

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2403 54 AV SW - LOC2022-0174 - DMAP Comment - Tue 5/2/2023 7:06:15 AM  
**Date:** Tuesday, May 2, 2023 7:06:20 AM

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Application: LOC2022-0174

Submitted by: Arielle Ferraton

Contact Information

Address: 128 Lissington Dr SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Lot coverage, Privacy considerations, Community character, Shadowing impacts

What are the strengths and challenges of the proposed:

The challenges of this proposed land use include density of the neighborhood. This neighborhood has already been flooded with densification initiatives that if you ask those who have lived here for ages would agree that it ruins the aesthetic of the neighborhood. The neighborhood used to be for single family homes per lot, and with this proposed land use change, it would continue to set the precedent for the neighborhood to continue to build multi family homes.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes, it would negatively affect my families enjoyment of our property. It would make our street, that is relatively quiet and where many people have been here for 10 years + and know each other, busier and unfamiliar. The size of the building would block the afternoon light and enjoyment we get on our property and overall make the street crowded and undesirable.

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?

These proposed changes would not be compatible or align with the cities goals. It would ruin the overall aesthetic of the neighborhood that is primarily single family homes where families stay for long durations before relocating. Having a single family home instead of multi family homes would better align with making the city greener and maintain a great community. Other communities already have zoning for multi family homes where this development would be more desirable.

How will the proposed impact the immediate surroundings?

The building height, size, amount of parking and number of units will all negatively contribute to the neighborhood. It will make the street much busier than it is currently and will block the sunlight from many homes across the street. All of the aspects of multi family units will negatively affect the quality of life of those especially living across from the build.

General comments or concerns:

If the city was receptive to previous feedback our neighborhood has put forward on previous builds, they would recognize that our neighborhood is a primarily single family home area where families can grow up. A multi family build would put this vibe and calm, comforting environment in jeopardy and have many negative impacts to citizen mental wellness and overall well being.

**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](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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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) Judy

Last name (required) Redford

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) **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 redesignation - North Glenmore Park**

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](mailto:publicsubmissions@calgary.ca)

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

To The City of Calgary,  
Please see attached letter from Judy Redford regarding the rezoning application For Land Use Amendment LOC2022 – 0174.  
To redesignate the land located at 2403 – 54th ave SW Calgary AB,  
Plan 3375, JK-Block 6, Lot 5  
from  
Residential – Contextual one dwelling to ( RC- 1 ) District  
to  
Residential – Grade – Oriented infill ( R – CG ) District  
I have included the owners letter that was submitted with the city application.  
I would like this to be distributed to the council.  
Judy Redford, 2347 54th Ave SW  
Calgary Ab T3E 1L9

**PUBLIC SUBMISSION FORM**



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Email : j.redford@shaw.ca

## Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Date:

September 22, 2022

Dear Neighbours,

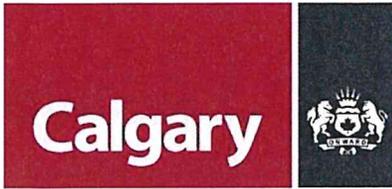
We are requesting a rezoning of our property at 2403 54th ave. S.W. Our intention is to build a two story garage/granny flat. Our young family needs more spaces to play and we need more help with them. My Mother lives back east and we are hoping to have her spend extended amounts of time with us at our house to help out with our boys.

The garage needs a new roof and the walls are moldy so it is time to renew it. Our intention is to continue to live at the current address. We just want to make the property work for our young family.

You are welcome to come and speak with us about any questions and concerns you may have.

Kind Regards

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**Application Number:** LOC2022-0174  
**Site Address:** 2403 54 AV SW  
**Community:** NORTH GLENMORE PARK

**Description:** From: R-C1  
To: R-CG



May 6<sup>th</sup> 2023

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100 Postal Station "M"  
Calgary, AB. T2P 2M5

**Re : Application For Land Use Amendment LOC2022 – 0174**

To redesignate the land located at 2403 – 54<sup>th</sup> ave SW Calgary AB, Plan 3375  
JK-Block 6, Lot 5

**from**

Residential – Contextual one dwelling to ( RC- 1 ) District

**to**

Residential – Grade – Oriented infill ( R – CG ) District

To The City Clerk ,

I am submitting my written comments regarding this proposed rezoning application. I am a long-time resident in the vicinity of 2403 54<sup>th</sup> Ave SW ( LOC2022 – 0174 ) and will be negatively impacted permanently by the structure of this proposed row housing. I have consistently paid property taxes to ensure the status quo is upheld by the City of Calgary.

We purchased in this area because of the R – C1 zoning ; knowing we would not be subject to row housing, large apartment building construction or multi purpose homes. This type of construction is rapidly being built to the North of 54<sup>th</sup> ave SW which is zoned for that type of construction, and I am on board with this in those areas.

The notice that went out to North Glenmore residents from the city of calgary is not what the owner is actually doing, leaving who recieved the letter to believe it is for a granny suite which we all know that is not the case, it is for the beginning of rezoning to row housing for this area. Once this rezoning crosses 54<sup>th</sup> avenue it will completely change North Glenmore park. The majority of people dont pay attention to these notices. If rezoning starts, there is no going back, this area will be rezoned going forward.

