

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 4519 19 AV SW - LOC2023-0006 - DMAP Comment - Sat 4/29/2023 4:02:3 PM
Date: Saturday, April 29, 2023 4:02:08 PM

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Application: LOC2023-0006

Submitted by: Matt Burgener

Contact Information

Address: 2215 45 st sw

Email: [REDACTED]

Phone: [REDACTED]

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

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite 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 support this plan. We need more of this in Glendale. I'm a homeowner and business owner in the area and I think we should have builds like this throughout the neighborhood. Particularly on 45 st. We should have some retail and multi family housing. It's no longer 1957, time for Glendale to evolve.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 4519 19 AV SW - LOC2023-0006 - DMAP Comment - Wed 5/3/2023 6:02:48 PM
Date: Wednesday, May 3, 2023 6:04:07 PM
Attachments: [Michael Knudsen LUA 4519 23-05-03.pdf](#)

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Application: LOC2023-0006

Submitted by: Michael Knudsen

Contact Information

Address: 2016 – 45th Street SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character

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:

**Michael
Knudsen**
BFA M.Arch

2016 45th Street SW
Calgary Alberta
Canada T3E 3S8

h. 403 242 7962
c. 403 519 8911

e. michael@vertigostudios.ca

May 03, 2023

City of Calgary
Planning and Development
800 Macleod Trail Calgary AB

Attention: Jennifer I. Miller, File Manager

**Re: Concerns regarding LOC 2023-0006
4519 19th Avenue SW Calgary**

My wife and I own the property at 2016 45th Street SW. It is mid-block, south of the property in question in the above land use application.

We have just become aware of the change to the Land Use Amendment application for 4519 19th Avenue SW, here in the district of Glendale. The intent now is to amend the land use designation; converting it from R-C1 to R-CG for the purpose of allowing 4 dwelling units. I'm presuming that the initial community feedback prompted a reevaluation of the original 8 suite proposal.

1. The original LUA application attempted to propose 8 dwelling units under the aegis of a desire for affordable housing and an increase in density in proximity to the LRT station. My original comments to the application (In my email dated January 22, 2023) were somewhat lenient, allowing that a duplex under an R-C2 use might be acceptable. This is no longer the case. Even an R-CG designation that permits 4 dwelling units is simply not acceptable to me anymore.
2. There is the question of whether this an attempt to obtain a higher density land use redesignation because other means of obtaining additional property for development were unavailable. For context, the next-door neighbor to the south of the designate property at 2008 45th Street SW – Barry Stangeland – was asked by the applicant, if he wanted to sell, and when he turned it down, this notice for land use redesignation appeared shortly afterwards, back in January.
3. In the original statement of support, the applicant notes that there are precedents for higher density projects of this nature in surrounding neighborhoods. While that is true, they are almost all in areas already zoned for higher density, usually R-C2. There are several DC zonings, but they are also imbedded in, or adjacent to, R-C2 zoning. To reiterate, this whole neighborhood (Glendale) is zoned R-C1, so I'm having trouble with the contextual planning for an R-CG designation. This seems like an attempt to 'parachute' a land use amendment into the middle of a lower density residential area. There is not transitional zoning in play at all. It is certainly not contextual by definition. There are no surrounding or adjacent duplexes or 4-

plexes. This proposal, if approved, will result in a 3 or 4 story multi-unit building butting directly up against a single story mid 1950s bungalow.

4. I'd like to point out that directly on the north side of 17th Avenue, Rosscarrock is almost entirely zoned R-C2, with density and properties far more suitable to this kind of development. The same is true for the surrounding areas of Glamorgan, Glenbrook, and Killarney. However, most of these properties for sale are more expensive, even those with older duplexes. I can understand why the applicant is trying to redesignate a less expensive property in a more attractive residential area. I'm sure it makes good economic sense to the owner/developer. It is not the best choice from a planning or community perspective.
5. This land use application is being proposed because it is a corner lot. It would simply not even be possible in an interior lot condition. Having said that, there is an obvious implication on the adjacent property at 2008 45th Street SW.

It would almost certainly lower the value of the single family home zoned R-C1 to have an R-CG 4 suite building next to it. Further, in what I would call a defensive move, the landowner at 2008 45th Street would almost certainly be forced to rezone to R-C2 in order to make his property saleable in the future, but the implications for this are for another discussion. Having said that, per item 3 above, there is no contextual scale or zoning for this project that could ameliorate this physical and visual impact.

