

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 1740 22 AV NW - LOC2023-0022 - DMAP Comment - Tue 9/5/2023 1:34:40 PM
Date: Tuesday, September 5, 2023 1:34:45 PM

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Application: LOC2023-0022

Submitted by: Jeri-lyn Zbytnuik

Contact Information

Address: 1615 - 23 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, Traffic impacts

General comments or concerns:

The proposed development is across the street from TWO elementary schools. The increase in density, vehicles parked on the street and added activity is a safety concern. The area/intersection by this development is already very busy and has sightline challenges. Allowing more density, parking and activity will be very hazardous to the children attending the schools.

There are many areas in Capitol Hill being developed or have been developed or could be developed for high density housing that are more appropriate and not beside schools.

Thank you for your consideration.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] CIRC. REF - 1740 22 AV NW - LOC2023-0022 - DMAP Comment - Fri 9/1/2023 5:13:44 PM
Date: Friday, September 1, 2023 5:13:49 PM

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THIS IS A CIRC REF.

Application: LOC2023-0022

Submitted by: Lesley Dillabough

Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

I already have submitted comments on the first application. There should be garages on this lot and limited units due traffic, density and school locations. For the safety of the children in this area, parking space like a garage should absolutely be mandatory.

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

Yes it will limit the parking available on our avenue. It will be a safety concern for children, parents and teachers who walk or bike to school.

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?

Limited parking. Too much density.

General comments or concerns:

Submitted when the first proposal came out.

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. 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) Jessica

Last name (required) Voykin

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)

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)

Redesignation of 1740 22 ave NW bylaw 130D2023 LOC2023-0022

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)

Jessica Voykin

1735 23 Ave NW
Calgary, AB T2M1V6
(403)700-4173
jess.voykin@gmail.com

12th September 2023

Calgary Planning Commission
City of Calgary
PO BOX 2100 STN M
Calgary, AB T2P 2M5

City Council and Members of the City of Calgary Planning Commission,

I believe that the City Council must **not approve** the developer's request to change to a R-CG redesignation of 1740-22 Ave NW(CPC 2023-0707) in order to prioritize pedestrian safety and densify our community in a responsible manner. Administration has already received 53 letters of opposition and I feel it is vital to the **safety of children crossing to school** that the safety of this intersection is protected by reducing parked vehicles.

This intersection is the path to two elementary schools with over 300 children attending each school. A large portion of students walk to and from school daily, including my own children. I have personally seen many children almost be hit by cars when crossing the street in this location. It is already a challenging intersection to cross due to the lack of crosswalks, the T style intersection and no sidewalk on the south side. St. Pius school asks that parents park on the north side of the school on 23 Ave or the east side at 17th street for pick up as that allows them to accommodate for bus parking and handicap zone. St. Pius staff has asked Capitol Hill families to stay on the south side of 22 ave in order to ensure the safety of their students while heading to the bus and in order to avoid confusion. This forces the pedestrians heading north from Capitol Hill School to go through the fence gate and cross at the corner of 22 ave NW and 17th street NW. Capitol Hill school allows parents to park all around the school except for a portion of the south side which is the bus zone. The school pick up time differs by approximately ten minutes so there is a large influx of cars at this time. **Please note that while a traffic study was completed, it was done when St. Pius school was on break and only saw a portion of the routine traffic in the area.** Therefore at the very least this traffic study should be completed when both schools are open in order to get an accurate impact on the safety of the intersection. Pedestrian visibility should be considered as well. If 8 units are added to this lot, it would bring an additional approximately 10-16 cars parked in the area. The plan only has garage parking for 4 smaller vehicles, and street

parking around the property to sustain another 3-4 responsibly. This would leave 2-8 cars unaccounted for in the plan. If the lot was developed as a R-C2 the cars associated could safely be stored in the garage or surrounding the property. As safety is already a concern at this intersection it would decrease the visibility due to extra vehicles. I have already called bylaw and submitted complaints over the years about safety at this intersection. **At what point does the safety of children walking to school become more important? Do we wait until a tragic accident has happened or do we prevent one from occurring with responsible development?**

I believe that Capitol Hill has a great capacity to have more density, but I believe the responsible choice in the instance is making this a R-C2 dwelling(2-4 units instead of 4-8). That would fit the need for more homes in our community while preserving the safety of the intersection for children crossing to school.

I believe Capitol Hill is a great place to raise a family and a diverse community which I value and it's part of the reason that we selected this area to make our home. I trust that the City Council has the utmost value for the safety of its constituents and will NOT approve the resignation in this case.

Sincerely,

Jessica Voykin



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Dean

Last name (required) Voykin

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)

Public Hearing Matter - Bylaw 130D2023 1740 22 Ave NW

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)

September 12, 2023

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5

Re: Public hearing LOC 2023-0022; Bylaw 130D2023
Subject Property - 1740 22 Ave NW

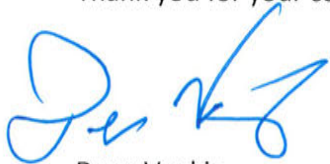
I am writing to express my opposition to the proposed land use designation amendment for the property at 1740 22 Ave NW.

I live on 23 Ave NW and share laneway access with the subject property. My opposition to the amendment is from a safety concern for the children attending the two adjacent schools – Capitol Hill School to the south and St. Pius X School to the west - it's a high traffic area during school drop off and pick up times with school buses and parent vehicles. I note the application included a traffic study but was disappointed to learn this was conducted during the Spring Break period for St. Pius. I don't believe this provides an accurate reflection of traffic patterns for the area on a typical school day. Our family has two elementary aged children attending Capitol Hill School and have noted numerous incidents of close calls with vehicles and children.

The corner of 22 Ave and 17 St NW of the subject property is a T intersection without a marked crosswalk. With the expected increase of parked vehicles on the street from 8 additional residences on this lot, my concern is that the increased congestion will pose a safety risk to students crossing due to less visibility. As a parent of Capitol Hill students, we have received several communications from school administration regarding concerns with parking and vehicle access. We expect these issues to increase if the proposed amendment is successful.

I support densification of inner-city communities but feel this application for 8 additional residences exceeds what is viable for that location.

Thank you for your consideration.



Dean Voykin
Resident



Dani Lalonde, Principal, Architect, AAA, B.Sc., M.Arch.

1610 19 Avenue NW, Calgary, AB, T2M 1B1

403-861-6930

d.lalonde@ctznarchitecture.com

www.ctznarchitecture.com

23-07-10 - This meeting was held when the lot was owned by a previous owner. The lot has since been sold and the new owner has taken over the application. As such, the responses expressed by the previous owner have been provided for context, but are highlighted for clarity.

Meeting Minutes

April 10, 2023

Project: Capitol Hill (CTZN22-0045)
Regarding: Community Engagement Meeting 01 (occurred on April 4, 2023)
Authors: Dani Lalonde, Nick Trahan, Murray Jaggard

Attendees:

Attendees
CTZN Architecture Inc.
Dani Lalonde
Nick Trahan
Murray Jaggard
Capitol Hill Community Association Planning Representative
Capitol Hill Community Members
Approx. 15 members in attendance – List managed by the Capitol Hill CA.

Send Project Feedback

City of Calgary Planner: Geneva Chaudhary

- Geneva.Chaudhary@calgary.ca
- 368-997-4044

Project Reference Information:

- LOC2023-0022
- 1740 22nd Avenue NW

The following notes are organized as follows:

Orange Headings: Community Member Input

Blue Headings: Project Team Responses



Density Impact on Traffic and Ped (Conversation occurred with previous Owner)

Community Concerns:

- Opposed to the proposed density of 8 rental units:
 - Pedestrian Safety – Significant concerns, especially for school children.
 - Traffic Control – Lack at existing intersection.
 - There is not an existing sidewalk on the other side of 22nd avenue at the fields so all (Conversation occurred with previous Owner) the North side of 22nd Avenue.
 - However, pedestrians access the fields at that point, so there is significant pedestrian movement here (the lack of sidewalk is deceiving).
 - Are no traffic control mechanisms at this intersection, which becomes incredibly busy during school start and end times, as well as soccer nights.
 - Street Parking – Increase due to 8 rental units.
 - Hypothetical of 2 cars per proposed unit, and only 4 garage parking stalls provided, that there could be an additional 12 cars parking on the street.
 - If the proposed garage parking stalls are not sized appropriately that the renters will use them as storage and park on the street.

