PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required)	Bruce
Last name (required)	Hall
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Application LOC2021-0168
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)	The Application will drastically increase density, will seriously impact already congested streets. As there is no lane vehicles will come out of the building onto a very busy corner of 19 St and 19Ave. SW. How is it possible to have 24 bins (garbage, recycling and compost) on the property?

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I have read and understand the above statement.

First name (required)	Caley
Last name (required)	Shukalek
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?	
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What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Application LOC2021-0168
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)	Thank you for taking the time to review my comments as a neighbour to this property. I believe in efforts to increase density within the City of Calgary, but also believe this should be done in a tasteful and community-appropriate manner. While I have not been able to review the formal plans submitted, it appears that there is interest in creating an EIGHT-unit dwelling on this single, oversized city lot. This is out of keeping with the surrounding area given the grade of the property and the dimensions of the lot compared to the building structure. It is also out of keeping with the elevation of the surrounding neighbourhood, and particularly the adjacent structures. While specifics of the structure height and building-to-land ratio are not available to me, it seems unlikely that an landscaping or outside storage (refuse bins) would be possible. I would likely be in favour of a FOUR-unit dwelling at this location, even if three stories in height, as this would be more in keeping with other higher density land use changes that have been approved (19 ave & 17A st SW; Richmond road & 20 ave SW; etc) but remain in keeping and context of the surrounding neighbourhood. Thank you again.

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I have read and understand the above statement.

First name (required)	Leigh-Anne
Last name (required)	Bryant
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?	
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What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Application LOC2021-0168
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)	The site at 1845-19 St SW is an exceptionally poor location for re-designation to RC-G. It is an irregular lot shape, without alley access to facilitate parking, access & storage of disposal bins.19 Street SW is treacherous in winter, it is a snow route, a pickup and dropoff location for school buses and parents, yet the the developer, K5, would have driveways and parking onto 19 St., plus up to 24 disposal bins. The intersection of 19 St and 19 Ave is a dangerous, blind corner, not conducive to additional vehicles and further restriction of sight lines. infrastructure in the area has not been considered by k5, they have no idea the impact on water pressure, sewer lines and overhead wires required in this historic neighbourhood. Having lived within 2 blocks of the site for 22 years there may be locations suitable for RC-G, this is not one of them. Increasing tax base and wealth of developers is not a viable reason to increase density in inappropriate locations. Thank you for considering a different option.

Date: October 24, 2022

To: Members of the Council

Subject: Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

It has come to my attention there is a request for a change in Land Use from RC-2 to R-CG at the above noted location.

While I welcome improvements in the neighbourhood, and support a certain amount of densification and variation in land use, I firmly believe the location in question is undeniably unsuited to R-CG zoning.

Of primary note is the fact redesignation would contravene a Designated Conservation Area.

The West side of the lot is directly across from Knobhill School, and a Scout Hall. The area is an accident waiting to happen with kids, parents, vehicles and school buses. It is my understanding there are currently NO approved R-CG lots backing onto a School Zone anywhere in the City. It would be an unfortunate mistake to set a precedent with this case.

There is no alley to help alleviate some of the potential issues that would occur on 19th Street with increased population, vehicles, trash, etc.

19th Street SW is particularly steep, and particularly dangerous in winter. It is a designated Snow Route. A route on which Calgary Transit and City garbage trucks are often stymied in their attempts to negotiate the hill. I would suggest this isn't an ideal situation for increasing density, and potentially further reducing visibility at the intersection of 19th Street and 19th Ave.

I have concerns with existing infrastructure and its ability to accommodate an increase in population density that would result from rezoning this lot. There are already noticeable changes to water pressure in our homes, as single family homes are replaced with side-by-side, multi family homes. Are sewer services up to the task? Will power and phone lines be taken underground, or remain above ground adding to the "squirrel highways" in the area?

Calgary recently adopted a Green Initiative. I cannot see how a change in zoning at this location would support that initiative.

All of these concerns have been addressed with the Developer. All of them were ignored as inconsequential, and of no concern to him.

I see no positive impact to the neighbourhood, nor the City, by rezoning this particular location. Would it benefit from a 'make over'? Certainly. And most certainly better done by maintaining current RC-2 status.

I encourage you to deny approval of the rezoning application.

Thank you for time and attention to these concerns and issues.

Sincerely,

Leigh-Anne Bryant

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I have read and understand the above statement.

First name (required)	Dianne
Last name (required)	Gilchrist
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	LOC2021-0168 Proposed Change of Land Use at 1845 18A Street 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.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The proposed change of Land Use for this address from R-C2 to R- CG is unwarranted and ill thought-out. The size and shape of the lot, the elevations of the lot, the location relative to a school and consequent congested drop off/pickup, the already extremely poor visibility at the intersection compounded by lack of parking and bin storage are all indicators that have not been weighed by the owner, developer, or the City. Fierce opposition and concerns from the community have not been heeded, nor has the owner or developer entered into any dialogue with the community to compromise or offer solutions. Furthermore, the developer has not provided any intended plans to justify or warrant the application for the Change of Use. The City claims that its purpose is to "Make Life Better Every Day". It will fail dismally if this Change of Land use is to be approved and set a dangerous precedent in the neighborhood for more ill conceived developments. The City invites feedback from the stakeholders, please let it not be a mere formality. Please consider our valid and reasonable concerns for the quality of life we wish to maintain and continue to enjoy in our neighborhood. Re-development is a good thing for all communities and growing cities, but please, let it be respectful and beneficial to existing tax paying owners and community members as well as the city at large. Thank you for your time and consideration.

From: [redacted]
To: Public Submissions
Subject: [External] 1845 18A ST SW - LOC2021-0168 - DMAP Comment - Wed 10/19/2022 9:02:20 PM
Date: Wednesday, October 19, 2022 9:02:27 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Application: LOC2021-0168

Submitted by: Sanae

Contact Information

Address: 2121 16 St SW

Email: [redacted]

Phone:

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

Areas of interest/concern:
Land Uses,Density

What are the strengths and challenges of the proposed:
Strengths are increases density on an underutilized lot facing a busier street.

Will the proposed change affect the use and enjoyment of your property? If so, how?
Yes. More families and young people in the neighborhood will create a more vibrant community.

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?
Yes this contributes to all the goals of the plan

How will the proposed impact the immediate surroundings?
Replacing the old and neglected housing with new units will provide more dignified housing for people who live, work and contribute to inner city Calgary.

General comments or concerns:

There are currently signs protesting the increased density on the property. However, in my opinion, Bankview is an inner-city neighborhood where most residents expect some form of densification. Calgary offers more far more suburban options for people who do not care for density.

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I have read and understand the above statement.

First name (required)	Mary
Last name (required)	Dascollas
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Neighbors in Bankview against the zone change at 1845 18A St SW
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM

How do you wish to attend?	In-person
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Redesignate 1845 18A St SW from R-C2 to R-CG LOC2021-0168 CPC2022-0946
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 would like to speak to the decision makers about the lot not being rezoned just because of the fact that it does not have a back alley. Having garages and bins on a high traffic street with no concern for the school across with it, the pedestrians, parked cars and traffic going north and south past the lot on 19 Street without a stop sign. There is a stop sign on 19 Ave and 19 St SW with the traffic having to stop going east and west. When the traffic is going west there is no visibility for the drivers because of the orientation of the lot and the grade of the lot. Every lot that I have seen rezoned to R-CG from R-C2 has a back alley. There are 2 R-CG lots on the map that the city sent with the Notice of the Public Hearing on Planning Matters. Both those lots have back alleys. I would like to show the council those lots and also the lots that K5 gave an example of lots that are on odd shaped lots. Those lots are a good examples of why 1845 18A Street should not be rezoned to R-CG. Two of the examples were M-CG (with back alleys) and the other 3 examples are flat,rectangular lots with back alleys. The fact that this lot does not have a back alley is the main reason it should not be rezoned. The community members and myself that are against this rezoning are not against higher density but we are against a zone change that makes a location more dangerous for all traffic (pedestrians and vehicles). Thank you for your considerations on all the matters of this particular rezoning.

