

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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I have read and understand the above statement.

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

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First name (required)	Susan
Last name (required)	Macaulay
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)

LOC2022-0137 - I don't know the agenda item

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing this Submission in specific response to LOC2022-0137, which is an application to re-designate the land use from R-C2 to R-CG(ex) for two properties, located at 4301 & 4303 30th Avenue SW, and its adjacent lot at 3105 & 3107 42 Street SW, in the community of Glenbrook.

There is some background information that I think Council should be made aware of. The two subject lots were part of a larger land purchase which occurred earlier this year. The land had been owned by the same owner for many years who recently passed away. The estate then sold the land to the current owners, who are likely a development company. Up until the spring/summer of 2022, the land was not subdivided and was one parcel. In or around April 2022, was when the current ownership applied for subdivision of the main parcel into five separate parcels. That application was approved on September 1, 2022. This is important to remember, because one of the subject properties in this application is located at 3105 & 3107 42 Street SW, *which is not a corner lot*. The applicants, and the City Planning department continue to treat this Land Use Re-designation application as a corner lot application, however that distinction only applies to the one parcel of this application. If we take a step back and look at these lots as individual parcels, this would be apparent. The Applicant has chosen to make an application for both parcels as one application, in the hopes that the City will do exactly what it is doing, which is treating them as one.

The immediate surrounding resident concerns are many. We are concerned with traffic, parking, water and sewer issues, electrical grid, waste collection and a host of other potential issues. The community is a 1950s community, that is zoned as a low-density residential district. Turning 4 homes into 8 homes, or more, is not a reasonable increase in density. I say "or more" because the information we are receiving is contradictory to previous information. Despite the (ex) designation, currently there is a sign posted notifying the community of the upcoming December 6 meeting which states "a maximum of 08 units (an increase from the current *two* units maximum)". A photo of this sign is attached as Attachment 3. This statement suggests that each parcel could potentially have 8 units on it, since the current structures are two units. That is 16 additional units, if this is correct. From previous comments from the city planning group, the community has been led to believe that each parcel would only have a maximum 4 units on it, not 8, as well as the September 20th Applicant Submission attached as part 5.4 to the October 20th Planning Commission Report. We certainly hope that this is a typo in your signage.

In the applicant's original submission, they indicate "The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced." Again, we reiterate only **one** of the parcels of land is a corner lot and we respectfully request that council, and city planning acknowledge that. We understand the units located 4301 & 4303 30 Ave SW are on a corner lot. Notwithstanding that parcel being a corner lot, the community residents are not satisfied that the impact of the proposed development will be adequately mitigated, as suggested by the applicant. Moreover, 3105 & 3107 42 Street SW, is *not* a corner lot and it should not be lumped into an application with a corner lot. If the parcel located at 3105 & 3107 42 Street SW was applied for rezoning by itself, its location on the street as being an inside lot is apparent

Finally, when you look at the City's land use re-designation map that was attached to their Notice of Public Hearing, you can clearly see that all other surrounding properties are of the R-C1 and R-C2 designation (Attachment 4). Allowing these to become R-CG will take the subject properties out of line with the surrounding area.

This response should also be read as a similar response to LOC2022-0152, which is a property on the next block on the same street. The application there is a similar application, requesting a rezoning designation for a corner lot to R-CG(ex). Looking at both applications together, and within such close proximity to each other, there is the potential for up to 12 new residences being built within one block. Respectfully, that is not a reasonable increase in density.

Please, listen to the current community. We do not want 4-12, or more, new homes being built like sardines in our community. We do not want the additional traffic and parking concerns. We do not want the construction. We do not want the disruption to our quiet neighbourhood. We do not want the noise, the dust, the torn-up roads. We do not want additional stress on our waste and water services. We want the duplex on 42nd street to remain zoned for a duplex.

Thank you for listening to the residents of Glenbrook.

Susan Macaulay

3114 42 Street SW

November 28, 2022

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
Calgary, AB T2P 2M5

I am writing this Submission in specific response to LOC2022-0137, which is an application to redesignate the land use from R-C2 to R-CG(ex) for two properties, located at 4301 & 4303 30th Avenue SW, and its adjacent lot at 3105 & 3107 42 Street SW, in the community of Glenbrook.

