



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) Samson

Last name (required) Mah

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)

Sep 13, 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 - 404 33 Ave NW, Calgary, Alberta (LOC2022-0007)

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)

Please see the attached PDF letter in regards to my opposition for land use redesignation of property located at 404 33 Ave NW, Calgary, Alberta.

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station 'M'  
Calgary, Alberta T2P 2M5

September 6, 2022

Attn: City Council

RE: Application for Land Use Amendment: LOC2022-0007 Location: 404 33 Ave NW

This letter is regarding our opposition to redesignate the land use for the property listed above from an R-C2 to a R-CGex. The current land use designation of R-C2 allows for a duplex to be built such as my home. This would be considered a gentle increase in density that the builder has mentioned in their application. However, the builders desire to build a 4-unit R-CGex rowhouse with a potential 4-car detached garage is far from a gentle increase as so mentioned in their application. On the block my home resides on, there is currently 37 residences (I counted two residences for the duplex currently being built on the block – as per the current land use designation of R-C2) and an increase of 4 residences accounts for a 10.8 percent increase in density on our block. How is this considered a gentle increase in density? To compound matters further, the City of Calgary has approved a land use amendment located at 3404 3 ST NW (DP2021-0979), which is literally steps away (across the street) from this application, redesignating it from an R-CG to a M-CG. The approved redesignation at 3404 3 ST NW is to build 5 additional residences on that property. As a result, the increase in density, due to the proximity of 3404 3 ST NW, to me would result in potentially 9 additional residences within a few steps from my home or alternatively a potential 24.3 percent increase in density. While I understand the desire to increase density in neighbourhoods, it should follow some semblance of common sense in the decision making – the vicinity of these multi-unit projects and requested land re-designations should be sufficiently spaced apart so that gentle increases in density are achieved. The R-C2 designation, which allows a duplex to be built, is already a mechanism in place to allow for gradual growth and would be much more accepted amongst the current residents of Highland Park. Also, increasing density in neighbourhoods should also be balanced with the large number of condominium units currently available in the City of Calgary. As of today, on REALTOR.CA there are approximately 2,161 condos/strata available for sale with a good number of those centrally located in the heart of downtown and inner-city with many being brand new or recently built units.

If the City of Calgary allows this land use amendment for 404 33 Ave NW to go through, the increase of 4 would mean a significant decrease in the amount of parking that would be available. Again, the 5 potential units across the street that are proposed at 3404 3 ST NW (DP2021-0979) will further negatively impact the amount of parking available. Of an even greater concern is the amount of traffic and cars parked and moving in that corridor. James Fowler High School is blocks away and the increase in parked cars and traffic can be a recipe for disaster for students on their way to and from school. In general, there will be an increase in accidents as more parked vehicles will make pedestrians less visible (which is a significant concern) and will likely result in an increase in vehicular accidents as well.

In addition, the proposed 4-unit R-CGex rowhouse with a possible 4-car detached garage, if built, would result in a large reduction of green space in the community. There would be little to no lawn if the rowhouse and detached garage is built. All the trees will likely need to be removed and that will further impact the enjoyment of those living in Highland Park. Lastly, the builder itself had this statement in its application: 1. Corner parcel: The primary goal for an R-CGex development, when the district was created by the City of Calgary, is for a rowhouse to be located on a corner parcel to allow for density increases and provide visual and sound barriers from the busier road to the mid-block properties. In this case, the corner parcel is not on a busier road and would provide no visual or sound barriers to mid-block properties. The intent of the City of Calgary, as per the author of the application, is to have a rowhouse built on a busier road – which, in the vicinity of my home, would be 4th street, 32nd Avenue, or Centre Street. Please consider our concerns regarding the proposed application to redesignate the land at 404 33 Ave NW. The gradual increase is more than adequately satisfied by its current R-C2 designation.

Sincerely,

Samson Mah and Hang Chun Lo  
405 33 Ave NW Calgary, Alberta T2K 0B5

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 404 33 AV NW - LOC2022-0007 - DMAP Comment - Tue 9/6/2022 10:42:46 AM  
**Date:** Tuesday, September 6, 2022 10:42:52 AM  
**Attachments:** [LOC2022-0007.docx](#)  
[LOC2022-0007.pdf](#)

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Application: LOC2022-0007

Submitted by: Hang Chun Lo

Contact Information

Address: 405 33 Ave NW, Calgary, Alberta

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Privacy considerations, Traffic 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:

Please see the attached letters in Word and PDF for full details. On the block my home resides on, there is currently 37 residences (I counted two residences for the duplex currently being built on the block – as per the current land use designation of R-C2) and an increase of 4 residences accounts for a 10.8 percent increase in density on our block. How is this considered a gentle increase in density? To compound matters further, an application to the City of Calgary for land use amendment located at 3404 3 ST NW, which is literally steps away from this application, seeking to redesignate it from an R-CG to a M-CG. The proposal at 3404 3 ST NW is to build 5 additional residences on that property. As a result, the increase in density, due to the proximity of 3404 3 ST NW, to me would result in potentially 9 additional residences within a few steps from my home or alternatively a potential 24.3 percent increase in density. While I understand the desire to increase density in neighbourhoods, it should follow some semblance of common sense in the decision making – the vicinity of these multi-unit projects and requested land redesignations should be sufficiently spaced apart so that gentle increases in density are achieved. The R-C2 designation, which allows a duplex to be built, is already a mechanism in place to allow for gradual growth and would be much more accepted amongst the current residents of Highland Park. If the City of Calgary allows this land use amendment for 404 33 Ave NW to go through, the increase of 4 residences would mean a significant decrease in the amount of parking that would be available. Again, the 5 potential units across the street that are proposed at 3404 3 ST NW (LOC2021-0187) will further negatively impact the amount of parking available. Of an even greater concern is the amount of traffic and cars parked and moving in that corridor. James Fowler High School is blocks away and the increase in parked cars and traffic can be a recipe for disaster for students on their way to and from school. In general, there will be an increase in accidents as more parked vehicles will make pedestrians less visible (which is a significant concern) and will likely result in an increase in vehicular accidents as well. In addition, the proposed 4-unit R-CG rowhouse with a 4-car detached garage, if built, would result in a large reduction of green space in the community. There would be little to no lawn if the rowhouse and detached garage is built. All the trees will likely need to be removed and that will further impact the enjoyment of those living in Highland Park. Lastly, the builder itself had this statement in its application: 1. Corner parcel: The primary goal for an R-CGex development, when the district was created by the City of Calgary, is for a rowhouse to be located on a corner parcel to allow for density increases and provide visual and sound barriers from the busier road to the mid-block properties. In this case, the corner parcel is not on a busier road and would provide no visual or sound barriers to mid-block properties. The intent of the City of Calgary, as per the author of the application, is to have a rowhouse built on a busier road – which, in the vicinity of my home, would be 4th street, 32nd Avenue, or Centre Street. Please consider our concerns in regard to the proposed application to redesignate the land at 404 33 Ave NW. The gradual increase is more than adequately satisfied by its current R-C2 designation.

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700 Macleod Trail SE  
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September 6, 2022

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Samson Mah and Hang Chun Lo  
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