Project Team Response:

- Bunt Engineering (Transportation Engineer) has been engaged:
 - Complete a traffic and parking analysis and report.
 - Propose traffic calming strategies.
- Community members noted:
 - St. Pius X school is currently on spring break and the analysis should take place when both Capitol Hill School and St. Pius X School are in session.
 - There are no parking zones during bus pick up times for both schools.
 - School fields are extremely busy with young children and families during the spring soccer season, which must be considered in the analysis.
 - Soccer is scheduled on Tuesday and Thursday evenings as per the schedule posted on the Banff Trail Community Association.
 - The season runs from April 25th – June 22nd.
- (Conversation occurred with previous Owner)
 - The Owner supports the traffic study and is willing to consider subsequent City infrastructure upgrades, however, infrastructure upgrades are only financially feasible if increased units are proposed.
 - Financial analysis indicates the income from 4 units and 4 secondary suites makes infrastructure upgrades possible.
 - Decreasing the density will make the cost of infrastructure upgrades impossible.



Original Project Plan for Two Units (Conversation occurred with previous Owner)

Community Concern: Indicated they were notified original project plan proposed two-unit max.

Project Team Response: The Owner notes this must have been a misunderstanding, as they never intended on proposing only two units.

Community Care (Conversation occurred with previous Owner)

Community Concern:

- Property was not initially cared for (i.e. snow removal).
- Owner has not engaged enough to provide regular updates of ongoing activities (i.e. demolition).
- Open hole with pipes and other hazards left unprotected directly adjacent to two schools.
- Worry this reflects Owner's approach to property and community care.
- Would like to see the property cared for, more consistent communication, and careful vetting of potential tenants.
- Questioned if units will be used for Airbnb?

Project Team Response:

- The Owner expressed immediate regret for not keeping up on property maintenance and has put a plan in place to ensure the property is maintained moving forward.
- The project team will create an action plan for regular community engagement moving forward, including an opportunity to meet the Owner and discuss the project again.

Bylaw Clarifications

Community Questions / Project Team Response: Questions regarding setbacks, building area, and building size that the R-CG land use would allow.

- R-CG setbacks were clarified generally (as noted in presentation) and relative to surrounding R-C2.
- Allowable R-CG building height: 11m. (Conversation occurred with previous Owner)
 - Proposed development is targeting approximately 7.6m (lower than neighbouring buildings).
 - The owner has no intention of going to three storeys.
- Proposed height is composed of:
 - ~3 to 4 feet from grade to main floor, 9' ceilings, 2 storeys, flat roof.
 - This is equal to, or less than, a typical two-storey home in the neighbourhood.
- Windows will be oriented to maintain the privacy of neighbouring parcels.
- Existing R-C2 allows for 2 units (with 2 secondary suites).
 - Proposed R-CG allows for 4 units (with 4 secondary suites).



Mature Vegetation

Community Concern: Removal of the mature trees on site seemed pre-mature and represents a lack of commitment and thoughtfulness to the community.

Project Team Response:

- The majority of the trees were within the building's development area.
 - Further investigation indicates this is the case whether two or four units (with secondary suites) are proposed.
- The large coniferous tree species:
 - Were approaching their end-of-life. Removal would likely be necessary within a few years after construction was completed, so this task was combined with other development activities for efficiency and improved site planning moving forward.
 - Are often considered problematic as their root systems can grow into water and sewer lines. It was deemed appropriate to remove trees at this time to mitigate these potential risks.
- A large coniferous tree on the Southeast corner of the parcel within the property line was within the Corner Visibility Triangle contributing to reduced visibility of pedestrians and traffic at the intersection.

Waste Management (Conversation occurred with previous Owner)

Community Concern: Ensure waste bins are properly stored and screened when not out for collection.

Project Team Response: Team will ensure bins are screened and protocol for management of bins is in place.

Noise

Community Concern:

- Increased units will increase noise pollution.
- Ensure equipment is specified or located to minimize sound impact. Including, not limited to:
 - Air conditioners.
 - Furnaces.
 - Garage doors.

Project Team Response: (Conversation occurred with previous Owner)

- Noise reduction will be considered through detailed design.
- The Owner has confirmed that there will be no exterior air conditioners proposed for this project.



Context

Community Concern:

- This would be the first development of its type that is not on the more heavily used roadways of 19th street and 24th avenue on the west side of 14th street.
- Project will set a precedent for development in the community.

Project Team Response: (Conversation occurred with previous Owner)

- The team will research the surrounding context to gain additional understanding.
- The majority of corner lots east of 14th street that are not located on main streets include rowhouses.
- Additional land use redesignation applications are underway for properties west of 14th Street:
 - 1539 22 Avenue NW (LOC2023-0032)
 - 1512 21 Avenue NW (LOC2023-0039)

Additional Diagram Requests

- Project team presented shadow studies indicating the shading impact of the proposed building compared to the surrounding parcels.
 - Illustrated shadows at 10AM, 12PM, 2PM, and 4PM on June 21, Sept 21, and Dec 21.
- Community members requested: (Conversation occurred with previous Owner)
 - An expanded version of the sun/shadow diagrams to show the impact of shadows on the north property, especially during the winter months.
 - A diagram that illustrates the previous building footprint compared with the proposed development and locations of underground services indicated.

LOC 2023 • 0022
1740 22nd Ave NW

Proposed Land Use Change • April 4, 2023

Planner: Geneva Chaudhary • 368-997-4044
Geneva.Chaudhary@calgary.ca

23-07-10 - This meeting was held when the lot was owned by a previous owner. The lot has since been sold and the new owner has taken over the application. As such, the high-level building design indicated in this presentation is no longer relevant, however we are still providing this document to fill-in background information regarding early discussions that occurred with the Community.

