



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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.

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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 or Council Committee agenda and minutes.** 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 or Council Committee agenda and minutes. 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)	Chiara
Last name (required)	Fritzler
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)	Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Bylaw 240D2023 - land use amendment for 4160 42 St SW

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)

I wish I was able to attend in person but unfortunately am not able because of my work schedule. Thank you for your time in reading my correspondence.

Date: October 23, 2023

Attn: City Council & Ward 6 Councillor Richard Pootmans

Re: Redevelopment of 4160 42 Street SW from 1 home to 4 with secondary suites (R-C2 to R-CG) LOC2023-0180

I am the owner of a home in the close proximity to the location of the proposed development. I am strongly opposed to redevelopment of 4160 42 Street SW from R-C2 to R-CG. My reasons are outlined below:

1. Comparable land use amendments/rezoning in the community, their impact, and the MDP

You will note that the currently approved rezoning requests within Glamorgan (documented below) are only on the outskirts of the community and/or on major thoroughfares. LOC2018-0106 complies with 6 of the criteria, the proposed redevelopment LOC2023-0180 only complies with 2 of these 6. The applicable MDP policies in section 3.5.3 encourage modest redevelopment of established areas that incorporates appropriate densities and a mix of land uses. The approved redevelopment permits in Glamorgan in the last 4 years have done more than the MDP policies seek to achieve and will continue to achieve the population projection (see Figure 1).

- A. Land Use Amendment in Glamorgan (Ward 6) at 4103 – 42 Street SW, LOC2021-0172 was approved in 2022. This development will take place one block from the proposed development. The report on this proposal states that this is “appropriate density increase of a residential site, allows for a development form that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the Municipal Development Plan (MDP)”. The Glamorgan Community Association supported this application.
- B. Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW, LOC2019-0054 was approved in 2019. The community association supported this application.
- C. Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018 was approved. The subsequent building is high-density Seniors living with commercial uses.
- D. Land Use Amendment in Glamorgan (Ward 6) at 3 Gissing Drive SW, LOC2018-0106 was approved in 2018. This proposed land use aligned with six of the criteria, as follows:
 - The site is a corner parcel.
 - The site is located within 200 metres of both a transit stop
 - The Primary Transit Network located on 37 Street SW.
 - The site has lane access.
 - Multi-residential development exists across the street to the east.
 - 37 Street SW is an arterial street.

2. MDP general considerations, policies, and objectives

The *objective* of the “Activity Centres and Main Streets” portion of the MDP includes the following statement: “Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on

stable, low-density areas.” The lot proposed is the very definition a “stable, low-density area” as no RC-G units have been proposed or completed in the adjacent areas. Higher-density proposals have been approved according to the MDP near activity centres and main streets. As this lot is not on a road where transit operates, it is not considered a Main Street, and approval of this proposal has a very large impact on a stable, low-density area, thus defeating the objective of this portion of the MDP.

The *policy* for “Activity Centres and Main Streets” in the MDP states that the intent is to “direct a greater share of new growth to the Activity Centres and Main Streets...”. The proposed redevelopment does not comply with the 7 bullet points below this policy statement, including that it does not:

- Concentrate jobs and people in areas well served by primary transit stations and stops,
- Achieve the residential and employment intensity threshold,
- Optimize existing public investment, municipal infrastructure and facilities,
- Provide a mix of uses that support the needs of adjacent communities, or
- Support or create the built form to reinforce the role of the activity centres and main streets.

As for the other 2 bullet points, it has been (and will be) shown that the proposal is not necessary to provide additional compact development with a mix of uses, and Glamorgan already has a range of housing opportunities in terms of type, tenure, unit size, and affordability.

Another goal of the MDP is “Creating complete communities that offer a range of well designed housing options, including more affordable housing types, enhanced by local businesses, shops and amenities will support a diverse age-resilient city.” I challenge the developer to show how this building will enhance Glamorgan’s already diverse housing options and improve the immediate area in which the 4-plex will be built, and how the 4-plex is necessary to ensure Glamorgan’s compliance with the MDP.

Additional points:

- 2.2.5 “Strong Residential Neighbourhoods” Objectives state: “Calgary’s older residential areas present some of the best opportunities to accommodate infill development...”. I am not opposed to RC-2 infills being built on this lot.
- 2.2.5 “Strong Residential Neighbourhoods” policies includes: “Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form”. A 4-plex on this lot is NOT similar in scale or built form to any of the adjacent structures.
- 2.3.1 Housing: Glamorgan already complies with all the housing diversity and choice objectives and policies, and approval of this proposal will be superfluous and unnecessary.
- 2.3.2 Respecting and Enhancing Neighbourhood Character Policy: “Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.” Additional approval of redevelopment in Glamorgan, let alone on the same street, is inappropriate and the development intensity is higher than the MDP suggests.