6. I take issue with the suggestion that this land use application is in conformity to the Westbrook Area Plan. Yes, if I understand the Westbrook Area Plan correctly, the intent of the plan is to increase density in general. It is approving of 3+ domiciles on designated areas and lots in order to increase this density. It does note, for example, 37th Street and 33rd Street SW, and 26th Avenue between Crowchild Trail and 37th Street, and generally, the districts of Rosscarrock, Glamorgan, Glenbrook, and Westbrook as nodes and areas for development. As far as I know, it does not designate any development area along 45th Street south of 17th Avenue, or indeed anywhere in Glendale, as a higher density zone, but please feel free to correct me if I am wrong. The scale of development as proposed in this land use application in the district of Glendale does not seem to be supported by the area plan.

Additionally, while this application is for land use redesignation, it is simply not possible to talk about the application without also discussing the implications for the inevitable development as they would derive directly from the land use application.

7. There is the question of the parking requirement for 4 suites. I'll start by saying that 4 suites is not necessarily *just* 4 people or 4 vehicles, but occupancy would be a further discussion at the DP stage. Regardless, and despite a separation of land use and development process, there are clear implications if this land use were granted.

I'm presuming the argument at the DP level will be that the proximity to the LRT station allows a relaxation of parking requirements, and with the recent amendments to the parking bylaw, the requirements for off-street parking are less stringent than several years ago. Having said, that, people still drive. How many of the proposed 4 suite residents would have cars, and where would they park? Would onsite parking be part of a development proposal?

8. This relates to a second question, as there is not just a stipulated ratio of lot coverage, but also a relationship between the lot coverage and the on-site parking requirement.

Per the Calgary LUB for R-CG:

- 547 8** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **laned parcel** is 70.0 per cent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by **21.0 square metres** for each required **motor vehicle parking stall** that is not located in a **private garage**.

Considered in conjunction with the utility ROW on 45th Street, and the front yard and alley setbacks, lot coverage for this proposed 4 unit project would absolutely exceed the LUB. So, after the land use application, are we then expected to accept additional relaxations to suit the project after redesignation? Per 6 and 7 above, this brings an additional discussion of occupancy that would be addressed at the DP level, but makes it even more difficult to accept this land use application, and what might be derived from it.

9. The last item to consider is the building height if this land use is approved. R-C1 and R-C2 allow a maximum of 8.6 meters in building height. R-CG is quite different, even with the contextual parameters.

Per the Calgary LUB for R-CG

- 541** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is **11.0 metres** measured from **grade**.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district** or, the M-CG or **H-GO** District, the maximum **building height**:
- a) is the greater of:
 - i the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
 - ii **7.0 metres** from **grade**;
- measured at the shared **property line**; and

b) increases at a 45 degree angle to a maximum of 11.0 metres measured from grade.

(3) On a corner parcel, the maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.

(4) Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent parcel depth or the contextual building depth average, whichever is greater.

Per this section, R-CG can allow 9.5 to 11 meters in building height for the project contingent on area cross section and other parameters. To speak to my point in item 3 above, this would put a 3 or 4 story building directly beside a single-story bungalow. Again, without seeing the design, is this 4-unit development even possible? Per item 8, what additional relaxations would be needed for this project?

I'm sure you will be receiving communication from others in the area. I've been fielding phone calls as some of my neighbors know that I am familiar with the land use and development process and are asking what to do. I will be sharing my communication herein with them.

Again, I'd like to reinforce, we are not against an increase in development, and we support democratized housing initiatives. But, while a duplex or triplex might be acceptable in context in an area adjacent to an area zoned R-C2, 4 dwelling units under R-CG in a residential neighborhood zoned R-C1 is too much. I simply cannot support it.

Please feel free to contact me via email or on my cellphone as needed. I would like to have an engaged discussion in the matter.

Regards



Michael Knudsen
Director/CEO
Vertigo Studios



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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 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) Dean

Last name (required) Mutrie

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

What is the group that you represent?

