

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1512 21 AV NW - LOC2023-0039 - DMAP Comment - Tue 9/12/2023 11:47:22 AM  
**Date:** Tuesday, September 12, 2023 11:47:26 AM

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Application: LOC2023-0039

Submitted by: Margaret & Lynn Crichton

Contact Information

Address: 1520 21 Ave NW calgary

Email: [REDACTED]

Phone:

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, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

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:

We live 3 doors down from this proposed development. We were expecting and open to development here but are now writing to OPPOSE this land zone change. We have waited until the last day hoping to hear from Marcel Design who is the spokesperson for the unknown developer.

We have the usual concerns with light, shade, privacy and parking. We have very specific concerns with the aging infrastructure and multiple sewer/water issues. What Marcel Design sent to us (a four unit contextual project) does NOT require a land zone change. There are no buildings higher than 2 storeys on our street so anything higher would not be contextual for the neighbourhood.

Despite repeated requests for more information - Marcel Design (Alex) said they were referring our questions and concerns to the developer- there has been no response from the developer, not even a name or a company. This lack of transparency along with the city's changes to the R-CG rules mean we cannot in good conscience support a land zone change which could be extremely detrimental to our community. Postponing objections until the development permit stage appears to be a real problem. We are hearing horror stories from neighbours dealing with the development permit stage and having no response from the city or the developer.

On June 6, 2023 I forwarded information from file manager Asia Walker to Cam Collingwood who is our planning director on the Capitol Hill board and asked if he had heard anything further from Marcel. Cam had been talking about planning a community meeting with Marcel. I haven't heard back from Cam yet.

I found this very interesting. In particular, their choice of households to whom they sent their mailers. 14th street is a hugely busy street and a natural barrier but they chose to send the mailer to multiple households to the east and very few to the west and absolutely none to the residents who actually face the proposed development on 20th Ave. They didn't even include the residents on the west side of 15th street across from the community centre.

I think 8 submissions is good considering many people no longer bother to respond as feel their opinion will have no impact.

Marcel only indirectly responds to our concerns with infrastructure (sewer/water) and, unlike us, would like to address concerns at the development permit stage which is much too late!

Once again, there are no names only the anonymity of a company which is extremely worrisome.

Asia Walker responded with...

As for the mailer, I will also inform the applicant that members of the public have found this circulation unsatisfactory, and ask for more information regarding how and why they chose this area to circulate the redesignation application information.

It is now September 12th, 2023 and we will reiterate our opposition especially in light of the Calgary Housing Strategy proposal which will deny the public/residents any opportunity to voice their concerns. There has been no further neighbourhood communication nor any meeting with the owner/developer. Based on the July 6th,

2023 City Planning Commission information the land is still in the name of our deceased neighbour Betty Ann Williams (Rusty, who was killed by a neighbour's dogs June 5th, 2022) which makes us quite concerned about the reliability and honesty of this developer.

Attachments:



## 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.

### 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) Frederique

Last name (required) Oberlin

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)

Sep 19, 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 LOC2023-0039

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)

The agenda for the September 19th meeting was not available, so I could not quote the exact agenda item.  
Thank you for your review of this letter.

Frederique Oberlin  
1525 22 Ave NW  
Calgary Alberta  
[frederiqueoberlin@yahoo.ca](mailto:frederiqueoberlin@yahoo.ca)

September 12, 2023

Attn: City Council Members  
Re: Land Use Redesignation - LOC2023-0039

Hello

I am writing this evening in regards to the letter I received for the Application for Land Use Amendment: LOC2023-0039, and location 1512 21 Ave NW.

My property is located at 1525 22nd Avenue NW and shares an alley with the proposed development site. I have been in touch with Marcel Design Studio Ltd as well; they sent a letter to all residents asking for any feedback and I am sharing some of my same concerns with you now.

As a resident of this street, and a neighbour, I am opposed to the rezoning of this property from R-C2 to R-CG. I hope that this letter may outline some of my reasons why, and that these reasons will be reviewed as part of the rezoning application.