PILLAR 9™ TECHNOLOGIES

SUBJECT PROPERTY

1845 18A STREET SW, CALGARY, AB

- 562 sq. m
- 3 Retaining walls on South (19 AVE SW)
- 1 Retaining wall on 18A Street (EAST) with very steep lawn + 26 Steps to present front Door

PROPERTY DETAILS

No Back Alley

LEGAL

Linc Number	Roll Number
0010826759	081048001
Plan / Block / Lot	**Legal Address**
3076AB/ 4/ 22,23	3076AB;4;22,23

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	08

Community

Bankview (BNK)

Influences

Corner Lot | Traffic Collector | Green Space - Athletic Field Road (CRL|TRC|GSAFR)

Mailed: Notice of Public Hearing on Planning Matters

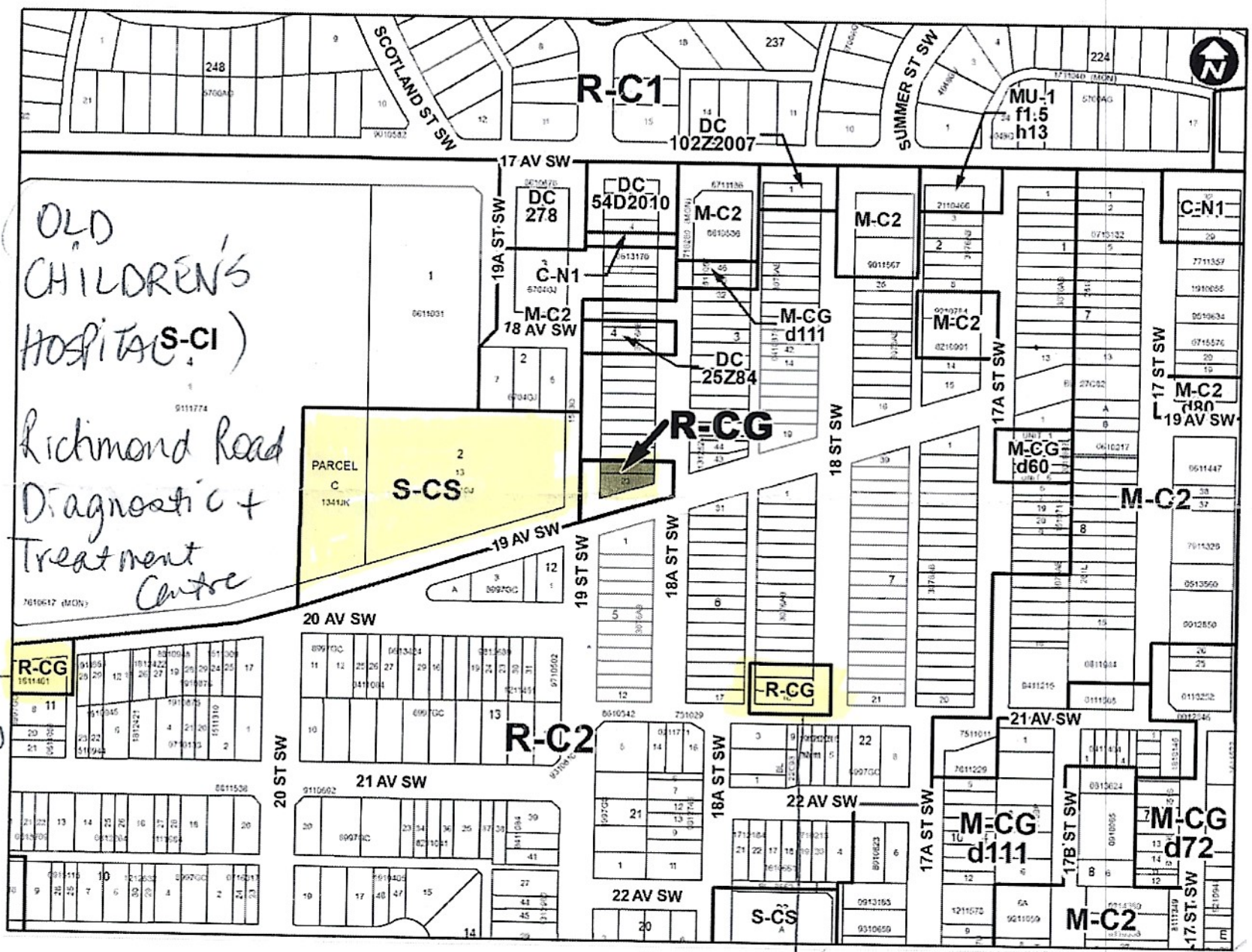
In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at www.calgary.ca/publicsubmissions.

LAND USE REDESIGNATION

BANKVIEW
BYLAW 155D2022

To redesignate the land located at 1845 – 18A Street SW (Plan 3076AB, Block 4, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



OLD CHILDREN'S HOSPITAL

Richmond Road Diagnostic + Treatment Centre

133 O AVE SW
04 sq. m.
uilt 2017
at Lot
ack Alley

2135 18 St SW.
347 sq. m
Original 1909 Home on site

(Back Alley)

PILLAR 9™ TECHNOLOGIES

2133 20 AVENUE SW, CALGARY, AB

704 sq. m
FLAT
Back Alley

PROPERTY DETAILS

RCG

LEGAL

Linc Number	Roll Number
0037991750	202565503
Plan / Block / Lot	**Legal Address**
1811401/ -/ -	1811401;1

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	08

Community

Richmond (RIC)

Influences

Traffic Collector (TRC)

PILLAR 9™ TECHNOLOGIES

2135 18 STREET SW, CALGARY, AB

RCG
347 sq. m
* Not Beveloped *
Orginal 1909 Home on site
Back Alley

PROPERTY DETAILS

LEGAL

Linc Number	Roll Number
0018279323	081049603
Plan / Block / Lot	**Legal Address**
3076AB/ 6/ 15,16	3076AB;6;15,16

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	08

Community

Bankview (BNK)

Influences

Corner Lot (CRL)

PILLAR 9™ TECHNOLOGIES

The Applicant K5 Design provided to the Bankview Development Committee the following addresses with rowhouses that were completed on odd-shaped lots:

1. 2321 1 Street NW
2. 1828 10 St NW
3. 1080 Remington Rd NE
4. 2298 5 Street SW
5. 2812 Richmond Road SW

Attachment 8
CPC2022-0946

1

PILLAR 9™ TECHNOLOGIES

2321 1 STREET NW, CALGARY, AB

PROPERTY DETAILS

* M-CG *

FLAT, RECTANGULAR LOT
BACK ALLEY

LEGAL

Linc Number	Roll Number
0038501640	202752747
Plan / Block / Lot	**Legal Address**
1912382/ -/ -	1912382;3

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	07

Community

Tuxedo Park (TUX)

Influences

Corner Lot (CRL)

Attachment 8
CPC2022-0946

2

PILLAR 9™ TECHNOLOGIES

1836 10 STREET NW, CALGARY, AB

(Not 1828)

RCG

PROPERTY DETAILS

FLAT, Rectangular Lot
Back Alley

LEGAL

Linc Number	Roll Number
0038191954	202634705
Plan / Block / Lot	**Legal Address**
1910117/ -/ -	1910117;2

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	07

Community

Mount Pleasant (MOP)

Influences

Traffic Main | Corner Lot (TRM|CRL)

Attachment 8
CPC2022-0946

3

PILLAR 9™ TECHNOLOGIES

1080 REMINGTON ROAD NE, CALGARY, AB

RCG

FLAT, IRREGULAR LOT
706 sq. m Back Alley

PROPERTY DETAILS

LEGAL

Linc Number	Roll Number
0018319351	056114309
Plan / Block / Lot	**Legal Address**
6133GA/ 5/ 29	6133GA;5;29

