

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.

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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) Shayne

Last name (required) Sterner

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) **LOC2022-0134**

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)
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 attached letter.**

Good Afternoon,

I am writing you today to express my disagreement, opposition, and disapproval to the proposed land use change at 4316 10 Ave SW in Rosscarrock (LOC2022-0134).

I moved to Rosscarrock roughly five years ago and have absolutely loved the area. I have enjoyed the proximity to downtown, the area amenities, the neighbors and other families, but also the quiet nature of the area. I hope to continue in the area to raise our family.

However, with the recent proposed land use change at 4316 10 Ave SW I, among others, are considering moving. In my opinion, this proposed development has many risks and concerns – that many of our neighbors share as well. These include:

- **Traffic, Congestion and Parking** – 10 Ave/ 43 Street SW is already quite busy (and has gotten busier over our time here) as we have the Rosscarrock Community Hall, sports fields and numerous schools within the block. Most days, it is hard to find parking in front of our homes already. Many of our neighbors are aging and need access in front of their homes for parking, but also it is frustrating for the most able-bodied to be able to find parking in front of their own home (a testament many can relate to). Between some neighbors on the street, it has also gotten to the point where our older neighbors have asked that we graciously not park in front of their home;
- **Safety** – Coupled with the increased traffic and parking concerns noted above, this creates a greater safety concern. As more families are moving to the area – more children are in the streets and by adding this development – this will only create more of a safety concern for pre-existing families and my future family, especially given the proximity to schools;
- **Noise** – This development will bring increased noise to the area and will impede the peaceful enjoyment at our home and our neighbors by adding quadruple the number of families currently living on that property;
- **Space on Land** – A proposed development greater than a duplex on a lot this size is not feasible – resulting in no green space and quite a significant eye-sore for the remainder of the homes on and around 43 street as we look out our windows. In addition, this lot is on the south side of 43rd street – which during the cold and dark winter months – provides significant access to sun for homes adjacent to 4316 10 Ave SW. This development will significantly reduce this and the curb appeal of other properties;
- **Privacy** – This development would have an inherent impact to privacy for individuals surrounding this development;
- **Attractiveness and land value** – As this home is on the corner of 10 Ave and 43 Street SW, this is the entrance of the street. Placing a massive townhome development on this property will deter future buyers and hinder the seller's ability to gain maximum value for their homes. No one wants to live on a busy and highly developed/jammed street.

In addition, in comparing this to the similar townhome development at 945/947/943/951 38 Street SW – just a few blocks away from 4316 10 Ave SW – this has resulted in parking issues, safety concerns, and frustration. There have been concerns raised since that development was constructed.

To reiterate, as a citizen of Rosscarrock, I am opposing the proposed land use change at 4316 10 Ave SW.

Thank you for your help, understanding, and care in this manner.

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First name (required)	Mark
Last name (required)	Van de geer
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)

Standing Policy Committee on Infrastructure and Planning

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)

Land proposal change for 4316 10 ave sw

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

In opposition

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I am in opposition of this development due to lack of parking.

I would like to express my concerns regarding the land use change of **CPC2022-1027**. Please do not allow the rezoning of this property.

The neighborhood is close to many schools and the continual rezoning and addition of dwellings in the neighborhood is causing a lot of traffic and parking issues. This results in safety concerns for residents as well as damages suffered by existing owners in the neighborhood.

There is limited street parking and when the city is continually allowing the expansion of properties (in this case, from one to four!) It is exacerbating the problem. The safety of the neighborhood is at risk. Each time the city allows for such changes the noise level in the neighborhood increases, it is constant. One property was just sub divided into three directly behind my home. It is creating an unpleasant living experience which is particularly important during such stressful times that we are currently experiencing.

The City doesn't seem to have a problem with continually adding homes in this mature neighborhood, but I have seen no increase in services to meet this demand. For example, the recreational center (Killarney) is always incredibly busy. It feels like a situation where the city just wants to take, but not give back to the area. Why is the city allowing this now? It seems that new home profit is being prioritized over the quality of life of existing residents.

If the rezoning of this property goes ahead, it will have a significant negative impact on my ability to live. All privacy in my home will be gone, as the infrastructure will dominate the property and will look into my backyard and home. Additionally, it will prevent me from gardening/growing food as the property will block all southern exposure to sunlight as its footprint is enormous compared to the existing home. Perhaps these developments make sense closer to the commercial areas on 37th, but the proximity to the schools, and parks of this particular property makes this development extremely negligent. 43rd Street is the last block that even has duplexes to the West, and I fail to understand why RC-2 isn't a sufficient designation for the property when it has been for 50+ years. This feels like an opportunity for a company to turn a quick profit, not a well thought out development that takes into consideration the look, feel and needs of the neighborhood. Please, I beg you to not approve this rezoning.

Thank you,

Miranda Stebner

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Last name (required) Quinton

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Hello - I would like to note my opposition to the proposal of LOC2022-0134, which would result in a single family home being replaced by a fourplex. Parking and congestion is already an issue in this neighbourhood, and the addition of a fourplex will only make it worse. It is my hope that more families move to Rosscarrock, but increased traffic and congestion is making it a less desirable place to raise a family. Part of the charm of this neighbourhood is the mature homes and trees, many of which are being knocked down for multi dwelling homes. Much like the removal of all the sandstone buildings in this city, once we go down this road we can't go back. I acknowledge that the neighbourhood cannot stay in its original form forever; however, a fourplex on this piece of land is irresponsible. If the city is determined to add density, the most this property should have on it is a duplex. Part of the city's plan for this area is to have more people commuting, but a lack of parking makes it more desirable to take your vehicle to work rather than fighting to try to park it on the street. It is also difficult to cycle with all the increased construction and traffic going on. Permitting more multi use dwellings ultimately works against the city's overall plan for our area. I respectfully request you reconsider the zoning on this property. Thank you.