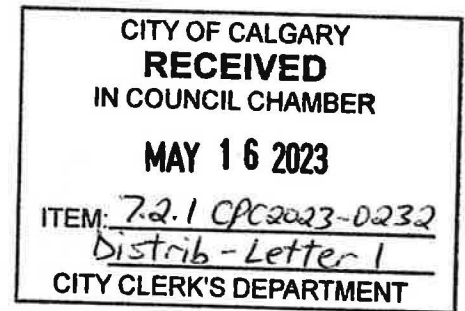


May 08, 2023

City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100, Postal Station M  
Calgary, AB T2P 2M5



**Attention: Shallu Sharma, File Manager IMC#**

Regarding Application for Land Use Permit LOC2022-0174  
2403 – 54 Avenue SW

I write this letter with support of my partner Mr. Bert Fegyverneki. We vehemently oppose this request as it is currently written. When the resident and owner (Kyle) of this property approached us, he stated at he was going to tear down his current garage structure and build a new garage with “granny” suite so his mother-in-law could move in. At that time both Bert and I supported this request, and we were very surprised that the application was for an R-CG and NOT an R-C1S re-zoning.

- 1.) The stated type of project only requires a zoning change to R-C1S to move forward. Re-zoning to R-CG is overkill for the advertised intent of the change.

An R-CG rezoning application would forever change the landscape of the North Glenmore Community neighborhood and we feel it would set a dangerous precedent for the remaining older lots in the area. We moved away from the Altadore community many years ago to get away from out-of-control densification and now the issue is again literally coming to our door.

- 2.) Significant increase in traffic and parking issues follow densification through re-zoning to R-CG because on-site parking is sacrificed to build bigger housing - row houses are especially bad. Allowing this rezoning to be approved guarantees that a Row house project will be built on this property.

This project property is surrounded by R-C1 residential housing to the south along the very busy 54 Avenue S.W. and Lissington Dr. S.W.

- 3.) Both 50 Avenue and 54 Avenue S.W. are already heavily used by traffic travelling to:
  - a. Glenmore Athletic Park/Glenmore Pool/Stu Peppard Arena
  - b. Tennis Academy
  - c. Lakeview Golf Course
  - d. St. James Catholic Church
  - e. St. James School
  - f. Central Memorial High School
  - g. Lord Shaughnessy High School

There are already long traffic lineups at the four-way stop intersections of 54 Avenue and 20 Street S.W as well as 50 Avenue and 20 Street S.W. due to existing daily traffic.

- 4.) Existing R-C1 properties are already being “rubber stamp” re-zoned to R-C1S through out the North Glenmore Park Community for over-garage suites and basement suites, increasing the population density and parking density. The majority of home purchases in Calgary are for “Single Family Dwellings” yet city council and administration are pushing to over-densify the remaining R-C1 neighbourhoods. The last thing this community needs is re-zoning to R-CG which would just over densify every street where the re-zoning occurs.

We purchased our house specifically for the R-C1 zoning designation, because we wanted to live in a vibrant, quiet, established, and lower crime neighbourhood. We are now seeing more rental properties, more densification (through R-C1S re-zoning) and more property crime in our neighbourhood than ever before.

As the homeowners and tax payers of 138 Lissington Drive SW we would only support the LOC2022-0174 application if it is **resubmitted as an R-C1S re-zoning request**. Otherwise, we strongly oppose.

Respectfully submitted,

Patricia Kromm and Bert Fegyverneki

Cc: Kourtney Penner, Councillor, Ward 11  
North Glenmore Park Community Association