



## 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) Peter and Kelly

Last name (required) Schneider

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 Amendment in Charleswood (Ward 4) at 3502 Charleswood Drive NW, LO

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)

Peter & Kelly Schneider of 2563 Charlebois Drive NW writing to city council in opposition of the proposed land use redesignation at 3502 Charleswood Drive NW. I would present in person but unfortunately we are not able to attend the session based on the revised date.

The redesignation of the land raises several concerns for us:

1. The redesignation is based on the lot being within the “Inner City” designation, but there is not legal survey or designation for “Inner City” within the City of Calgary! Further, the use of a term of “Inner City”, that has no real definition, as a City zoning methodology is akin to drawing boundaries on a napkin or as an artistic representation.
2. Increased density that is contrary to the residential lots in the area. This leads to:
  - a. Additional noise – Student parties, arguments, late night activity, vehicles, and more.
  - b. Parking congestions – Contrary to what the City would like, there is an average of 2 vehicles per family in the City, and this development would add housing for 8 or more families without ample space for parking. There is Zero space for cars at this site based on the construction that is promoted.
  - c. Road traffic – With the additional cars parked in the area and traveling in the area we get to even greater congestion, and safety concerns (witness how students drive).
  - d. Higher priced housing in the area making it even less affordable for families and the younger generation (contrary to what you are being told). It used to be that a single family fully detached home would go for \$500k but then when duplexes showed up they started selling those for \$500k each (having replaced one home). Now the other homes shot up, and the cycle continues unabated. Make homes available in new areas and then give them transportation options.
  - e. There is also a flawed belief that these higher density homes are going to reduce the cost of housing, and that simply is not realistic. Builders do not build for low income buyers as there is little money for them in doing so. As a result all we see is bidding wars for the land that then drive the costs up for everyone.
3. The City wants to do the redesignation in advance of selling the land, so we really have no knowledge of what will go on the property, and we will have no say because the re-designation will have already been done. This is not the City looking out for the best interests of its citizens who live in the area and are saddled with the results. We have no say beyond this hearing!

4. The concept that people living here are more likely to take mass transit is flawed for multiple reasons:
  - a. Many are not comfortable with the safety of the trains post pandemic.
  - b. If safety concerns are eased and people return to major use of the train it will be too crowded and the residents will look for other means to get to work.
  - c. The density of these homes are not going to appeal to urban professionals so the residents are likely to be either:
    - i. Students – who come with cars because that is what we have experienced.
    - ii. Blue collar workers will need vehicles to get to job sites.
5. Selling for development opposes the agreement made for the land as greenspace replacement to lands lost in the re-routing of Morley Trail. This means that several trees (something that the City is actively encouraging people to plant) are also removed. To be more environmentally conscious we need to encourage green space, not eliminate it.

There is a national discussion on foreign students coming to our institutions, and for some reason the University and the students think it is the responsibility of the City to take the burden of housing them. The U of C should be looking to use their lands to build a balance of facilities that includes housing and not just lecture halls and libraries. The Universities must start managing their territories and behaviors in a sustainable manner, which includes accommodating the increase in students on campus. The burden should not be put on the local residents who get no real benefit from the facilities they build. Being close to the University we already deal with the results of rentals for students, and the related challenges that it brings.

We are breaking up the unique characteristics of our communities with these developments. Our history is being erased all from flawed thinking and priorities that have proven to not solve the problem of housing affordability. Higher density development has been going on in the City for well over a decade and yet we have a problem that is growing even faster. How has this actually solved anything?

Please decline the request for redesignation.

Sincerely,  
Peter & Kelly Schneider



## 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) Samantha

Last name (required) Tran

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 Amendment in Charleswood (Ward 4) at 3502 Charleswood Drive NW, LO

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)

I am writing to city council on behalf of myself and my partner, Kevin Tran, in opposition of the proposed land use redesignation at 3502 Charleswood Drive NW.

The redesignation and proposed 3-story multiplex is taller than any of the other buildings in the area and will significantly impact privacy from a noise and visual perspective. As residents and owners of 2631 Charlebois Drive NW, the multiplex unit will loom over and look directly into our backyard. Taller ceilings will not serve to improve housing affordability, but will serve to further line the pockets of developers by adding another opportunity to further line their pockets by adding another unnecessary luxury line item to their new builds. How is it fair or reasonable that the monetary opportunities of developers be prioritized over the reasonable privacy expectations of residents of the area?

Another important impact is the increased traffic levels. There is already no room for parking where the land parcel proposing the redesignation is located, which means the back alley and road parking will be impacted by an influx of overflow parking. The site's adjacency to Charleswood Dr NW serves to increase traffic and clog the rear lane that the rest of the neighbourhood uses. It can already be a tight fit with certain neighbours requiring parallel parking in the back alley from time to time, and front of house the site has limited cul-de-sac parking - a multiplex unit serves to perpetuate this problem. The current M-C1 lots in the area have parking lots to mitigate this issue, something that I don't foresee as possible on the tiny parcel of land that makes up 3502.

Additionally, while the close proximity to the LRT stations is great, it is a bit short-sighted to propose this will mitigate the issue of increased traffic. Calgary is well known as a vehicle reliant city, with LRT transportation simply not having the reach needed to properly cater to vehicle-free lifestyles for the majority of Calgarians. There has also been research showing that the average Calgarian household has 1.5 vehicles. Perhaps they would use these cars less if beside a train station, but the vehicles do not simply disappear. I am deeply concerned that bias research has been conducted, placing significant value to the research that suits your narrative and ignoring anything that does not. Keeping this research in mind, it is easily within the realm of reason to assume that each household of a new multiplex unit would each own at least one vehicle (although many Calgary households own more than one) - with 5 units, each with their own secondary suites, that is at least 10 vehicles that will require parking, although likely more.

My partner and I chose to purchase our home in this area due to the designation of the area for single family homes – we are looking for a peaceful area to start and raise a young family. There are several high-rise or multiplex buildings in the area for those looking for that style of accommodation. To redesignate the 3502 land parcel for high density living is not only unnecessary, given the close proximity to other high density residencies, but will significantly impact the peace and privacy of the Charleswood residents who have invested in making lower density, single family dwellings their homes.

For the most part we are a peaceful and welcoming community – I am proud to say I’m a part of a community where neighbors know everyone by name and are always willing to lend a helping hand. Density can be a good thing, when done in a fashion that is logical and fosters community growth without distrusting and heavily impacting the current neighbours. From speaking with neighbours, I already know that there is resentment for the proposed redesignation and the short-sighted vision of how it will impact our community (from both the young and old, 25 years to 93 years). I know I speak for many when I say we feel stressed and frustrated that the property taxes we pay fund a municipal government system that seems so blatantly in favour of wealthy developers and opposed to supporting the best interest of community members.

Thank you,

Samantha Tran  
Co-Owner and resident of 2631 Charlebois Drive NW Calgary