

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.

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)	David
Last name (required)	Dangerfield
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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Jul 19, 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 Erlton Bylaw 114D2022

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 in opposition of the proposed land redesignation as it will directly impact the neighborhood and land values in a negative manner. Specifically to our property which directly borders the proposed development, it will impact us in the following: 1) create a significant increase in vehicular lane traffic in both residential and commercial forms, 2) create increased transient traffic down the lane for dumpster scavenging, 3) will completely block our view of the Calgary skyline, 4) our privacy will be eliminated as residents will look directly into our yard and bedroom window, eliminating our ability to have our blinds open and receive sun light 5) our property value will decrease as it will be less desirable backing onto a towering block, 6) noise levels will increase as a result of the increase traffic down the lane, 7) disruption, debris and dirt covering our home, plants and belongings if a project is allowed to be undertaken

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 37 25 AV SW - LOC2021-0122 - DMAP Comment - Mon 7/18/2022 10:22:33 PM
Date: Monday, July 18, 2022 10:22:26 PM

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Application: LOC2021-0122

Submitted by: Rebecca & Joel McMillan

Contact Information

Address: 40 27 Ave SW Calgary AB T2S2X8

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Privacy considerations, Community character

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:

Dear: City Council

RE: Land Use Redesignation: LOC 2021-0122 at 29, 33 & 37 – 25 Ave SW

As adjacent homeowners, we write to oppose this Land Use Redesignation. The redesignation would allow for too much density and height for a parcel surrounded by single family homes.

We also wish to point out there are several issues with compliance and impacts to neighbours on 25th Avenue SW, 27th Avenue SW (who share the alley way), as well as the Erlton community. This proposal conflicts with sections of the Municipal Development Plan (2.2.5 and 2.3.2(a) and 2.3.2 (b)), the Erlton Area Redevelopment Plan (2.1.2.1), Bylaw 3P91, Land Use Bylaws (35 (c), (d), (j)), etc.

A Land Use Amendment of this type significantly oversteps the rules and regulations that govern what should, could and can be built. This land is designated Low Density Residential (R-C2) as per the Erlton Area Redevelopment Plan (2.1.2.8); a designation that is for single detached, side-by-side and duplex homes. The current R-C2 Land Use is in place for good reason. There is no good reason to redesignate this land to M-X1.

The potential allowable height suggests a violation to the Low-Density Residential Housing Guidelines for Established Communities, that states: 'The enjoyment of the neighbour's outdoor rear amenity space should not be unduly diminished by new development.' (Section 4.3.4). All this Land Use Amendment does is allow for potential new builds to over-run the current applicable rules and regulations.

This is an impressive residential inner-city block with a combination of old and newly built homes. The appropriateness, compatibility, and impacts of the proposed does not fit within the scope of our block, nor our community.

Erlton is a cute little neighbourhood, Land Use Bylaw Section 35(d) should be a consideration, "the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood".

It is required that City Council upholds the bylaws that protects our property and guides the flow of potential development in our city. Please reject this Land Use Redesignation submission based on what the bylaws stipulate.

Thank you in advance for the future planning of our beautiful Erlton community.

Joel & Rebecca McMillan
40-27 Avenue SW



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First name (required) Rebecca

Last name (required) McMillan

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? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

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: LOC 2021-0122 at 29, 33 & 37 – 25 Ave SW

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.

Dear: Mayor Gondek and City Councillors,

RE: Land Use Redesignation: LOC 2021-0122 at 29, 33 & 37 – 25 Ave SW

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We also wish to point out there are several issues with compliance and impacts to neighbours on 25th Avenue SW, 27th Avenue SW (who share the alley way. Lot view attached), as well as the Erlton community. This proposal conflicts with sections of the Municipal Development Plan (2.2.5 and 2.3.2(a) and 2.3.2 (b)), the Erlton Area Redevelopment Plan (2.1.2.1), Bylaw 3P91, Land Use Bylaws (35 (c), (d), (j)), etc.

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Joel & Rebecca McMillan

40-27 Avenue SW [REDACTED]