3. Glamorgan population projection, diversity, and housing objectives as per the MDP

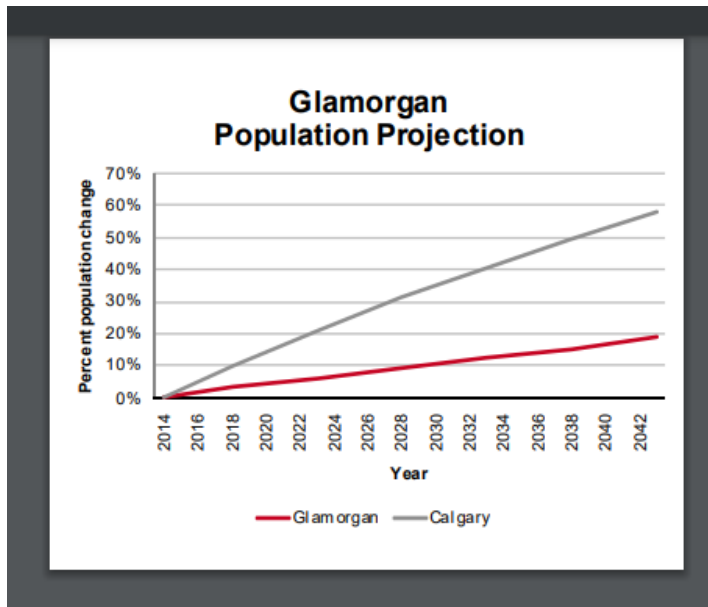
The population of Glamorgan has increased since 2016 by 6195 to 6782; an almost 10% increase, which is much greater than the population projection as per the City of Calgary Glamorgan profile (see Figure 2). The increase of population since the beginning of the pandemic is one to be considered, especially now that housing prices and interest rates are so high, showing that Glamorgan will achieve the population projection without increased density of 400% on the proposed lot.

Figure 1: Community Population data previous 5 years (available data)

Glamorgan	
2016 Population	6195
2021 Population	6782
Difference in Population (Number)	+587
Difference in Population (Percent)	9.5%

Source: City of Calgary 2016 and 2021 Census

Figure 2: Glamorgan Population Projection



Source: City of Calgary Community Profiles

As mentioned previously, MDP consideration is based on approval of range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics. Insofar as the affordability of housing in the area, there is plenty of affordable housing in very close proximity to this lot. My argument isn't against affordable housing in my community, and it is not clear in the developer letter whether the "4-unit row house with secondary suites" will be affordable housing. Glamorgan is already surpassing the MDP goal of housing that can accommodate different age groups, lifestyles, and demographics, through the following housing: Horizon View (210 units accommodating more than 300 Calgarians), Bob Ward Residence (64 suites containing bachelor, one-bedroom, two-bedroom, and 4 bedroom units), Glenway Gate (42 suites, 17 market-rental, 25 affordable, and 12 barrier-free), and Glamorgan Manor (85 units, one and two bedroom). These all offer diverse housing options that increase density.

Rezoning this lot to RC-G overrides the minimum parking requirements, maximum height caps, and other lot-type zoning restrictions that were put in place for a reason. These constrain the number of housing units that can be built and show that even if the lot size allows for this rezoning, building beyond these requirements and restrictions is not advisable.

As mentioned, I have no issue with redeveloping the lot to allow for 2 RC-2 infills, as per the current zoning allowances. The presence of 2 infills will increase the population by 200% on one lot. Rezoning a lot in the middle of a neighbourhood to allow for 4 dwelling units shouldn't be considered as it does not improve Glamorgan's compliance with the MDP.