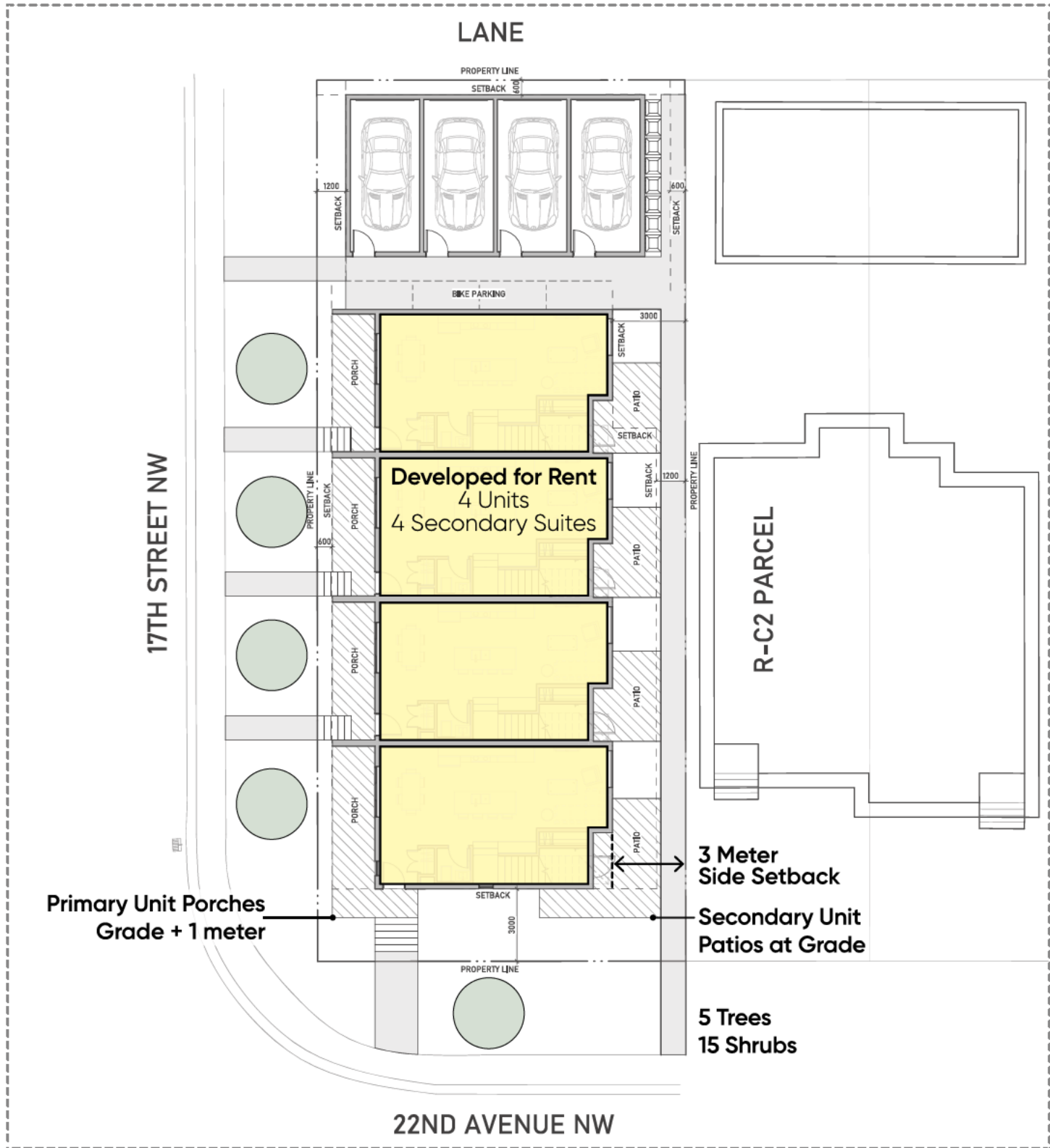
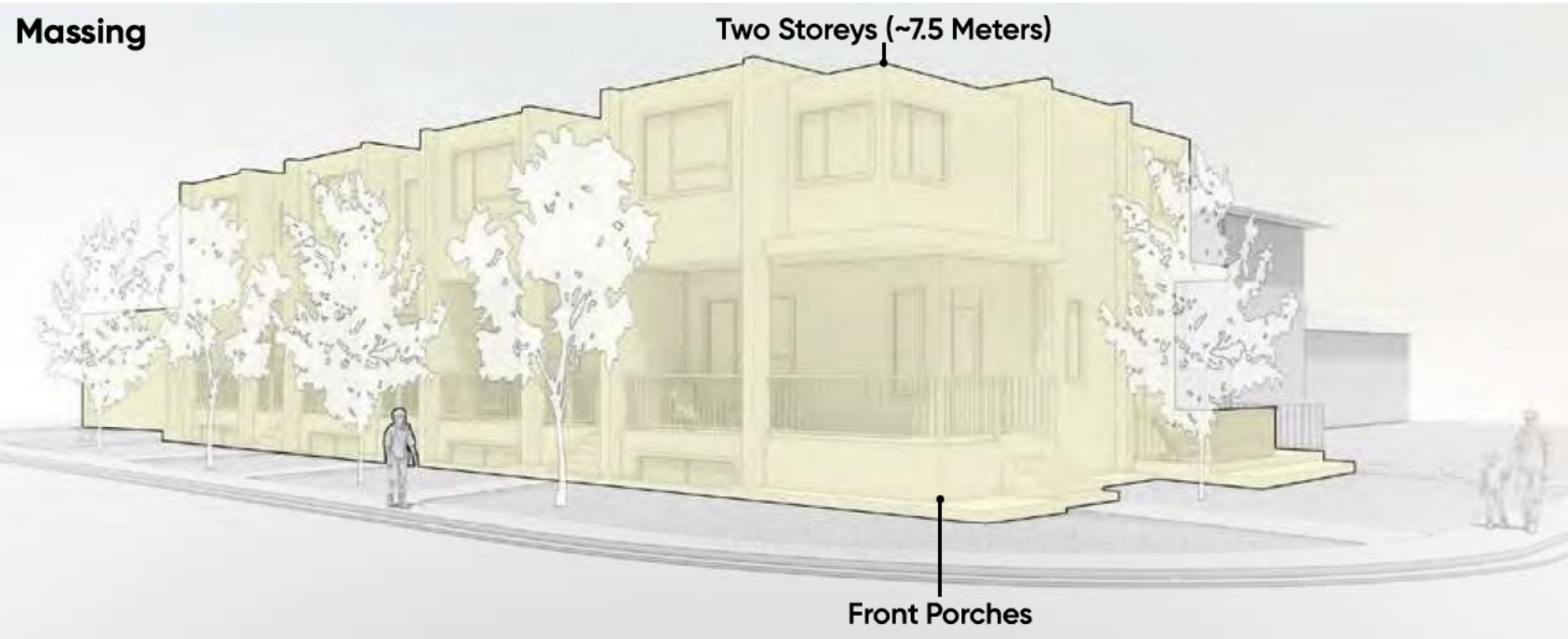


- 1 **Introduction** • Summary
- 2 **Policy** • Bylaw and ARP
- 3 **Site Context** • Photos
- 4 **Traffic Safety**
- 5 **Existing Vegetation**
- 6 **Community** • Considerations
- 9 **Shadow Study** • Summer Solstice
- 10 **Shadow Study** • Fall Equinox
- 11 **Shadow Study** • Winter Solstice

1740 22nd Avenue NW • Land Use Re-Designation from R-C2 to R-CG

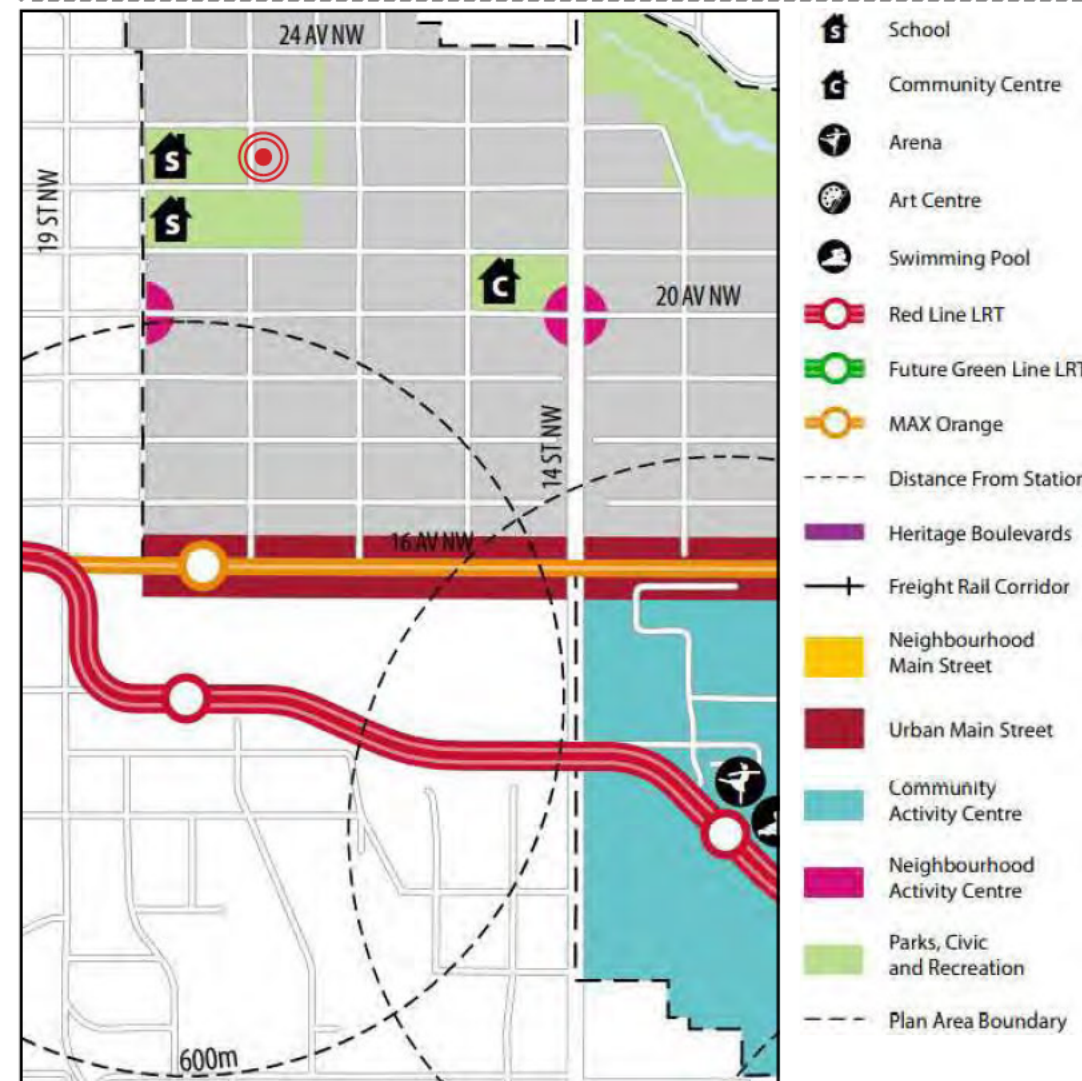
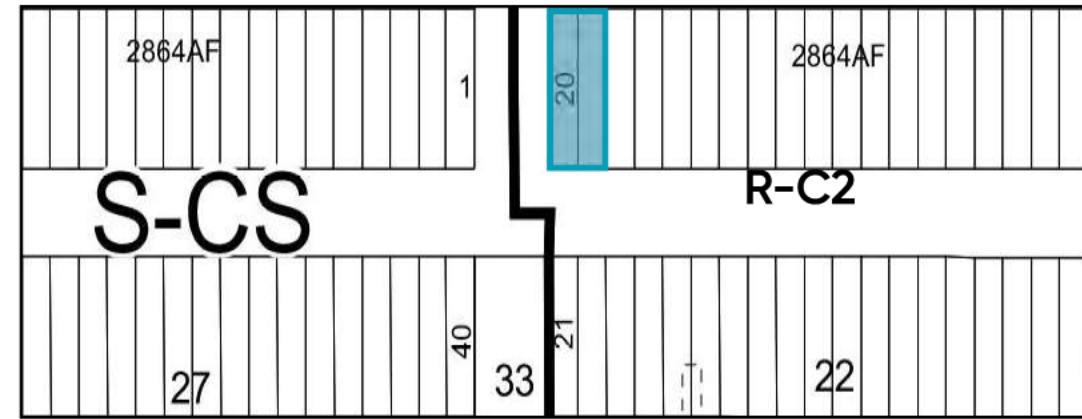