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In addition, the Applicant’s Outreach Summary, which was attached to the October 20, 2022 Planning Commission Report, at Item 5.4, attachment 3, indicates that the Applicant’s performed a “post card delivery to residents in April, who live within 90 meters of the property.” I certainly live within 90 meters and did not receive any such card. The Applicant’s also indicate that they did door knocking and spoke with residents who were home. This is also concerning since most of the homes within the 90-meter area of the subject lands are rental properties and those residents would not have ownership rights to comment. As indicated above, the August 29th correspondence from the applicant suggested that their application was for R-CG(ex) while the previous information from the City indicated R-CG. I personally responded to the applicant’s letter via email on August 31 (see attachment 2), noting their

possible amendment, and requested a copy of their amendment materials. I have never received a response to my inquiry.

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noise, the dust, the torn-up roads. We do not want additional stress on our waste and water services.

We do not want this.

Regards,

Korrie Girvan

3116-42 ST SW

Monday, August 29, 2022

Dear Homeowners,

Horizon Land Surveys is applying land use amendment at 3105 & 3107 42 Street SW and 4301 & 4303 30 Ave SW (two lots highlighted in red) from the current zoning R-C2 to R-CG (ex) (with no basement suites) to accommodate row houses developments facing 42 Street and 30 Ave.



Our client truly would like to build row houses with attractive urban design. And we certainly welcome any feedbacks from local residents and listen to your concerns. So if you have any, please call or email us at info@horizonsurveys.ca.

During this pandemic, to ensure public health while actively engage with local residents, we are also planning to hold Zoom meeting to share more information. If you are interested, please email us to info@horizonsurveys.ca. We will coordinate with everyone interested and schedule a time works for the most people.

Thank You.

Yours truly,

Horizon Land Surveys Team

Comments re 3105 & 3107 42 Street SW and 4301 & 4303 - 30 Avenue SW

Korrie Girvan <kg_now@hotmail.com>

Wed 2022-08-31 12:26 PM

To: info@horizonsurveys.ca <info@horizonsurveys.ca>

Hello,

I received your note yesterday regarding the rezoning application for the above-mentioned properties. I take it to mean that you will be amending your application to add the (ex) designation to R-CG to explicitly exclude secondary suites. Please let me know if I am incorrect in that assessment. Please also provide me with your application materials requesting that amendment.

I doubt that you, or your client, live in this community. You do not know the challenges current residents are already facing with parking, pedestrian safety, constant construction and the changing of our historic community. Glenbrook was developed in the 1950s and has maintained that feel until now. The trees are old, the homes are quaint, the yards are well established; the water and sewer infrastructure is 1-inch clay pipes. The constant construction is a headache to those of us who make this community our home. Respectfully, you and your client do not. Your client purchased a block of rental properties. They do not want to "build row houses with an attractive urban design". Your client is out to make a profit; they are looking to maximize what they can do on a parcel of land.

I live across the street from the subject lands. I do not want to face one rowhouse, let alone two. You are treating 3105 & 3107 42 Street SW as a property that can sustain a rowhouse, and you indicate in your application to the City that "with the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks". This statement is false. 3105 & 3107 42 Street SW is NOT a corner lot, please stop referring to it as such. The traffic flow on the main community artery of 30th avenue is already busy and sometimes dangerous. People do not slow down, they speed through the area, and there is a school bus stop across the street. By attempting to redesignate and build two rowhouses you are doubling up on the current capacity of this area to the detriment of all other residents. Finally redesignating both of these properties with new zoning will bring it out of alignment with all other neighbouring properties. It does not fit within the current zoning of adjacent properties.

I am opposed to your application and will maintain my opposition to this. Please keep me updated on whatever community Zoom meeting you intend to coordinate.

Respectfully,

Korrie Girvan
3116 42 ST SW.

Calgary



PROPOSED LAND USE CHANGE

PUBLIC HEARING - December 6, 2022 9:30 AM



Tell Us What You Think

For the Public Hearing of Council, submit written comments regarding LOC2022-0137 to the City Clerk no later than noon on November 29, 2022, at calgary.ca/development and refer to Bylaw 175D2022. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.