4. Additional points:

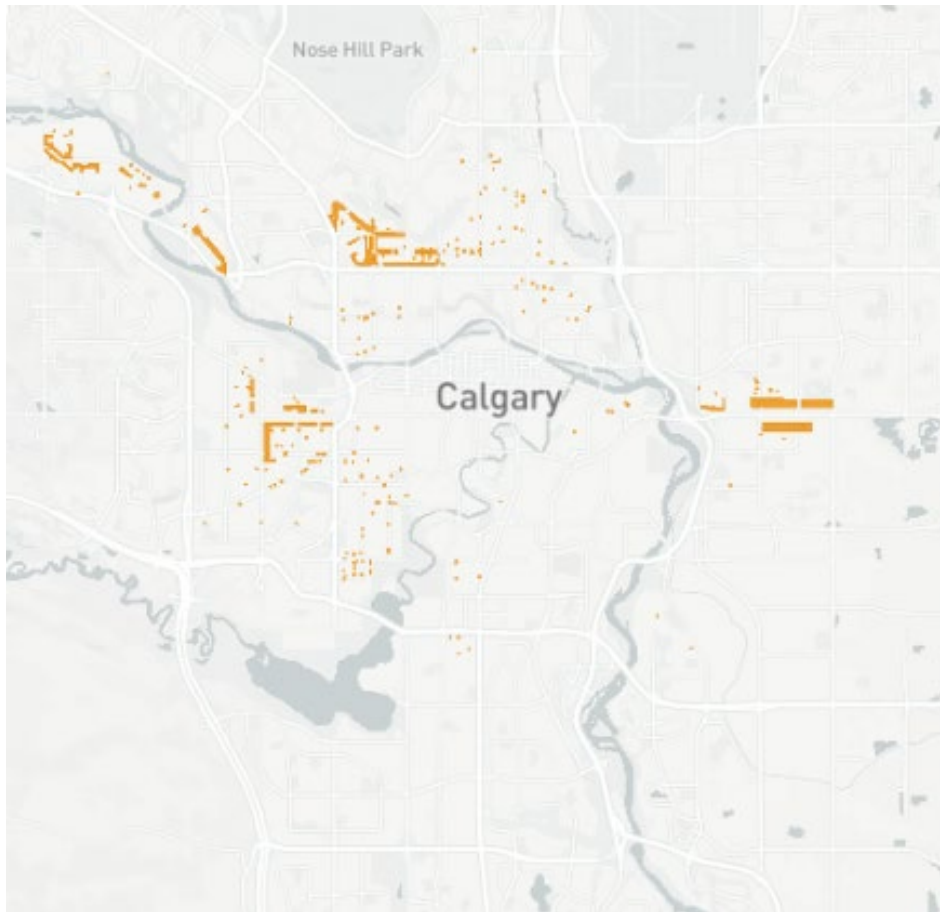
- This proposal does not further the SSRP's goals in Glamorgan or Calgary,
- Without a local area plan, the MDP, CTP, and other policies should be considered. It has been proven that this proposal does not further the goals of the MDP, and it also does not further the CTP because of the already highly accessible transportation for all of Glamorgan,
- The current housing state in Glamorgan has shown that as a community we are flexible and "adapt to the needs of current and future residents by providing a variety of housing options" (as per the MDP),
- What considerations have been made for overlooking and privacy concerns of residents who live in the adjacent homes?, and
- Where will the residents of the rowhouse park? With 4 units with suites, it is reasonable to expect that there will be approximately 16 vehicles accessing this site (2 adults per unit, 2 adults per additional suite, one car per adult). Street parking near a community centre and two schools creates safety issues: decreased visibility while crossing the road and increased vehicular traffic where many pedestrians, most of them young children, are present throughout the year.

In conclusion, the proposed redevelopment is not in keeping with relevant MDP policies as the rules of the R-CG District provide for development. The redevelopment is not required to comply with any portions of the MDP, the SSRP's goals, or the CTP. Rezoning only benefits the neighbourhood when it works to achieve the goals of the community and ensure that it makes the lives of those in the neighbourhood better. If developers desire to build this kind of structure, they should be required to build on lots that are already designated for the purpose, or those that are on the outskirts of a community, not attempting to line their pockets through picking every RC-1 home for sale to unnecessarily increase density and line their pockets. I trust that a decision will be made through the lens of the MDP, and in the best interest of the community and city as a whole, not the best interest of the developer. I also strongly recommend that Glamorgan create a Local Area Plan to provide direction for redevelopment and community building.

Appendix A

Map of currently approved RC-G zoned lots

(Displays the high number of these lots in the immediate proximity and that redevelopment of the proposed lot isn't necessary to achieve the goals of the MDP.)



From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4160 42 ST SW - LOC2023-0180 - DMAP Comment - Thu 11/23/2023 12:52:0 PM
Date: Thursday, November 23, 2023 12:52:05 PM

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Application: LOC2023-0180

Submitted by: Tim Dietzler

Contact Information

Address: 61 Governor Dr SW Calgary

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Privacy considerations, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

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

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?

General comments or concerns:

Rhonda and I wish to register our opposition to Development proposal LOC2023-

0180 located in our neighbourhood, Glamorgan. Several years ago, we participated in a neighbourhood planning exercise and as a community, outlined our desires for planning in the area. It did not include this excessive densification in the residential areas, but directed it to the west end of Glamorgan and along 37th Street and Richmond Road. We understood this policy was approved by Council.