Massing



23-07-10 - Specific building design and site layout no longer relevant.

Land Use Map



ARP Map 2: Characteristics & Attributes

Map 2 Legend

Map 4 Legend



Program Notes

- Emphasize pedestrian safety .
- Emphasize traffic control with potential for increased vehicle traffic due to the number of units proposed.
- Remain mindful of shading on neighbouring properties.
- Encourage screening of waste & recycling receptacles

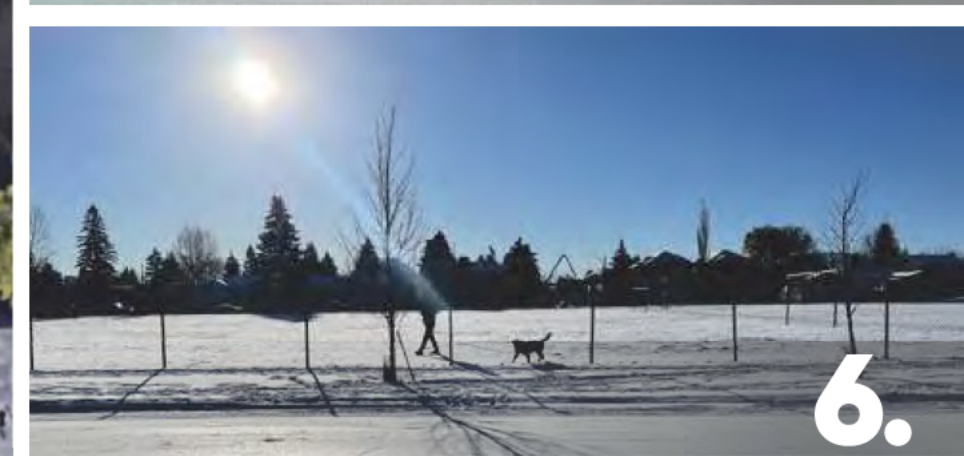
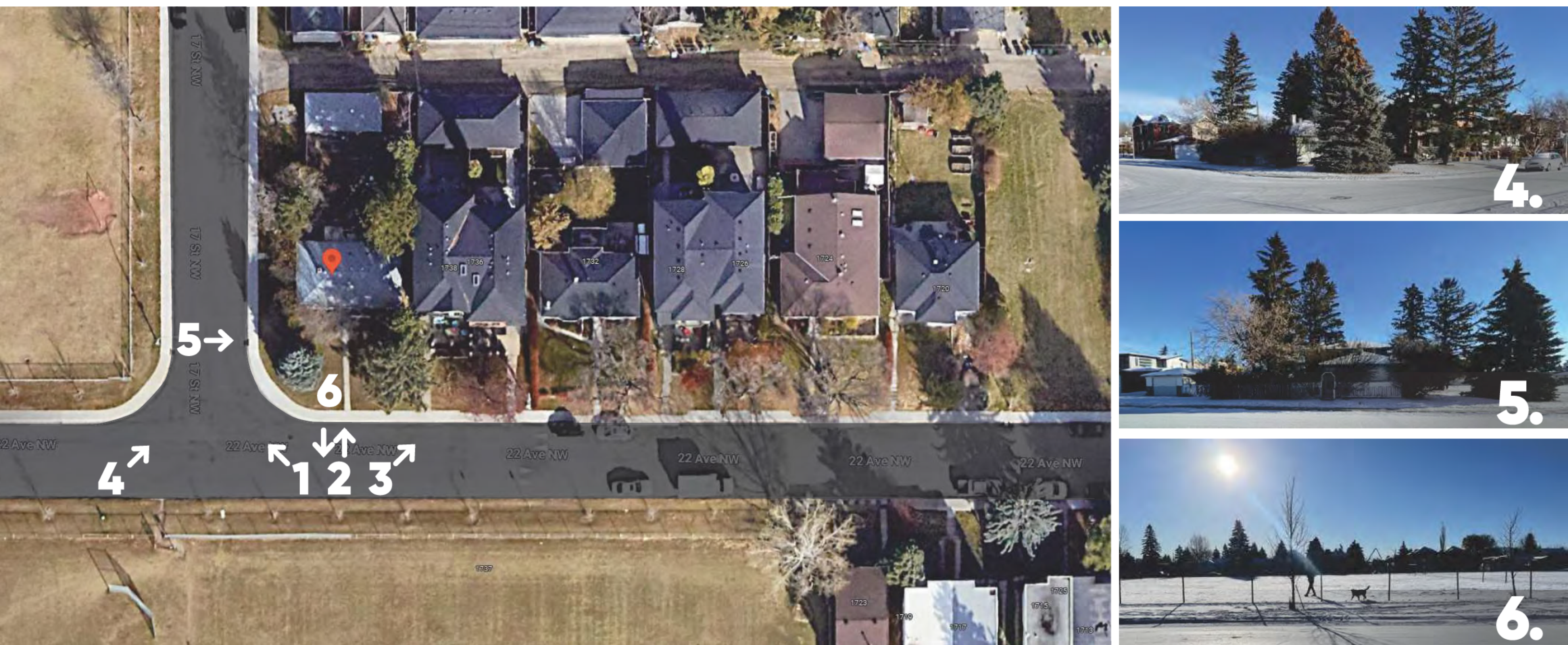


