

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2101 17A ST SW - LOC2022-0031 - DMAP Comment - Thu 7/7/2022 11:24:39 AM  
**Date:** Thursday, July 7, 2022 11:24:58 AM

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Application: LOC2022-0031

Submitted by: Leah Scheitel

Contact Information

Address: 2105 17A St. S.W

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:  
In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

The one strength is development and jobs. But the challenges outweigh the strengths. It's a quiet residential area and what they're proposing, on the size of the lot, would increase the number of units, creating parking challenges, increased noise, and privacy concerns. Also the height proposed would not be suited to the neighbour hood.

Will the proposed change affect the use and enjoyment of your property? If so, how?

It would decrease the enjoyment, as it would increase the amount of people living directly next to me, from what was meant to be a single use family home into a 7-unit townhouse situation. Also increasing the height of the building, which would increase privacy and theft concerns as well as ruin our view (this is minor, but would still be a downside) Also parking - theoretically, with a seven unit dwelling will have up to 2 cars per dwelling, increasing the parking congestion in the area.

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?

It would be comparing the city but in a neighbourhood that is a historical one and doesn't need to be compacted any further.

How will the proposed impact the immediate surroundings?

It would negatively impact the neighbour's quality of life, in all the impacts - that's too many dwellings proposed for that lot, where as a duplex or at max a four plex would suit the lot and neighbourhood more. Too much parking would be required, the building height would destroy existing views and wouldn't suit the neighbourhood and be unsightly.

General comments or concerns:

The lot has not been maintained well, - with overgrown grass, multiple bylaw complaints and a tree that fell on their house that is still there, and resting on power/cable lines - so the current owners are showing that they do not care much for the neighbourhood and the people living in it. A proposal this size is not for the benefit of the community and purely for the financial benefit of the developers.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2101 17A ST SW - LOC2022-0031 - DMAP Comment - Sun 7/10/2022 1:57:52 PM  
**Date:** Sunday, July 10, 2022 1:58:11 PM

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Application: LOC2022-0031

Submitted by: Brian Curtis

Contact Information

Address: 2105 17A St SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Strengths are that they will be developing the property. While challenges are that they proposing too many units for the lot and congesting neighbourhood.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes and would negatively impact it. We are the property next door. Its current intended use is for a single family home, which suits the neighbourhood. What is proposed would increase the number of residences in a small lot, creating issues for parking, increasing the risk of theft, and potentially creating a high turn over of residents in the area.

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?

It would only compact the city. It would decrease the amount of Green in the area, as that lot currently has beautiful old trees on it that would have to come down in

order to do what they're proposing. It would increase growth and change but again in a way that doesn't suit the area or the neighbourhood, and in which this area doesn't really need.

How will the proposed impact the immediate surroundings?

Mostly in a negative way: It would increase traffic, and street parking, making it difficult for existing Bankview residents. It would ruin the view and the skyline of the area as the proposal is to go 12m higher than what is currently allowed in the area. The number of units proposed is too many for the lot and for the neighbourhood - less units, such as a four-plex would be more suitable for the neighbourhood.

General comments or concerns:

This will be presented as a benefit for the area, and such that the developers only want to "do good" and "benefit" Bankview. This is hard to believe as there has been no owner or representative of the owner to check on the property for at least three months. The grass/lawn is disregarded, a tree fell on their house and the neighbouring house which went unnoticed until bylaw intervened. If they cared about the area, like they say they will, they would maintain the property to enhance the neighbourhood now, not just when it suits them. The only benefit they're concerned about is their own financial one.



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)	Shelly
Last name (required)	Schwieder
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? 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) 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 Bankview Bylaw 111D2022 - Reference # LOC 2022-0031

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)

My family has the following concerns that we would like addressed at the meeting:

- 1) Density - The proposal is to convert a lot which currently has a single family dwelling to a lot with seven units with a height of 12M. Currently, the bylaw would allow a maximum of two units with a height of 10M. Seven times the current density is far in excess of what is presently allowed in the neighbourhood and far more than this lot size can bear;
- 2) Ground Cover - Both the size of the proposed building and parking space requirements will result in the lot being converted from primarily sod and natural ground cover to hard-surface, non-draining materials, which is unhealthy for both the environment and city infrastructure;
- 3) Parking - The proposal does not indicate the number of parking spaces that will be constructed. A minimum of one per unit will be required and many families require two. This means parking spaces on the street or within the lot for a minimum of seven vehicles must be constructed. Street parking is already at a premium so any proposal to increase the number of vehicles competing for parking on the street is untenable.
- 4) Precedent - The Marda Loop Community is an example of what we don't need more of in Calgary and this proposal is reminiscent of that. Approval of this zoning redesignation will result in a slippery slope for our single-family home neighbourhood with potential future new building construction becoming less oriented to single family dwellings and more towards over-sized, high-density multi-unit buildings.

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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) Robert

Last name (required) Merchant

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)

Item 4, CPC2022-0729

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)

I am a resident of Bankview since 1973, past president of the Community Association, past member of the community planning and development review committee, and a participant on several Development Authority planning committees. I was part of the process that developed the Bankview ARP in the late 70's. Bankview was created by a surveyor of CP Rail in the early 1900's as he acquired the section of land that is Bankview. Bankview has unique topography and irregular grid, but most importantly, it has some of the most diverse housing range available in Calgary. There are a large number of vintage single family homes all the way to dense apartment and condo blocks. The ARP recognized this diversity and set of a zoning scheme that transitioned the conservation of small lot single family homes with intermediate density to the high density areas. This proposed site is currently part of the R2C conservation area we tried to protect. The land to the east and north is part of the medium density transition zone areas. The parcels to the west and south are all single family narrow lot homes. This parcel should not be up zoned to the higher density M-CG district that allows 111 units per hectare which allows a height of 12 metres. This is an excessive impact on the neighbouring homes. A proper density transition should be R-CG which is 75 units per hectare and maximum height of 10 metres. This will still allow 5 units on the site but keeps the scale and amenities proportional to the immediate neighbours. Further, it should be noted that the blocks to the east have no lanes, and that the streets are fully parked year round due to limited parking provided to those sites in the past. Therefore secondary suites without required parking should never be allowed in this area. Thank you for your attention to this important quality of life observation.



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Application: LOC2022-0031

Submitted by: Sara K Webb and Brady Webb

Contact Information

Address: 1809 21 Ave SW

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, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

21st Ave between 17a St and 18a St is zoned RC 2 and includes some century homes immediately adjacent to the proposed multi unit complex. A multi unit residence will seriously diminish the character of the block.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Shadowing, our property enjoys sunshine all day and a 12 meter structure would seriously degrade the amount of sunshine we receive.

Increased parking (already no residential parking on 21st Ave between 17a st and 18a st .

A structure of this size would possibly impede the view (a main reason we purchased the property).

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?

Perhaps compatible with some areas of the neighborhood but certainly not within this block. We are not opposed to higher density properties as long as development remains within the existing zoning designation. As much as the city supports more high density neighborhoods, we feel it is very “important to protect and promote Calgary’s diverse heritage for future generations”.

How will the proposed impact the immediate surroundings?

As previously stated, we are concerned with parking, building height and overall aesthetics of the street.

General comments or concerns:

We purchased our property understanding that the property in question was zoned C 2 and we are very concerned that the change in zoning will affect our property value and detract from the reason we bought our beautiful century home.

We are particularly concerned that the person designated as the contact for the development never returned any of our calls for further information as instructed in the in the city’s public notice in the Calgary Herald dated July 7, 2022