This proposal is excessive for this location and is not consistent with the surrounding development/community. 8 units is too dense for this particular location; 2 units is more appropriate and what we as a community intended for this site. Though zoned RC-2, it is completely surrounded by R-1, single family detached homes. As the community directed in the planning process, this higher density should be directed to the outer edges of the community near the main arteries.

It is our understanding that RCG development should be within 150 m of transit, and this is not the case (or even near it) for this site. Parking is likely to be a significant issue, especially since transit is so far away and Glamorgan is a very desirable community to move into. The proximity of the existing schools and community centre already choke the neighbourhood with automobiles, and up to potentially 16 additional public parking stalls would only exacerbate the parking shortage.

Please vote to NOT APPROVE this development as proposed.

Attachments:



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I have read and understand the above statement.

First name (required)	Sara
Last name (required)	Polzen
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)	Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Land Use Amendment LOC2023-0180 Bylaw240D2023

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)



Glamorgan Community Association Board of Directors
4207 41 Avenue SW
Calgary, Alberta
T3E 1G3

November 22, 2023

Via Email: Adam Kaddoura, Councillor Richard Pootmans, City Clerk

RE: Land Use Amendment of LOC2023-0180 at 4160 42 St. SW

The community of Glamorgan, Calgary, has seen an increase in land-use-change development permit requests over the past two years, with requests for development along both the periphery and interior of Glamorgan. Glamorgan Community Association (GCA) wants to educate members of its community on the types of developments being proposed within their community boundaries, request feedback from community members on these development proposals, encourage community members to share their thoughts to the City of Calgary (the City) directly, and share community members' feedback on development proposals with the City of Calgary.

A recent proposal for LOC2023-0180 stood out to GCA, as it was the first time a land-use designation change had been received for not only a four-plex, but a four-plex with the possibility of four basement suites in interior Glamorgan. As a voice for the community and close neighbor to the development, GCA decided it would be of value to host an open house where community members could gather for a night of discussion about how increased density in Glamorgan should look. This session took place on Wednesday, July 26, from 7 - 10 p.m at the GCA hall with an in-person attendance of 98, by sign-ins. Many households sent one representative to advocate on their behalf and expressed interest in continued planning engagement with the community.

Upon solicitation of feedback from GCA by New Century Design, the designer and submitter of the development permit for the property in question, GCA allowed Shawn Jensen —the owner of New Century—to attend the first half of the session and speak to the community. Mr. Jensen left around 8:40 p.m. and attendees had a closed-door discussion until 10 p.m. to offer feedback to representatives of the GCA on future land

use re-designations, development planning, and their thoughts toward the imminent development of Glamorgan's area redevelopment plan.

Based on July's information session, letters submitted by community members to the City (with GCA cc'd) and conversations with community members, GCA can confidently say that residents who live near to the property, as well as numerous other neighbors within Glamorgan, are strongly opposed to this development and future developments of this nature. Results from a survey we conducted amongst attendees showed that 93% of residents are opposed to row houses – with or without basement suites and comprised of 3 or 4 units – within the interior of Glamorgan. Likewise, most residents were opposed to row houses (3, 4, or 4+ suites) on the perimeter of Glamorgan. Notably, residents were more amenable to perimeter R-CG row house developments, such as alongside Richmond Rd and 37th St SW, with only 56%, 66%, and 72% 'opposed' to 3-row houses, 4 row-houses, and 4 row-houses with suites, respectively. Their reasons for opposition are detailed below, and survey responses are defined in the table. At the time of writing, GCA has been cc'd on 46 letters from 53 individuals regarding LOC2023-0180. It is also important to note that out of these 53 submissions to the City and 98 signed attendees at the information session, not one person expressed favour of an R-CG development being built in interior Glamorgan. Among 48 respondents to our survey, only 2 were in favour of such developments.

The following outlines the thoughts of over 115 Glamorgan community residents; information was collected from the July 26 open house in-person discussion, a community feedback survey GCA handed out at the open house, and from the letters that community members submitted to the City.

Residents of Glamorgan have great pride in where they live and have moved to this community intentionally for the quiet crescents, cul-de-sacs, and streets, sense of community, and less densification. Glamorgan provides the opportunity for many people to find their *forever home*, due to the high percentage of bungalows. Aging can come with a lot of challenges; living in a bungalow allows many seniors the ability to maintain some autonomy, stay in their home—close to family, friends, and neighbors—in an area they are familiar with. This has numerous advantageous effects on mental and physical health. (The GCA is happy to provide references to this statement upon request, and notes that all surveys, letters, and minutes from the open house are available.)