ARP Map 4: Building Scale

Bylaw Summary

Municipal Address	1740 22 Avenue NW, Calgary, AB T2M 1R4
Legal Address	Lots 19 and 20, Block 23, Plan 2864AF
Total Parcel Dims	50' x 120'
Total Parcel Area	556.47 m ² • 5990 ft ² • 0.055 Hectare • 0.137 Acre
Land Use Designation	R-C2 (Existing) / R-CG (Proposed)
Permitted Use	Row house / Secondary Suite
Max Density	75 UPH (72 UPH Proposed)
Unit Count Allowed	4 Main Residential Building • 4 Secondary Suite
Parcel Coverage Allowed	60% for a development with a density of 60 UPH or greater.
Total Building Footprint Allowed	333.88 m ² (3594 ft ²)
Max Building Depth	N/A
Main Building Front Setback	3m
Main Building Side Setback	0.6m Shared with Street / 1.2m / 3.0m past depth of neighbouring property.
Main Building Rear Setback	1.2m
Accessory Building Side Setback	1.2m Shared with Street / 0.6m
Accessory Building Rear Setback	0.6m
Subgrade Setbacks	Can extend without limits into all but the front setback.
Motor Vehicle Parking Stalls	4 stalls
Accessory Building Separation	1m from the main residential building.
Main Building Height	11m
Main Building Height Chamfer	The highest geodetic elevation of a main residential building on the adjoining parcel (~8.7m) increasing at a 45 degree angle to max 11m
Horizontal Cross Section Rule	The max area of a horizontal cross-section through a building at 9.5 metres above average grade must not be greater than 75% of the maximum area of a horizontal cross-section through the building between average grade and 8.6 metres.
Amenity Space	5.0 Trees & 15.0 Shrubs (1.0 Trees and 3.0 Shrubs per 110sqm of parcel area)

Note: Bylaw review based on proposed R-CG Land Use





Lane Crossing at 17th Street



17th Street and 22nd Avenue

Community Feedback:

- Increased traffic resulting from increased density.
- Safety of students on foot during school drop-off and pick-up times.

Areas of Most Concern:

- Intersection of 17th Street and 22nd Avenue.
- Pedestrian crossing of the Lane perpendicular to 17th Street.
- Pedestrian safety, especially given the concentration of children.

Actions Underway:

- A Traffic Impact Analysis and a Parking Study are Underway.
 - Conducted by Bunt & Associates (Transportation Engineers)
- They will recommend appropriate traffic calming measures.



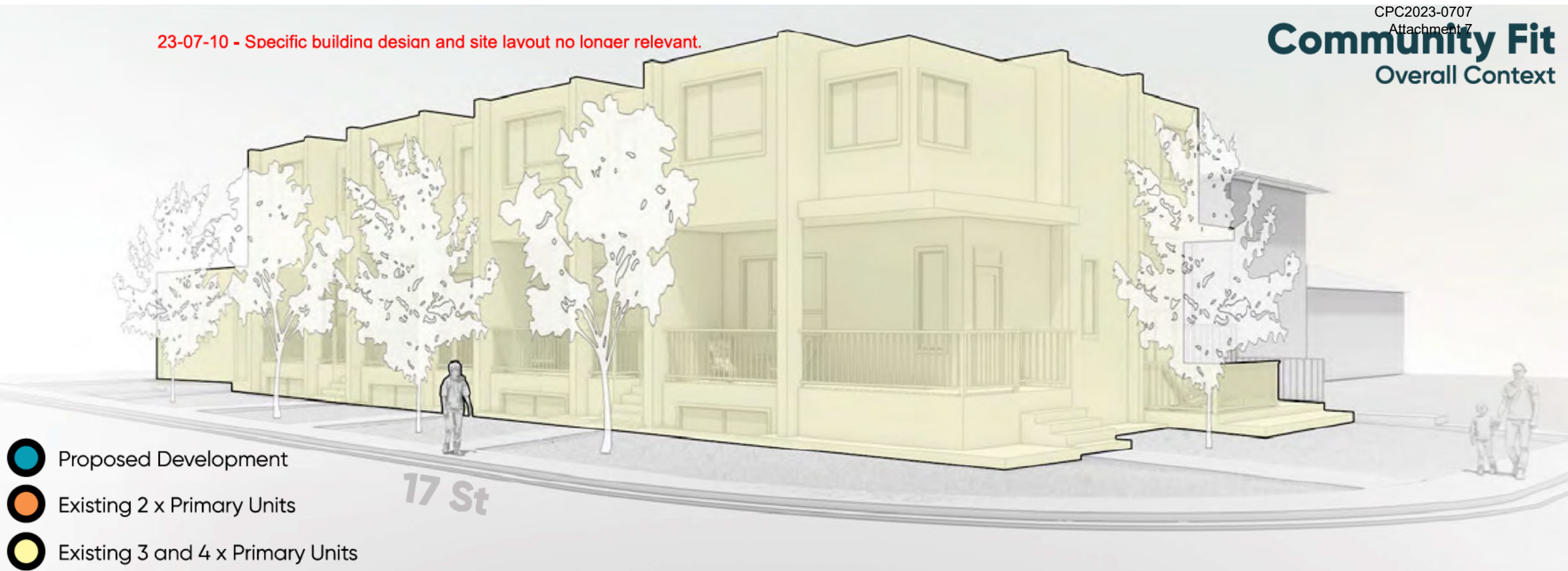
Community Feedback:

- Concerns around removal of mature vegetation.

Background Information:

- The majority of the trees sat within the development footprint.
- The existing coniferous trees were approaching their end-of-life, so the decision was made to remove them during construction.
- Large tree species, such as these Spruce, have a high probability of causing water line damage.
- The tree located on the southwest corner sits above the incoming water line and within the corner visibility triangle, impeding safety.

23-07-10 - Specific building design and site layout no longer relevant.



- Proposed Development
- Existing 2 x Primary Units
- Existing 3 and 4 x Primary Units



Two Storeys (~7.5 Meters)
* Conceptual Design

23-07-10 - Specific building design and site layout no longer relevant.

Existing Semi-Detached (~8.6 Meters)
* As per legal survey



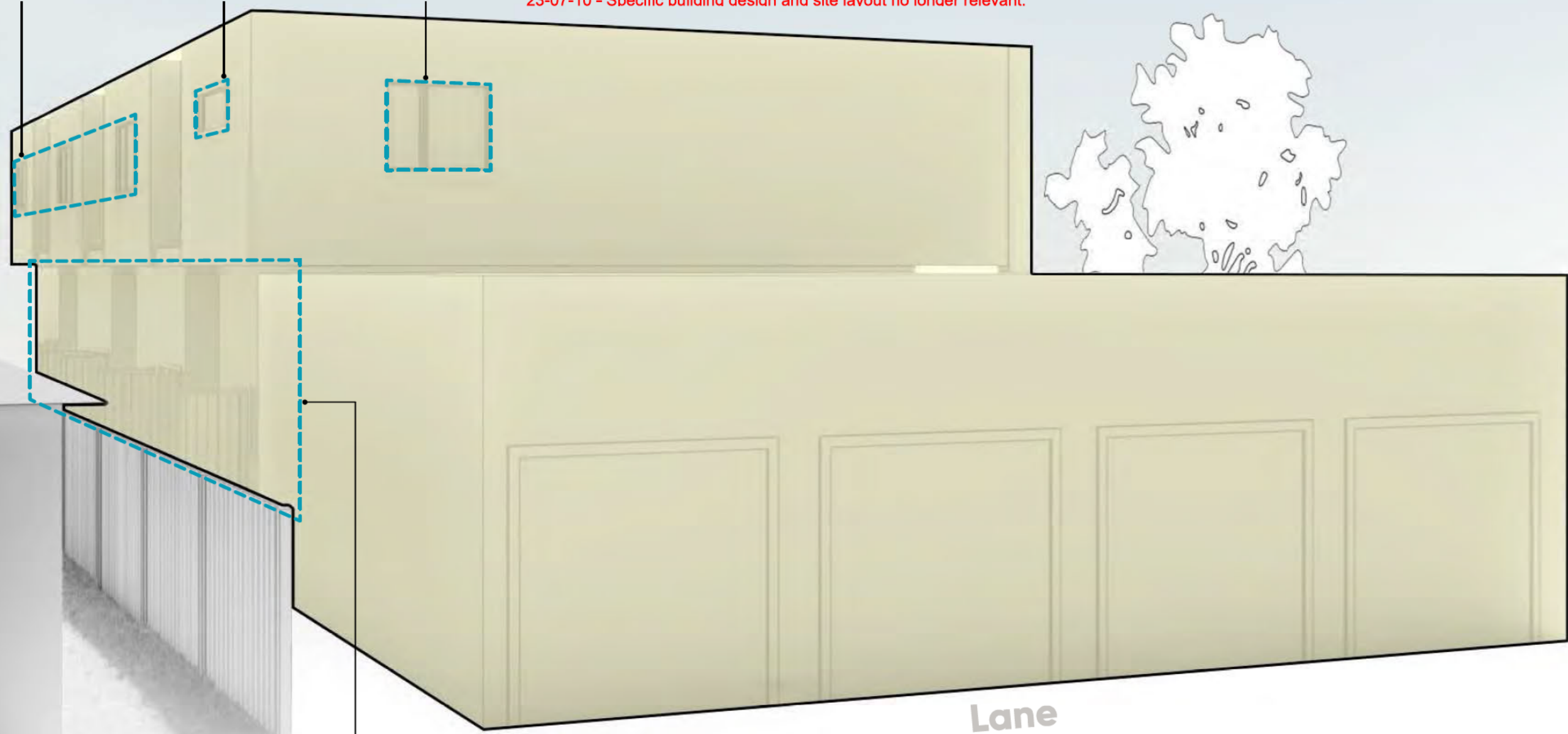
22 Ave

Smaller east-facing
bedroom windows
with higher sills.