Title Type

Land and Improvement

COMMUNITY

City	Ward
Calgary	09

Community

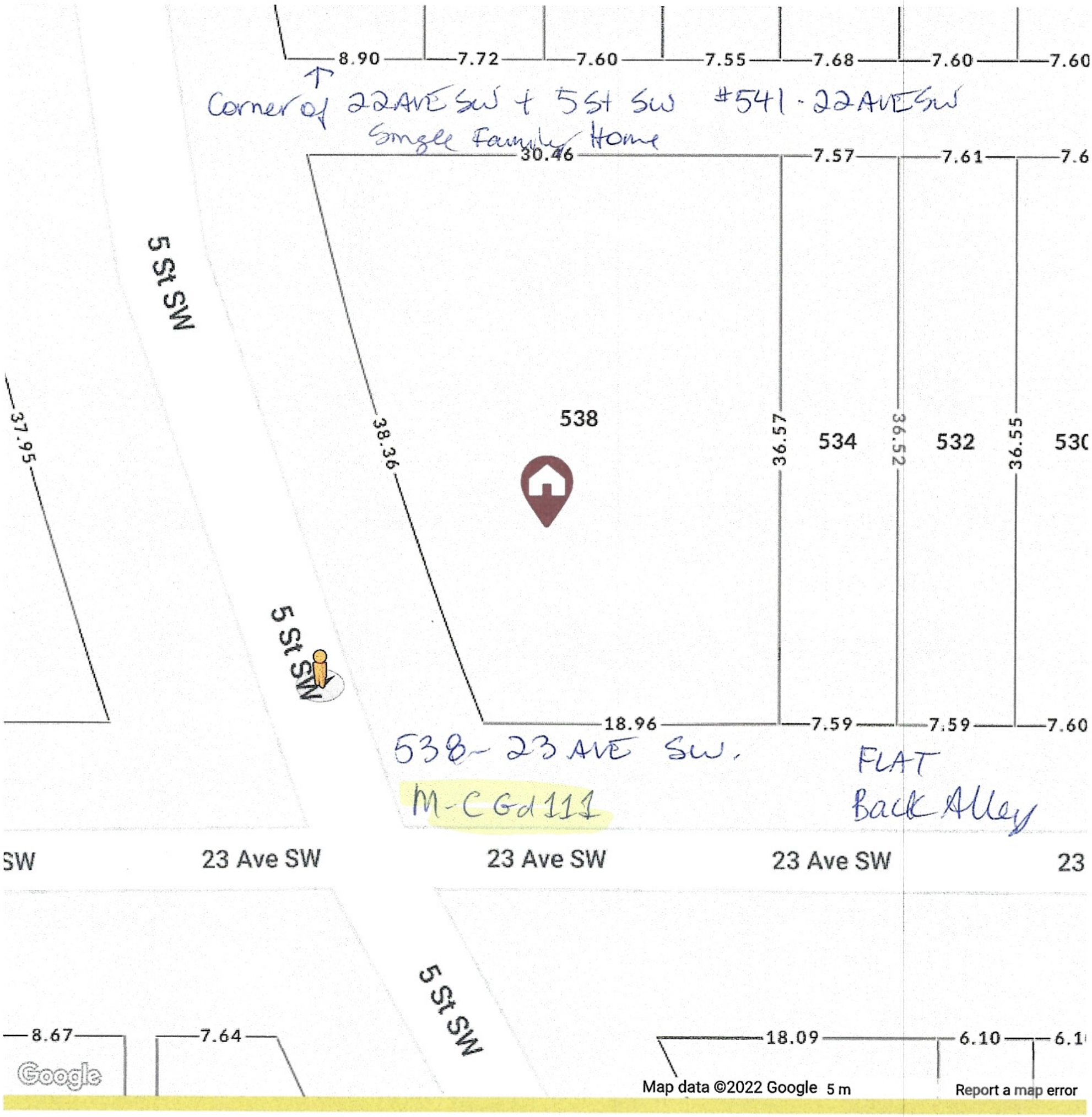
Renfrew (REN)

Influences

Commercial | Traffic Collector | Corner Lot (CMC|TRC|CRL)

2298 5 St SW. (4)
CLIFF BUNGALOW

PILLAR 9™ TECHNOLOGIES



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Information herein deemed reliable but not guaranteed

Attachment 8
CPC2022-0946

5

PILLAR 9™ TECHNOLOGIES

2812 Richmond Road SW.
Irregular Lot 774 sq-m. FLAT LOT

arry	Land Use Code	R-CG
	Assessed Year	2021
	Last Sold Date	Feb 10, 2007

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n herein deemed reliable but not guaranteed

POLICY AMENDMENT AND LAND USE AMENDMENT IN BSNKVIEW (Ward8) at 1845 18A St.SW
LOC 2021-0168 CPC 2022-0946. BY LAWS. 58P2022 + 155D2022

PROPOSED APPLICATION IS FOR A TOTAL OF 8 DWELLING ON THIS LOT (4 rowhouses and 4 secondary suites) which has been designated as RC-G from former RC-2

This proposal has multiple negative impacts and downside for the immediate area and the whole community. THE ONLY BENEFICIARY IS THE APPLICANT WHO WILL MAKE A LARGE PROFIT AT THE PERMANENT EXPENSE OF THE COMMUNITY. CITY COUNCIL AND PLANNERS SHOULD AIM TO MAKE THE CITY MORE LIVEABLE OR, AT LEAST, NOT LESS LIVEABLE AND FUNCTIONAL FOR PEOPLE LIVING HERE.

THE APPLICATION
-8 dwelling units on an irregular corner lot.
-8 parking areas which may be garages on 19 St.
-24 garbage, recycle and compost bins on 19 St.

LOCATION SITE CHARACTERISTICS AND USES

-there is no lane, Cars have to back out onto busy 19 St. with a grade and one steep hill. There is no space for 24 bins which would be on 19St.

-Limited parking spaces for the proposed project means residents will park on the streets which are already congested. Potential for 16 vehicles at this site. NO CAR MEANS VERY RESTRICTED MOBILITY THANKS TO VERY LIMITED LRT AND BUS SERVICE.

-substantial grades on 19 St. 19Ave and 18A St. and a steep hill on 19St at 19ave. and 2 steep hill on 18A St. at 21 Ave and 19Ave.(21 ave is one block from 19 ave, missing avenue)
Traffic and parking would be made very difficult especially in winter.
There is no snow removal just ploughs who pile up snow against parked cars and curbs.

-19 St and 19 Ave. is a congested high use area with heavy vehicular, bike and foot traffic relating to the school on the next block, the medical centre, Mormon church Scouts hall. 19 St. is school bus parking,
-Parking is already limited and heavily used in this area.

NEGATIVE IMPACTS ON THE NEIGHBORHOOD AND COMMUNITY

-SAFETY OF KIDS WALKING TO SCHOOL,and pedestrians 19 stand 19 ave corner has limited visibility now and will be made much worse by the proposed 8 unit complex.

-INCREASED TRAFFIC DIFFICULTY in a very hilly area especially in winter. MY VAN HAS BEEN WIPED OUT TWICE BY CARS SLIDING DOWN THE HILL INTO IT.

-24 BINS CLUTTERING CONGESTED 19 AVE AND DIFFICULTIES FOR GARBAGE, ETC PICK UP.

-PARKING NIGHMARES ESPECIALLY IN THE WINTER. Many properties on 19 and 18A St have to park on the street so parking is already a problem for many of us who can't park in the alley and have no garages.

-OUT OF CONTEXT FOR THE AREA. The proposed building is out of scale and will dominate surrounding homes, intrude on privacy, and cast one hugh shadow.

-VIOLATION OF AN ARP WHICH DESIGNATES 18A ST, 19 AVE AND 19 ST. AS PART OF A LOW DENSITY CONSERVATION AREA.

-

LyLlan Klimek. 2106 18A St.SW

Lylian Klimek oct 20/22

PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required)	Vivianne
Last name (required)	Frostt
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	LOC2021-0168/155D2022 - Proposed change at 1845-18A Street 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.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Allowing the change in development from two units to four on this street will only add to the already congested parking issue. This street has a very high density in apartment buildings and changing the current allotment of units to four plus if the new units have secondary suites, then it is really 8 units that will be added. The amendment for the Bankview Area Redevelopment Plan should not be granted or changed. If the City decides to put in 4 units, it should remain four with no possibility of secondary suits.

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I have read and understand the above statement.

First name (required)	Mark
Last name (required)	Gilchrist
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)	Request to speak

PUBLIC SUBMISSION FORM

How do you wish to attend?	In-person
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