Glamorgan's zoning currently fosters an environment of community, with lowered noise pollution in the interior, and allows for all persons (young and old) to know their neighbors in the peaceful, quiet community. The community also already offers numerous high-density buildings along its periphery. GCA has seen an increase of young families and young couples moving into the community the past ten years as older seniors and many original owners move out. The community projects population growth in Glamorgan increasing naturally, without added densification projects, due to seniors leaving and young couples and families moving in.

Among the most common raised concerns from residents were traffic and parking congestion on busy 41 Avenue, and the increased risk for injury to children and pedestrians attending the GCA or elementary schools. Neighbors of the property were very worried about privacy and shadowing, and many suggested that the R-CG 11 m height allowance, combined with reduced sidewalk setbacks, would diminish the consistent neighbourhood character of this portion of Glamorgan.

From written feedback, other common concerns were the inappropriateness of New Century's proposed design and land use for the area. They cited the lack of an Area Redevelopment Plan or Local Area Plan, and that, per the Municipal Development Plan (MDP), the design does not focus densification appropriately to the area (surrounded by entirely single-family homes and would look out-of-place). Residents warn that R-CG zoning this lot would defeat the goals of the MDP and R-CG housing, in that the lot is distant from effective transit and does not ensure an appropriate transition of development intensity, uses, and built-form between low-density residential housing and multi-residential housing.

GCA notes that the MDP gives a map of Glamorgan as an example for section 3.5.3 (Established Areas), and suggests that, "These are stable residential communities with limited redevelopment potential over the next 30 years." We note that many residents referred to this section of the MDP and highlighted that proposed re-developments must be 'modest', near activity centres, transit, and other multi-family residential developments, and of an appropriate density, while supporting pedestrian activity. Based on comments from residents, 4160 42 St SW does not fit these MDP requirements, in that it is distant from viable transit, shopping areas, other multi-family residential developments, and would be excessively large and immodest compared to all neighbouring developments. Moreover, residents have expressed concerns for pedestrian safety for many years, and interior Glamorgan, especially 41 Avenue near 42 St SW, sees substantial vehicular traffic.

Considering the above information, our current lack of an area redevelopment plan, and our discussion with New Century Design about the developer's intention for this property, the GCA opposes this land use amendment. Instead, owing to the many recommendations of our citizens, we recommend a development proposal that optimizes the already available R-C2 designation. The community and the GCA would be supportive of two single-family homes on this parcel to complement nearby developments modestly and harmoniously while substantially increasing the density of our neighborhood to support growth. GCA appreciates that New Century contacted us for feedback on the proposal, and we hope to work together in shaping development in Glamorgan.

Thank you for taking the time to hear what direct neighbors of this development as well as other Glamorgan community residents have to say about this proposal and future developments of this nature within our community. GCA appreciates the City providing community members and associations the opportunity to submit their thoughts on proposed developments.

Respectfully,
Glamorgan Community Association Board of Directors
info@myglamorgan.ca

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 4160 42 ST SW - LOC2023-0180 - DMAP Comment - Sat 11/25/2023 2:23:23 PM
Date: Saturday, November 25, 2023 2:23:29 PM

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Application: LOC2023-0180

Submitted by: Sally Young

Contact Information

Address: 129 Gainsborough Drive SW

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, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

I am against this due to the high number of units and the increased vehicle traffic in a school zone as well as increased street parking use due to the larger number of inhabitants in such a development

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

Absolutely. Too many cars in the school zone is dangerous for all especially the children

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?

Please reduce this to at most a 2 unit property

How will the proposed impact the immediate surroundings?

All the items list can be included in the impact of this project. Amount of parking

and increased traffic are the most concerning.

General comments or concerns:

I don't like this at all and don't want this in my neighborhood.

Attachments:



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I have read and understand the above statement.

First name (required) Douglas

Last name (required) Murdoch

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) Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

LOC2023-0180 Proposed rezoning from RC-2 to RCG

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)

Dear Calgary City Council.

I am **adamantly** opposed to the proposed change from RC-2 to RCG at 4160 42nd St SW (LOC2023-0180).

First, let me register my shock and disappointment at the Calgary Planning Commission's handling of this proposal. I watched the recorded portion of the meeting where this proposal was considered. Out of the plethora of concerns raised in 76 letters of opposition, including the Glamorgan Community Association, the only concern that received even a cursory consideration was shadowing. This was derisively dismissed by Commissioner Tiedemann with a "learn to live with it" toss-off comment. Commissioner Tiedemann then essentially endorsed the selling points of the developer's proposal without any critique or consideration of the concerns raised below nor those of the other 76 letters of opposition. No other Commissioner even weighed in. This was essentially a rubber stamp with no thought given to the concerns of the community with letters in opposition outweighing letters of support 76 to 2. As reported in the letter by the Glamorgan Community Association there is near unanimous opposition to this

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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

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I have read and understand the above statement.