In my communications with Marcel Design studios, it was indicated that they are looking to place 4 units onto that property and that those units will have basement suites. While I understand that the basement suites will be sold with the units, and technically there are only 4 units, this will in fact constitute 8 new dwellings where there is currently only 1 today.

The zoning requirement for R-CG indicates that 0.5 parking stalls are required per unit. This would mean that for 8 dwellings, only 2 parking stalls need to be provided on the property. Marcel has indicated that there would be 4 stalls, but without drawings it is difficult to assess what the actual future state would be, so I am assuming they would stick with the minimum requirement. Parking in our neighbourhood is currently extremely difficult; on any given day, you have residents street parking, you have students parking from SAIT and walking to campus, and on 21st Avenue, you have people parking to get their children to and from preschool at the community centre, to and from events at the community centre, as well as to and from events at the Scout Hall. With this development containing up to 8 new dwellings, if we assume every dwelling will have at least 1 vehicle at a minimum, you are now adding 8 new vehicles to an already extremely parking-challenged neighbourhood. This is more challenging if residents have more than 1 vehicle per dwelling, which is very common.

The addition of up to 8 dwellings also means the addition of up to 24 bins for waste disposal. The developer has indicated that there will be space on the sides of the property for bin storage and that they shouldn't clutter up the alley way, but I have concerns about how realistic that is. When you travel around our neighbourhood and look at similar developments along 24th Avenue, you often see bins left in the alley and this can limit and/or obstruct traffic.

In addition to my concerns about parking, I am also very concerned about general traffic increase in our neighbourhood. With up to 8 new dwellings the additional vehicles will be traveling these inner neighbourhood streets. There is a lot of cut-through traffic already - many times people turn off from 14th street and travel the inner neighbourhood streets as a shorter way to connect back to 24th Avenue. When you combine current traffic, with cut-through traffic and the additional traffic caused by the many proposed developments in our neighbourhood, including this one, this is increasing traffic significantly.

I believe it's important to evaluate this application along with the others currently in progress in the same area, to look at the overall impact. On our street alone, we have a development that will add 8 additional dwellings at 22nd Avenue and 14th street, as well as a proposal at the other end of 22nd Avenue at 15th street that is proposing another 8 dwellings. Additionally on 21st Ave, directly behind our home, there is another permit for a townhouse structure with 4 suites. In all cases only 2 parking stalls would be required. When you examine the net change proposed for the street immediately in front of our home and immediately behind our home, there is an overall change from 5 dwellings to 28 dwellings. The concerns I have noted above now become magnified, and this doesn't include any consideration of developments under proposal on other nearby streets or avenues.

In addition to my specific concerns, I am also concerned that allowing for this type of rezoning in areas currently designated as R-C2 goes against the designs set out in the North Hill Communities Local Area Plan. The Local Area Plan clearly indicates that streets like 21st Avenue NW, and the lot located in the middle of the block (1512) would fall into the Neighbourhood Local classification, and that single detached housing remains the most desirable housing type in these areas, and this is already accomplished with the existing R-C2 designation.

My understanding is that development of this local area plan, and previous rezoning changes are already allowing for multi-unit growth along busier corridors like 24th Avenue, 20th Avenue, 14th Street and 19th Street, and we have seen some of those developments appear in our neighbourhood over the last few years. I would like to see these developments stay aligned to those busier corridors and keep alignment to the plan.

Overall, I would like to see the lot at 1512 21 Ave NW stay with the R-C2 designation. This will allow for the development of 1-2 new homes, potentially with basement suites, and would keep development in line with the Neighbourhood Local classification outlined in the North Hill Communities Local Area Plan.

I am in favour of development and growth and welcome the ability to share our wonderful neighbourhood with more individuals, but I would like to ensure it is done in a reasonable way that best benefits the overall neighbourhood.

Thank you for your attention.

Frederique Oberlin