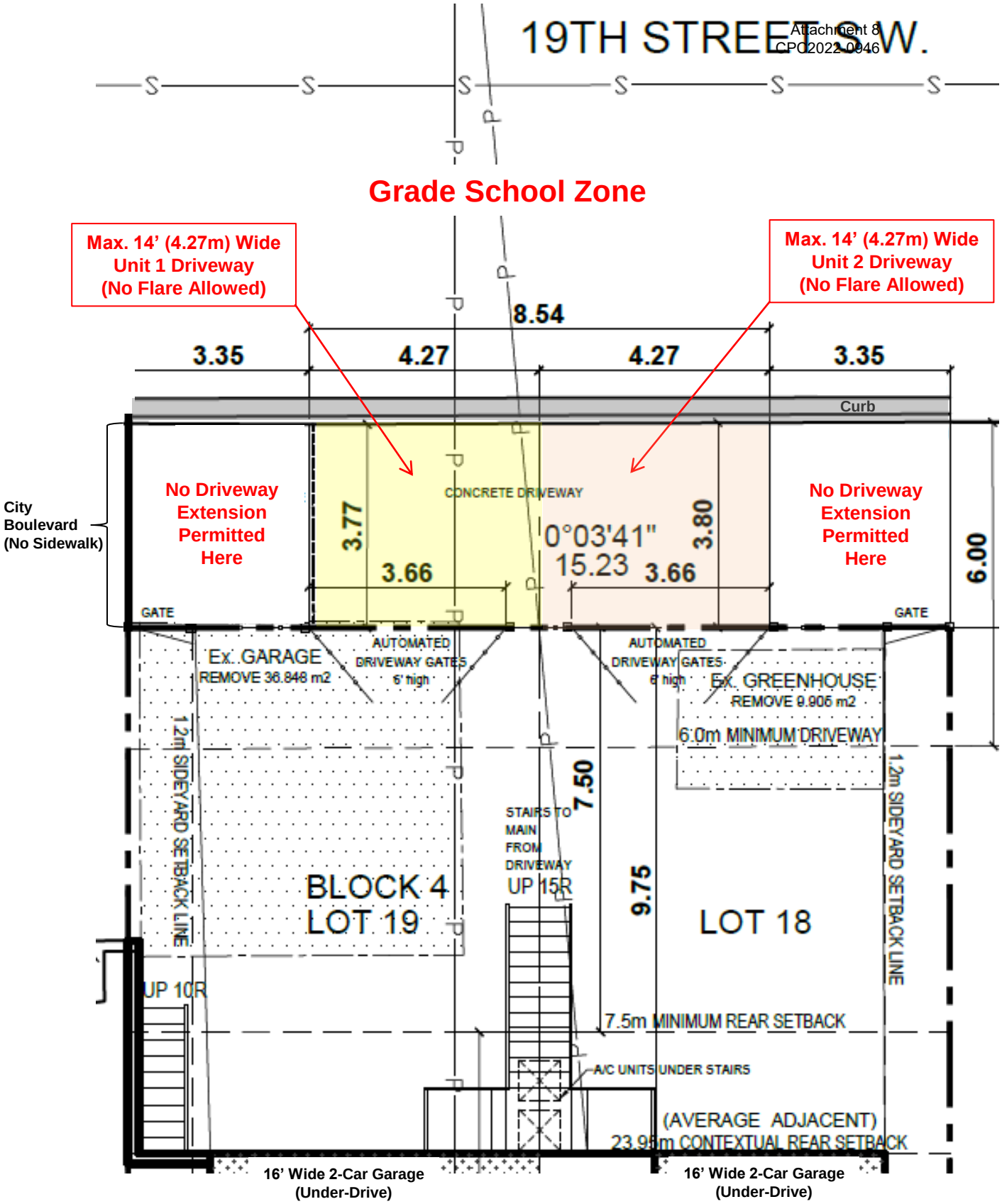
(required - max 75 characters)	LOC2021-0168 Land Use Change (R-C2 to high density R-CG)
Are you in favour or opposition of the issue? (required)	In opposition

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)	See attachment (18A St Development Comments.pdf

LOC2021-0168 Proposed Land Use Change (R-CG) 18A Street SW – Re-Development Comments

•Currently re-developing the R-C2 site at 1835-18A St. SW.
•Located 3 properties north of the Applicants land at 1845-18A St. SW.
•Since this is the most recent re-development in the area, I thought that it might be helpful for all involved if I spoke about our Project.
•An R-C2 Duplex will replace the poorly constructed, aging home that previously stood on our site.
•In an effort to remain on good terms with the neighbors, the Duplex was designed to generally meet Contextual Guidelines (with a few minor relaxations) – this respectful approach proved to be successful since no objections were ever raised.
•Based on the ARP and the areas historic nature, we are building two single family homes that will compliment the neighborhood.
•Although the design and Community Consultation process went smoothly, we did encounter some Land Use issues.
•We faced site layout challenges since our property lacks a rear alley and is located within a School Zone – these issues may be relevant to the proposed high density R-CG Land Use Change application.
•The City recognizes the traffic issues associated with rear driveways backing directly onto the 19th Ave. grade School Zone, and as a result we are not permitted to construct full width drives.
•Instead our driveways have been limited to a single car width (Max. 14’ wide), which will restrict access to our 2-car garages.
• Identical issues exist at the proposed Land Use Change site where the situation is further complicated because the rear of the property is located on a busy street corner (with a school X-Walk).
•To protect school children, the City would also logically require driveway widths to be reduced at the rear of this location, which may prevent practical access to a “shared” 4-Plex 4-car garage (ie. 4-Plex “shared” garage driveways usually span the width of a 50’ lot).
•Due to unusual site conditions, careful consideration should be given to “shared” 4-car garage placement and 4-Plex driveway access issues prior to approving the high density R-CG re-zoning application.



NOTE: Due to the School Zone the City has restricted access to the 2-Car Garages to a narrow single car width driveway (Max. 14' for each Unit).

1845-18A St. SW Proposed Land Use Change (R-CG) LOC2021-0168

1835-18A St. SW Site Plan

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I have read and understand the above statement.

First name (required)	Susan
Last name (required)	Ferner
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	“Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A
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)	This development is not conducive to the block. It is too large for the corner, adds traffic to a street with an elementary school and reduces plants and shrubs from the neighborhood. This area should not be zoned RCG.

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I have read and understand the above statement.

First name (required)	Susan
Last name (required)	Ferner
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	R-CG application in the Beltline
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 oppose the R-CG application in the Beltline re: LOC2021-0168 Proposed Change of Land Use at 1845 18A Street. We are witnessing a large urban densification process in this neighborhood which is changing the historical character of the area as well as the Urban Ecosystem We are watching old, interesting buildings with their trees and gardens being torn down and massive concrete blocks put in place. If you want to keep this City green and cool in these times of climate change, then insist the developers reduce the concrete footprints and put some time, money and thought into building beautiful homes with less floor space and more outdoor space. Let's put into place bylaws to protect the very few old, historical last century homes that are not rotten beyond repair. This trend is not just in my neighborhood, but across Calgary. We are taking out parks, wetlands (e.g., Nose Creek) and mature trees on private lots. Let's make Calgary a beautiful green city and keep a judicious number of gardens in place and mature trees saved. The developer's mantra that millennials do not garden is bal-derdash. We are letting developers who lack a true interest in landscape design create our exterior living spaces which are, quite frankly, ugly. Want to heat up a city fast? Cut down thousands of urban trees and destroy the wetlands, which are provide a valuable ecosystem service. I don't see affordable beautiful housing go up! All I see is a growing cement footprint driven by greed. Thank you. Susan Ferner

(R2022-08)

Public Submission

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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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.

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☑ I have read and understand the above statement.

Requestor information

First name (required)

Terry

Last name (required)

Van de Geer

Phonetic spelling of first and/or last name

Your name will be pronounced phonetically. Phonetic pronunciation of your first and last names is saying them as they sound, not as they are written.
Here are some examples: Ken Barowski (Ken Ba-ROFF-skee) , Maria Nguyen (Mah-REE-ah WIN)

Pronouns

○ she/her/hers ◉ he/him/his ○ they/them/theirs

Email (required - not included in the public record)

metroview@shaw.ca

Are you speaking on behalf of a group or Community Association? (required)

○ Yes ◉ No

What do you wish to do? (required)

◉ Request to speak ○ Submit a comment

How do you wish to attend?

○ Remotely ◉ In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

○ Yes ◉ No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

2022-11-01

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)

Application LOC2021-0168

Are you in favour or opposition of the issue? (required)

○ In favour ◉ In opposition ○ Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

(maximum 3 MB per pdf document, image, video)

Attach

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to this Land Use Application from RC-2 to RC-G because I do not believe that the current infrastructure can support such rezoning. As well, due to increased density there would be significant safety issues for the area as well as lack of parking and garbage bins. It also contravenes the Bankview Redevelopment Plan.

☑ I'm not a robot reCAPTCHA Privacy - Terms

Submit

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Members of the City Council
c/o City Clerk's Office
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station 'M' 8007
Calgary, Alberta, T2P 2M5

RE: Change in Land Use RC-2 to R-CG LOC2021-0168 at 1845 18A St SW

Dear Members of the City Council,

We write to register with you our opposition to the above-noted Application for change in land use from R-C2 to R-CG, LOC2021-0168. We support community members and surrounding neighbours in their opposition to this proposal and agree that their objections are well-founded.

Opposition to the Proposed Change in Land Use

The proposal to change the zoning to R-CG for this part of the community raises concerns from a planning perspective. The zoning change is to allow at least 4 townhouse unit type development on the site. The big problem is that the developer can also add 4 secondary suites below the units of no more than 45 sqm, and have no parking provided for them. This has happened almost everywhere this zoning has been applied and has had massive impact on immediate neighbours. We are concerned about this type of spot-zoning without a holistic assessment of the specific location characteristics of the site. Given the site constraints, the community strongly questions the appropriateness of the proposed rowhouse use for the site.