First name (required)	Kim
Last name (required)	Parzen
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)	Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

The Glamorgan Community Association has submitted a thoughtful plan to go

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)

Good Morning again City of Calgary,

I would like to express my concerns over a development being considered in the community of Glamorgan.

4160 42nd St SW as I understand it is currently designated as a RC2 property; development allowed currently would be 1 single unit home, 2 individual side by side homes or a twinned dwelling. All of these options seem reasonable for our community. I would even approve of secondary suites being developed in any of the formerly mentioned options. I believe that densification is needed in Calgary, and each community will be expected to do their part.

In the last several years, Glamorgan has seen much redevelopment occurring at the parcel of land at 50th St and 50th Avenue. Approximately 500 units have been added to a site that was sparsely utilized over the last 50 years. We now have a mix of low income/below market housing, senior's luxury units and seniors independent and assisted living facilities.

This is an amazing choice of location for seniors with direct access to a bus route right outside their complex. We also have a large apartment block owned by Boardwalk that supplies rental housing to approximately 100 families. We have a sizeable Housing Co-operative at the corner of 45th St and 45th Ave, both owned and low cost housing alternatives. At the corner of 45th St and Richmond Road, we have an expansive grouping of townhomes and behind London Drugs on 45th St down to 50th Avenue is yet another 2 Boardwalk apartment towers, assorted townhouse complexes of various different configurations. I don't think Glamorgan is lacking in any configuration of housing option.

The proposed 42nd St development is no where near a bus stop or train station; not being close to either of these 2 transit options compels people to use a vehicle. With potentially 8 individual units being built there,

that could be up to 16 cars. 41st Avenue during the school year is jammed with parents dropping up or picking up from our two schools, before and after school care, extracurricular activities and other community events.

I know the community already has safety concerns regarding this impromptu kiss and go parking area; kids darting across the street to meet up with friends, no concern of the dangers that habitual speeding along this route has.

I understand that Glamorgan has been left to wait for any Local Area Development plan such as the one Westbrook went through over the last several years.

As we do not have an official plan for redevelopment, the community has seen an increase in house to house delivery of flyers from people wanting to buy our houses, no realtor needed, cash no hassles...no wonder. Unlike most residents here, they know that once a Local Area development plan is developed, it will be harder for them to built in whatever manner they want to.

What I would like to see is a concentration on having the perimeter of Glamorgan zoned for RCG. 37th Street, Richmond Road and Galbraith Drive, all available to densify. All these roads and streets have bus routes and are very busy corridors already. Let's start here, and after the 15 years it would take to accomplish this task, then we should have our Local Area Development plan in place.

Thank you for your time in reading my concerns and suggestions.

I appreciate the opportunity to voice my thoughts.
Sincerely,
Kim Parzen
28 Glenway Drive SW Calgary



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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I have read and understand the above statement.

First name (required) Myra

Last name (required) Skerrett

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) Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Proposed Land Use Change for 4160 42 St SW, Bylaw 240D2023 re. LOC2023-0180

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)

November 24, 2023

To:

- Richard Pootmans Richard.Pootmans@calgary.ca
- Adam Kaddoura Adam.Kaddoura@calgary.ca
- City Clerk cityclerk@calgary.ca

Subject: Bylaw 240D2023 regarding LOC2023-0180 (Proposed Land Use Change for 4160 42 St SW)

I wish to submit my comments and concerns regarding the proposed land use change for the property at 4160 42St SW.

My concerns include inconsistency with existing development, density, height, traffic, safety, parking, access to transit and general interests of the community.

*the density of this proposed 4-unit rowhouse (inc possible 4 additional basement suites for a possible 8 units) is excessive for this location and will not harmonize with the surrounding development, which is primarily single-family detached homes.

*a proposal of this kind would not be consistent with the existing aesthetic appeal of this established community. The surrounding immediate area has mature trees and green spaces which would be sacrificed to make way for this large building.

*this parcel is located on a single block and is completely surrounded by R-1 zoning.

*2 units is appropriate for this site. 8 units, proposed by the designer/developer, is too many for this location.

*higher density developments should be relegated to the perimeter of the community on or close to main traffic routes (ie. Richmond Road and 37 St SW).

*the height of 11 metres exceeds the current 10 metres maximum and will not blend in with the surrounding development.

