

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. 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) Jeong Il

Last name (required) Cha

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)

Standing Policy Committee on Community Development

Date of meeting (required)

2023. 04. 01

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

(required - max 75 characters)

Bylaw 61D2023

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)

Please leave the zoning as is. Another infill is not needed in our area nor neighbourhood.

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. 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) Aurelie

Last name (required) Maerten

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)

Amend Land Use Designation Rossarrock Bylaw 61D2023

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 not opposed to having row-houses built as I understand the city's need for adding more density. RC-Gex, excluding the option of secondary suites, would be more appropriate for this lot. There is not enough parking to accommodate 8 'residences' (4 + 4 suites). The redevelopment would bring more people into the community, but also more cars. Currently, streets are packed when you drive through at night, there is only space for one driving vehicle to pass through. Packed streets means also less visibility when you're a cyclist or pedestrian crossing the street. There are a lot of young kids in the neighbourhood and it would affect the safety.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 4104 10 AV SW - LOC2023-0009 - DMAP Comment - Tue 5/9/2023 11:15:5 AM
Date: Tuesday, May 9, 2023 9:18:28 AM
Attachments: [202230509 Letter-Permit2023-0009.pdf](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Application: LOC2023-0009

Submitted by: Jane Howe

Contact Information

Address: 1103 40th 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, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

We have outlined our concerns in the attached letter. If you have any questions, please contact me by phone or email.

9 May 2023

The City of Calgary
Planning & Development Department,
P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5

Sent via email to: Jennifer.Miller@calgary.ca
And uploaded to Development Permit webpage.

Re: Comments regarding application for LOC2023-0009 at 4104 10 AV SW

Dear Ms. Miller

We understand the above noted application seeks to alter the land use designation to allow rowhouse, with up to eight units on this property which is located across the street from our property in Rosscarrock.

At the May 16, 2023 public meeting, we request that the City of Calgary honour and retain the existing RC-2 land use designation for this property. Allowing rowhouse development on this property would be inappropriate and incompatible with the established housing patterns in the core of the Rosscarrock neighborhood and would be insensitive to the surrounding residential properties.

Density:

The proposal to rezone and allow up to eight living units on this small parcel of land will be an unreasonable density increase. There is already another rowhouse across the corner from this parcel that was built last year. There are several that have been proposed and constructed to the north and east. This density increase does not preserve the local character of the community of Rosscarrock.

Inadequate communications:

As neighboring property owners, the developer has NOT reached out to us in a meaningful way. We received a vaguely worded postcard in the mail perhaps 6-8 months ago. It did not contain any details or information and only mentioned the possibility of property development and invited queries. We were away at the time and called when we returned home and left a message, we have heard nothing from the developer. There has been no subsequent information from the developer.

I also reached out to you by phone in early March because we were away/travelling at the time, to provide input to the City's initial review/engagement however I didn't hear back from you. The staff report that was prepared acknowledged that the developer did attempt to consult, but I don't believe it reflected our concerns. The Planning Commission meeting on March 23, 2023 didn't even discuss the proposed zoning or development. We plan to attend the Public Hearing on May 16, 2023 and look forward to a more 'robust' discussion of this application.

Unspecified development plans:

At this time, it is unclear whether the developer intends to subdivide this property and sell eight separate rowhouse units or whether the property will remain a single property with eight rental units or if the property be treated as a condo with common amenity/grounds? Will the City require this to be a strata/condo development? Any proposal to subdivide and sell four or eight units on this historically single-home property will lead to abnormally small lots that are inconsistent and incompatible with nearby properties and property values and may result in lower property values for neighboring properties. Similarly, a development plan to build an 8 unit rental building will most assuredly result in lower property values. How does the city rationalize this uncertainty during the rezoning application?

Furthermore, we don't understand how or why the City and the Planning Department would approve and release a development permit application to change the property set-backs for this parcel (DP2023-00077) prior to a re-zoning application or prior to building plans being submitted. The approval of that development permit seems a bit out of sequence.