Clerestory window
into bedroom facing
east backyard.

Rotate end unit
bedroom window
to face north.

23-07-10 - Specific building design and site layout no longer relevant.



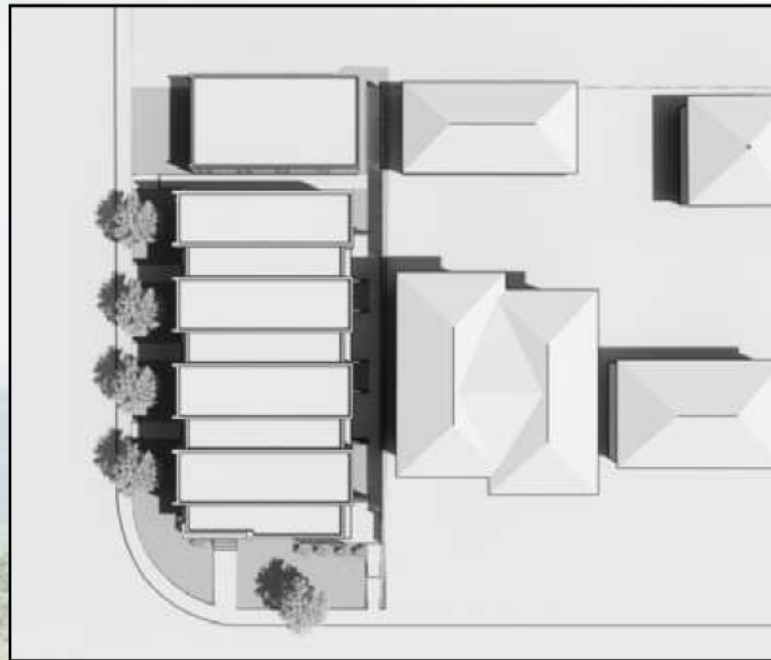
Smaller main floor windows facing east.

Patios at grade behind fence.

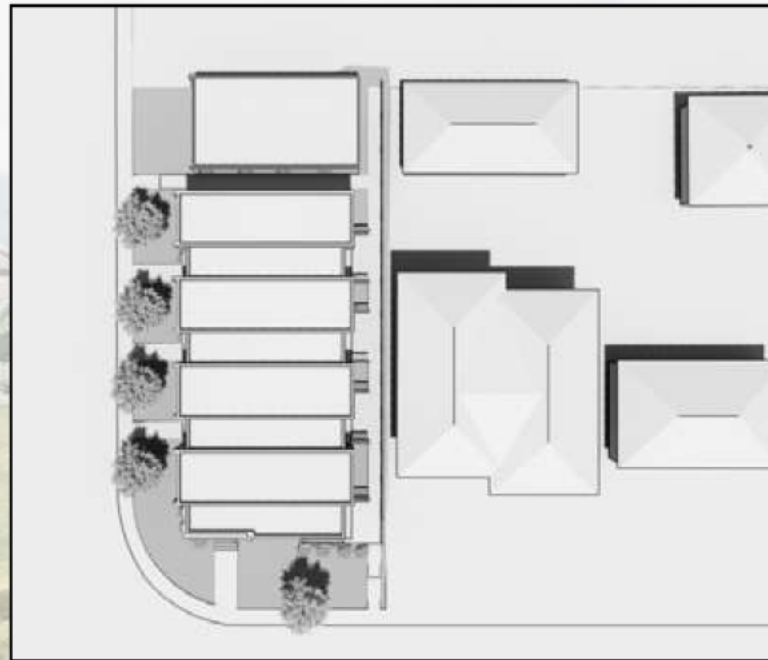
Lane

23-07-10 - Specific building design and site layout no longer relevant.

