



PUBLIC SUBMISSION FORM

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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) Reece

Last name (required) Pardell

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)

Jul 25, 2023

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

(required - max 75 characters)

Council meeting - Public hearing - TUESDAY, JULY 25, 2023, 9:30 A.M.

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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Thank you for taking the time to read my email as a owner/neighbor of this development (2-1737 36 Avenue SW).

Here are reasons why I am opposed to the rezoning:

1. Parking - The new designated zoning would allow for more habitants with less designated parking.
This amount of designated parking is not sufficient for a currently congested street, with neighbours already struggling to find a spot to park their vehicles. Existing and proposed bikes lanes located nearby have removed street parking for commercial businesses and now people are parking on nearby residential streets, leaving home owners in the area with limited to no available parking.
The limited parking available to residents is bad enough and does not need to be worsened.
2. Population density- The amount of traffic coming in and out of the community is a problem, which will only get worse with increase in population density. Increased traffic congestion will also lead to lower emergency response times within the area. The current roads and infrastructure do not support the current population.
3. Waste management- If each unit of proposed rezoning has a bin for

Comments - please refrain from providing personal information in

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this field (maximum 2500 characters)

compost, recycling and waste, that is equal to a total of 60 bins of needing to be collected.

The amount of waste produced by this proposed rezoning needs to be considered. The required waste removal services will add to the current traffic congestion and increase noise pollution within the area.

4. Displacement- Original home owners may consider moving away and future home byers maybe be deterred from wanting to live on a congested street with no parking available.

Original home owners in the area did not expect or agree to have 2 large condominium complexes built on this street, let alone a third large condo within a one block radius.

5. Crime- Statistics suggest that with increased population density, also comes increased

overall crime rates. Many of us who live here in Marda Loop, moved here because it is a safe community to live and raise a family.

Thank you kindly for considering the opinion of the people who live closest to this development. You may cite my complaints in the hearing.

Best regards,
Reece Pardell



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I have read and understand the above statement.

First name (required)	Kama
Last name (required)	Schotanus
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

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Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

Land Use Redesignation Altadore LOC2023-0015 Bylaw 94D2023

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

In opposition

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I live near this proposed land change, and will be sharing at least the alley with whomever is living in the new buildings. I am sending this letter, as an attempt to be heard and understood by council regarding the effects this new proposal will have on at least a 2 block radius.

Previously there were issues with the land amendment application from 2022, which then was declined.

This new proposed application is not much better. It listed all the changes that were made to try and move forward successfully this application. Changing the unit number from 22 to 20 is ridiculous in any kind of practical sense for the neighbourhood.

1. 10 parking spots in rear for 20 units (or .5 spots for each unit.) That isn't even enough assigned parking for the actual amount of units being built. There is already issues with parking near this land, as there are existing multi units to the North, West and North West of this property. It is not reasonable to think that there won't be at least 1 car for each unit, in all honesty everyone near me, has 2 cars for each duplex if not 3.

2. There was issue with the number of units and garbage/recycling that would be needed. 20 units is basically 60 bins. That number in the alley or on the street for storage as well as pick up is untenable.

3. Marlo project just east of this proposed development site on 36 Ave. has stalled at barely half of completed construction with the exact same type of dwellings. When/if the project will be finished is unknown. When it does get finished, I am unsure where extra parking will even be available.

4. Why is it not possible for the developer to build a 4plex unit on each lot? This would allow for parking in rear as well as on the street without affecting the area so much with congestion. It would be in line with the multiple 4plex units that are directly to the north and east of these 2 lots. It would fit in perfectly with the existing neighbouring units.

5. The alley way entrance for these 2 lots is already busy with duplexes and 4plexes that use it daily. The power lines as per the previously declined application, will not be moved or adjusted for any build as per Enmax. This directly affects placement of the 10 car stalls and trash bin storage.

6. How is this going to affect services that are run to the existing houses? Enmax, Sewage, Water.

I appreciate that this builder would like to build a project that will enhance the area. But given the magnitude of this project on both sites, it will be nothing but a hassle during the build as well as once they are finished and sold. I recognize that Marda Loop is an area that is high density with the city wanting it to be even higher than previously thought. But squeezing so many units, with people and vehicles isn't going to offer much more than frustration for home owners around this space.

Thank you

Kama Schotanus
1732 37 Ave. SW



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First name (required)	Kelly
Last name (required)	Jubenvill
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

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7.2.19 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743

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

In opposition

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See attached

July 18, 2023

Comment On:

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743 and 1747 – 36 Avenue SW, LOC2023-0015, CPC2023-0491

Relation to the item: Owner of property directly adjacent (directly across the street and to the north) - 1748 36 Avenue SW.

Position: In Opposition

Comments:

Our avenue is a competition zone. At 4:00 pm every evening it begins and includes everyone who lives on the 1600-1700 block of 36th avenue SW and everyone in the apartments and townhouses of the 1700-1800 block. It includes both avenues and both streets (17th and 18th). What is this competition you might ask? It is for a coveted parking spot. By the time everyone in multi housing (apartments, multi-plexes, four-plexes, rentals etc.) and their two cars have filled a spot in a garage or in an underground parkade they still have another car to park. Our avenue is entirely MCG housing (the 1600 to 1700 block of 36 avenue) except for four bungalows on the north side and one on the south (not including the two that will come down for the existing M-CGd72 redevelopment) and the large complexes going in at the end of the northeast end of 17th avenue. And now there is a submission for a six-story unit one block to the west (corner of 36 Avenue and 19th Street SW). While I appreciate the marketing pitch for “car free” living this isn’t the reality on these blocks.

Introducing a 20-unit building, by way of changing the designation, instead of a four-unit building adds significant stress to a small side road and intersection that is already a safety concern. I appreciate this is attractive from a tax-base perspective for the city as it won’t be “affordable” housing in our area. As the owner of a corner unit, I have the pleasure of watching people enter the intersection (almost to the middle) at a stop sign to see if there is any oncoming traffic. This is because vehicles block all visuals. I also see them run the intersection – consistently – because they can’t even see the stop sign from the vehicles and trees. I’m not able to put my bins out in front of my home for pick up most weeks unless I do it the day before during the middle of the day so that a truck or car isn’t parked. And when I do get them out a truck or car will still park directly touching them or out in the intersection. If this unit goes in, and a stop light isn’t added, I predict you will see a rise of vehicle and pedestrian collisions. This is because parking will now stretch further south along the east side of 17th street and block the stop sign just as it does on the north side of the intersection.

Now please add to this competition folks looking to visit 34th avenue with its additional commercial development, the delivery vans, the construction vehicles, and the moving trucks (for the turnover in the townhouses and apartments across the street).

I am for developing housing and multi-housing. I recently downsized from a single detached home to then a duplex and now to a four-plex - in support of this. I also have owned, rented, and developed property in Altadore and in South Calgary. I made the decision for the recent project (corner of 45th and 19th) to forgo building out a four-plex on a corner lot to build two detached homes because of the impact it would have on that avenue and street. I speak from personal and commercial experience that consideration for the area is required and appreciated while still meeting your financial goals as an investor and developer.

Thank you for your consideration,

Kelly Jubenvill
Owner of 1748 36 Avenue SW
(403) 990-6183