Parking and traffic concerns:

Street parking is already limited in this area and traffic has grown significantly on 10th street in recent years as a result of the addition of other rowhouses. Parking on both sides of 10th street results in only single lane traffic flow on the road surface, congestion and irritable drivers who drive too fast.

Observations throughout the day of other rowhouses in the area, including the rowhouse that was built at 40th and 10th last year, demonstrates that the parking garages provided for these rowhouses are not utilized by the residents – presumably because the garages are too small, the access in the alley is awkward and the garages are not conveniently located near the front door. Permitting 8 units with 4 unusable garage parking stalls will simply lead to 8 or more vehicles using the street for parking.

Nearby 45th Street and 8th Avenue were designed as collector roads and have a wider two-lane running surface plus room for parking on both sides of the street. While not designed as a collector road, 10th Avenue is used as a primary access route to/from the schools and community center on 40th Street and as a means of access to/from the Rosscarrock and Westgate communities to the mall on 37th. As built, 10th Avenue does not accommodate parking on both sides of the street AND two-way traffic and this results in traffic safety hazards for children and adults walking to/from the local schools, malls and parks. A change to rowhouse zoning and the potential addition of 8 additional units on this property will lead to potentially 8 or more additional vehicles parking along the streets and will worsen the current traffic safety and congestion. There have been several other rowhouses built recently along 10th Avenue and adjacent streets and the traffic hazards (poor sight lines, increased speed and traffic) and each building has resulted in more challenging traffic and parking conditions. Vehicle traffic is already heavy on 10th Avenue all day long with particularly heavy periods before school, after school and into the evening when there are community events at the hall or sports fields and schools. There are sight line/visibility issues at every corner due to parked vehicles. Winter further exacerbates these problems when snow builds up because 10th Avenue is not plowed and the cleaning of snow from parked cars combined with heavy traffic makes the road deeply rutted with snow/ice making it even more difficult to accommodate traffic.

Height/massing, shadowing, stormwater and lot coverage:

The proposed rezoning to allow a rowhouse that is up to 11m in height will create a large blocky/boxy building on this parcel will the resulting loss of local landscaping values and aesthetics and significant

shadowing effects on neighbors and 40th Street. The ice/snow build-up during winter and the low rate of melt in the shadows is significant. The creation of a wind-tunnel effect along 10th Avenue is very real.

Stormwater runoff/drainage is also an issue in this area, with existing drains unable to manage stormwater, leading to stormwater overtopping driveways and sidewalks regularly and mud-flows from the alleys. The large grassy area and trees that are currently on the parcel facilitate infiltration and reduces runoff. The loss of this green space and the replacement by building/solid surfaces will exacerbate the existing stormwater problems. Cars that are parked along the curb will disrupt flow and will probably be flooded/damaged by stormwater and mud.

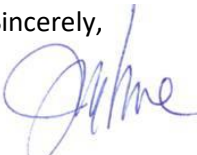
Closing:

We appreciate that the Westbrook Community Plan was recently approved and although it strives to encourage this form of density and development, the community feedback has always been that increased density is reasonable along the margins of the neighborhood and inappropriate in the core area of the community. We continue to believe that the proposed rowhouse development on this property is inappropriate and incompatible with the housing patterns and property size in the core of the Rosscarrock neighborhood and it is insensitive to the context of the surrounding residential properties. We ask that you ***please retain the property's existing zoning designation.***

Lastly, if the city disregards the concerns we have outlined and allows re-development to proceed, we hope the city will **require landscaping, abundant trees and grassy areas to preserve the natural aesthetics, encourage stormwater infiltration and reduce visual massing** associated with a large building.

We look forward to hearing from you and the city about how my concerns will be addressed and the issues that we have identified. Please do not hesitate to contact me at the number below should you have any questions.

Sincerely,



Jane Howe



Greg MacMaster

1103 40th Street SW
Calgary, AB T3C 1W6
[REDACTED]