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What do you wish to do?
(required)

Request to speak

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)

May 16, 2023

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

(required - max 75 characters)

Proposed Land Use Change Reference Number: LOC2023-0006

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)

Council should reject this applications for rezoning to R-CG. I am opposed to the Proposed Land Use Change for several reasons. This is the first application for R-CG land use in Glendale and would allow 4 dwelling units plus 4 secondary suites. This density increase is inappropriate in a charming and sought-after single family dwelling neighbourhood. To accommodate this density, 7 large mature trees (2 white spruce, 2 crabapple, 2 mountain ash and 1 weeping birch) will have to be removed. Given that trees are well known to clean the air, this clearing will set back the City's self-declared climate goals on this lot by 65 years. Clearing the lot and replacing it with hard surfaces like roofing materials, concrete driveways and paving will cause precipitation to run off quickly and add to an overburdened 65 year old drainage system that is currently undersized by today's standards. There are no stormwater retention ponds in Glendale. This will make Calgary less flood resilient. Assuming one car per dwelling unit, there will be 6 more cars to add to a sometimes congested 45th Street and crowded parking situation that currently exists. The lot is higher than 45th Street and 11m high structures will cast a long, hard shadow, preventing the low winter sun from melting snow and ice on sidewalks and roadways. Eight dwelling units require 24 waste bins total, making for a potential eyesore. In conclusion, Council should reject this application for rezoning to R-CG. An application for R-C2 which protects the existing trees would be more appropriate in this neighbourhood.



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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) Graham

Last name (required) Riley

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

What is the group that you represent?

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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)

May 16, 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 Amendment in Glendale (Ward 6) at 4519 19 Ave SW - LOC2023-0006

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)

I am writing to register my opposition to the proposed zoning amendment the property 4519 19 Ave SW from RC1 to RCG (File LOC2023-0006). This type of rezoning to higher density, allowing 4 dwelling units with potentially more with secondary suites, is vastly out of character with the community and design of Glendale. The vast majority of residents purchased in the community because it is a single family home neighbourhood and demand for homes, such as the one being considered for demolition, in this type of neighbourhood remains strong. This rezoning is an incredible waste of functional resources. This type of redevelopment would also destroy existing mature tree landscaping including spruce, weeping birch, mountain ash and crab apple, contradicting the city's stated goal of greening Calgary and increasing the tree count. The limited room for new trees and half a century for them to grow back could not compensate for this loss. Parking will become a critical problem for residents. Forget about this walkable city stuff; families are going to want to shop at large grocery stores for more affordable big box stores such as Super Store and Costco, not high priced boutique stores. Taking kids to hockey, other sports and arts activities will continue to require family cars, not bikes, busses and trains. With the change from ICE cars to BEV, on site parking will be important for charging. Increasing the density also will create the need for 12+ recycling and garbage bins. Storing and putting out this collection of containers coupled with the increased vehicle parking will challenge residents and bring a level of skill at the game Tetris to frustrating heights. Needless neighbour conflict is likely. Increasing density along 45 Street will also worsen problematic traffic congestion at 45 Street and 17 Avenue and lead to more short-cutting within the community. To date,

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the city has done nothing to reduce this known problem.
Our Community Association and President presented polled residents and developed a very workable plan to maintain RC1 within our community and allow for higher densities on the perimeter of Glendale. This plan was presented to the Planning people and City Councillors and was ignored. This plan reflects the sort of compromise I support I do not support increased density within Glendale to the level proposed with this application LOC2023-0006 for the reasons presented.



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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.

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I have read and understand the above statement.

First name (required) Douglas

Last name (required) Johnston

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

What is the group that you represent?

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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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 2023

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

(required - max 75 characters)

4519 19 Ave SW

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

In opposition

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I am writing to oppose the proposed changes to the zoning at 4519 19 Avenue SW in Glendale. I reside in Glendale, and am concerned about the implications of the proposed change.

Firstly, there is confusion about what is being proposed. Although there is a reference to up to four suites, there is also a reference to secondary suites. This implies a total of eight suites on the property. That said, even "four" means two suites plus two secondary suites, the implications suggest any proposal for R-CG should be denied.

Parking is already an issue in Glendale, with permit-only parking in that area. 4 to 8 additional suites will exacerbate these issues. A comparator neighbourhood demonstrates some, Killarney, where appears to be mainly RC2. There parking is difficult for residents, with so many residents compacted into a small area, they and their guests have difficulty parking near their own homes. Further, Killarney presents a dangerous area to drive, due to the packed-in parking on streets not designed to accommodate the parked cars and two-way traffic. Driving down a Killarney street is a disaster if another vehicle comes along.

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

In addition to these concerns, 45 Street is an emergency vehicle corridor. The increased parking and traffic this proposal and proposals like them create a further safety concern, for both drivers in the area and for first responders, as well as the clients they are trying to assist that will see delays in service.

