



PUBLIC SUBMISSION FORM

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 TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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) Maylena

Last name (required) Woo

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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)

Mar 7, 2023

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

(required - max 75 characters)

LAND USE REDESIGNATION

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)

RE: REDESIGNATE LAND
@ 920 – 928 35 ST SE PLAN 5498T BLOCK 9 LOTS 1 to 6 (R-CG)

As owners of an adjacent property (923- 36 ST SE) we strongly OPPOSE the above request to redesignate land use.

For reasons of:

1. We are an entire community of One dwelling R-C1 houses.
Many homes of this type (R-CG) have been built in already (3570 8th Ave, 2 NEW builds on 12 Ave 34 & 35 ST SE)
Plus I have a M-C2 3 storey high (homes for homeless Men) across from me on 10 Ave and 36 ST SE

We feel BLOCKED in. No extra space, changes the vibe and feel of this community..... When you are Building all these R-CG on every corner lot

These R-CG homes are packed in together. Every inch of the land is used/dense 4 homes 2 storey 4 garages no lawns

2. These styles don't fit in with us "grandfather" single dwelling homes.

The two homes 920 and 928 are NOT RUN down well maintained and have always been filled no vacancy

Build in the new communities that support this same style homes (Belvedere East Hill or even on 36 ST SE lots of empty lots or

Run down/boarded homes Have new rebuilds on them.)

Regards

Maylena Woo Gene Woo Douglas Woo
923 -36 ST SE



PUBLIC SUBMISSION FORM

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 TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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) Ahmed

Last name (required) Sadden

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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)

Mar 7, 2023

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

(required - max 75 characters)

LOC2022-0177 - Land Use Change 920 35 St SE

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

In opposition

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

We are the owners of the house directly across from the proposed land use redesignation (LOC2022-0177) and are opposed to the proposed applications as it stands for a number of reasons. Knowing that the plan is to build upwards of 13 units on this land, this will increase the density of residents on our street and will impact parking, especially when the change to new construction homes and parking spots bylaw comes into effect in 2023. According to documents, builders will only have to provide a minimum of 6 dedicated parking spots to their future residents. Due to the minimum 6 dedicated parking spots within the unit, other residents within the unit will be required to find street parking on a street that currently has reached its parking capacity. In our experience with the 4-unit townhome complex at the end of our street on 8 Ave SE, the residents do not use the dedicated parking provided to them. Based on this, we can reasonably presume that those residents in the proposed development across the street will not use the dedicated parking available to them and therefore look for street parking which will further complicate the parking situation on 35 Street. The size of this construction will negatively impact the character of our street, which contains mostly homes. Looking at the type of developments that Tricor Design Group tends to create, having an industrial block apartment structure will not only change the look of our neighbourhood to our street but will also change the family home feeling that currently exists. The size and height of the construction also raises the issue of privacy, not just for our home directly across the street, but for the neighbours next door to us and immediately next to the development. Having that many windows and eyes staring into our home especially at the greater height is very disturbing to us and our family. With an exponential increase in residents, will result in greater traffic and increased traffic safety issues. We currently deal with traffic that speeds through stop signs and



PUBLIC SUBMISSION FORM

goes well over the residential speed limit of 40 km/h. This development will add to the traffic safety issues that already exist. The noise that a significant increase in population will bring is a major concern for us. Finally, the most concerning issue for us is safety. Over the years, the city of Calgary has approved a number of high-density low-income complexes that has resulted in a significant increase in crime, homelessness, pub



PUBLIC SUBMISSION FORM

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 TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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) Wanda

Last name (required) Wharran

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do? (required)	Request to speak
How do you wish to attend?	Remotely
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)	Mar 7, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC-2022-0177, Amendment to Land Use Designation as adjacent property owner
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)	As adjacent property owners to this proposed development, we respectfully put forth our concerns regarding the proposed stature and proximity of structure(s) and its high propensity for damage to our property during the development stages, as well as impact to lifestyle and privacy within our home and property.

