

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) Jens

Last name (required) Wachter

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) May 10, 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)

Application to amend land use at 457 33 Ave NW

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)

This property is on 4th Street with no on street parking. 33rd Ave has room for 2 vehicles per lot. If this proposed development will accommodate 4 households plus potentially 4 rental suites, the developer should provide adequate parking on the property. At least 12 stalls should be required.



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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) Heather

Last name (required) Pawson

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) May 10, 2022

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PUBLIC SUBMISSION FORM



(required - max 75 characters)

Highland Park Bylaw 66D2022

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)

Bylaw 66D2022 was recently posted for 2 lots 457 and 453 33rd Ave NW across the alley from my home at 450 32nd Ave NW. In Nov/Dec 2021 the 457 33 avenue corner lot (#58) was posted as IMC#8073 that I responded with questions and concerns to the City file manager (no response) . I'm not sure what has evolved as new construction seems started on the 453 33 avenue lot (#57) starting earlier this year. The same concerns I submitted in late 2021 are attached and still apply and are summarized below:

- Specified Parking location and detail are required considering the R-CG redesignation that is now being applied and going to a City hearing on May 10.
 - No (very) narrow alley restrictions during any approved construction and after, during residence occupation. An access safety issue.
 - Surface storm drainage plus sanitary sewer loading that ensures zero water ponding or slow drainage, water and alley access issues and sanitary sewage overload and flow backup impacting existing residences is not acceptable. Engineering analysis is required for review.
 - Serious consideration for a Highland Park existing residence tax reduction considering future added R-CG property development assessments and significant additional tax intake. City police, fire, EMS and other City services as additional maintenance and operating burden and costs will arguably be zero or minimal with added R-CG residential units. The deteriorated quality of life for existing owners with R-CG redesignation and added vehicle, foot and bicycle traffic noise and disturbances that will result, needs addressing, attention and communication.
 - Tangible recognition of the announced "city climate emergency" and provision for existing Highland Park homeowners the opportunity to add privately financed renewable and EV power facilities with \$1+/installed watt minimum city property tax credit. In addition, no property value assessment increases for this addition/upgrade type plus no permit approvals or inspection fees if installation is completed by qualified contractor/trades and within code.
- Homeowner at 450 32nd Ave. N.W.

From: Heather Pawson, owner 450 32nd Ave NW

To: Jules Hall, F0ile Manager IMC#8073, Julian.Hall@calgary.ca

Highland Park Land Use Amendment (Nov 23, 2021)

Address: 457 33 Ave NW (corner lot 36.53m x 17.56 m)

To: R-CG

Summarized R-CG : Each multi dwelling unit has its own ground level entry facing street, and each dwelling unit can have a secondary suite. Minimum width/dwelling unit is 4.2 metres (13 ft. 9inch) and each dwelling unit requires 2 (two) permanent motor vehicle parking stalls and each secondary suite is required to have 1 permanent motor vehicle stall. None or limited set-back requirements are specified. Max. development height of 10 m (33').

Some questions and concerns for submission by November 30.

- What construction development permit timing, noise, completion date restrictions or other conditions will be applied to future development. No reduced (narrow) lane access used by fire, emergency, residents, trash & utility access, is OK.? This should include allowable daily & week-end work hours shared with all residents. No equipment, materials, trash restricting resident/ utility access during any construction work breaks is acceptable.
- Will there be any partial traffic lane blockage allowed on 4th St NW and if so, what will be the maximum number, time , length of permitted disruptions, and traffic controls is planned to be specified on any development approval?
- New development permanent motor vehicle parking needs serious detailing including quantity and location then shared for residents review before any final development permits are issued.

