the reasons set forth below, we strongly oppose the Application which is entirely inconsistent with the existing zoning designation of the Subject Property and contrary to the ARP.

### The Application is Contrary to the Goals of the ARP – Section 1.2 ARP

Section 1.2 of the ARP sets forth the goals of the City of Calgary for the South Calgary and Altadore communities, which include: (i) the preservation and rehabilitation of the existing low-density residential accommodation to encourage stability in the area, (ii) encouraging redevelopment where appropriate that is sensitive to the existing community, (iii) to ensure compatible transition among various land uses in the area, and (iv) to optimize the quality and type of recreational and open space facilities in the community. The proposed Application does not meet or address any of the foregoing goals. Instead, the Applicant stated in its Application that "*we feel this type of lot is what R-CG was created for*" as supporting information.

The current R-C2 zoning of the Subject Property accommodates both existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings. This RC-2 zoning blankets most of Altadore, including the Subject Property and all properties located on the same block as the Subject Property.

If the Subject Property is redesignated to R-CG it will allow for developments that will almost certainly:

- increase building heights over every other RC-2 compliant home in the vicinity which will result in significantly increased shading of the neighbouring properties and a loss of privacy by those neighbours over top of whom any such development will tower;
- create visual massing that will be an incredibly jarring transition to the newly built homes onto which such development will back, that sensuously and negatively detracts from the contextual element upon which the existing housing in the vicinity has been developed;
- change the front aspect of the Subject Property from 37<sup>th</sup> Avenue to 16<sup>th</sup> Street, which will break up the consistent front-facing streetscape along 36<sup>th</sup> and 37<sup>th</sup> Avenues and create an unfriendly streetscape on 37<sup>th</sup> Avenue and along Kiwanis Park;
- result in reduced setbacks, including the possibility of zero lot line setbacks, which is incongruent with the neighbouring properties;
- result in significantly increased lot coverage from a current maximum of 45% to a potential 60%, producing a major loss of yard green space that is the hallmark of all the neighbouring properties;
- increasing traffic surrounding Kiwanis Park and the playground located therein, as discussed in greater detail below; and
- further reduce scarce parking in an area already burdened by a loss of street parking due to the increased densification of the area, as discussed in greater detail below.

The above noted concerns for an R-CG designation of the Subject Property are wholly incompatible and directly contrary to the goals of the City of Calgary for the South Calgary and Altadore communities as set forth in Section 1.2 of the ARP.

### The Rezoning Would Add to Congestion and Traffic Issues – Section 7.1 ARP

Section 7.1 of the ARP provides that the City of Calgary's objective for the area is to provide the continuance of a pleasant and safe community environment by ensuring control of traffic flow, on-street parking and congesting generated by new development.

There currently exists a significant amount of redevelopment and increased densification in the area, particularly on 16<sup>th</sup> Street, adjacent to the Subject Property. This section of 16<sup>th</sup> Street is not designed to withstand the increased traffic and on-street parking that a further development such as that proposed by the Application would bring. This section of 16<sup>th</sup> Street is within a playground zone due to its proximity to Kiwanis Park and the playground located therein.

If granted, the Application would further reduce the scarce parking in the area, notably on that section of 16<sup>th</sup> Street adjacent to the Subject Property which rarely has any parallel parking available, and would ultimately result in vehicles parking tangentially to Kiwanis Park, contrary to objective (iv) of Section 1.2 of the ARP noted above, and limits visibility and access to Kiwanis Park which is contrary to the continuance of a pleasant and safe community environment (objective of Section 7.1 of the ARP). We note that the location of a fire hydrant on the South side of the Subject Property further limits available parking to any future occupants of the Subject Property. The scarce parking in the area would further be exacerbated by the almost certain reduction from a minimum of two parking stalls per dwelling unit to one parking stall that would be part of any rowhouse style development under a R-CG designation.

The increased traffic, further reduction in available parking and corresponding congestion in the area surrounding Kiwanis Park and playground located therein raise material safety concerns and are incompatible with Section 7.1 of the ARP.

### Conclusion

For the reasons noted above, we respectfully request that the Members of Council consider the interests and desires of the residents of Altadore, and uphold the integrity and character of the community, as well as the City of Calgary's goals and policies, by denying the application.

Should you wish to discuss the foregoing, please contact David Whelan at [dcwhelan@me.com](mailto:dcwhelan@me.com) or (403) 837-0832.

Sincerely,



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[www.calgary.ca/development](http://www.calgary.ca/development)

02 0 0000993\*

IMC 8062

DAVID WHELAN  
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*Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the **Combined Meeting of Council on Monday, July 26, 2021, which commences at 9:30 a.m.**

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

*Can I review the application in more detail?*

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: [Calgary.ca/PlanningMatters](http://Calgary.ca/PlanningMatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca) or by phone at 403-268-5861.

*Can I submit my comments to City Council?*

Persons wishing to submit comments or file a petition concerning these matters may do so electronically or by paper, and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Monday, July 19, 2021, shall be included in the Agenda of Council.

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

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

*What if I submit my comments late?*

Late submissions will not be accepted in the City Clerk's Office.

*How will my comments/submission be used?*

Submissions received by the published deadline will be included in the Council Agenda and distributed to Members of Council for their consideration when addressing the issue before them.

*Can I address City Council?*

Yes, any person who wishes to address Council on any matter mentioned in this letter may do so for a period FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. To register to speak or for further information, contact the City Clerk's Office electronically at: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions), or by phone at 403-268-5861.

*Can I distribute additional material at the meeting?*

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk's Office with an electronic copy online at: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require approval of the Mayor before distribution to Members of Council. Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, 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 the City Clerk's Legislative Coordinator at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861.

Katarzyna Martin, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](https://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-5311.

**Learn more at** [Calgary.ca/DevelopmentMap](https://calgary.ca/DevelopmentMap) or 403-268-5311

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](http://www.calgary.ca/publicsubmissions).

## LAND USE REDESIGNATION

### ALTADORE BYLAW 114D2021

To redesignate the land located at 1704 – 37 Avenue SW (Plan 1497BC, Block 16, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