Furthermore, the lack of a laneway for this property exacerbates traffic and parking issues and despite more relaxed planning criteria, this site is likely best suited to a one or two-dwelling unit development. The parking solution for the site will be an issue with the steep nature of the site and the higher volumes of traffic along 19th Avenue. Motorists use 19 Avenue as a through route to avoid 17th Avenue, as is confirmed by the Bankview Area Redevelopment Plan ("ARP")[1]. Moreover, Scarboro residents are using Bankview to access their neighbourhood for Scarboro's benefit. This negatively affects our community. The Bankview ARP underscores that "short-cutting of traffic through the community exists as a potential problem" (See pp. 26 to 28 of Bankview ARP – Supporting Information)[11].

We also note that much parking in the area is restricted due to the commuter parking there, as well as staff from the Medical Centre on Richmond Road. Vehicles will have to back out onto a busy street distracting other drivers from children crossing to nearby schools and Scout Hall. We concur with community members' request that a traffic study be completed as current traffic routing decisions have left the intersection of 19 Ave and 19 Street with a very high traffic volume, including both motor vehicles and bicycles. The Bankview ARP recognises 19 Avenue and 19 Street as being a particularly difficult intersection (See p. 26)[1]. The traffic study should give specific reference to Scarboro destined traffic transiting through Bankview.

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[1] The Bankview ARP may be downloaded from url:
https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjdsfXyz6j4AhXvGTQIHTFtDbAQFnoECA0QAQ&url=https%3A%2F%2Fpublicaccess.calgary.ca%2Flldm01%2Flivelink.exe%3Ffunc%3Dccpa.general%26msgID%3DSTTrATKArrF%26msgAction%3DDownload&usg=AOvVaw1LoU9w8H-jIeTxA_M4QGve

In addition, the zoning for this type of development has very little amenity space or room for any landscaping, greatly overlooks the adjacent neighbours' privacy, and allows for much greater massing than an R-C2 zoning. Potentially eight units or more is a huge increase in density from the previous one residence on the site.

This part of the community has several heritage brick homes from the original CP Rail brick masons (1890 to 1910), as well as several new single family homes on the narrow lots. The density is inappropriate, increasing massing and use, and will negatively impact an attractive and well-scaled part of the community.

It is important to note that in the Bankview ARP (Fig. 2, Land Use Policy on p. 4) the subject site and 18A Street area are designated as "Conservation" area. The ARP encourages the preservation and enhancement of existing dwellings, and redevelopment should be limited to one and two family dwellings which reflect surrounding developments (section 3.1.2 on p. 3).

In addition, the ARP directs that the topography of the land needs to be considered. It is relevant that the subject site has substantial grade issues. The Inner City Plan, a non-statutory policy plan that applies to Bankview and which is referenced in the ARP, also states that conservation areas should be preserved. The proposed type of density allowed under the proposed R-CG zoning would result in an intrusion into an established conservation area. In the community's view that will be a mistake. The Community believes the objectives of the ARP should prevail.

Request that the Administration Treat the Amended Application as a New Application

Members of the community became aware as recently as May 16, 2022 that the applicant wants secondary suites for this location. The applicant hasn't been transparent and made material changes to the application without community engagement. As the initial application package stated "Not Including Secondary Suites", the change in land use considered by the public, community members and the Bankview Committee in February 2022 was for 4-unit housing, only. As a result of this material change in the applicant's proposal, the Bankview Development Committee held a meeting on June 7, 2022 which determined that the amended Application ought to be treated as a brand new application for consideration. We would urge the Administration to do the same as the community and the public at large has not had an opportunity to properly consider and provide comments to the proposed change in land use for a development that wants secondary suites on each of the 4 dwelling units.

Request for Concurrent Development Permit Application with a Detailed Plan

We would also urge the Administration to request the applicant to make a concurrent development permit application with a detailed plan.

On October 14, 2022 Bankview community members, alongside members of the development committee, held a meeting with Kevin Ngo of K5 where community members expressed their concerns about the proposed R-CG change of land use. At that time K5 was unable to provide an answer, further clarification, or confirmation on any concerns. Specifically, as K5 had no overall concept nor detailed plan, including no engineered drawing nor any elevated design of what was envisaged, K5 was unable to confirm or provide further details to community members other than what was already stated on the application, this being that there would be 4 rowhouses with secondary suites.

The current land use proposal lacks planning merit as K5 is unable to address, discuss or offer solutions to the issues raised by community members.

Thank you in advance for your consideration.

Yours truly,

Michal Waissmann
Chair
Bankview Development Committee
2418 - 17th Street SW Calgary, Alberta T2T 4M8
E: development@bankview.org

Meeting Minutes from the October 14 meeting are attached.

Minutes of Meeting held on October 14, 2022 at 6pm among Bankview Community Members and K5 Design Concerning the Change of Land Use Application LOC2021-0168 from RC2 to RCG located 1845 18A Street SW

As the Applicant, K5 Design, had indicated at the CPC that it was not aware of the outstanding opposition to its application for the change of land use located at 1845 18A Street SW, the Bankview Community Association reached out to K5 to arrange a meeting, the purpose of which was to discuss Community concerns and get clarification on what K5 / the owner's plan is for R-CG use and how it sees that an R-CG development would be feasible on the property located at 1845 18A Street SW. The meeting took place at Bankview Community Hall however K5 attended by videoconference.

Attendees:

- 23 members of the community
- 2 members of the Bankview Community Association
- Kevin Ngo of K5 Design (by videoconference)

Minutes of Meeting

As the community members had not previously met K5 Design, Mr. Kevin Ngo of K5 was introduced and he explained that the owner wants to change the designation of the property located at 1845 18A Street SW to build four rowhouses with secondary suites.

Community members expressed their concerns about the proposed R-CG change of land use and K5 was not willing or unable to provide an answer, further clarification, or confirmation on any of these concerns. Specifically, as K5 had no overall concept nor detailed plan, including no engineered drawing nor any elevated design of what was envisaged, K5 was unable to confirm or provide further details to community members other than what was already stated on the application, this being that there would be four rowhouses with secondary suites. K5 did confirm however that the owner sought maximum density on the property so that she could maximize profit. K5 asserted that he was unable to confirm whether or not the owner intended to develop the property herself or whether she would sell the property once the land redesignation was in place.

The following community concerns were raised and left unaddressed by the applicant K5:

- How do you expect that eight units would fit together with the requisite parking and four rowhouses with secondary suites.
- How do you know that a development with R-CG is even feasible?
- How is an R-CG with four rowhouses and secondary suites, parking stalls on 19 street SW safe?

As K5 offered no new information nor clarification of the plan for the redesignation, community members expressed that K5 and the owner gave them the impression their concerns were of no import. This also left community members with the understanding that the land redesignation was a 'fait accompli' or "done deal" regardless of what the interests of the current invested residents in Bankview were, without regard for their right to enjoy the peace of and present attributes of their homes and community.

K5 reassured the attendees that "You can fit four units with four secondary suites. It will fit." However, the community attendees remained unconvinced reasoning that the lot is irregular and is not a standard 50 foot lot. K5 confirmed that "one end is shorter than the other". Attendees reiterated that the parcel is not a viable lot for four units with secondary

suites, it is inappropriate for the surrounding area and it is unsafe to have R-CG at this corner.

One attendee asked K5 why it hasn't sought feedback from community members and why it hasn't designed something for the community to consider. K5 had no comment. Community members concluded that, without a detailed plan, K5 is not able to determine nor demonstrate whether R-CG is actually feasible.
Attendees asked what the owner's conception is. K5 confirmed that parking stalls will be placed along 19 Street SW.

Community members asked whether K5 or the owner is agreeable to an RCG(ex) (excluding secondary suites). K5 stated that the owner is not agreeable to amending the application to RCG(ex) and that the application is for R-GC to have more suites for profit to the owner (and not K5).

K5 was asked: "Why not apply for something you plan to get approved?" K5 did not respond.

Attendees expressed concerns about parking and traffic safety. K5 did not respond to this question as well. K5 had no comment as to whether or not the R-CG would be safe for the community, or not.

One community attendee asked, "Where will all of the waste bins to accommodate R-CG go, plus the parking?" K5 did not provide an answer.

Another attendee asked, "will the primary units have garages?" K5 confirmed that there will be detached garages on 19 Street SW which is across from the school. Community attendees explained that that is not feasible as visibility is currently an issue, and lack of safety for school children and others will be exacerbated. K5 confirmed that the owner is not willing to carry out a traffic study despite the lack of safety and the number of parking stalls envisaged at the corner, because it is not required to do one.

K5 was asked whether it had an elevation rendering of the proposed R-CG building. K5 confirmed that it does not and that it has no drawings. K5 said that a fourplex design is available on the K5 Design website but that these have not been built – they are only conceptual. K5 confirmed that there are two projects he has with the owner that are similar to what is envisaged here, he confirmed that they have been built, and K5 confirmed he will provide the addresses and design of these so that community members can see what an example would look like. K5 will provide details of these two projects having a similar profile, although he did not clarify what he meant by "similar".