LOC 2022-0177 SUBMISSION FOR PUBLIC HEARING, MARCH 7, 2023
Submission by Adjacent Homeowners: Tim and Wanda Wharran, 916 35 Street SE, Calgary AB

Thank you, Mayor Gondek and Members of City Council for the opportunity to present these consequential concerns.

We are not opposed to development of the subject properties however, we are strongly opposed to a large, obtrusive structure(s) and the propensity to overbear our property, diminish privacy, lifestyle and well-being, and pose risk of financial burden.

1. Property Damage *Refer to Addendum Page 1 for Visual*

We are primarily concerned for the high potential of damage to our property resulting from excavation, tamping, and construction of proposed development. The adjacent subject property was encased in large trees and there remain significant large stumps bordering our shared property line and root systems that extend under our fence and retaining wall.

Any shifting of the fence or wall poses great risk to our poured cement work which abuts both the retaining wall, front upper deck and house foundation.

Questions

- a) Will the City mandate engineering reports prior to and at regular intervals throughout the project, and up to one year after, at the expense of the owner and all owners throughout the project, to assure the integrity of our property and investment, and to include clause that any repair, modification or replacement proven as a result of the development be at the sole expense of the owner or owners for that same period so as not to financially burden this homeowner.
- b) The Development Owner will benefit from our fence and retaining wall. What mechanisms are in place to protect the integrity of our property and investment throughout development and/or tenancy upon completion?

LOC 2022-0177 SUBMISSION FOR PUBLIC HEARING, MARCH 7, 2023
Submission by Adjacent Homeowners: Tim and Wanda Wharran, 916 35 Street SE, Calgary AB

2. Loss of Privacy, Health & Diminished Lifestyle *Refer to Addendum Page 2 for Visual*

This homeowner has a critical illness and as such, works full time from home.

- a) How long can we expect this project to go on for- what are the development milestones? What mechanisms are in place to protect us from extended construction periods? (IE: Genex project on 35th St & 12 Ave SE has been in progress for 3+ years and is only at in-ground stage).
- b) An 11M, 13 Storey complex will certainly impact our gardening ability will be impacted by complete over-shadowing or reduced seasons from over-shadowing.
- c) If Developers are capitalizing on the CMHC's reduced financing rate program to address the affordable housing crisis, are the low-rate rents not only sustainable for a ten-year period versus a permanent and irreversible impact to these homeowners and our investments? What protects our investment and lifestyle, or will we just be collateral damage?

3. Crime and Security *Refer to Addendum Page 3 for Visual*

There is direct and proven correlation between low income and crime. Our community is already subject to some of the highest rates in the city. Also, with the recent integration of numerous recovery, rehabilitation, day and group facilities in our immediate area, and now with continued addition of affordable housing complexes, we expect increased crime growth.

- a) Can the City show other Calgary communities with the same congestion of these facility types and affordable housing, including those in completed, development and/or proposed stages, so that we are assured of equitable and fair consideration in the placement of these facilities and developments throughout the city?
- b) Does the City have any intention of increasing policing within our neighborhood to sustain the inevitable rise in crime and assure a neighborhood where we feel safe and secure?

Thank you again for this opportunity. We sincerely hope for your reconsideration on the stature of the proposed development.