In addition to safety issues, this proposal is contrary to characteristics of the Glendale

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neighbourhood. Residents of Glendale value the greenery and character presented by single-family homes, the mature nature of trees, the ability to maintain a pleasure yard and garden, and the serenity and private nature of the community these present. Turning Glendale into a Killarney with parking-lot nature of the streets, the loss of mature greenery, loss of sunlight and privacy from towering structures, and the inundation of refuse carts is against what Glendale resident want.

In short, the infrastructure of Glendale was designed for the existence character and nature of the community, not for influx of parked cars and traffic this proposal represents. Further, there are already water/sewer inadequacies for existing homes, never mind trying to double, triple or more the population of Glendale. What is the City's plan to upgrade and replace the aged and inadequate utilities system that exist, say along 25 Avenue, where the City



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I have read and understand the above statement.

First name (required) Douglas

Last name (required) Johnston

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

What is the group that you represent?



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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)

May 16, 2023

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

(required - max 75 characters)

I am writing to oppose the proposed changes to the zoning on 17 Ave from Ge

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

I am writing to oppose the proposed changes to the zoning on 17 Ave from Georgia to 45 Street SW in Glendale. I reside in Glendale, and am concerned about the implications of the proposed change.

Firstly, this proposal is a massive shift to character and nature of Glendale. This proposal is contrary to characteristics of the Glendale neighbourhood. Residents of Glendale value the greenery and character presented by single-family homes, the mature nature of trees, the ability to maintain a pleasure yard and garden, and the serenity and private nature of the community these present. Turning Glendale into a Killarney with parking-lot nature of the streets, the loss of mature greenery, loss of sunlight and privacy from towering structures, and the inundation of refuse carts is against what Glendale resident want. A 102 unit development is not even remotely in keeping with Glendale.

Furthermore, traffic and parking is already an issue in Glendale, which can only be worsened by this proposal. 45 Street is an emergency vehicle corridor. The increased parking and traffic this proposal and proposals like them create a further safety concern, for both drivers in the area and for first responders, as well as the clients they are trying to assist that will see delays in service.

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

The intersection at 45 Street and 17 Avenue SW is already a problem with traffic often backing up during peaks from 17 to 26 Avenues. It is a dangerous intersection now because of the narrowness of the streets and inadequacy of lanes/markings. This proposal can only worsen this situation as well.

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The infrastructure of Glendale was designed for the existence character and nature of the community, not for influx of residents, parked cars and traffic this proposal represents. Further, there are already water/sewer inadequacies for existing homes, never mind trying to double, triple or more the population of Glendale. What is the City's plan to upgrade and replace the aged and inadequate utilities system that exist, say along 25 Avenue, where the City must often come and clear the main sewer line now? Drainage, blockage and overflow problems in the currently inadequate systems also would be exacerbated.

This proposal also seems to ignore the Declaration of a Climate Emergency. How does development like this proposal promote environmental concerns by allowing the replacement of mature trees with massive buildings, overshadowing neighbours and ruining their private enjoyment of their homes?

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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) Michelle

Last name (required) Zizek

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

What is the group that you represent?

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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)

May 16, 2023

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

(required - max 75 characters)

Public Hearing of Council May 16, 2023 Land Use Application at 4519 19 Ave

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)

I live in Glendale and am writing to oppose the development at 4519 19 Avenue. This development will increase traffic to an already busy part of 45th Street. I have seen traffic back up down 45th to almost Turtle Hill on many occasions.

As well, there are seven mature trees on the property (two white spruce, one weeping birch, two mountain ash and two crabapple). The City's document "Calgary...A City of Trees" recognizes that "Trees clean the air, reduce storm water runoff and erosion, save energy, create wildlife habitat, and generally contribute to the quality of residents." I expect the City will ask the owner to plant trees, but to replace mature trees with saplings will not work. It will take years and years for those trees to reach maturity.

If you allow this development, you are ruining what is so great about Glendale – that it is an older neighbourhood with mature trees wide streets and single-family lots. Not every inch of Calgary needs to be developed into multi-family homes or developed at all. What makes a City great is the parkland amongst homes and developments, mature trees, walking paths. The City allowed this kind of development in Killarney and that neighbourhood has nothing but crowded streets you cannot drive two cars down at the same time, nor is there any character to the neighbourhood because of the different types of homes/developments allowed – it is a hodge podge of development.



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Please do not allow this development at 4519 19 Avenue SW.