



## 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.

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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) Michael

Last name (required) Stern

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)

Oct 3, 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 South Calgary LOC2023-0023 Bylaw 180D2023

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 live at 2007 28th Ave SW across the street from the land at 2008 28th Ave SW. I believe by allowing the developer to combine the corner lot's current RC-G in with the interior lot 2008 -28th Ave creates too much density for the street, and with that density there will be a dangerous parking and street problem, particularly in the winter. Both 28th Ave and 19 St are steep streets and are already difficult to navigate in the winter. The additional cars will present further danger and inconvenience to the community. While I understand the need to increase housing and I understand the benefit of the R-CG redesignation on corner lots, but to incorporate additional density mid street to a street that is mostly duplexes and single family, is bad planning and is not an improvement to the community, but the creation of sub standard housing project. Thank you.



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I have read and understand the above statement.

First name (required) Robert

Last name (required) Homersham

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

What is the group that you represent?

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LOC2023-0023

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

In opposition

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September 26, 2023

The City of Calgary  
P.O. Box 2100, Station  
M Calgary, AB T2P  
2M5

**Attention:** Members of Council

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**Policy and Land Use Amendment in Richmond (Ward 8) at 2008 – 28 Avenue SW LOC2023-00023**

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Dear Mayor and Councillors,

I have been retained by the neighbouring landowner immediately adjacent to the subject site at 2012 – 28 Ave SW. This land use and ARP amendment deserve more attention than the short shrift they were given at CPC by being included in its consent agenda. The developer owns both lots (2004 & 2008) at the east end of 28<sup>th</sup> Ave SW and intends to consolidate them into a single lot of 50' x 125'. The size of this lot would be uncharacteristic of the surrounding lots with the exception of one at 1940 – 29 Ave SW, which is designated M-CG but has not been redeveloped. In fact it has a single-family detached home on it that has been recently renovated. The other lots adjacent to the subject site contain single- and semi-detached homes.

By consolidating the lots and obtaining a redesignation to R-CG (2004 has already been redesignated to R-CG), the developer is able to build 4 rowhouses facing 19 St and 3 facing 28 Ave SW. But even though this amount of density is arguably not compatible with the surrounding dwellings, this is not our objection. We do not object to the land use redesignation.

We do, however, object to the proposed amendment to the South Calgary ARP whereon its Map 2 the subject site is designated as Residential Conservation:

*“The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.”*  
(Policy 2.2(a) of the ARP)

The rationale that the developer has given is that the ARP is outdated, and that the amendment is minor. We disagree. It is our view that that this land use policy is very relevant and indicative of existing development and infill redevelopment while at the same time not discouraging redevelopment provided “that it is compatible with the surrounding dwellings.”

It is this policy direction that should remain to guide the development authority’s discretion when reviewing the proposed DP, and it is telling that the developer wants it removed from applying to the subject lot. Its deliberate removal from the ARP by Council would tilt the scales unnecessarily in favour of the developer, who is seeking approval for a courtyard semi-detached dwelling in addition to the 7 rowhouses (and secondary suites in each unit).

We do not oppose the land use redesignation to R-CG but are of the view that the addition of the courtyard semi-detached units – the addition of which makes the DP application discretionary – renders the proposed development of 9 units and 9 secondary suites incompatible with surrounding dwellings, which are almost entirely single- and semi-detached dwellings. It is our view that the developer should have to make its case under the unamended ARP that the proposed development is in fact compatible with surrounding dwellings. The developer’s request to remove this criterion from the ARP is simply a way to avoid having to make its case. We urge Council to not approve the ARP amendment. We support compatible infill densification but not over-densification of a single site.

Thank you for your consideration.

Regards,

*R Homersham*

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Robert Homersham