

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

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I have read and understand the above statement.

First name (required) Malcolm

Last name (required) Ruby

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)

Jul 20, 2023

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

(required - max 75 characters)

Policy and Land Use Amendment in Altadore (Ward 08) at Multiple Addresses –

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

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

We are owners/residents of a unit in 3650 Marda Link SW (the "Courtyards") immediately to the west of the proposed development and oppose approval of the current application.

The five (5) storey height for the west side of the proposed development will cause significant shadowing and block views for Courtyard residents like us. The Courtyards has only three (3) storeys (or 3.5 storeys if the third-floor loft units are considered as 1.5 storey). The Applicant's own shadow studies (attached) for the proposed 5 storey west side of the development show substantial shadowing impacts for east-facing Courtyards residents. Moreover, HVAC and elevator units on the proposed development will add significant additional shadowing and further obstruction of views.

Page 2 of Attachment 4 to the Planning Committee Agenda ("Attachment 4") falsely states that the proposed development "will not create shadow impacts for adjacent neighbours." This statement is contradicted by the Applicant's own shadow studies. Moreover, the Applicant's agent, Mr. Brian Horton, falsely informed the Planning Committee on 20 April 2023 that the Courtyards was a "4 and ½ storey" building when, in fact, the Courtyards is a 3 (or at most 3 ½) storey building. Mr. Horton also repeated the misrepresentation to the Planning Committee that the shadow studies showed no impact on the Courtyards.

The Application calls for a 4 storey limit on the east side of the proposed development in light of concerns raised by neighbours to the east. We believe west-facing neighbours (in the Courtyards) should be afforded the same consideration by limiting height



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on the west side of the development to 4 storeys.

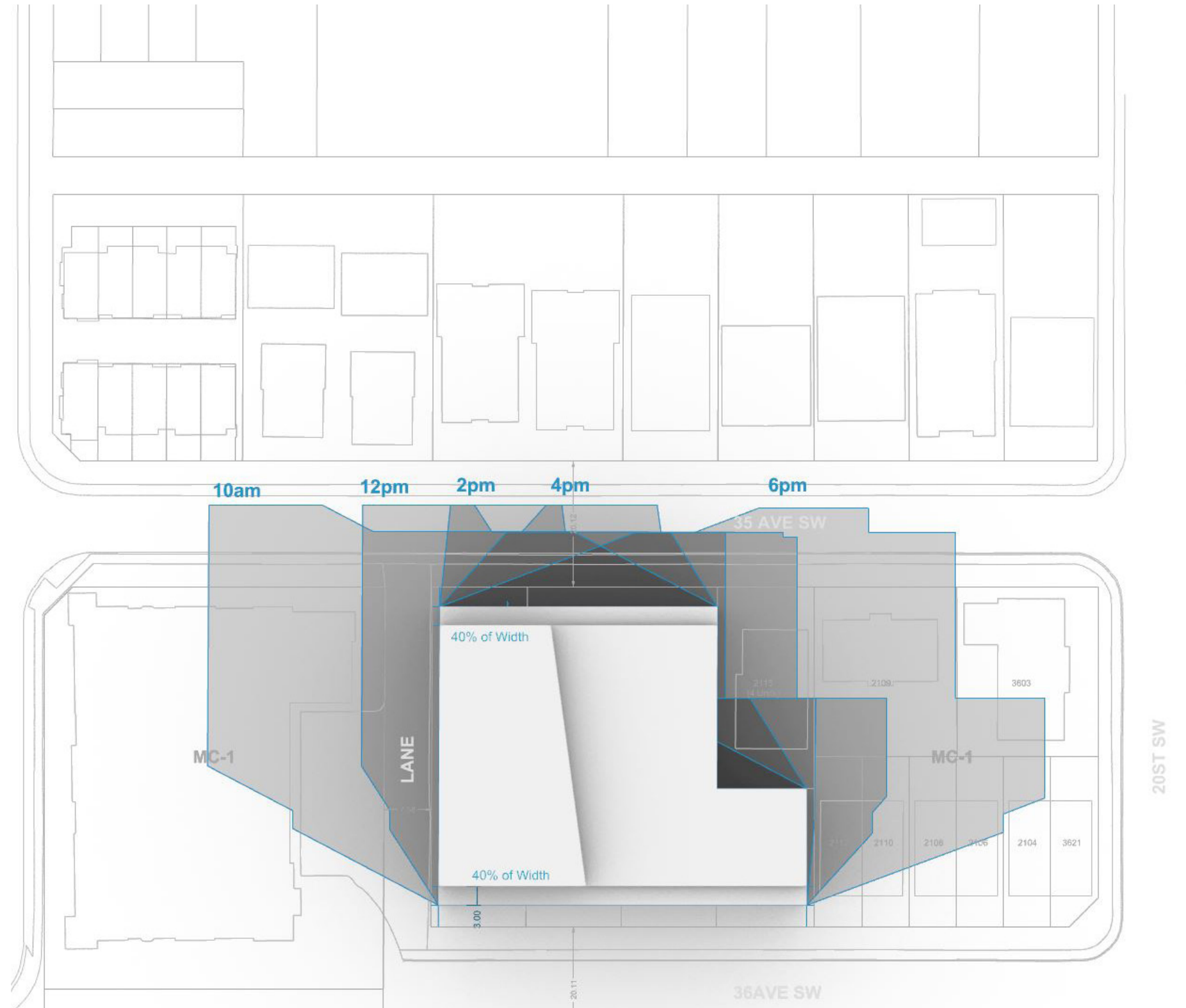
Also, we respectfully ask Council to ensure that exit/entry to the underground parking lot for the proposed development be from either 35th or 36th Avenue SW and not be from the quiet laneway that the Courtyards and the proposed development will share. The traffic and noise created by parking access from the laneway would dramatically impair the quality of life of Courtyards residents.

