

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) Jennifer

Last name (required) Eaton

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)

Altadore ByLaw 71D2022

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 letter addresses my concerns about the "up Zoning" of 1743 and 1749-36th Ave. SW in Altadore. This was advertised in the April 21 Herald and is set to go to Council May 10.

Jennifer Eaton
4002-19th Street SW
Calgary, AB T2T 4Y2T

1743,1747 36 AV SW
2021-0129 / DP2021-6711
Bylaw 71D2022
Amendment to the ARP: 27P2022

To whom it may concern,

I am a 30 year resident of Altadore and volunteered on the Civic Affairs group of the community association for years. **I do not support the “spot up-zoning” of this property from 2-houses on 50’ lots to 22 units on the same space.**

The Land Use designation change to DC is not warranted as this is not a unique site with challenging physical attributes, it is a flat property on a corner in Altadore. The developer who purchased the property knowing the Land Use Designation is being disrespectful to the neighbours in requesting a 22-unit building on this site.

The site has single family homes behind it to the south and therefore there is no sensitivity to a transition zone from MC-1 to RC 2.

There is a parking spot for 11 cars in a 22 unit building, not sufficient.

Where are all the bins going to go?

Will there be room for a tree to grow?

I would like to know why the RC-G Land Use Designation that has taken over most corners in Altadore within the last 6 years seems to have been “skipped” in this case to Direct Control to allow for a building that will become part rental, part owned and will not encourage residents to live there long term.

There are many preferable Land Uses for this property available to the developer that would be in keeping with more units on this site that would enhance the surrounding environment, not detract from it. The developers need to take a step back and consider environmentally sustainable dwellings, for example solar panels for electricity, and consider where people want to live long term, both young and old. That is what builds community.

Sincerely,

Jennifer Eaton

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First name (required) Maria Virginia

Last name (required) CASTILLO TORO

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

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(required - max 75 characters)

1743-1747 36th Ave SW LOC2021-0129.

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)

- Parking overflow, transit congestion.
- Land usage
- Services saturation
- Misalignment Climate Crisis vs Applications.
- Bypassing bylaw using zonification.
- lack of housing solutions.

May 2nd, 2022

Combined Meeting of Council
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: Direct Control (re-zoning) 1743-1747 36th Ave SW (Meeting May 10th, 2022),
LOC2021-0129.

As residence of the Altadore Community, I would like to share my concerns about the densification goal in the neighbourhood, and the consequence of this aggressive urban planning, following paragraphs illustrates my opinion:

- Traffic congestion and parking overflow, the developers proposal advertises the project with minimal parking, arguing that Calgary offers public transportation or cycling options, the reality the current bus frequency and service coverage doesn't remove the incentive to own a car. An example to illustrate misalignment between Calgary Transit and Urban Planning could be found on route #107 decommissioning, at the end of 2019 Public Transit cancelled the mention service, which was convenient option for many downtown workers, offering in substitution the bus #7 and a transfer on 33rd Ave to Max 22, it is well know this solution was detrimental to the Altadore residences, because the transfers are not synchronized, and the bus #7 vespertine transit usually takes more than planned due to the congestion along 17th Avenue.
- Cycling could be a preferred choice for cities with minimal seasonal changes and reduced footprint. The City of Calgary recognizes that we have to embrace severe weather during winters and summers, and this educated guess based on records and climate trends create a necessity to drive when the weather limits the public services across the city. Calgary needs to be considered a winter city rather than misleading advertisement about summer location.
- Property value and land re-designation, when buying in Altadore 6 years ago, I invested following an approved legislation, having the zonification as an instrument to bypass current land use, it could be interpreted that the City doesn't offer fiscal stability in the long term to homeowners or business. In addition this lot isn't located in the Main Street Scope.
- Altadore has been an established community since 1945, therefore part of the old trees we enjoy today are the legacy of bungalow development built during the 50 and 60, this natural asset heritage is part why many owners decided to invest in Altadore rather than other closer neighbourhood such as Currie Barrack. The trees not only contribute with natural carbon sequestration (nature based solution), but they also provide shelter for wind gusts, shadow during the summer months helping residences with their energy consumption, and soil stability due to the extended root system. The pandemic experience has recognized the value of open spaces like gardens and patios for the citizens' wellbeing, and unfortunately the design by Civicworks' has minimal square feet dedicated to mentioned spaces, and the height of the building will be detrimental to adjacent houses where shadow will decrease the amount of natural light incidence.
- Services saturation, such as access to Altadore School already at maximum capacity (see links below); garbage management due to additions of new bin collectors, and other utilities planned to 2 units per lot (water, electricity, natural gas, internet). This proposal evidenced a lack of coordination between City of Calgary planning and Calgary Board of Education, because the densification does not account that the Altadore school cannot grow due to the

physical constraints with full classes in every year.

- <https://www.cbe.ab.ca/schools/managing-space-students/designationnotices/20200601-Reminder-Notice-Altadore-and-Richmond-School-Designations-K-6-Regular-Program.pdf>
- https://www.cbe.ab.ca/schools/find-a-school/_layouts/15/cbe.service.spm/viewprofile.aspx?id=11
- Misaligned with Climate Resilience Documents, the proposal by Civicworks doesn't provide evidence about a sustainable design, innovative energy sourcing, capacity for electrical vehicles, or energy efficient construction. The densification of our communities needs to consider the Climate Change Crisis as foundation to improve the civil engineering concepts, and provide housing solutions according to City ambitions, that helps to mitigate CO2 footprint innate of the construction, and grant to new homeowners/tenants units with affordable energy consumption.
- In order to provide transparency to the tax payers about densification, the council could release rental units projection in Marda Loop/Altadore in the long term, and the socio-economical impact of these constructions, residences deserve to know if these multi-unit buildings will be a housing solutions for a segment of the population in need, or just an offer for the tourism sectors.

Finally, I am wondering about the next steps, how the city assesses neighbour feedback and if there is any opportunity to review the application and reevaluate a good balance for the community and densification city goal. Please comment if any member will be open to engage with residences, unfortunately none of the Counsellors lives in our community to understand our concerns and how we feel about the public consultation.

Sincerely, looking to have a meaningful conversation in the near term

Maria Virginia Castillo Toro
P.Geo. MSc
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