*the proposed rowhouses would be across the street from the Glamorgan Community Association, which hosts many events and operates an out-of-school care centre in the building and an ice rink. There are also two schools and a green space that is used for recreational activities. This is an extremely busy area in the community all year round, and traffic safety is already a legitimate concern.

*the development is in a 30 km zone. 41 Ave already experiences issues with speeding and high traffic as parents drop their kids at school, and people attend ball games or parties at the community centre. I know this as I live on 41 Ave and witness the speeding and traffic every day.

*this development could not be in a worse location for its potential for increased traffic, safety hazards and traffic accidents.

*The 8-unit development will add as many as 16 cars to the road, and the additional 12-16 cars will put a strain on street parking. The developer will be required to have 4 onsite stalls if approved as a fourplex with suites. This will not accommodate everyone who lives or visits there. Most people have more than one vehicle and do not park them in a garage. Also, anyone who tries to park for a ball game or wedding at the hall already has trouble with parking. This will make it very inconvenient and frustrating for people who come to the community centre and to enjoy the green space.

*a large development of this type should be within 150 metres of transit access. This proposed development is 350 metres from the nearest bus stop, more than double the required distance. It is inappropriate to propose this development so far away that it does not meet the existing criteria of transit accessibility.

*not being close enough to transit will mean people will have cars. According to the 2021 census, only 5-8.5% of Glamorgan residents took transit to work, lower than the city average of 13% in the same year. This shows that commuting from Glamorgan is more difficult resulting in more people driving cars.

*an 8-unit dwelling is not sensitive to the surrounding development and is not in the best interests of the surrounding community.

*this is not a "modest" redevelopment of an established community, where many original single-family homes built in 1958 still exist and are lovingly restored and cared for. An 8-unit rowhouse is not appropriate for this area, period.

For these reasons, I oppose the proposed land use change for the property 4160 42 St SW.

Myra Skerrett

From: [Doi, Chelsea](#) on behalf of [Public Submissions](#)
To: [Public Submissions](#)
Subject: RE: Bylaw 240D2023 regarding LOC2023-0180
Date: Wednesday, November 29, 2023 12:48:35 PM

From: Rob Skerrett [REDACTED]
Sent: Monday, November 27, 2023 1:13 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [External] Bylaw 240D2023 regarding LOC2023-0180

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Subject: Bylaw 240D2023 regarding LOC2023-0180

To City Clerk

Re: Proposed Land Use Change for 4160 42 St SW (Bylaw 240D2023 re LOC2023-0180)

I need to submit my comments and warranted concerns regarding the proposed land use change for the property at 4160 42St SW. I have already sent separate emails to Richard Pootmans and Adam Kaddoura.

My concerns include inconsistency with existing development, density, height, traffic, safety, parking, access to transit and general interests of the community.

*the density of this proposed 4-unit rowhouse (includes possible 4 additional basement suites for potential of 8 units) is excessive for this location and will not harmonize with the surrounding development, which is primarily single-family detached homes.

*a proposal of this kind would not be consistent with the existing aesthetic appeal of this established community. The surrounding immediate area has mature trees and green spaces which would be sacrificed to make way for this large building.

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parents drop their kids at school, and people attend ball games or parties at the community centre. I know this as I live on 41 Ave and witness the speeding and traffic every day.

*this development could not be in a worse location for its potential for increased traffic, safety hazards and traffic accidents.

*The 8-unit development will add as many as 16 cars to the road, and the additional 12-16 cars will put a strain on street parking. The developer will be required to have 4 onsite stalls if approved as a fourplex with suites. This will not accommodate everyone who lives or visits there. Most people have more than one vehicle and do not park them in a garage. Also, anyone who tries to park for a ball game or wedding at the hall already has trouble with parking. This will make it very inconvenient and frustrating for people who come to the community centre and to enjoy the green space.

*a large development of this type should be within 150 metres of transit access. This proposed development is 350 metres from the nearest bus stop, more than double the required distance. It is inappropriate to propose this development so far away that it does not meet the existing criteria of transit accessibility.

*not being close enough to transit will mean people will have cars. According to the 2021 census, only 5-8.5% of Glamorgan residents took transit to work, lower than the city average of 13% in the same year. This shows that commuting from Glamorgan is more difficult resulting in more people driving cars.

*an 8-unit dwelling is not sensitive to the surrounding development and is not in the best interests of the surrounding community.

*this is not a "modest" redevelopment of an established community, where many original single-family homes built in 1958 still exist and are lovingly restored and cared for. An 8-unit rowhouse is not appropriate for this area, period.