A change is proposed at 4301, 4303 - 30 AV SW and 3105, 3107 - 42 ST SW to allow for:

- primarily rowhouses in addition to single detached, side-by-side and duplex homes, but excluding secondary suites or backyard suites [Residential Grade-Oriented Infill (R-CGex) District];
- a maximum building height of 11.0 metres, about 3 storeys (an increase/decrease from the current maximum of 10.0 metres); and
- a maximum of 08 units (an increase from the current two units maximum).

calgary.ca/development

Reference Number: LOC2022-0137

Phone: 403-268-5311

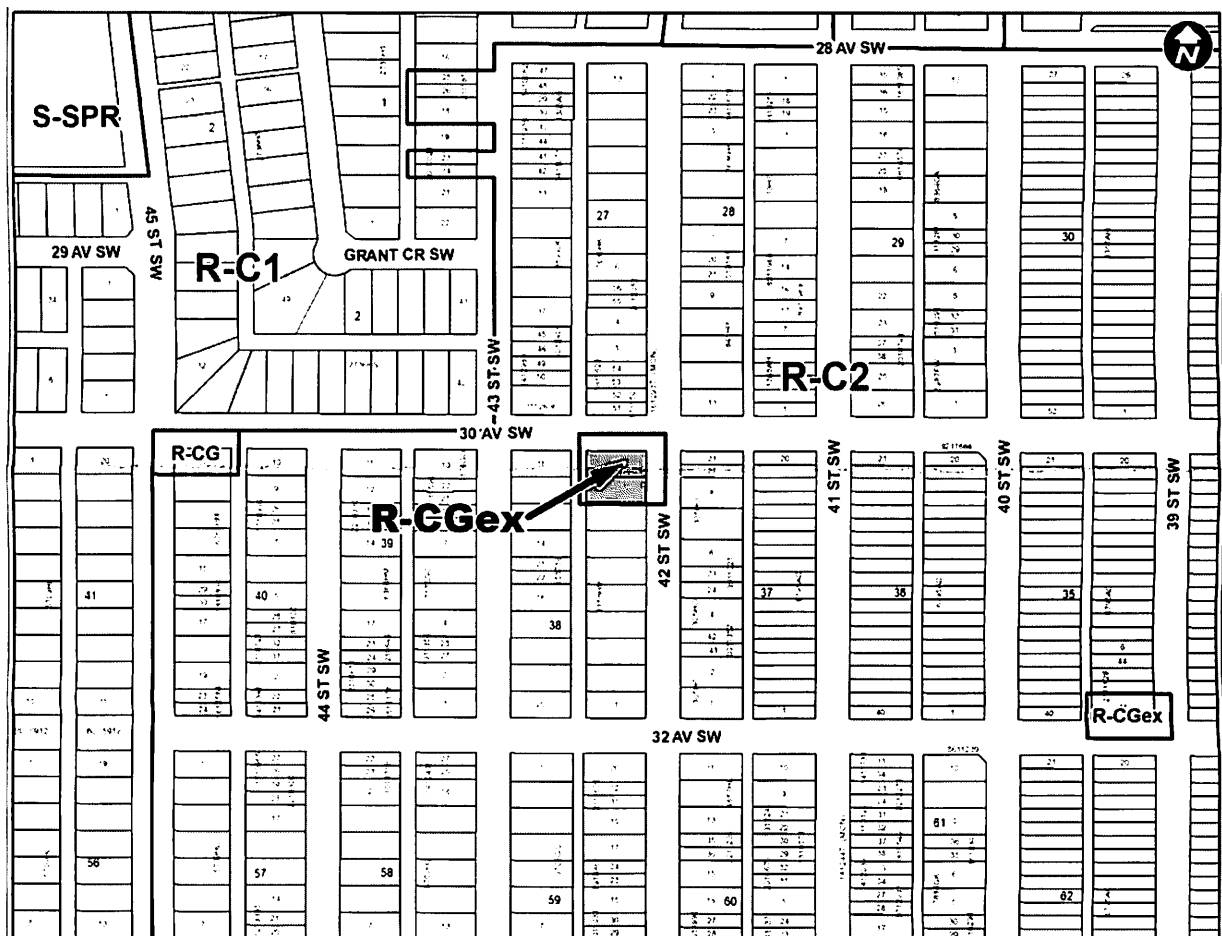
In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

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

GLENBROOK BYLAW 174D2022

To redesignate the land located at 3107 – 42 Street SW and 4301 – 30 Avenue SW (Plan 8158HM, Block 38, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.



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I have read and understand the above statement.

