

Palaschuk, Jordan

From: [REDACTED]
Sent: Thursday, November 17, 2022 1:22 PM
To: Public Submissions
Subject: [External] 44 WHEATLAND AV SW - LOC2022-0093 - DMAP Comment - Thu 11/17/2022 1:21:38 PM

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Application: LOC2022-0093

Submitted by: Gary Fitzpatrick

Contact Information

Address: 74 West Glen Cr SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, 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:

This is once again another attempt to push through a development that does not fit within the area/district. This development goes against the general character of the neighbourhood with a higher density which will result in traffic implications, parking and overall a proposal which does not fit in this R1 district. This type of

proposal should be more closely located along the major traffic routes (17av, 45 st, Bow Trail) then in the middle of a residential district.

From: [REDACTED]
Sent: Tuesday, November 29, 2022 12:01 PM
To: Public Submissions
Subject: [External] 44 WHEATLAND AV SW - LOC2022-0093 - DMAP Comment - Tue 11/29/2022 12:01:12 PM

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Application: LOC2022-0093

Submitted by: Andrew Patrakov

Contact Information

Address: 35 Whetland Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Community character, 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:

Westgate by and large is a community of single detached homes with very few duplexes sprinkled throughout. A fourplex in the middle of it would be extremely uncharacteristic and have impact on traffic,

parking, and general fit. There are numerous duplexes along 45th st where they make sense, that is a fairly road in the area. There is even a dedicated housing co-op with multiplexes near 45th st and 15th ave, it was planned to be such a community from the get go and fits in nicely. Furthermore, if you drive down wheatland and surrounding streets, you will see homes with 2-3 vehicles parked in front or on driveways, usually large like trucks, suv's, vans, some small cars sprinkled throughout. A fourplex would not do any favors to any of the neighbors and will cause un-necessary tension between the new occupants and pre-existing homes when there will inevitably be a car surplus. This is not fair to EITHER party. I would recommend a duplex given the specific land plot.

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.

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 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) Simonetta

Last name (required) Acteson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Heritage Guidelines for the NHCLAP

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

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

Please see our attached letter in reference to the proposed Heritage Guidelines (there is no Council reference to these yet on the agenda for December 6th)

Palaschuk, Jordan

From: [REDACTED]
Sent: Sunday, November 20, 2022 2:37 PM
To: Public Submissions
Subject: [External] 44 WHEATLAND AV SW - LOC2022-0093 - DMAP Comment - Sun 11/20/2022 2:36:59 PM

Follow Up Flag: Follow up
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Application: LOC2022-0093

Submitted by: Barry Bergos

Contact Information

Address: 16 Wakefield Dr SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Community character, Traffic impacts, 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:

I am in major opposition to this application. I have serious concerns about shadowing of the adjacent homes to the north and onto West Glen Crescent to the east. There are 7 beautiful spruce trees on the lot that need to be preserved for our urban canopy and for climate change. Being a T type intersection it will also be very difficult when driving south on West Glen Crescent to see vehicles coming from the west on Wheatland Ave. There are many existing front driveway homes and street parking is already difficult to find. These are narrow residential streets and there is no more room for multi unit parking.

November 27, 2022

From: Paul and Eva Harrigan
95 West Glen Cres SW, Calgary, Alberta T3C2X5

TO: Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P2M5

Re: Land Use Designation, Westgate ByLaw 1652022
44 Wheatland Ave SW, LOC2022-0093

Letter of Opposition

We are owners and residents of 95 West Glen Cres SW and have been for 51 years. We have remained in our residence because it is a quiet, friendly and well maintained neighborhood. We strongly object to the re-zoning of 44 Wheatland Ave SW from RC-1 to R-CGex.

With this rezoning the developer is planning a 4 unit row housing unit.

1. Traffic will increase substantially and parking could be a major problem.
2. There are at least 6 mature trees on this lot which will be removed to build this structure. Yes, the developer says he will be planting replacement trees but these will take years to mature. As most of the homes in this area are bungalows, an 11 metre structure will not blend in with the neighborhood. There will be no trees planted in the back of the structure so we will just be looking at this towering structure.
3. With several corner lots on Wheatland Avenue, how many of these lots will the city allow to re-zone for more row housing units. Even if only a few become row housing units, that will change the whole look of our neighborhood. More 11 metre structures, less trees and more cars.
4. The developer brings up the point of the many schools and parks in the area. These row housing units do not allow for back yards and thus do not encourage families from moving in. We have had new families move into the area because we are primarily a single dwelling neighborhood.
5. As we understand, once these units are purchased the new owners can apply to re-zone and put in secondary suites. Thus the 4 units could become 8 residences. The lot right beside 44 Wheatland Ave at 96 West Glen Cres is already zoned R-C2, this owner can put in 2 residences with secondary suites. Two lots side by side could go from 2 residences to as many as 12 residences.
6. We understand the city needs more tax dollars but at the expense of our neighborhood.

With Planning and Development receiving **21 letters of opposition** to this re-zoning, we hope city council will consider these objections and reject this re-zoning.

Please do not let this developer ruin our neighborhood.

Paul and Eva Harrigan
403-242-0252