

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 1619 9 ST NW - LOC2023-0173 - DMAP Comment - Sun 10/29/2023 10:52:10 PM
Date: Sunday, October 29, 2023 10:52:15 PM

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Application: LOC2023-0173

Submitted by: Manpreet Sehdev

Contact Information

Address: 1440 6A Street NW

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, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Don't see strengths - does not fit the character of the community to have 2 skinny houses in on a 50 foot lot. Will impact all areas checked off above and set a unwanted precedent and negatively impact overall character of the community and property valuations

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

Yes - increased noise /traffic added to the community including pressure on the over capacity public school within the community

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?

Proposed change is Not compatible within the community. In keeping with the MDP - city can allow 1 House on the 50 foot lot and perhaps a secondary suite

(basement or garage) to keep up with the city's plan. The proposed changes to the property Should Not be at the detriment of the broader community

How will the proposed impact the immediate surroundings?

Negative impact on quality of life including but not limited to building heights, non conforming character of the skinny houses, number of units with suites, noise, greater impact on the over capacity public school and parking

General comments or concerns:

Strongly opposed to the changes and the city's plan to support such a change in the community. The change does not align with the consensus of the broader community and community character and therefore should not be supported. In speaking with the residents - there is negative sentiment on the proposed change that is highly concerning for the residents of the community. I trust that there would be strong opposition to the change and the city should take into account the voice of many residents who call Rosedale home vs the one applicant who is looking to build and sell for profit future infill projects

Attachments:



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Lauren
Last name (required)	Rubert
How do you wish to attend?	Remotely
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Land use change - Rosedale
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Land use change - 2023-0173 at 1619 9 Street NW
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached letter

Lauren Rubert
1430 Crescent Road NW
Calgary, AB T2M 4B1

Good afternoon City of Calgary,

This email provides for my written vehement opposition to the Proposed Land Use Change 2023-0173 at 1619 9 Street NW.

I have reviewed all of the City's documents about this subdivision and note that the Rosedale Community Association (RCA), together with 40 individuals' responses, have provided their opposition. There have been four responses in support of the subdivision. The residents of Rosedale are overwhelmingly concerned about this application such that there is no change from R-C1 to R-C1N.

The arguments put forth by the applicant for subdivision are insincere and not applicable. The application advocates for housing diversity regarding affordability and accessibility.

The property in question was sold in March 2023 to Amanda ZHANG, property developer – owner of Ocean Home Construction. A review of the property's listing finds that the house was purchased by ZHANG for the price of \$736,500. The average home price in Calgary is \$665,000 (CREA). In terms of the arguments for housing affordability, unless Ms. Zhang intended to sell each house for a price in that range, their interests in the subdivision of the site are economic and not related to affordability. Furthermore, I venture that the price of any such home constructed on this site would be more than \$1,000,000 – which is in no way within the “affordable range”. Should Ms. Zhang truly have an interest in affordability, then a covenant restricting the potential sale price is recommended to hold Ms. Zhang to her word. In fact, Ms. Zhang's economic interests could risk exacerbating Calgary's affordable housing crisis, driving the price of single-family dwellings in Rosedale higher.

Further, on housing affordability, developer profit-seeking is a large factor in driving up the price of housing, especially in the Rosedale area. Developers purchase properties that currently serve a residential purpose and demolish the residence onsite to build a newer, bigger house that they can sell for multiples compared to their investment. In addition to the environmental waste these practices contribute, these practices drive unaffordability in an area like Rosedale. Any approval of a land use change will set a dangerous precedent in Rosedale, driving other developers to purchase homes and do the same thing, and disrupting the character Rosedale has built over the years as one of Calgary's oldest communities. If the City of Calgary is genuinely interested in addressing the housing affordability crisis, they will deny, with prejudice, this application.

Given the limited information put forth by Ms. Zhang in the application regarding accessibility, I've assumed that Ms. Zhang is using the term about accessibility as it relates to individuals with mobility issues. Research relating to the best floorplans for individuals with mobility issues is clear – single-story homes are far more wheelchair-accessible and will provide those with mobility issues the ability to live comfortably and independently (Rolstoelco and Braunability).

Should Ms. Zhang truly have an interest in accessibility, restrictive covenants ensuring the homes are either A) single-story or B) equipped with an elevator would ensure the homes' actual accessibility.

Please let me know if you have any questions relating to my opposition and how I may take part in the public hearing November 14, 2023.

Respectfully,

Lauren Rubert