Wanda & Tim Wharran

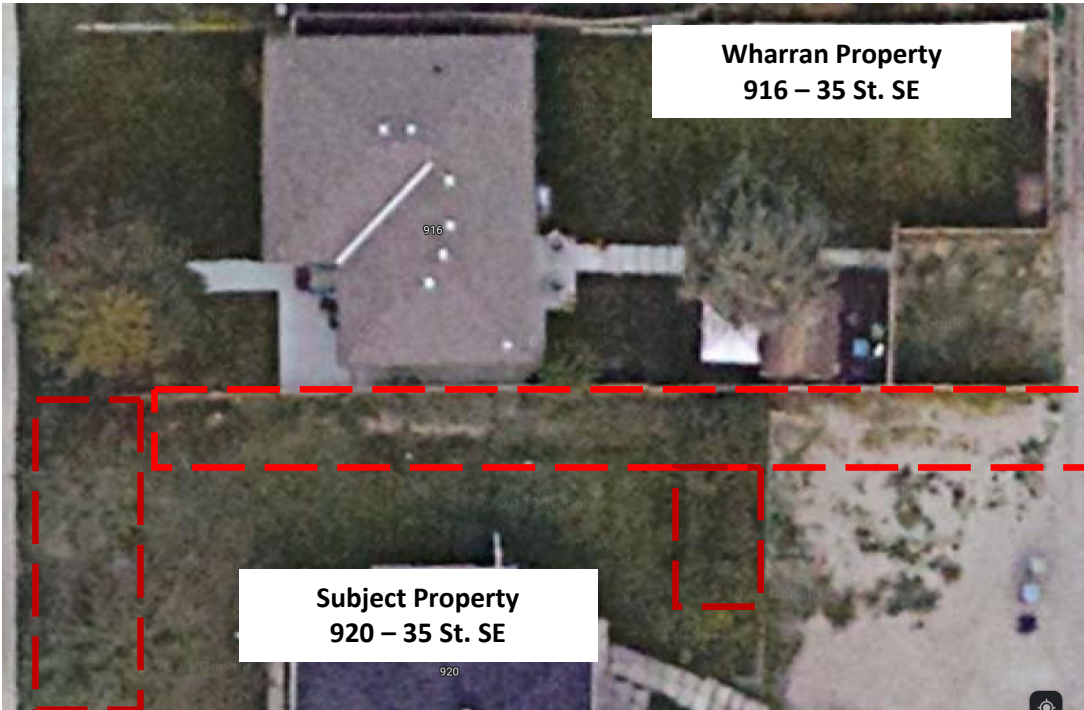
Attach (Addendum)

Submission for Public Hearing, March 7, 2023
LOC-2022-0177

Addendum

Submitted by T & W Wharran
Homeowners of Adjacent Property
916 35 Street SE

1. PROPERTY DAMAGE



Evidence of tree systems, stumps and roots can be seen in close proximity to our retaining wall and fence that abut cement work, patios and house foundation on our property.

Upper deck, poured stairs, lower pad and walkway abutting retaining wall and house