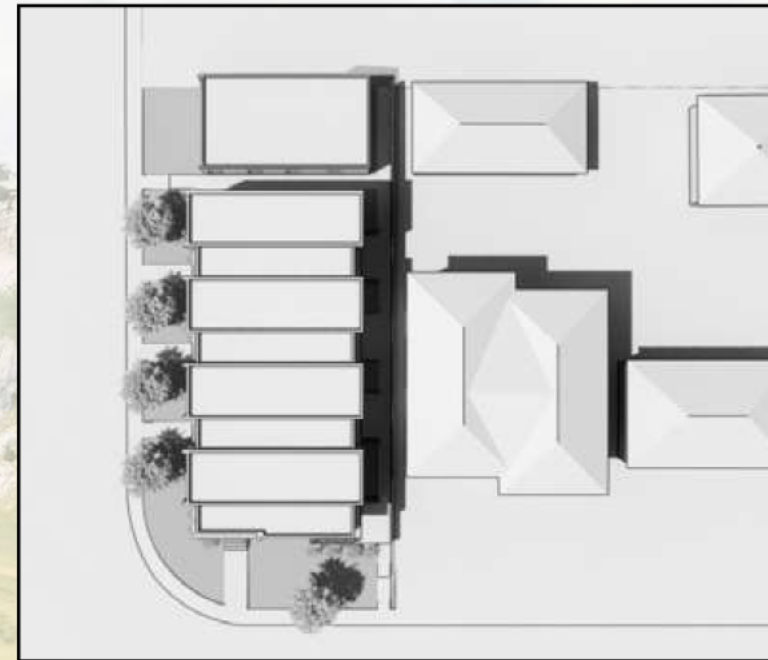
10 AM



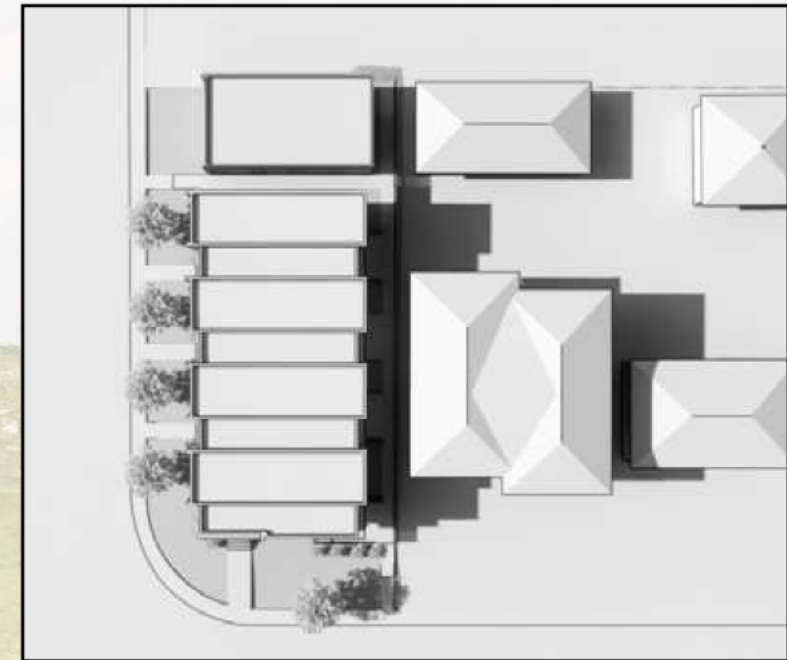
12 PM



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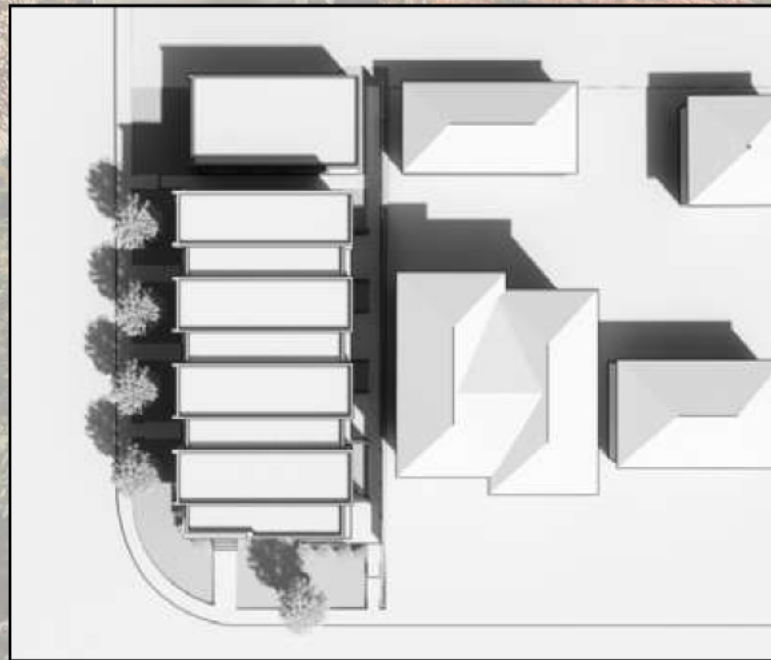


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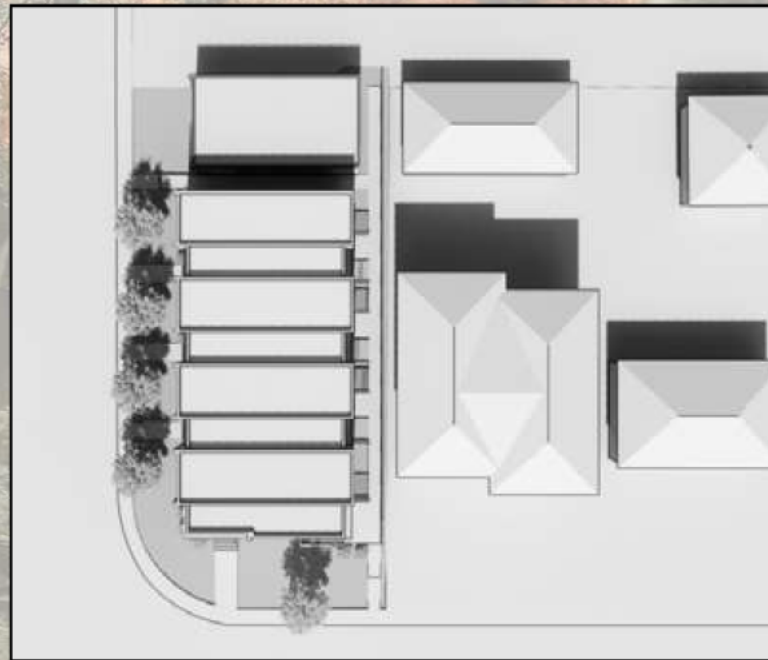


23-07-10 - Specific building design and site layout no longer relevant.

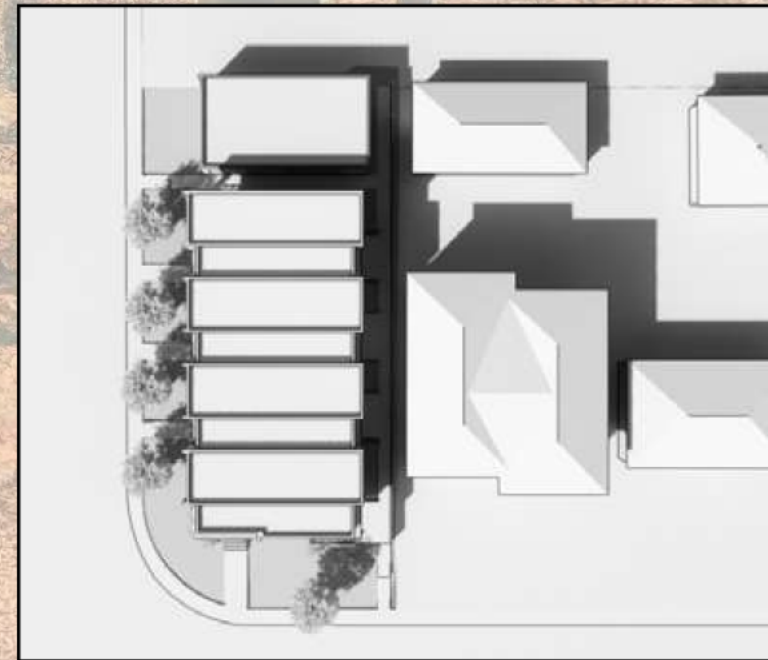
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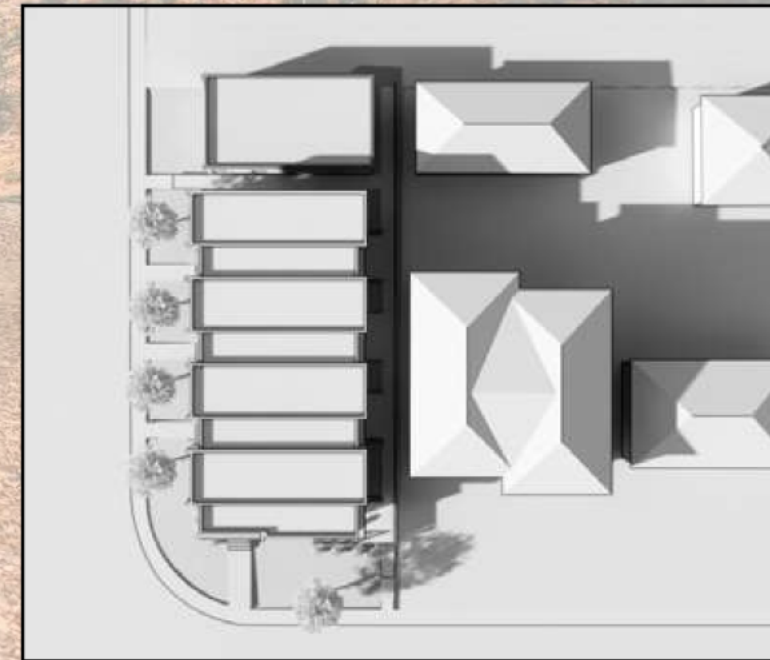
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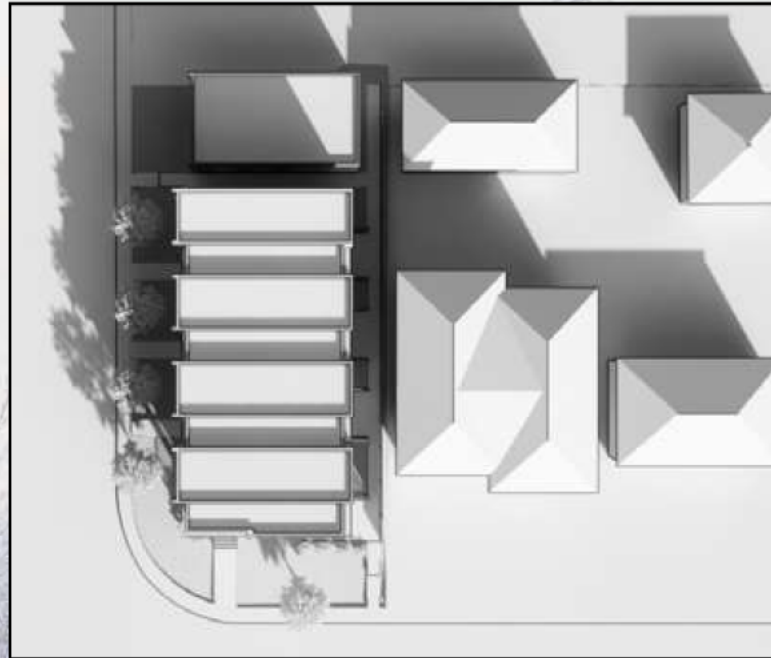


