

Palaschuk, Jordan

From: [REDACTED]
Sent: Monday, August 29, 2022 7:29 PM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Mon 8/29/2022 7:28:47 PM

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Application: LOC2021-0218

Submitted by: Celynn Vant Erve

Contact Information

Address: 9911 5 Street SE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Community character

What are the strengths and challenges of the proposed:

Every other house in this neighborhood is a single dwelling unit. Increasing this to multi family will take away from the feel of our community.

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

Yes, because once these start to be approved, there's no telling what my neighbours will do with their properties.

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?

Absolutely parking, building height and number of units will affect the neighbours directly beside this lot.

General comments or concerns:

I believe high density living should be left to developments like townhouses, condos etc. not for duplexes.

Palaschuk, Jordan

From: [REDACTED]
Sent: Monday, August 29, 2022 11:43 PM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Mon 8/29/2022 11:43:11 PM

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Application: LOC2021-0218

Submitted by: Heather Trepanier

Contact Information

Address: 10420 Wapiti Drive Southeast Calgary Alberta T2J1J4

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density

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:

I am opposed to the proposed designation of this property to become a multi family dwelling. Myself included do not wish to bring in multi family dwellings into our community, allowing one will lead to more and quite possibly devalue our own homes in the community. This is a well established neighborhood in which we

purposely bought as have many in the community, because there was no high density or multi family homes. If we wanted a community with those features we would have bought elsewhere. Please consider my comments as a direct opposition to this proposal. Thank you

Palaschuk, Jordan

From: [REDACTED]
Sent: Tuesday, August 30, 2022 6:00 PM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Tue 8/30/2022 5:59:58 PM

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Application: LOC2021-0218

Submitted by: Gary Trepanier

Contact Information

Address: 10420 Wapiti Drive SE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Traffic impacts

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:

I am against this change. I moved to this neighborhood because it is mostly single family homes. I want it to stay that way.

Palaschuk, Jordan

From: [REDACTED]
Sent: Wednesday, August 31, 2022 1:31 PM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Wed 8/31/2022 1:30:55 PM

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Application: LOC2021-0218

Submitted by: Lynn Jenkins

Contact Information

Address: 832 Maplewood Crescent SE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Lot coverage,Community character,Shadowing impacts

What are the strengths and challenges of the proposed:

A strength is that it is on a main thorough fair, however this project is mid block and does not follow the MDP guidelines set out by City (IMO). It is too far from commercial businesses (i.e.: within a house or two). While 3 storeys may be allowed, neither house on either side is that high, so this densification should FIT the existing footprint. It will shadow neighboring properties if 3 storeys, it should only be 2 with maximum lot coverage versus vertical usage.

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

No, I live several blocks away.

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?

The character of this established neighborhood should be maintained. That doesn't mean no densification, just smartly done. I live in the neighborhood (Mapleridge) and would like to see slightly higher density (R2

only), lower character places (duplex) fill the space. Commercial in this property (unless a home based business) is inappropriate due to lack multiple parking spaces.

How will the proposed impact the immediate surroundings?

As above, this needs to a 2 storey development to fit with the houses either side of it. R2 is fine if it covers more of the lot but doesn't shadow the other houses or not 'fit' the esthetics of this character neighborhood. It should contain rear parking (i.e. - garage, car port or parking spaces. No RC2 as commercial isn't appropriate in this spot as it isn't adjacent to other existing commercial spots. Maximum number of units 2 (low duplex). Have the owner excavate DOWN, rather than up.

General comments or concerns:

As above, I am okay with R2 not RC2. It could be a low duplex that matches the height of the adjacent houses. Require the developer to put in a full basement to make use of 'green' concepts of warm/cool basements. Match the exterior style to existing single family homes so it fits the character of the neighborhood. Ensure parking in back of some sort.

Palaschuk, Jordan

From: [REDACTED]
Sent: Friday, September 2, 2022 10:27 AM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Fri 9/2/2022 10:27:16 AM

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Application: LOC2021-0218

Submitted by: richard benn

Contact Information

Address: willow park

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, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

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:

I object this this duplex with combined secondary suits, It was expressed during the community info session that people in willow park do not agree with intensifying the density our neighbourhood.

This goes against current building bylaws and therefore I object and do not have to justify my objection and if its built or approved it will be illegal and we will open up a legal case with the crown against the city.



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)	Melody
Last name (required)	Redford
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)

Standing Policy Committee on Community Development

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)

Proposed development permit for 200 block 99 Ave SE

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)

Permit for duplex a secondary suite. This is not (in fact) in keeping with the existing character of a R1 community. Densification is important, but needs to be planned for. One-off, haphazard approvals to develop multi family homes on single home lots will create community discord and lower surrounding property values. Do not approve this application, please.



PUBLIC SUBMISSION FORM

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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) bonnie .

Last name (required) rowe

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)

Standing Policy Committee on Community Development

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)

loc2021-0218

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)

1.The property at 212 99 av se, is too small to accommodate a duplex with suites in both sides creating 4 units. 2. The infrastructure is not able to handle the utilities required. 3. This is located in a 2 hour parking zone, which will not have street parking for 4 units. 4. The size of the building will take up most of the lot, which will not allow for proper ratio for drainage of storm water. 5. A 3 story building will shadow the surrounding properties, and not compliment the neighborhood. Thank you.

Palaschuk, Jordan

From: [REDACTED]
Sent: Tuesday, September 6, 2022 7:44 AM
To: Public Submissions
Subject: [External] 216 99 AV SE - LOC2021-0218 - DMAP Comment - Tue 9/6/2022 7:44:11 AM

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Application: LOC2021-0218

Submitted by: bonnie rowe

Contact Information

Address: 407 woodbend rd se calgary

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,Shadowing impacts

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:

1. Lot size is too small for 4 units. 2. This already a 2 hour parking zone. 3. The City Utility infrastructure cannot handle more units. 4. The size of the building will cover the lot, and not properly drain storm water. 5. The height is not in keeping with the neighborhood, and will shadow the surrounding homes. .