- Will any sidewalk disruption be permitted during development construction and on completion will any walking and bike widening pathway be a specified development design condition?
- What is the location and direction of any run-off drainage from proposed development area? If surface drainage+ sanitary sewage is directed to existing systems, how will the additional loading affect existing dwellings (i.e. backflow, delayed drainage)?
- What consideration will be specified for additional electrical loading from a future multi residential development and what engineering assessment is proposed to find and report on the new developments effect on existing area dwellings? What requirement for on-site renewable power for added electrical loads including EV charging for new development is planned? Concern is future area brown-outs +cost increases by City/Enmax. Recommendation: City has just declared a "*climate emergency*" so enabling current area residential electrical system upgrades that require no or limited application/approval time/\$0 fees along with a \$1.00/installed watt (or more) tax rebate of proven expenditures of an owners financed renewable power upgrade.
- The tax base generated from a newly developed 457 33 Ave NW will increase from a single dwelling to multiple dwellings with higher assessments and tax. The result of an R-CG change + new development will result in limited/no additional City burden to adequately provide future maintenance of existing infrastructure and minimal increase in fire, EMS or police services required vs. what currently exists. What mill rate reduction vs single family residential is planned for R-CG multi-residential development? Also, what tax reductions or tangible considerations are planned to make up for the increasing Highland Park motor vehicle, bike, and foot traffic and diminished peaceful enjoyment of the community? Lower tax & services costs +improved efficiency should be always an important City consideration!

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 457 33 AV NW - LOC2021-0175 - DMAP Comment - Tue 5/3/2022 12:09:0 AM
Date: Tuesday, May 3, 2022 12:09:08 AM
Attachments: [LOC2021-0175 457 33AveNW 02052022.pdf](#)

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Application: LOC2021-0175

Submitted by: Sharron and Gordon Luca

Contact Information

Address: 454 33 Avenue NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Community character, Shadowing 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:

Thank you for allowing us to provide our comments and concerns. There are multiple requests for zoning changes on our block and in our neighborhood. We are not adverse to building semi-detached or single family dwellings. There are already a number of rebuilds on our street and they have added revitalization. However we are opposed to multi-family units that cover most of the lot and have little to no green space. There are currently three such proposals on our block at this time. We are concerned about the saturation of these units. Is there a limit? With them we lose sunshine, many trees are removed; and additionally there will be parking issues especially for the units facing 4th Street as there is no street parking on 4th Street. Statistically families have more than one vehicle. If only one parking spot/garage is provided for each unit where will the second vehicle park and where will visitors park? It is a very slippery slope. We are long term residents and love our location and our neighborhood. Please consider our concerns before making decisions that will radically change our environment.

Attention: City Clerk
Calgary.ca/development
With Reference to Bylaw 66D2022

Date: May 2, 2022

Subject: Land Use Amendment for 457 33 Avenue NW LOC2021-0175

We Gordon and Sharron Luca are long time owners of 454 – 33 Avenue NW and we love our neighbourhood and beautiful tree lined street. We chose this area many years ago because of its location and zoning.

A proposal has been made for the property diagonally across from us at 457 33 - Avenue NW. We are opposed to the proposed rezoning from R-C2 to R-CG of said property. We are not adverse to re-densification however the number of potential units is of great concern. There are numerous rebuilds on our block already and another is already approved for the lot directly across from us, and we fully accept that there will be more in the future. We are not opposed to the structures that meet the R-C2 zoning directives. These units are already increasing density as single family dwellings have been replaced by two single family infills or a semi-detached structure. However adding a 4, 6, or 8 unit structure on our block is extreme.

At times we are already struggling with parking issues and if this unit is approved the problem will be exacerbated. Parking along 4th Street is limited and with the LRT Green Line extension on Center Street that will only increase traffic along 4th Street and reduce existing parking even more. Many people own more than one vehicle, therefore even if one parking spot is provided for each unit our avenue will be further saturated with first and second vehicles as 4th Street is not an option for parking. Additionally 4th Street is also a designated snow route which could also cause additional parking issues.

We lose sunshine each time a new structure is built on lots adjacent to our property. If height restrictions are waived that will reduce our sunlight even more. As more structures are built we will be more and more in the shade.

This is a 70 year old neighborhood and the back lanes are very narrow. Relaxing building setbacks for garages makes access very tight. Sadly, with this large of a structure there will be very little green space. What will happen to the two beautiful elm trees now fronting the property?

Although we are not in agreement, sadly, we accept that there is the possibility of row housing, but secondary suites without parking are a huge concern.

Before you make your decision please put yourself in our place.

Sincerely,
Gordon & Sharron Luca
(403) 276-2819
454 – 33 Avenue NW Calgary
T2K 0B4