I am unequivocally opposed to this re – zoning from R - C1 to R – CG in the North Glenmore area. I am asking that this application for R – CG be declined, and the current active zoning R – C1 be adhered to. I get we all must roll with the times and embrace changes within the city but there are areas available to do that, this owner should consider those areas, rather than altering current city zoning in our community for personal gain.

Judy Redford  
2347 54<sup>th</sup> ave SW

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I have read and understand the above statement.

First name (required) Gary

Last name (required) Walsh

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? 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) Redesignation of land use

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](mailto:publicsubmissions@calgary.ca)

To The City of Calgary,

Please see attached letters from Gary Walsh regarding the rezoning application For Land Use Amendment LOC2022 – 0174.

To redesignate the land located at 2403 – 54th ave SW Calgary AB, Plan 3375, JK-Block 6, Lot 5

from

Residential – Contextual one dwelling to ( RC- 1 ) District  
to  
Residential – Grade – Oriented infill ( R – CG ) District  
I have included the owners letter that was submitted with the city application to be distributed to the council.

Gary Walsh, 2347 54th Ave SW Calgary AB. T3E 1L9  
Email : [gwgwalsh@shaw.ca](mailto:gwgwalsh@shaw.ca)

## Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Date:

September 22, 2022

Dear Neighbours,

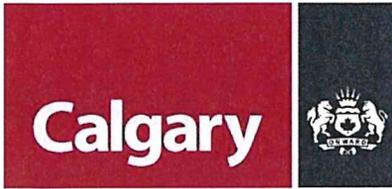
We are requesting a rezoning of our property at 2403 54th ave. S.W. Our intention is to build a two story garage/granny flat. Our young family needs more spaces to play and we need more help with them. My Mother lives back east and we are hoping to have her spend extended amounts of time with us at our house to help out with our boys.

The garage needs a new roof and the walls are moldy so it is time to renew it. Our intention is to continue to live at the current address. We just want to make the property work for our young family.

You are welcome to come and speak with us about any questions and concerns you may have.

Kind Regards

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**Application Number:** LOC2022-0174  
**Site Address:** 2403 54 AV SW  
**Community:** NORTH GLENMORE PARK

**Description:** From: R-C1  
To: R-CG



May 6<sup>th</sup> 2023

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100 Postal Station "M"  
Calgary, AB. T2P 2M5

**Re : Application For Land Use Amendment LOC2022 – 0174**

To redesignate the land located at 2403 – 54<sup>th</sup> ave SW Calgary AB, Plan 3375 JK-Block 6, Lot 5  
**from** Residential – Contextual one dwelling to ( RC- 1 ) District **to** Residential – Grade –  
Oriented infill ( R – CG ) District

To The City Clerk –

In regard to the designated land use from R - C1 to R - CG in the community of North Glenmore Park, I would like to say I am very much opposed the rezoning. I live in an area that is R - C1 zoning , that is one of the major reasons we bought in this area.

In the notice I received from the city, enclosed was a letter from the home owner indicating that he wants to rezone his property which in turn will rezone the entire area. In the notice the city included his letter which he states he wants to rezone for the purpose to build a two story garage with a granny flat. However, after I contacted the city planning department, I was informed that he could already do this build without changing the zoning. If that is the case why did he continue with the application even after he found out he did not need to change his property for rezoning.

It appears the reason for the granny suite submission was to disguise the real reason to rezone. Ultimately, It was not for a granny suite but to rezone to row housing. I believe it is so he can get more money when he sells to developers after it is rezoned. This leaves the community of North Glenmore to deal with the consequences of a complete housing rezoning change in this area.

Why did the city include the letter knowing he did not have to rezone, he only had to apply for an accessory residential building permit?

This notice that went out is underhanded, leaving North Glenmore residents who recieved the letter to believe it is for a granny suite which we all know that is not the case, it is for the beginning of rezoning for the area. Once this rezoning crosses 54<sup>th</sup> avenue it will be a juggernaut to the entire area being rezoned. The majority of people dont pay attention to this, once it starts there is no going back, this area will be rezoned going forward.

I am completly opposd to this appliation to rezone from R - C1 to R – CG in the North Glenmore area.

Gary Walsh  
2347 54<sup>th</sup> ave SW

A handwritten signature in cursive script that reads "Gary Walsh". The signature is written in black ink and is positioned below the typed name and address.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 2403 54 AV SW - LOC2022-0174 - DMAP Comment - Sun 5/7/2023 7:25:35 PM  
**Date:** Sunday, May 7, 2023 7:25:39 PM

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Application: LOC2022-0174

Submitted by: Very Concerned Citizen

Contact Information

Address: 2403 54 AV SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking

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:

There are infills being built left, right and center on 54th ave. All of them have 6 units or 8 units. We are already seeing tons of cars on the street; how's city going to

handle all the parking issues. I'm in support of single dwelling home not 6 or 8 units.