Finally, we ask that the setback for the new development be 5 metres from the laneway as it was in the original application. The setback of 1.2 metres is the current application has resulted in far worse shadowing than in the original application.

Overall, the height of the proposed development is not “respon[sive] to the immediate context and existing land use districts” (Attachment 4, Page 2) because the build

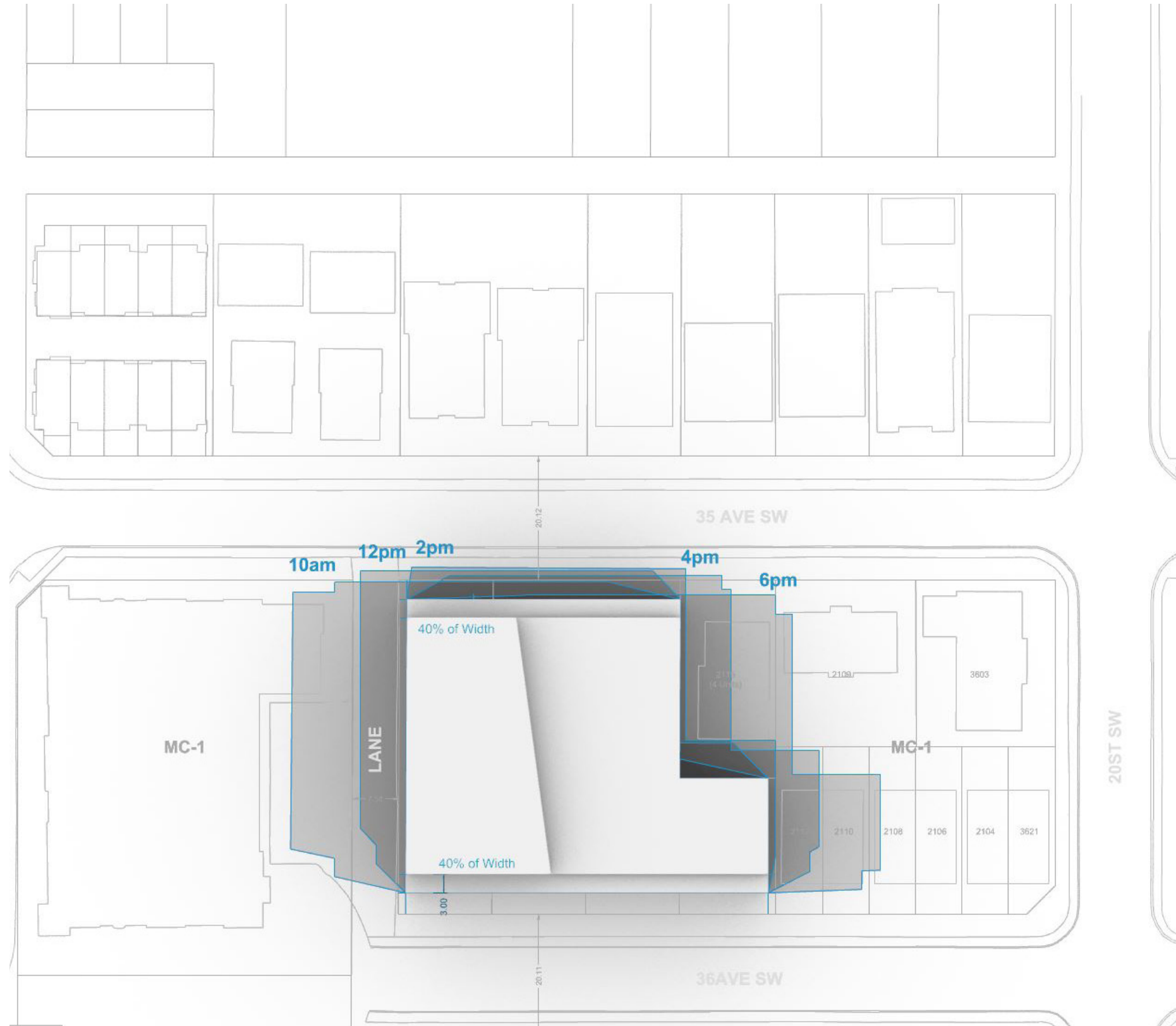
# Shadow Study

Equinox - March 21



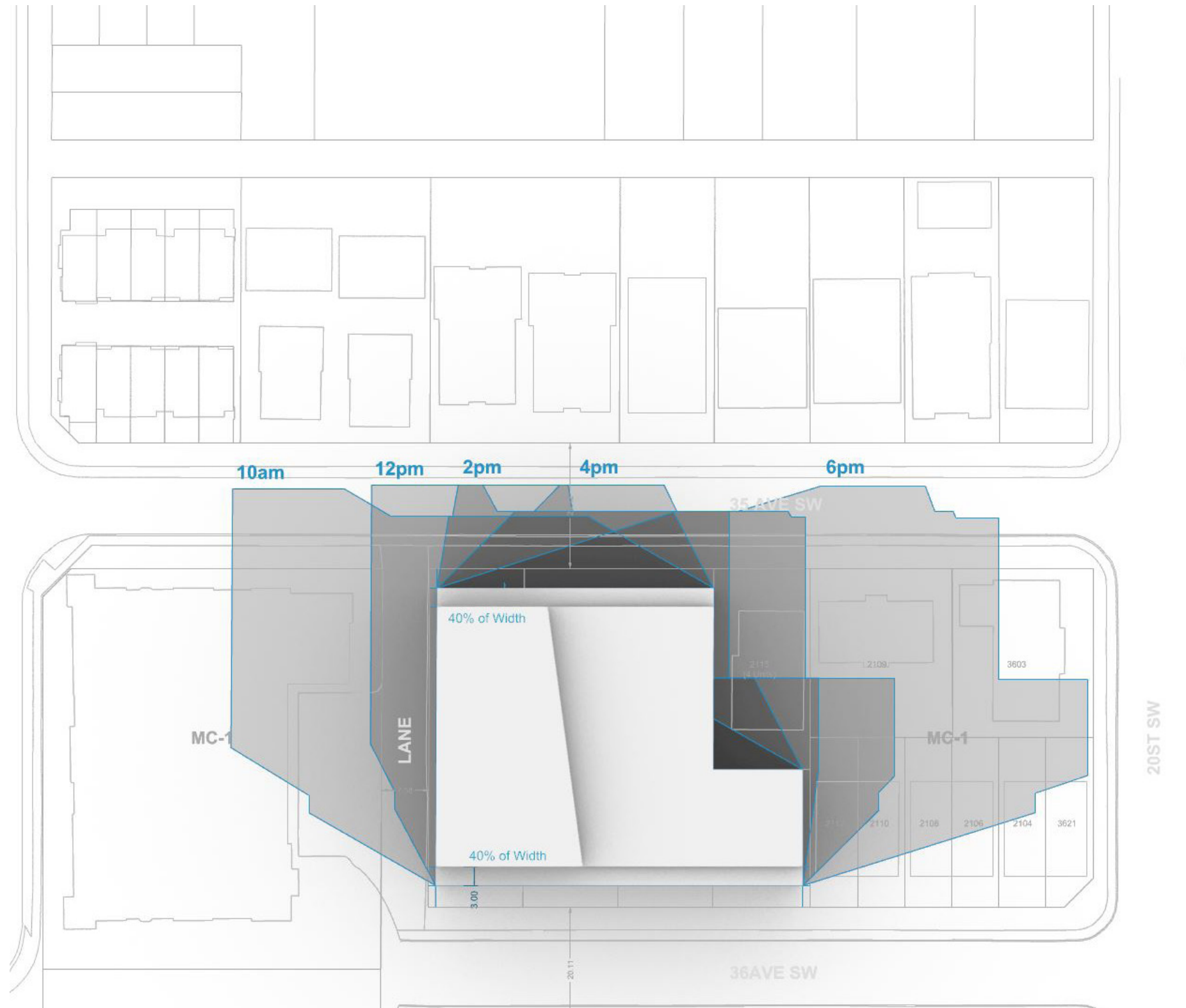
# Shadow Study

Summer Solstice - June 21



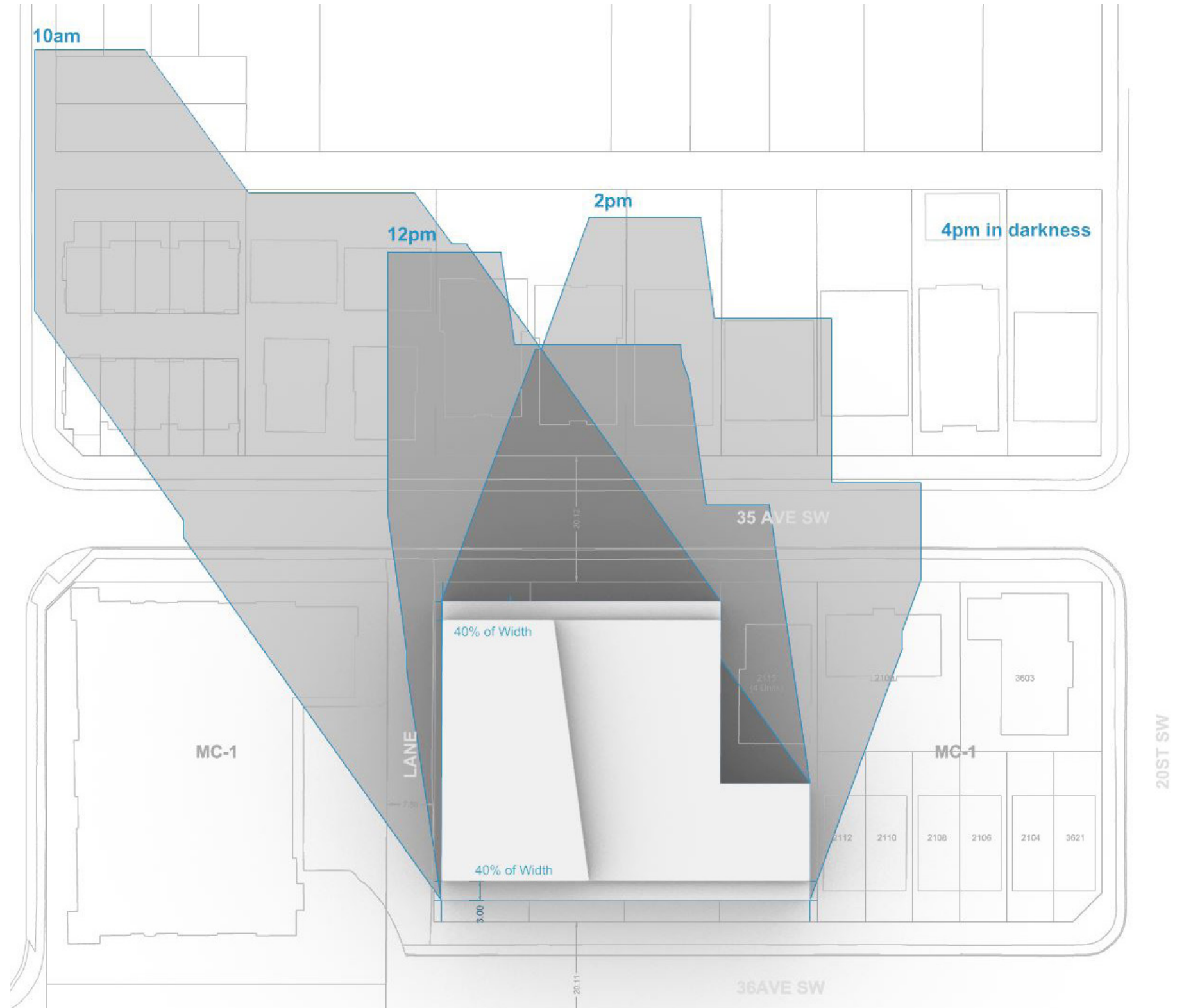
# Shadow Study

Solstice - September 21



# Shadow Study

Winter Solstice - December 21



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

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**Project name:** 36 Avenue

Did you conduct community outreach on your application?  YES or  NO

If no, please provide your rationale for why you did not conduct outreach.

Additional engagement with the wider community was coordinated to present the revised application.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