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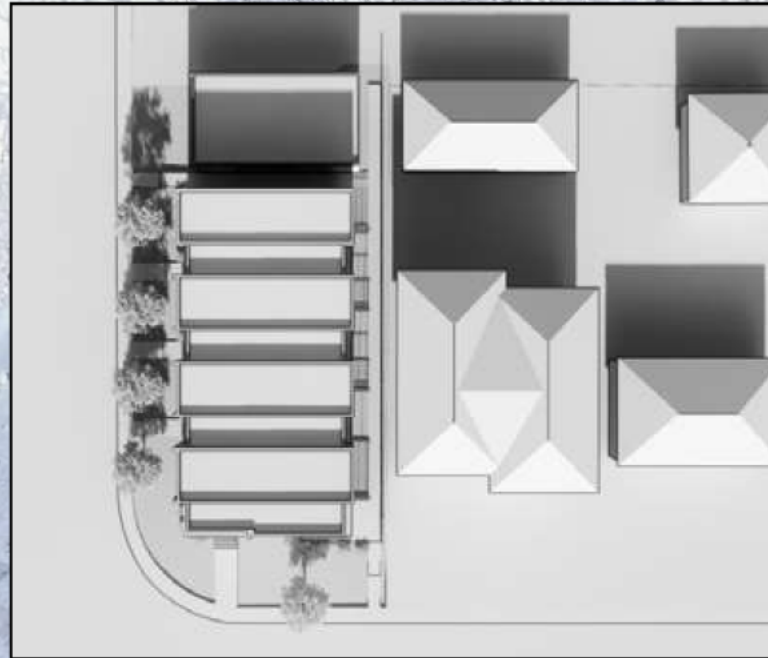


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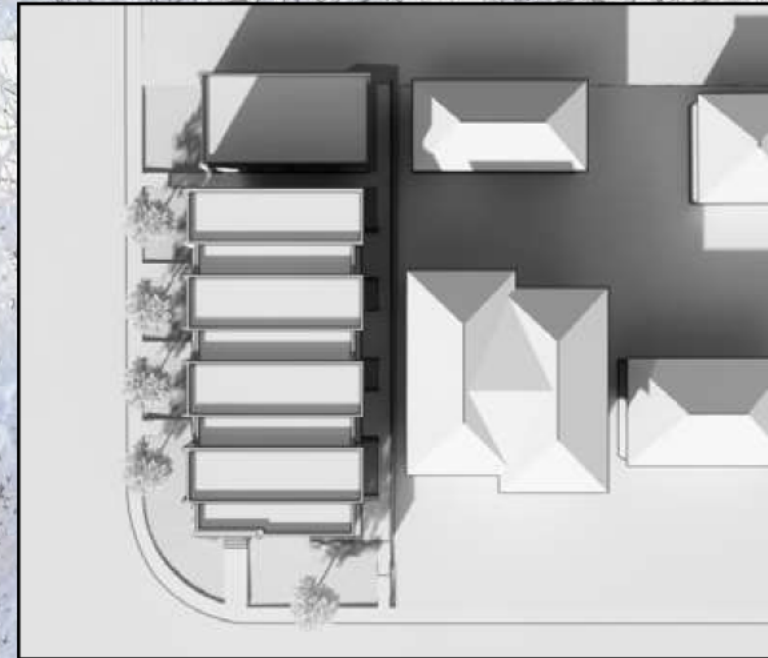
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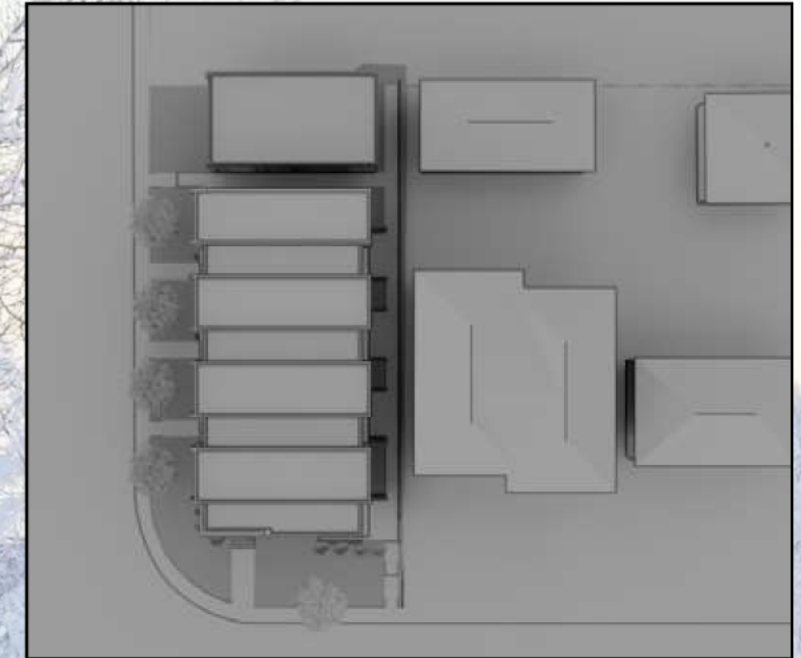
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LOC 2023 • 0022
1740 22nd Ave NW

Proposed Land Use Change • April 4, 2023

Planner: Geneva Chaudhary • 368-997-4044
Geneva.Chaudhary@calgary.ca



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

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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) Daniel

Last name (required) Schafer

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)

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)

LOC2023-0022

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)

Adding density to lots and increasing the lot coverage is contributing to increase storm-water run off and flooding issues in our community. The fact that our community is experiencing storm water flooding is confirmed by the City of Calgary in a letter we recently received, "stating the city is investigating stormwater flooding in the area". Recent townhouse developments in the area are likely contributing to the flooding. Although these new townhouse developments are designed with onsite stormwater holding capability, to retain rain water surge on site. I have heard that some developers/plumbing contractors are removing required flow restricters from the cisterns after passing the inspections. The removed flow restricters are then installed on the developers next project, until that project has passed inspection. Without the flow restrictor storm water is not retained on site. It flows freely into the city storm water system. This overwhelms the storm sewers as they are not designed for that capacity. And results in flooding in low lying areas of the community.

We are also disappointed and frustrated with the impact these developments are having on access to our existing garages and parking spaces. Access to our alley parking is being impeded by the increased clutter and congestion that the additional waste, recycle and compost bins are creating in our alleys. Even the owners of the new townhouse developments are unable to use their garage parking spaces because of the abundance of these bins, which are not being accommodated onsite is leading to potential parking congestion on our roadways. What is missing from the existing Land-Use bylaw and this proposed amendment is a requirement for an on-site design solution to accommodate the increasing number of waste and recycle bins. Three separate bins per dwelling unit in the new townhouse developments that need to be stored

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in the alley is not working. The solution is to mandate the inclusion of on site storage for the three Waste Recycle bins or to implement an alternative to each dwelling unit having three bins. We are concerned that this change to the Land-use bylaw is being done without considering all the impacts this proposed change will have not only on the existing adjacent residents, but also on the occupants of the new dwelling units.



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I have read and understand the above statement.

First name (required) Faye

Last name (required) Byard

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?

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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 Amendment in Capitol Hill at 1740 - 22 Avenue NW, LOC 2023-0022

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

In opposition

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

I'm writing to express my concerns regarding the application to redesignate the land use for the property at 1740 22 Avenue NW from R-C2 to R-CG.

I've noticed with other redesignations to R-CG land use in Capitol Hill that the development results in an increase of vehicle traffic and vehicles parked on the street.

The T-intersection at 17th St. and 22nd Ave. NW has pedestrian access to both the Capitol Hill Elementary School and the St. Pius X Elementary School. Increasing the number of vehicles parked in this area will:

1. Reduce the visibility and safety of children (ages 4-12) as they walk to school.
2. Restrict the access for safe school drop-off and pick-up for children who are driven to school (along 17th Street NW).
3. Restrict the access for school busses to safely get to their drop-off/pick-up zone along 22nd Avenue NW.

Please consider the benefits of keeping this area clear, accessible, and safe for the children who attend these schools.