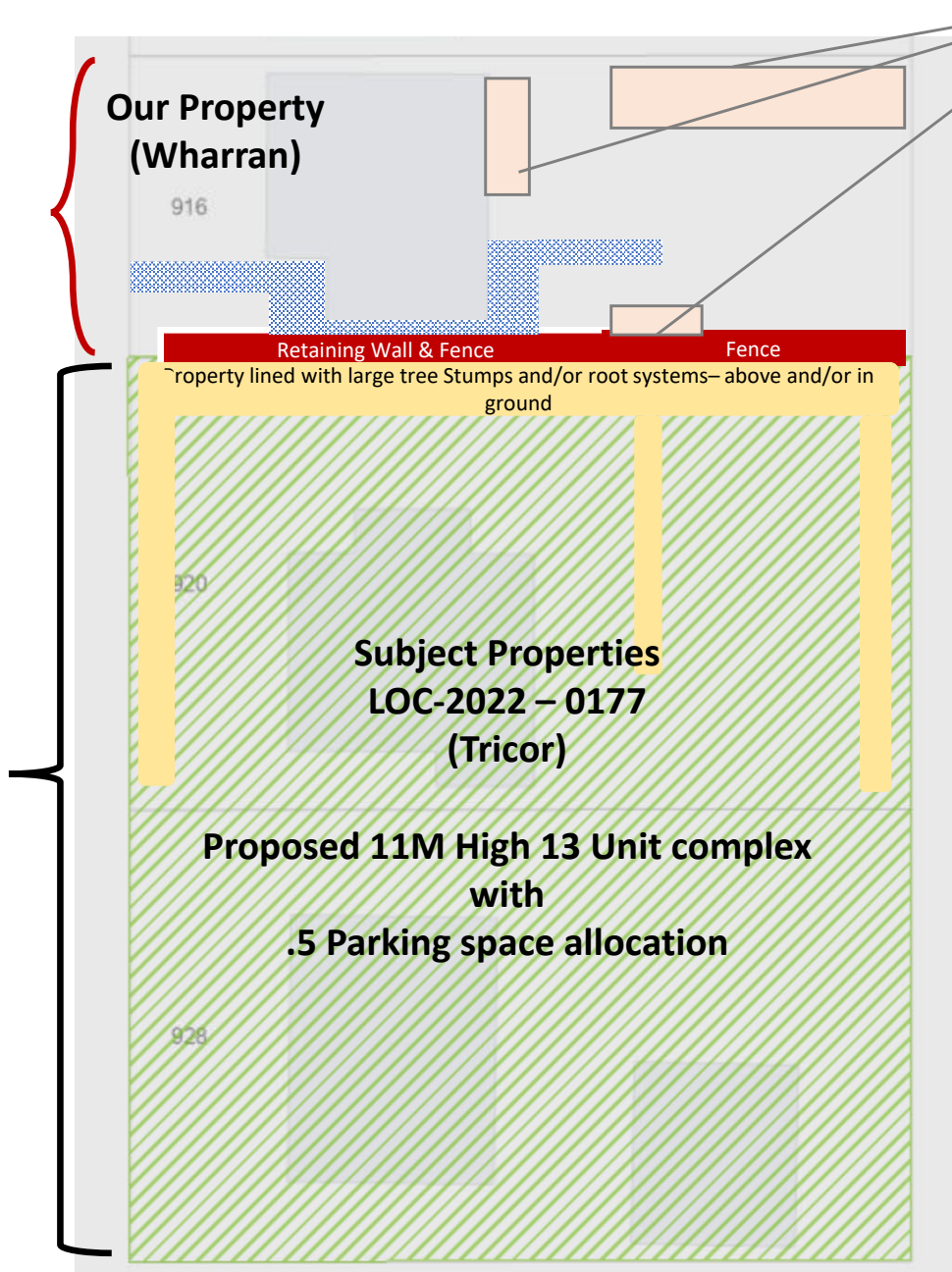
Poured cement walk abutting retaining wall & house



916 35 Street - House and Fence/Retaining wall - Subject Property showing front tree stumps, lower and larger stumps are in ground along fence line

Poured cement rear pad abutting retaining wall & house

2. Health, Loss of Privacy, Diminished Lifestyle



Greenhouse, Container and In-Ground Gardens. Potential for reduced grow season and/or loss of use due to over-shadowing

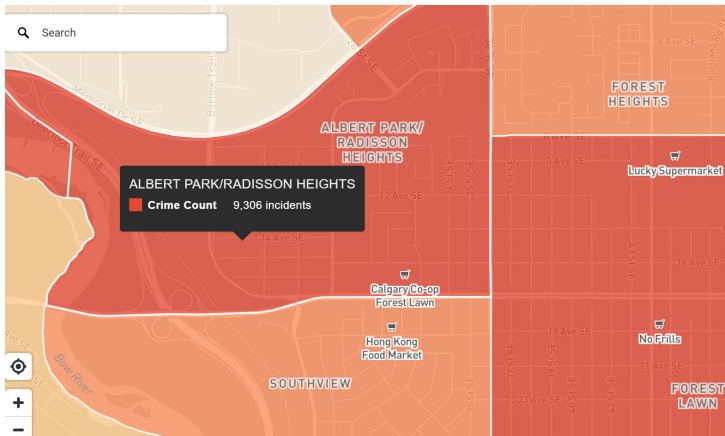
This homeowner has a critical illness and as such, works full time from home.