New Engagement includes:

1. Virtual Information Session held March 21, 2023 for the wider community - 20 residents registered and 15 attended.
2. Project website - updated the website with application revisions including details on the second community information meeting.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

We connected with residents of the wider community. Residents who registered for the meeting but were unable to attend provided email comments after the meeting which were recorded/responded to and incorporated into the outreach summary.

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Key concerns raised by the wider community included:

- Proposed height and density of the site
- The contextual nature of the application relative to existing development in the immediate area
- Traffic and parking challenges associated with intensification
- Concerned about shadowing to surrounding parcels
- Concerned the HVAC system will increase noise, shadowing and overall height
- Development Permit questions such as ultimate tenancy (rental vs. condominium), utility upgrades, location of main entrance, clarification on ultimate unit count, site design and construction timeline
- Confirmation no commercial uses would be allowed under the revised land use district
- Clarification on planning process and opportunities for the community to influence future building design.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach on Planning & Development Applicant-led Outreach Summary

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

**Height/ Density:** The revised application proposed a land use application under the M-C2 land use district which considered previous feedback on building height and density to reduce the building height from 20 metres to a maximum of 16 metres. The overall massing was reduced from 6 storeys to 4 storeys and a partial fifth storey (maximum 40% of the total floor area). We believe the revised application is appropriate for the area and responds to the immediate context and existing land use districts of M-C1 in the area.

**Shadowing:** A shadow study was conducted based on the revised concept which confirmed minimal shadow impacts to adjacent neighbours. We appreciate the feedback and believe the proposed four and partial fifth storey will not create shadow impacts for adjacent neighbours.

**Transportation:** A TIA was commissioned which confirmed the proposed density can be accommodated and the parking demand can be satisfied with on site parking and nearby road and transportation infrastructure.

**Commercial land use:** The revised land use district M-C2 will provide residential only uses on site and will not permit commercial uses.

Other comments regarding ultimate tenancy and location of landscaping will be determined at the DP stage however where possible both public and private trees will be protected.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

During the Community Information Session, the applicant provided details of next steps for the application (CPC and Council), and provided contact information of the file manager and the DMAP website for residents to follow the development approvals process and the status of the application.

