



## PUBLIC SUBMISSION FORM

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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

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I have read and understand the above statement.

First name (required)	Kim
Last name (required)	Kemper
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	MLCA

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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) **LOC2023-0064**

Are you in favour or opposition of the issue? (required) **Neither**

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)

Hello,

Thank you so much for excepting our letter on behalf of the MLCA. We wish to comment on this land use application to communicate information we have been involved in with both the developer and a few directly affected residents.

The developer has met with us and communicated its plan as well as ask advice of what concerns we have seen in our area and has addressed these by adding more than required parking, more trees, lower height to address shadowing and using upscale long lasting materials in this proposal.

The residents approximately 20 had a meeting which I was able to attend and have sent 2 letters to the MLCA with concerns of:

Parking specifically that at 1:1 ratio is not enough when basement suites are proposed, Street Safety on 19th street and 37th Avenue specifically speeding and cutting through the neighborhood

With our cities current housing crisis this proposed land use is a mid scale approach but with 16 units parking and safety is the main concern of the directly affected residents.

The developer has been very aware and accommodating to the stakeholders in our neighborhood and has addressed and been responsive to the concerns to the best of their abilities.

Many neighbors appreciated his willingness to meet and face the questions they had.

Kindly,

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Kim Kemper  
Director - Planning and Development MLCA  
Development@mardaloop.com



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I have read and understand the above statement.

First name (required) John

Last name (required) Fralick

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 Redesignation - LOC2023-0064

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)  
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To the Office of the City Clerk,  
Re: Land Use Redesignation, LOC2023-0064, ALTADORE

I live directly across from the two properties that are being considered for rezoning and I have concerns with the proposed plans.

First, I understand that on each lot there is a proposal for 4 above ground and 4 basement units. This would mean that what had previously been 2 units, is becoming 16. I completely understand the need for housing in the city given the current housing crisis, but I question why this drastic increase in the number of units needs to take place on this site in particular. Directly across the street on both 19th St and 37 Ave are either single unit detached homes or semi-detached 2 unit homes. This would be a drastic change that would compromise the existing structural aesthetic to the neighbourhood.

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

Additionally, I understand that the 8 basement suites are not having dedicated parking. This is also concerning. The most recent data that I could find suggests that 40% of Calgarians have 2 cars or more and only 1% have no vehicle. Even if we opt for a conservative estimate of 1 car per unit, there is not sufficient street parking to accommodate 8 new cars for the basement suits. We do not have sufficient existing space on the street to accommodate this number of vehicles. Yes, this is inner city, but Calgarians have cars and it seems inappropriate to allow for new structures to be built without an expectation that parking be provided for each unit.

I want to emphasize that I support adding housing, but I question the motivation behind

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such a drastic change to the existing zoning. Why can't the developer build 2 semi-detached units on both plots of land? This would allow for 4 new units to be built.

I appreciate you considering my concerns.  
Yours,  
John Fralick



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I have read and understand the above statement.

First name (required) Becky

Last name (required) Larson

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)	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 <a href="#">here</a> .)  (required - max 75 characters)	Application to amend Land Use Designation property at 3803 & 3823 19 St SW
Are you in favour or opposition of the issue? (required)	In opposition
<p>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 <a href="mailto:publicsubmissions@calgary.ca">publicsubmissions@calgary.ca</a></p>	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<ol style="list-style-type: none"> <li>1. The current proposed development is so much more than we were prepared for and the potential impact if it goes ahead as planned has us seriously discussing selling a home that we love in a neighborhood that we have come to really appreciate. This is exceptionally sad for us and points to the impact a development plan can have on existing residents.</li> <li>2. We totally understand that inner city will develop differently than suburbs relating to density in particular. The neighborhood of Altadore already supports higher density than other neighborhoods with the current zonings.</li> <li>3. The current use for the property under review is R-C2 which already allows for higher density (up to 4 units plus potentially secondary suites) – if built to this level, that would be a significant increase to the two small bungalows that currently occupy the property. All of the surrounding properties have built within the R-C2 limits and an increase to the R-CG designation could be a significant outlier to the surrounding homes. I still believe that building under R-CG will not be units that are conducive to families, perpetuating the move to suburbs and not supporting the schools, parks etc. that the neighborhood of Altadore has to offer.</li> <li>4. We understand that there are a number of row housing developments being built along busier streets such as 19th St., however the “creep” of higher density into the block of 37th Ave. leads to a situation that is unacceptable to us on many levels and could open the door for all the remaining potential development properties on 37th Ave. to push to the higher level of density.</li> <li>5. Parking, congestion and safety are still of particular concern. The vision of more inner-city density needs to take into account Calgarians true lifestyles not what urban planners see as the lifestyle they would like Calgarians to have. We are a winter</li> </ol>



