

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 3602 21 AV SW - LOC2021-0217 - DMAP Comment - Tue 7/12/2022 7:07:27 AM  
**Date:** Tuesday, July 12, 2022 7:07:32 AM

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Application: LOC2021-0217

Submitted by: Peter Nieuwesteeg

Contact Information

Address: 2033 35th St Sw

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, Privacy considerations, Traffic impacts, Shadowing 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:

To whom it may concern;

I am a long time resident (17 years) of Killarney and live directly North and right next door to this property and proposed development. The impact on the community will be devastating if we continue to allow this type of proposed density on every lot that would suffice this type of development. In Highlights it's noted a modest increase in density which is false. It's doubling the density from four to eight units. I don't know how this is described as modest. In Highlights it suggest that the change is MINOR . Minor in who's opinion certainly not the members of the community who are directly affected by these proposed developments. If City council is so concerned about the safety and well being of our communities than these proposed developments should be stopped immediately. The builders have no skin in the game other than to make a dollar and the residents suffer. We have more families and kids in the community and the increased traffic is alarming. Within a 200-300 feet of my property there are two proposed developments and the potential for 2 more. In doing the math that would be 32 units and probably at least 64 more vehicles. In the Community Peak Population Table the information is certainly outdated as the area has seen a massive influx of side x side properties densifying the community. In our meeting with Mr Hickley we feel that much of what the City does is a rubber stamp. We the citizens of Killarney/Glengarry are strongly opposed to the change in the ARP. I hope that the Council and the CPC hear our voices as this is our Community.



## 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](http://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.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Maaike

Last name (required) Seaward

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

## PUBLIC SUBMISSION FORM



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)

Jul 26, 2022

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

(required - max 75 characters)

File # LOC2021-0217

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)

For years housing developers have had their sights set on Killarney. I live in a neighbourhood in transition as bungalows from the 50's are demolished and being replaced by new housing developments. I'm all for progress but I am getting concerned with city hall's push for increased density at all costs. I agree that density is a necessary part of city life, but lately developers, with city approval, have been spot rezoning corner lots in our community with large developments that can accommodate up to 8 units! I feel that this is too aggressive for our neighbourhood and would like the practice curbed.

Developers are only able to build these large structures if a rezoning application is approved and the lot is rezoned from RC-2 (or others) to higher density RC-G. Right now there are two recently approved lots (2204-35 St. SW & 2037-32 St. SW) with two more in the review process (3602-21 Ave. SW & 2201-32 St. SW). But developers and city hall will not stop there. ANY corner lot with an older home will become a target, as what once was an infrequent exception has now become the rule.

I live near a corner lot that has an older home, and this property is being targeted for this kind of development.

There are a wide variety of reasons as to why these large developments are not suited for my community. Here are some of my concerns ...

- Larger building design changes character of the neighborhood.
- Decreased sunlight for adjacent neighbors due to overshadowing and blocking.
- Decreased privacy of adjacent yard.
- Current zoning already allows for increased density without overcrowding.
- Extended footprint and setbacks of the building will "stick out" on the block.

## PUBLIC SUBMISSION FORM



- Decreased landscaping.
- Parking capacity with increased vehicle traffic.
- Increased traffic for elderly and children.

I am asking you to curb the rezoning of my neighbourhood.