Many comments/concerns were directed towards the detailed design process. These comments have been noted and will be reviewed at the development permit stage.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)

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I have read and understand the above statement.

First name (required)	Jenna
Last name (required)	Skogberg
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)

Jun 20, 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 - LOC2022-0056 - Bylaw 76D2023

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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Good morning Council Members,

Thank you for taking my thoughts into consideration regarding Altador LOC2022-0056 Bylaw 76D2023 Land Use Redesignation. I have missed meetings for this due to personal conflicts and am grateful to submit comments now.

While I am in favour of building up and not out for environmental and community considerations, I oppose the application for redesignation of this land to a medium profile building for multiple reasons:

1. It does not align with the initial intended use and continues to not suit this street. Larger properties should only be considered for the Main Street (33rd) and the low-profile buildings branching out. Approving this would likely be the first of others to come, thus completely changing the area and negatively impacting the identity of Marda Loop, Altador, and Garrison.
2. There is already an existing challenge to find parking in the area made more difficult by 34 Ave changes. Since the community was not built around having med-profile buildings, residents and guests of people living in this area will quite likely find parking more of a struggle and deal with a larger traffic congestion issue.
3. This is a wonderful and dynamic community that prides itself on its history, sense of community, and being a destination community for Calgarians and other visitors. By making changes like this re-zoning and continuing to peck away at older homes, it is taking away from the overall sense of community and history. There are other streets more reasonable to consider for med-density projects before this one.

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

**PUBLIC SUBMISSION FORM**



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Understandably, we must move forward as a City to increase density instead of urban sprawl. Yet, I put forward, that this must be reasonably balanced with the needs and feel of existing communities.

Thank you for your time.



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I have read and understand the above statement.

First name (required) Thomas

Last name (required) Cowan

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

What is the group that you represent?

## PUBLIC SUBMISSION FORM



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(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)

Jun 20, 2023

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(required - max 75 characters)

Land use redesignation LOC2022-0056

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

Neither

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Dear Members of Council,

I am writing this comment in the hope that council and administration will keep in mind the particular qualities of this area as development moves forward. I believe in densification and, and don't directly oppose the re-designation of this parcel. I do, however, have a number of concerns about the property and adjacent or nearby infrastructure that I hope administration takes into account moving forward.

1 - The laneway on the west side of the proposed development is often used by pedestrians because of its proximity to the children's park at the north end of Somme Blvd; the connecting pedestrian path between Marda Link and 36th Ave; and to Dr. Oakley School. The laneway does not have a contiguous sidewalk for pedestrian use, but it is well trafficked by pedestrians. Right now the character of this parcel and placement of shrubs and trees gives the laneway a residential character, but I worry the size of development will make this laneway feel busier and more industrial without accommodating for local pedestrian traffic.

2 - Drainage in the area is already bad, and the parcel in question has extensive grass-coverage at the moment. A larger building taking up more of the parcel's surface area could exacerbate existing problems.

3 - Access into and out of 35th Avenue is challenging. While there are upgrades underway at key intersections on 34th Avenue, the main intersection used by residents for access to the street is 21st street and 35th Avenue, which is not being upgraded at the moment. this intersection is dangerous. I've nearly been hit both as a pedestrian and in my car by speeding vehicles because parked vehicles make visibility incredibly poor.

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

**PUBLIC SUBMISSION FORM**



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Adding residential units on 35th street is likely to increase the load on this intersection will exacerbate this issue.

4 - Street parking on 35th Avenue is often difficult due to it's proximity to the main drag. I understand that this development's parking needs will be handled onsite, but in case I misread I want to reaffirm the importance of street parking for many locals.

5 - The street surface on 35 Ave is quite old and already cracked. Heavy equipment from a large construction project is likely to worsen this problem.

I am happy to see Marda Loop continue to densify, but request that project stakeholders and administration integrate the infrastructure maintenance needed and overall character this area provides into their plans moving forward.