How long can we expect this project to go on for- what are the development milestones?

What mechanisms are in place to protect us from extended construction periods?

- a) An invasive 11M, 13 Unit complex overbearing our property with direct line of sight into our yard and/or home will assuredly result in loss of privacy and impact lifestyle.
- b) Gardening ability will be governed by overshadowing creating high potential of reduced or impossible grow seasons. This creates loss of lifestyle, hobby and imposes increased food costs and/or costs to relocate grow areas.
- c) Despite assumptions that low-income persons will not have cars, they will. If property owners charge additional for parking, the tenants will likely opt for on-street parking reducing available parking and access to our plug in during winter months.

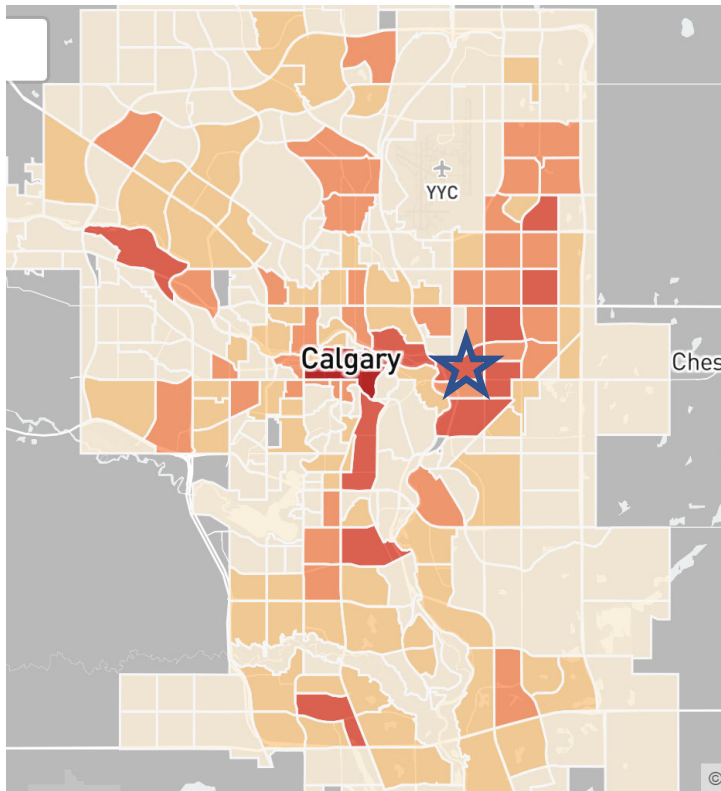
3. Crime and Security



There is direct and proven correlation between low income and crime. Our community is already subject to some of the highest rates in the city. We are currently plagued with crime in our lane and this complex will only attract more.

The continued addition of affordable housing in combination with the added number of recovery, rehabilitation, day and group home facilities in our immediate area, contribute to these climbing rates.

1. Can the City show other Calgary communities with the same congestion of these facility types, and affordable housing in relation to crime, in all of completed, development and/or proposed stages, so that we are assured of equitable and fair consideration in the placement of these facilities and developments?
2. What plans does the City have to protect the investments, security and quality of life for these homeowners and community residents?
3. If Developers and the City are capitalizing on the CMHC's reduced financing rate program to address an affordable housing crisis, are the low-rate rents not only sustainable for a ten-year period versus a permanent and irreversible impact to these homeowners and their investments? Or are we to simply be collateral damage?



<https://data.calgary.ca/Health-and-Safety/Community-Crime-and-Disorder-Map-2012-2019-/hhjd-wzc2>

*City crime maps not updated 2020 to current. Criminal occurrences in our immediate area have escalated dramatically since 2019.