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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) Lynn

Last name (required) Millard

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) **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) **Land use redesignation of 1603 38 Ave SW from R-CG to DC**

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)

We are writing this letter in strong opposition to the proposed zoning changes at 1608 38th Ave. SW)

We are opposed to the changes on a number of issues:

- The neighbourhood is continually being forced to accept zoning changes that were not part of the neighbourhood or the new plans recently proposed for MardaLoop/Altadore high streets.
- The proposed development will be 10 units and 4 floors high. This is essentially an apartment building being built on a 50-foot residential lot.
- The proposed development will only have parking for 5 cars. No parking is even being planned for the basement suites. This means that at least the 5 cars of the basement units will need to park on our residential street. In fact, it is most likely that there will be at least 10 cars needing parking as most homes are not single car homes.
- Presently, parking is already at a premium since the majority of lots are now infills and the majority of homes have two cars.
- We are concerned regarding the impact on the laneway as well. The limited parking being proposed will be accessed on the lane but so will the 30 bins (garbage, recycling, compost) from this development making it even more difficult to use the laneway and access our garage.
- This development will impact traffic on 38th Ave, which is a residential street that has become a cut through for all the development in Garrison Woods, and a good portion of people who get off Crowchild and cut through to get downtown.
- It is a fallacy to think that people will use the one bus route to get around the city. A car would be needed as there are limited amenities that are within walking distance. One need looks no further than the number of cars belonging to the owners or residents of the new multi-unit buildings in this area. Further, the city has announced that they are reducing the number of buses in use due to lack of riders.
- This development will impact light and the height of the building will decrease privacy of the neighbouring buildings.
- There will also be a significant decrease in green space. This used to be a neighbourhood of mature trees.
- Who is going to be responsible for managing the 5 basement units that will become rentals?

We recognize that the city has a mandate to increase density but we are wondering when enough is enough. The Altadore-Marda Loop area has seen exponentially significant density increases in the last years. It is already very difficult to drive or park on 33 or 34 Avenue. You are now proposing to move that density onto quiet residential streets. By the way, 34th Ave. was a quiet residential street until you turned it into a very busy cut through. It is our understanding, that this development application at the corner of 15A St is just one of many high density, limited parking applications being considered in the neighbourhood. In fact, there is a similar proposed development across the street, by this same developer.

There is some wonderment about the need for the smaller basement units as these units do not seem to be selling and often end up as rentals. The developers propose these units but one needs to look no further than the Marlo development that proposed a number of buildings in their plan, but so far has only built two buildings as they have not sold out, and has no plans to complete this project. It is our understanding that these mini units are an experiment that city planning would like to try out. The units being proposed are only suited for rentals. We are not interested in being part of an experiment that increases Airbnb rentals in our neighbourhood.

As residents, we are wondering when you take into consideration the needs of the residents in the community and not just focus on the developers needs. It is our understanding that the DC designation was created for innovative designs that did not fit into previous designations. There is absolutely nothing innovative about the proposed building at 1608 38th Avenue. Instead, what is being proposed is an apartment building on a small city lot. There have been many creative, interesting new buildings being built on lots of this size that take into account the surrounding community area and provide adequate parking for the building. For example, the building directly across the street at the east side of 15A ST. and 38th Ave.

The integrity of this community is being challenged by the unprecedented proposed development changes. Zoning designations have been changed many times over the years and it is past time to end this continual moving the bar to meet developers needs as opposed to the resident's needs. One area alone, should not be the focus of increased density, it needs to be shared equally amongst all areas.

Thank You

Lynn and Nick Millard
3911 15A St SW