First name (required) Korrie

Last name (required) Girvan

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) **LOC2022-0137 and LOC2022-0152**

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please note, the Council agenda is not currently available on the above link. However, from a review of other materials, these two applications are set to be on the agenda based on the information in the October 20, 2022 Planning Commission meeting. Please include my opposition to these applications in Council's attention. I also intend on attending the meeting, and while my written submissions speak for themselves, I would be available to answer council questions directly.



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I have read and understand the above statement.

First name (required)	Keitha
Last name (required)	Langston
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?

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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) Not listed - LOC2022-0137 application to redesignate the land use from R-C2

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Extremely concerned by this application and the lack of clear communication received from the developer to the community. The developers request to have two lots treated as a corner lot and drastically increase the number of units does not make any sense. Lot 3105 & 3107 42 Street SW is NOT a corner lot, it will never work as a corner lot and I am disappointed the city is simply letting the developer designate land lots as it pleases. The proposal does not represent reasonable densification for the community of Glenbrook, which is already one of the most dense inner city communities. I've attached a letter that explains in detail the concerns of the community. Glenbrook is an inner city haven for lower income families with few residents who are owners and thus lack a voice to speak to council. Please reconsider the extreme gentrification taking place and move towards a slower and more thoughtful densification process.

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We do not want this.

Regards,

Korrie Girvan

3116-42 ST SW

Monday, August 29, 2022

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Thank You.

Yours truly,

Horizon Land Surveys Team

Comments re 3105 & 3107 42 Street SW and 4301 & 4303 - 30 Avenue SW

Korrie Girvan <kg_now@hotmail.com>

Wed 2022-08-31 12:26 PM

To: info@horizonsurveys.ca <info@horizonsurveys.ca>

Hello,

I received your note yesterday regarding the rezoning application for the above-mentioned properties. I take it to mean that you will be amending your application to add the (ex) designation to R-CG to explicitly exclude secondary suites. Please let me know if I am incorrect in that assessment. Please also provide me with your application materials requesting that amendment.

I doubt that you, or your client, live in this community. You do not know the challenges current residents are already facing with parking, pedestrian safety, constant construction and the changing of our historic community. Glenbrook was developed in the 1950s and has maintained that feel until now. The trees are old, the homes are quaint, the yards are well established; the water and sewer infrastructure is 1-inch clay pipes. The constant construction is a headache to those of us who make this community our home. Respectfully, you and your client do not. Your client purchased a block of rental properties. They do not want to "build row houses with an attractive urban design". Your client is out to make a profit; they are looking to maximize what they can do on a parcel of land.

I live across the street from the subject lands. I do not want to face one rowhouse, let alone two. You are treating 3105 & 3107 42 Street SW as a property that can sustain a rowhouse, and you indicate in your application to the City that "with the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks". This statement is false. 3105 & 3107 42 Street SW is NOT a corner lot, please stop referring to it as such. The traffic flow on the main community artery of 30th avenue is already busy and sometimes dangerous. People do not slow down, they speed through the area, and there is a school bus stop across the street. By attempting to redesignate and build two rowhouses you are doubling up on the current capacity of this area to the detriment of all other residents. Finally redesignating both of these properties with new zoning will bring it out of alignment with all other neighbouring properties. It does not fit within the current zoning of adjacent properties.

I am opposed to your application and will maintain my opposition to this. Please keep me updated on whatever community Zoom meeting you intend to coordinate.

Respectfully,

Korrie Girvan
3116 42 ST SW.

Calgary



PROPOSED LAND USE CHANGE

PUBLIC HEARING - December 6, 2022 9:30 AM



Tell Us What You Think

For the Public Hearing of Council, submit written comments regarding LOC2022-0137 to the City Clerk no later than noon on November 29, 2022, at calgary.ca/development and refer to Bylaw 175D2022. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.

A change is proposed at 4301, 4303 - 30 AV SW and 3105, 3107 - 42 ST SW to allow for:

- primarily rowhouses in addition to single detached, side-by-side and duplex homes, but excluding secondary suites or backyard suites [Residential Grade-Oriented Infill (R-CGex) District];
- a maximum building height of 11.0 metres, about 3 storeys (an increase/decrease from the current maximum of 10.0 metres); and
- a maximum of 08 units (an increase from the current two units maximum).

calgary.ca/development

Reference Number: LOC2022-0137

Phone: 403-268-5311

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

GLENBROOK BYLAW 174D2022

To redesignate the land located at 3107 – 42 Street SW and 4301 – 30 Avenue SW (Plan 8158HM, Block 38, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