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city designed around the "car". It will take time and small steps to move towards the lifestyle planners envision of a walking, biking population (likely only in the non winter months). Too high a density doesn't match Calgary families actual lifestyle. Very few work in their neighborhood. Recreation activities are often outside of neighborhoods, requiring cars and not all children attend neighborhood schools as schools have started to offer specialized programs. Additionally, public transit is available, but unfortunately there are safety issues surrounding our public transit which pushes families to continue to rely

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3803 19 ST SW - LOC2023-0064 - DMAP Comment - Wed 9/6/2023 2:55:22 PM  
**Date:** Wednesday, September 6, 2023 2:55:26 PM

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Application: LOC2023-0064

Submitted by: Ali Pirsiavash

Contact Information

Address: 2023 37 Ave 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, Privacy considerations, Community character, Traffic impacts

General comments or concerns:

The neighborhood doesn't have capacity for such land use change, so as a homeowner in the neighborhood, I strongly against that. This will impact the traffic in 37 ave and its back alley where usually our kids play. The 38th Ave has already heavy traffic during rush hours so development of another multi-family residential will make the traffic worse with no enough parking spots and many other issues!

Attachments:



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I have read and understand the above statement.

First name (required) Benjamin

Last name (required) Reeves

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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Council

Date of meeting (required)

Sep 19, 2023

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(required - max 75 characters)

Land Use Redesignation - ALTADORE LOC 2023-0064 BYLAW 135D2023

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

In opposition

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The proposal to rezone the the land located at 3803 and 3823 19 St SW from RC2 to RCG has been undertaken by a developer who has not adequately taken into account their duty of care to the community or to Calgary's Municipal Development Plan with respect to "good urban design" and "managing growth and change".

Specifically, the proposal seeks to increase the density by 800%, but that growth has not been adequately managed. A clarifying example is that at a community meeting with the developer, when responding to questions about the infrastructure to store and manage 16 families' garbage bins, the president indicated that they had not adequately thought through the problem. Additionally, in response to questions related to how they would handle the necessary parking infrastructure for 16 families on a busy road with confusing and dangerous road signage (19st/38ave stop sign), the developer dismissed the concerns out of hand. Given that Altadore has insufficient public transportation options to support car-free living, while it is frustrating to have to care about vehicle storage, the reality is that our current built environment in this community necessitates creating a plan, rather than just leaving the problem for the residents. These actions reflect a hasty and dismissive attitude towards the community without due consideration for managing growth or ensuring good urban design in a compact city.

As further evidence, prior developments by the same developer have suffered similar issues related to insufficient utilities planning, notably the nearby development on 40th ave. There are half the number of units as the current proposal (still with multiple vacant basement suites), and yet one can see in the attached photograph that the primary storage of black garbage bins is outside the building, rather than in an enclosure

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or the garage. Consider the strain on your mental health living next to a development where the spent refuse of 16 families is stored outside next to your home, leaving you caught in a trap wanting to open a window for airflow to cool your home in the summer, but if you do you will be greeted by the warm embrace of hot, rotting garbage.

I trust the council will take into account that good urban design with great communities requires responsibly balancing the demands of a growing city with the needs of the established residents, and ensuring that adequate infrastructure in the built environment can support such a proposal.





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