Sincerely,  
Thomas Cowan

Courtyard at Garrison Woods  
Board of Directors

Reply to land use proposal change – LOC2022-056 35<sup>th</sup>/36<sup>th</sup> Ave at 21 St.

The Board is presenting three main points in opposition to this proposal to change the height restriction on the land to be developed as a condo behind our development. Currently the bylaw allows for a maximum height of 14 metres. The suggestion is to increase this to 20 metres. The proposed development for this spot if approved is to build a 5-6 story condo with business on the main floor and 100 residential units.

1. This is a residential neighbourhood and is not on a major artery. Although there is a 6 story building already built in the area (34<sup>th</sup> Ave and 20 St.), this is on a 4 lane road leading directly to 33<sup>rd</sup> Ave. It is no way comparable to the area that this new proposed multi story development is to be built. There are mostly single family, 2 story homes on this street along with our 3 story condo backing onto the laneway that would separate us from this new development. There is not even a street between the two areas. Gridlock getting into the parking garage of this new development is a real possibility. Putting 5-6 stories when only 2 were originally there is increasing the density in an unsustainable manner. Densification is fine with proper respect for surroundings. This proposed development is not respecting the lives of the people who have lived and paid taxes here for years.

2. Parking on both 35<sup>th</sup> Ave and 36 Ave is already bumper to bumper. There is no place for any more visitor or business parking in this area. Current residents often have to park their second vehicle or their visitors vehicles several blocks away. 100 units proposed would add to the congestion on this very narrow street. It is not as wide as 34<sup>th</sup> Ave or others in the area and in the winter, with cars parked on each side, there is only one lane available and cars must pull off into side spaces for others to get by. The developer has talked on adding some business frontage to allow a “more vibrant shopping experience”. First, there are already many for lease areas in Marda Loop and but most importantly, there is NO PLACE TO PARK. We do not need to bring more visitors to this quiet, residential area. If even a three story building was approved, extra visitor and underground parking should be required of the developer to minimize traffic disruption that will ensue. With existing low density housing already proving there is a critical shortage of parking for visitors and 2<sup>nd</sup> vehicles, to allow a higher density complex without planning for guests and resident second vehicles would be very short sighted.

The developer has also noted that there is transit in the area which could be utilized by residents, thereby reducing cars in the neighbourhood. Only the South Calgary bus is close by which only goes downtown while two other lines are on 33<sup>rd</sup> Ave or Crowchild Trail....at least 5 blocks from this proposed development. One must only look at the cars currently lining the street to understand that everyone still has a car, if not two, and that Calgary is a mostly driving city. It often takes 5 to 10 minutes to get down 33<sup>rd</sup> Ave with the traffic that ensues in morning and evening commutes. People are still, and no doubt will continue to be, dependent on cars to get around our sprawling city.

3. Last but certainly not least is the affect on the neighbourhood by blocking out any sunlight in the winter and allowing very little even in the summer. This will directly impact all condo residents west of the proposed development and single family residents east of it. People who have lived there for 20 years and more will most likely lose property values with the large structure as the view when looking out their windows and having streets packed with even more vehicles. The developer has not proposed any changes to beautify the streetscape or address the lack of sunlight. Stepping back the edge of the



building on several top floors is no response to the damage they will be causing with a multi storey building right up to sidewalk edge blocking out all sunlight.

As a final comment, it was noted by the planner at the Zoom meeting we attended that the developer had spent a lot of time and money getting this parcel of land together and of course wants to maximize the profit on this parcel. This is NO reason to foist a 6 storey building on residents of the area. He knew the height restrictions when assembling the parcel. We are certainly under no obligation to maximize his profits to the detriment of our neighbourhood.

There are many other issues that can be considered but as we are only looking at the height restriction change at this time, we are limiting our response to how the increased density will be detrimental to the whole neighbourhood. A more robust response would be submitted as this development process moves along.

Thank you for your attention to our concerns. We certainly hope that the degree of opposition to this height and density change proposal will be taken seriously by our City Council.

Wendy Stephens  
President, Board of Directors, Courtyards at Garrison Woods