One attendee asked: "Why isn't the owner present at this meeting, as the perception is that the owner doesn't care about the impact an R-CG may have on the immediate area and rest of the community"? It is not clear what K5's answer is to this question.

K5 confirmed that the community can appeal at DP permit stage only. There is no right of appeal at the R-CG stage "unfortunately".

K5 confirmed that despite the old infrastructure on these streets, no thought has been given by K5 or the owner as to the impact of R-CG on the current water and sewerage infrastructure.

K5 was unable to clarify whether the owner is planning to develop the property herself or whether she will look to sell the property after redesignation.

Attendees indicated that they considered that the owner and K5 did not take their opinion, concerns, or interests into consideration when applying for redesignation. K5 apologized that the community's interests are not being considered. K5 confirmed he would pass these concerns to the owner.

Community attendees concluded that the proposed R-CG presents "no upside or benefit to the community" and that "if eight dwellings can be built on this dysfunctional site, then it leaves the entire of Bankview open to any kind of development with no consideration for community residents".

K5 indicated that the upside is that it provides a new development where there is "more safety and security". Mr Ngo confirmed that "Four rowhouses will provide more security with the new families moving in. The current house is old and not good". Community members confirmed that we have no safety or security issue with current residents.

K5 confirmed that the R-CG redesignation is for profit maximization. K5 stated that feedback can be provided to K5 by sending comments to the details provided on the sign posting. However, Community members have since checked the signage which is a City bulletin and no K5 contact details are provided on the sign to allow the community or public to communicate to the Applicant K5 Design.

October 24, 2022

Members of Council

Re: Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

We are registering our opposition to the proposed land use redesignation from R-C2 to R-CG at 1845 18A Street SW.

In addition to the concerns detailed in the Community letters that were sent to Councillor Courtney Walcott and City Planning, our main issues are as follows:

1. Lack of transparency, information and engagement, with the community, by K5 Design and the property owner.

2. This designation change would exacerbate the overburdened traffic congestion and parking issues that already exist on 18A, 19th Street and 19th Avenue.

3. No Lane - The property sits on 3 streets with no lane. A major throughway, 19th Avenue is a busy street with pedestrian and vehicle traffic as well as parked vehicles. There are no sidewalks on the east side of 19 h Avenue. There will be 24 city refuse bins. Where do you place these bins for pickup?

4. Safety Issues - the Calgary Arts Academy School (kindergarten to K5) is across the street from the property. There is heavy pedestrian traffic (school kids and parents) as well as school busses, school drop off vehicles, commuters, cyclists, and general daily traffic. There is a steep hill to the south and the corner of 19th Street and 19th Avenue has reduced visibility.

5. The redesignation would contravene a conservation area agreed by Council and legally designated by the ARP.

We appreciate your sincere consideration of the above problematic issues that the LOC2021-0168 application presents and kindly request that you reject the change of land use at 1845 18A Street SW.

Kindest Regards,

Connie and Robert Fewster
1839 18A Street SW, Calgary, AB
email: [redacted]

October 24, 2022

Attn: Members of the Council

Re: Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 18 A St. SW.

LOC2021-0168, CPC2022-0946 and Bylaws 58P2022 + 155D2022

My Name is Rosanne Yaskowich, I am the neighbor directly across 18A St. to the East from the applicant's property. I have been in the Residential Design and Build industry for 29 years and do believe that regentrification and progression within the inner city can be beneficial if approached correctly, but in this case, I must vehemently voice my objection to the proposed rezoning.

There are numerous reasons to why I am concerned about this property being rezoned to an RCG, and I believe they all have merit and require thoughtful consideration, they are as follows;

- Significant Densification Increase which goes against the community ARP
- Traffic safety concerns as said property backs onto an intersection with 2 apposing sloped hills with drastically reduced visibility as well as traffic congestion due to the school, Scout building, bike lane shortcut and commuters trying to avoid congestion along 17th Ave. (note – said property does not have a back lane and RCG detached garage will back directly onto 19th St. across from the school yard).
- Parking is already limited, with the addition of staff members of the school and medical facility parking along 19th Ave. and walking up the hill to work, there is even a bus that is parked along 19th Ave. 5 days a week during school hours.
- The concern as to where 24 garbage, recycling and compost bins will be stored.
- The lack (neglect) of community engagement, misinformation and inflammatory responses from the applicant creating mistrust between community members and applicant.
- (2) historical homes located directly adjacent to said property which will be significantly impacted by sheers size of said proposed development thereby blocking all natural light.

I would be remiss if I did not share an exchange that I had with Mr. Kevin Ngo from K5 Design, where I was speaking to the concerns of community safety (ie: traffic at intersection) and his response was to indicate that "there is an old and decrepit house on this lot currently, 8 new homes would make the community safer". Not only was this response suggesting that those who live in old homes are less than desirable, it was insensitive and short sighted to say the least that I was concerned about future owners/tenants as it pertains to safety, which is simply not the case. Furthermore it is a clear indication, the K5 was/is not listening to the concerns of the community members, when suggested, "you will have a chance to voice your concerns during the DP process, not the rezoning". As you can imagine, this is terribly disappointing.

Thank you for your time and consideration, again, please note that I am NOT in favor of this rezoning application.

A concerned community member and directly affected neighbor.

Rosanne Yaskowich

1842, 18A St. SW.

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)	Lloyd
Last name (required)	Bumstead
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	LOC2021-0168, CPC2022-0946
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 make note of my extreme opposition to the motion to change zoning / land use at 1845 18 a st SW.

"Members of the Council"

2022 October 23

Re: "Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

Application for Change in Land Use RC-2 to R-CG LOC2021-0168 at 1845 18A St SW

Inner City densification makes perfect sense in a major, progressive city such as Calgary, and I commend the City of Calgary (the City) for continually moving forward with its densification efforts. However, the City should decline this application re-zoning to R-CG, and allow the existing lower density R-C2 Land Use to stand.

I oppose this application for change in land use from RC-2 to R-CG.

The existing RC-2 designation is conducive to the established neighbourhood dwellings and contextually works for this particular parcel of land. This will be demonstrated in the 2022-11-1 Public Hearing presentation to Council by several residents of the Bankview community.

The existing, Council approved, **Bankview Area Redevelopment Plan** confirms this property is situated within a *designated Conservation Area*. Retaining Land Use RC-2 is in compliance with this designation. The potential outcomes of change of Land Use to R-CG, do not *conserve* the thriving conservation and integrity of the neighbourhood. The City has additional conservation efforts currently underway in Bankview through its **Heritage Incentives Area Program.** Recently, the City requested selected older home (pre-1945) homeowners in Bankview to participate in the **Heritage Incentives Area Program**. My 1912 home of twenty-two years, at 2104 - 18A St. SW is considered a "Heritage Asset" (character home), as it "substantially maintains its historic style, design and details" and meets the stated criteria to participate in this program. The intent of the program as described in a letter received from the City's Senior Planner, Ian Harper is "to encourage [property owners] to keep their heritage assets". My intent is to firstly discourage over-densification as not to deplete the contribution my heritage asset provides, and secondly to honour the conservation plans as approved by Council.

I oppose this application for change in land use from RC-2 to R-CG.

Inner city densification is an opportunity for a progressive approach to beautifying an established built environment. I support it when approached mindfully, in recognition of established dwellings and unique, contextual property features.

Sincerely,

Colleen E. Evans 2104, 18A Street SW, Calgary, Alberta

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

Written Submission Attached to the Online Form

October 24, 2022

Dear Members of the Council,

Re: Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

I oppose the above-noted application for land redesignation to R-CG because it is an inappropriate use of this property. This property suits a semi-detached dwelling with secondary suites at most. R-CG should not be adopted for the following reasons:

- **Lack of transparency and engagement of the applicant**
- **Drastic densification having a negative impact in a conservation area**
- **Worsens the overburdened traffic and parking issues everywhere**
- **No lane exists**
- **It contravenes a conservation area agreed by Council and by the Bankview ARP**
- **Hugely negative affect on me as we live in the heritage home just next door**

Lack of transparency and engagement of the applicant. The applicant has not engaged with the community and mislead it in thinking secondary suites were not included. Despite being in the business of development, the applicant K5 Design's only attempt to communicate with neighbours was to place a sign on the property on January 30, 2022 informing those who noticed it of this application for R-CG. The Community gave feedback to the City on the basis of the application which stated secondary suites were "not included". After the date for comments to the City had passed, K5 then made it clear that it wanted secondary suites after all. Since the Community had therefore lost the opportunity to comment on the secondary suites aspect of the application, the Bankview Development Community arranged a second meeting to discuss, yet K5 did not show.