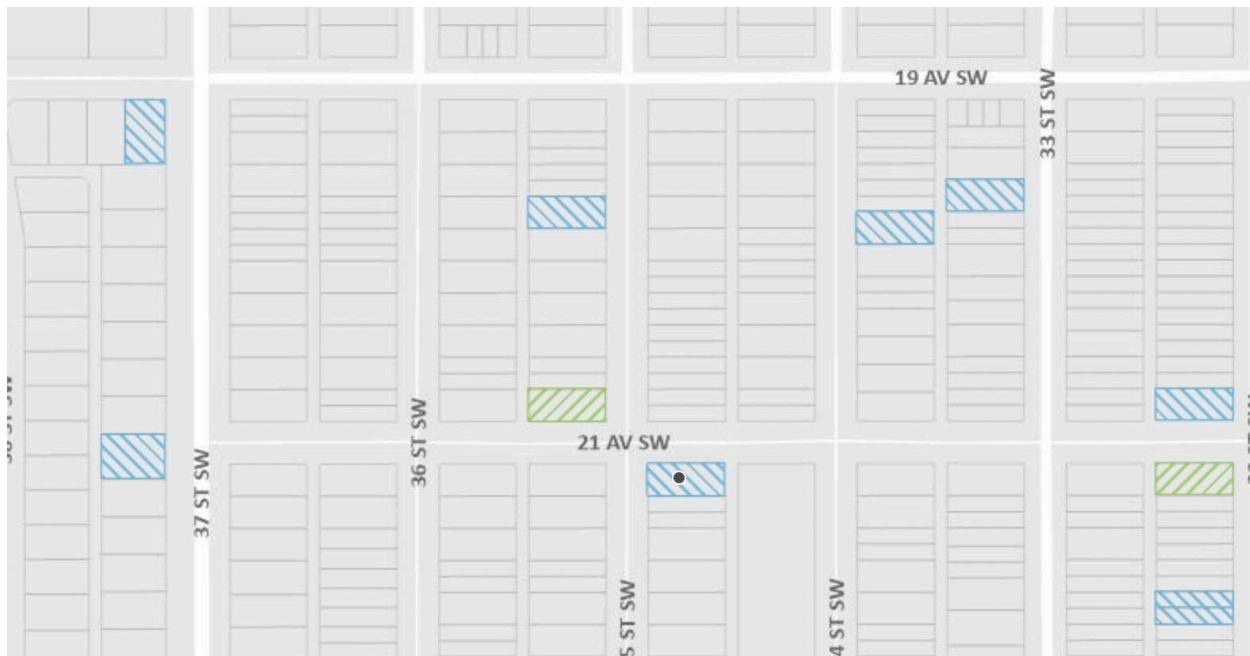
Dear Council,

I've purchased my property 2208-35<sup>th</sup> St. SW and began construction on this property starting on Feb 2021. I had a vision that this will be my family's home for many years to come with my 2 teenage children. Upon moving to Calgary 3 years ago to establish my dental practice, I have done extensive research and have chosen Killarney to be where I would work and live. Choosing this specific location would be close to my work yet far enough from the crowded streets on 37<sup>th</sup> street, 17<sup>th</sup> Ave SW or a collector's street. We would not be near MC1 or RCG zoning areas of Killarney and have good street parking for my family and friends. I did not envision that after investing almost \$1 million dollars into my home that it would be next to a developer's proposed developments of rowhouses with secondary suites.

During the development of my house and talking to my neighbours, it is with complete consensus that we are opposed of the rezoning of the subject lot. We have over 30 neighbours in the radius of 2 blocks who are strongly opposed of this rezoning and future development of a rowhouse with secondary suites

For the following

- Increase in traffic density along roads that are not mobility corridors or collector's streets. This lot is not on a collector street.



- There are many undeveloped housing that are already zoned to increased density (ie. RC2) to the south and north of this subject lot. The traffic is already very crowded and busy with even more developments to come. Less than 50% RC2 are developed in this area, we cannot imagine what traffic and street parking would be if RCG is allowed on this location and eventually on other street corners.
- RCG rezoning have different development rules that are not aligned or sensitive to the existing scale, build forms of existing development. Once city council passes the

rezoning, our neighbourhood will be at the mercy of the written bylaw for RCG. This bylaw are NOT consistent with the existing RC2 surrounding homes. Eg. 1m taller will cause more shadowing onto the neighbour's house. Eg. Setback is 3m from the property line causing issues with privacy and the inconsistency with the contextual build and form of the existing neighbours on the street. Note that the RCG development will "stick out" from the existing homes because it will be so much taller and wider.

- Densifying the inner city can be achieved with the existing zoning by adding secondary suites onto the development. This will double the occupancy *without* compromising the existing build form of the neighbourhood. By allowing RCG zoning will mean, we are allowing developers to build 4 units rowhouse with 4 additional secondary suits. The land use is 60% versus 40%. This will *quadruple* the current units on this lot, and not just double the units.
- Spot rezoning will set precedent for future corner lots and the future of 21<sup>st</sup> Ave will be a collectors street. 8 units on each corner lot will add potentially 32 units to every intersection. If each unit housed an average of 2 occupancy and each occupant have a vehicle. That will be 64 cars on our street. City will require only 4 parking stalls/corner lot hence where will the other 48 cars park on our street.
- A lot of the neighbours in the newer developed RC2 homes have young families and are home owners. RCG zoning which allows for secondary suites will attract more transient renters or AirBNB occupants that are not in line with our neighbourhood that we want to establish.
- 2040-35<sup>th</sup> ST SW. (across the street to the subject lot) is on the corner. There lot was denied rezoning 4 years ago thus they developed 2 single detached homes on this corner. The occupant has listed his house for sale and reduced the sale price because of the rezoning that is happening on the corners across from him. (2204-35<sup>th</sup> St SW, and 3602-21<sup>st</sup> Ave SW).

I understand the Municipal Development Plan and the city's redevelopment of inner city communities as I've built a single detached home on an RC2 lot. However, I am strongly opposed to developments that are not sensitive to existing residential development. Rezoning, will increase the profit to the developer and property tax dollars for this location, but it will negatively impact the value of the existing homes, as well as set a sentiment of distrust and apathy towards the city and council when it comes to "rubber stamping" all rezoning projects.

I plead to council to oppose or delay the rezoning of this lot until more development happens in our neighbourhood to better access traffic and street parking on this area. Your decision to make amendments to rezoning does not affect only one landowner but it will set precedents for future corner lots/applicants and therefore affects all members of the neighbour that live near these subject corners.

Sincerely,

Dr. Linh Le