At the Calgary Planning Commission Meeting, K5 was apparently unaware of any community opposition. The Community Association therefore contacted K5 requesting a meeting to understand their overall plan. K5 agreed yet appeared virtually while 25 community members with questions gathered. See attached minutes of the meeting which demonstrates K5's / the property owner's disregard for the Community's interests and their lack of any overall concept or plans. Community members have requested a concurrent development permit application with plans throughout so that they could understand how R-CG is feasible. It's clear that the applicant / owner have not seriously considered whether R-CG is truly appropriate for this particular parcel. It's not.

As a result of their disinterest and blatant disregard for the Community, and the ensuing lack of trust, the Community view is that the applicant has given no thought toward making the proposed R-CG building complex congruent with the surrounding area and has not considered the impact, including the massive density increase, safety, traffic, parking, management of multiple bins, lack of laneway, and serious gradient challenges and irregular dimensions that this parcel presents. The Community has not seen any plans of what the owner intends to develop, if she does.

Drastic densification having a negative impact in a conservation area. A building with this proposed zoning change and new rules about secondary suites allows for a massive change in density from 15 units per hectare to 150 units (counting secondary suites). A change in land use here will dominate surrounding homes, leave very little amenity space, no room for landscaping, and allow for reduction in setbacks, increased height, much greater site coverage, parking relaxations, garbage issues, privacy overlooking, all overwhelming the smaller neighbours in the surrounding conservation R2 lots and adjacent. The diversity and desirability of Bankview is at stake with such poorly considered over densification.

Worsened parking issues. The subject property is situated on 19 Avenue SW and 19 Street SW, which is already congested with high volumes of traffic and restricted parking. Part of 19 Avenue is reserved for school buses, part of it is zoned solely for residents on that street and the rest is designated 2 hour parking. A building with 8 dwellings at this corner will create increased safety issues and increase congestion street parking demand.

Overburdened traffic on 19 St and 19 Ave SW. R-CG here would exacerbate the overburdened traffic and parking issues we already have. These streets do not have the capacity for yet more vehicles and an 8-unit building would create even greater safety issues, particularly at this dangerous corner. Vehicles coming from the subject property would need to back out onto the corner into heavy traffic, right where school children cross and the 24 waste bins from the subject property would be situated. The corner is already unsafe due to poor visibility and the steep hills approaching from the south and west, heavy pedestrian, bicycle and vehicular traffic. 19 Street serves as a bicycle route for commuters every morning and evening.

No lane. The subject property sits at three streets. Neither one of them is a lane. Residents currently place waste, recycle and garden refuse bins onto 19 Street SW for garbage disposal pick up. An R-CG development at this site is entirely inappropriate.

R-CG detrimental to adjacent neighbours. Being next door, in an original brick masons heritage home built in the early 1900s, with the subject property to the south, an R-CG development means a loss of most of the attributes that this heritage home has. An R-CG development will dominate surrounding homes, leave very little amenity space, no room for landscaping, and allow for reduction in setbacks, increased height, much greater site coverage, parking relaxations, garbage issues, privacy overlooking, all overwhelming this home and the smaller neighbours in the surrounding conservation R2 lots. We will be living in the shadow of a monstrosity. Literally. Considering the lack of interest in the community's concerns, we have no confidence that an R-CG development will be thoughtful, congruent with the surrounds, or pleasing to live with. A notice of the public hearing was received the same day that notice of a meeting about preserving heritage homes was received, both from the City. While heritage homeowners are requested to maintain and preserve these homes, it is a contradiction to then be installing developments that destroy the very aspects that make them enjoyable.

I and others in the Community support development that demonstrates a properly thought through detailed plan. The current land use proposal lacks planning merit or any thought whatsoever.

I appreciate your sincere consideration of the above problematic issues that the proposed R-CG redesignation presents, and I urge each of you to reject it in its entirety.

Sincerely,

Nichole McGarry
1841 18A Street SW, Calgary, Alberta
E: nmcgarry@o2law.ca; T: (403) 472-0974

Minutes of Meeting held on October 14, 2022 at 6pm among Bankview Community Members and K5 Design Concerning the Change of Land Use Application LOC2021-0168 from RC2 to RCG located 1845 18A Street SW

As the Applicant, K5 Design, had indicated at the CPC that it was not aware of the outstanding opposition to its application for the change of land use located at 1845 18A Street SW, the Bankview Community Association reached out to K5 to arrange a meeting, the purpose of which was to discuss Community concerns and get clarification on what K5 / the owner's plan is for R-CG use and how it sees that an R-CG development would be feasible on the property located at 1845 18A Street SW. The meeting took place at Bankview Community Hall however K5 attended by videoconference.

Attendees:

- 23 members of the community
- 2 members of the Bankview Community Association
- Kevin Ngo of K5 Design (by videoconference)

Minutes of Meeting

As the community members had not previously met K5 Design, Mr. Kevin Ngo of K5 was introduced and he explained that the owner wants to change the designation of the property located at 1845 18A Street SW to build four rowhouses with secondary suites.
Community members expressed their concerns about the proposed R-CG change of land use and K5 was not willing or unable to provide an answer, further clarification, or confirmation on any of these concerns. Specifically, as K5 had no overall concept nor detailed plan, including no engineered drawing nor any elevated design of what was envisaged, K5 was unable to confirm or provide further details to community members other than what was already stated on the application, this being that there would be four rowhouses with secondary suites. K5 did confirm however that the owner sought maximum density on the property so that she
could maximize profit. K5 asserted that he was unable to confirm whether or not the owner intended to develop the property herself or whether she would sell the property once the land redesignation was in place.

The following community concerns were raised and left unaddressed by the applicant K5:

- How do you expect that eight units would fit together with the requisite parking and four rowhouses with secondary suites.
- How do you know that a development with R-CG is even feasible?
- How is an R-CG with four rowhouses and secondary suites, parking stalls on 19 street SW safe?

As K5 offered no new information nor clarification of the plan for the redesignation, community members expressed that K5 and the owner gave them the impression their concerns were of no import. This also left community members with the understanding that the land redesignation was a 'fait accompli' or "done deal" regardless of what the interests of the current invested residents in Bankview were, without regard for their right to enjoy the peace of and present attributes of their homes and community.

K5 reassured the attendees that "You can fit four units with four secondary suites. It will fit." However, the community attendees remained unconvinced reasoning that the lot is irregular and is not a standard 50 foot lot. K5 confirmed that "one end is shorter than the

other". Attendees reiterated that the parcel is not a viable lot for four units with secondary suites, it is inappropriate for the surrounding area and it is unsafe to have R-CG at this corner.

One attendee asked K5 why it hasn't sought feedback from community members and why it hasn't designed something for the community to consider. K5 had no comment. Community members concluded that, without a detailed plan, K5 is not able to determine nor demonstrate whether R-CG is actually feasible.

Attendees asked what the owner's conception is. K5 confirmed that parking stalls will be placed along 19 Street SW.

Community members asked whether K5 or the owner is agreeable to an RCG(ex) (excluding secondary suites). K5 stated that the owner is not agreeable to amending the application to RCG(ex) and that the application is for R-GC to have more suites for profit to the owner (and not K5).

K5 was asked: "Why not apply for something you plan to get approved?" K5 did not respond. Attendees expressed concerns about parking and traffic safety. K5 did not respond to this question as well. K5 had no comment as to whether or not the R-CG would be safe for the community, or not.

One community attendee asked, "Where will all of the waste bins to accommodate R-CG go, plus the parking?" K5 did not provide an answer.

Another attendee asked, "will the primary units have garages?" K5 confirmed that there will be detached garages on 19 Street SW which is across from the school. Community attendees explained that that is not feasible as visibility is currently an issue, and lack of safety for school children and others will be exacerbated. K5 confirmed that the owner is not willing to carry out a traffic study despite the lack of safety and the number of parking stalls envisaged at the corner, because it is not required to do one.

K5 was asked whether it had an elevation rendering of the proposed R-CG building. K5 confirmed that it does not and that it has no drawings. K5 said that a fourplex design is available on the K5 Design website but that these have not been built – they are only conceptual. K5 confirmed that there are two projects he has with the owner that are similar to what is envisaged here, he confirmed that they have been built, and K5 confirmed he will provide the addresses and design of these so that community members can see what an example would look like. K5 will provide details of these two projects having a similar profile, although he did not clarify what he meant by "similar".

One attendee asked: "Why isn't the owner present at this meeting, as the perception is that the owner doesn't care about the impact an R-CG may have on the immediate area and rest of the community"? It is not clear what K5's answer is to this question.

K5 confirmed that the community can appeal at DP permit stage only. There is no right of appeal at the R-CG stage "unfortunately".
K5 confirmed that despite the old infrastructure on these streets, no thought has been given by K5 or the owner as to the impact of R-CG on the current water and sewerage infrastructure. K5 was unable to clarify whether the owner is planning to develop the property herself or whether she will look to sell the property after redesignation.
Attendees indicated that they considered that the owner and K5 did not take their opinion, concerns, or interests into consideration when applying for redesignation. K5 apologized that

the community's interests are not being considered. K5 confirmed he would pass these concerns to the owner.

Community attendees concluded that the proposed R-CG presents "no upside or benefit to the community" and that "if eight dwellings can be built on this dysfunctional site, then it leaves the entire of Bankview open to any kind of development with no consideration for community residents".

K5 indicated that the upside is that it provides a new development where there is "more safety and security". Mr Ngo confirmed that "Four rowhouses will provide more security with the new families moving in. The current house is old and not good". Community members confirmed that we have no safety or security issue with current residents.
K5 confirmed that the R-CG redesignation is for profit maximization. K5 stated that feedback can be provided to K5 by sending comments to the details provided on the sign posting. However, Community members have since checked the signage which is a City bulletin and no K5 contact details are provided on the sign to allow the community or public to communicate to the Applicant K5 Design.

Community members continued to express concern about this change of land use to R-CG as it is not appropriate to this particular site and surrounds.

If anyone has questions or anything to add please feel free to email development@bankview.org

Michal Waissmann
Bankview Development Committee

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

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I have read and understand the above statement.

First name (required)	Sara
Last name (required)	Webb
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Loc2021-0168,CPC2022-0946
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)	According to the Bankview ARP the property in question is designated Conservation and states “ Redevelopment should be limited to one and two family dwellings which reflect surrounding structures”. Rezoning to R-CG directly contravenes this.

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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.

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I have read and understand the above statement.

First name (required)	Marguerita
Last name (required)	Pereira
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	change in landuse at 1845 18A st.SW RC2 to R-CGLOC2021
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)	Lot is not conducive to proposed change

February 15, 2022

Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201

Attention: Kieran Slattery - *email: Kieran.Slattery@calgary.ca*

Dear Mr. Slattery,

Re: Application Response - LOC2021-0168 - 1845 18A Street SW

As a homeowner residing at 1827 18A Street SW, Calgary T2T 4W1, I am not supportive of Application LOC2021-0168 to the change in land use from RC-2 to RC-G.

While I appreciate new development, it should be carried out in a way that is conducive to the character of this street, being 18A Street SW. This street is unique in that it has several single family dwellings on it and at least 3 of them are historic. I am concerned that rowhousing of four units means more big square blocks having no or little trees and landscaping in our neighbourhood. Trees and landscaping reduce noise and pollution and make it enjoyable to live here.

I also have concerns about the large amount of traffic and parking on 19 Avenue SW and the adjoining streets where the proposed 4-unit rowhouses would be built. The corner on 19 Street and 19 Avenue is dangerous due to low visibility, hilly slopes on all sides, and high traffic flow. My property is across the street from the Scouts Hall and I have often found it difficult to access 19 Street from my driveway because of congested traffic flow or because someone has parked in my driveway. I have the same issues on 18A Street. Both are streets and there are no alleys. A traffic study and a parking analysis on these streets and this area should be carried out before any consideration is given to changing the present RC-2 zoning. I am supportive of a duplex with trees and landscaping being developed in this location. This would be better than rowhouses that have maximized the square footage for profit.

With regards,

R. B. Huber

Ruth Huber

1827 18A Street SW
Calgary, AB T2T 4W1
(403) 244-7231

Submitted Via the City of Calgary Public Hearing submission portal

"Members of the Council"

2022 October 23

Re: "Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

Application for Change in Land Use RC-2 to R-CG LOC2021-0168 at 1845 18A St SW

Inner City densification makes perfect sense in a major, progressive city such as Calgary, and I commend the City of Calgary (the City) for continually moving forward with its densification efforts. However, the City should decline this application re-zoning to R-CG, and allow the existing lower density R-C2 Land Use to stand.

I oppose this application for change in land use from RC-2 to R-CG.

The existing RC-2 designation is conducive to the established neighbourhood dwellings and contextually works for this particular parcel of land. This will be demonstrated in the 2022-11-1 Public Hearing presentation to Council by several residents of the Bankview community.

The existing, Council approved, **Bankview Area Redevelopment Plan** confirms this property is situated within a *designated Conservation Area*. Retaining Land Use RC-2 is in compliance with this designation. The potential outcomes of change of Land Use to R-CG, do not *conserve* the thriving conservation and integrity of the neighbourhood. The City has additional conservation efforts currently underway in Bankview through its **Heritage Incentives Area Program.** Recently, the City requested selected older home (pre-1945) homeowners in Bankview to participate in the **Heritage Incentives Area Program**. My 1912 home of twenty-two years, at 2104 - 18A St. SW is considered a "Heritage Asset" (character home), as it "substantially maintains its historic style, design and details" and meets the stated criteria to participate in this program. The intent of the program as described in a letter received from the City's Senior Planner, Ian Harper is "to encourage [property owners] to keep their heritage assets". My intent is to firstly discourage over-densification as not to deplete the contribution my heritage asset provides, and secondly to honour the conservation plans as approved by Council.

I oppose this application for change in land use from RC-2 to R-CG.

Inner city densification is an opportunity for a progressive approach to beautifying an established built environment. I support it when approached mindfully, in recognition of established dwellings and unique, contextual property features.

Sincerely,

Doug Hodgson 2104, 18A Street SW, Calgary, Alberta

PUBLIC SUBMISSION FORM

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)	John
Last name (required)	Will
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)	0022-11-01

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	Application for Change in Land Use RC-2 to R-CG LOC2021-0168 at 1845 18A St
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 have lived on this block in a single family home for over 40 years. A change in this particular Land Use would only add to the chaotic parking situation to say nothing of the danger it would create in relation to the traffic situation as it regards the adjacent public school. A tragic accident is waiting to happen. In addition, the lot inquestion is not large enough to handle any development over four or five units. There is, to say the least, enough mixed housing on this block to keep developers happy. Any more increase in density would be a huge mistake! Please reject this application for the good of the community and the safety of our children..

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I have read and understand the above statement.

First name (required)	Lolita
Last name (required)	McDougall
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	LOC2021-0168, CPC2022-0946
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 (we live on 18A Street) and oppose this rezoning for a few reasons: 1. The applicant appears to be rezoning purely for speculative and ROI purposes. After a community meeting with the representative for the applicant, it was clear that there is no development proposal in place, no interest in researching what would be relevant for this location, zero interest in listening to resident concerns. 2. While I understand that densification is a priority in residential development these days and this application for rezoning attempts to maximize that, I believe that it should not be "carte blanche" or at all costs. Lasting development is what we're looking for. This means it should be thoughtful, well designed and researched, and appropriate for the property. The property in question is an odd shape and size. The intersection to which it abuts poses considerable issues where site lines are concerned, particularly in reference to traffic safety. Increased building densification on this lot will only exacerbate this problem. The property in question is exposed to three roadways, there is no back lane and there is an elementary school across the street. The rezoning request to allow up to 8 units means increased road parking where this is already a problem at peak school times and a huge increase in the number of waste and recycling bins placed on the road when pickup is scheduled.

October 25, 2022

Dear Members of the Council:

Re: Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168, CPC2022-0946 Bylaws 58P2022 & 155D2022

I would like to register my opposition in regard to the above rezoning application. I have attached the appropriate form which outlines my concerns.

I encourage Council Members to visit the site, and while there, consider my comments suggesting thoughtful, well designed and researched, and lasting development. In my opinion, allowing potentially 8 family units here reflects none of these attributes.

Respectfully submitted,

Lolita McDougall

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

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I have read and understand the above statement.

First name (required)	Matthew
Last name (required)	Klinkenborg
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?	In-person
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)	Nov 1, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

(required - max 75 characters)	#3
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)	This Land Use Change is in extreme opposition to the desires and wishes of the community members who are vested in the community, it is a safety issue to have this many units with regard to traffic and parking on this corner site which does not have a lane and is abutted on all sides by streets, and it also devalues the properties next door which are heritage homes. There are no other RCG's in this neighborhood that have streets on all sides without a lane, nor are there any RCG's in the City that have garage backing onto a park or school zone which will be sincerely dangerous for children in the neighborhood. Additionally, this corner property is an irregular shaped lot and has a severe grade already making the intersection dangerous for traffic. Adding more units and more parking into this small, narrow street will be a detriment to the community and quite dangerous for all neighbors and children walking in the neighborhood. I am all for development as I am in the business as a design professional, but this is not the right place for an RCG designation and should not be allowed on this specific property.