* The demolition of the existing sound building which will in turn end up in the land fill is not the right "approach to the environment". The energy and resources expended makes the City of Calgary and council hypocritical after stating an early "environmental emergency."

For these reasons, I strongly oppose the proposed land use change for the property 4160 42 St SW.

Robert Skerrett



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Paul
Last name (required)	Parzen
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)	Dec 5, 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](#).)

PUBLIC SUBMISSION FORM

CC 968 (R2023-11)



(required - max 75 characters)

Proposed Development Land Use Change from RC-2 to RCG, LOC2023-0180 (4160 4

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)RE: Proposed Development Land Use Change from RC-2 to RCG, LOC2023-0180
(4160 42 St SW)

Dear Councillors

I am writing this letter to voice my objection to the proposed Land Development Use Change from RC-2 to RCG at 4160 42 Street SW in the Community of Glamorgan. I have lived in this community for 25 years, raised a family there and plan to live my retirement in this community.

While I understand and support the efforts of the City of Calgary to increase housing density this particular development request does not align well with the needs of the Glamorgan Community and is problematic for the following reasons:

- Transportation – RCG housing is to be within 150 meters of transit. This location is 350 meters from the nearest bus stop on Richmond Rd. and 400 meters from the next nearest bus stop on 37th Street.
 - o This will significantly increase the likelihood of automobiles being parked at the dwelling.
 - o With RCG Land Use Designation, up to 8 dwellings may be built. This could translate into 16 automobiles being parked in the street. This lot is directly across the street from Grafton Park, which includes the Community Centre, ball field, and two Elementary Schools. Increasing automobile traffic and parking will increase safety risks for children using this park.
- Height – 11 meters allowed under RCG is not in keeping with the current 10 meters allowed for RC-2 and will not blend well with the surrounding community. The majority of dwellings in the community are either single story bungalows or 1 and ½ story split levels.
- Density – while I am supportive of increasing the density of this community, taking this lot from a single unit to potentially 8 dwellings units is excessive. And given this lot is in the heart / centre of the community, that level of increased density will not harmonize with the surrounding community.
 - o The current Land Use designation of this lot already allows for increasing the density of dwellings to 4. This is a substantial increase without the change of designation.

In short, this proposal is not in the best interest of the community, nor is it a modest re-development in an established community, and is not sensitive to the surrounding dwellings. I thank you for taking the time to consider my position on this matter. Sincerely,

Paul L. Parzen

Paul Parzen
28 Glenway Dr. SW
Calgary, AB, T3E 4T8

August 2, 2023

RE: Proposed Development Land Use Change from RC-2 to RCG, LOC2023-0180 (4160 42 St SW)

Dear Counsellors

I am writing this letter to voice my objection to the proposed Land Development Use Change from RC-2 to RCG at 4160 42 Street SW in the Community of Glamorgan. I have lived in this community for 25 years, raised a family there and plan to live my retirement in this community.

While I understand and support the efforts of the City of Calgary to increase housing density this particular development request does not align well with the needs of the Glamorgan Community and is problematic for the following reasons:

- Transportation – RCG housing is to be within 150 meters of transit. This location is 350 meters from the nearest bus stop on Richmond Rd. and 400 meters from the next nearest bus stop on 37th Street.
 - This will significantly increase the likelihood of automobiles being parked at the dwelling.
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- Height – 11 meters allowed under RCG is not in keeping with the current 10 meters allowed for RC-2 and will not blend well with the surrounding community. The majority of dwellings in the community are either single story bungalows or 1 and ½ story split levels.
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 - The current Land Use designation of this lot already allows for increasing the density of dwellings to 4. This is a substantial increase without the change of designation.

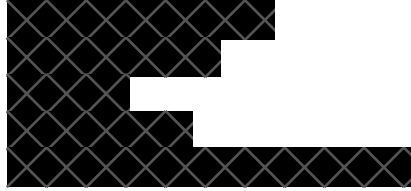
In short, this proposal is not in the best interest of the community, nor is it a modest re-development in an established community, and is not sensitive to the surrounding dwellings. I thank you for taking the time to consider my position on this matter.

Sincerely,

Paul Parzen

Paul L. Parzen

Dr. Beth Barretto



November 27, 2023

City Clerk's Office
800 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, Alberta
T2P 2M5

RE: Comments on LOC2023-0180, 4160 42 St. SW

To whom it may concern:

I am writing to express my **strong opposition** to the proposed land use designation change for 4160 42 St. SW. **I am a next-door neighbour to this property**, and I have numerous concerns regarding this proposal and the myriad negative effects it would have on both my property and my well-being. Moreover, I will herein describe the ways in which **this proposal fails to meet the threshold requirements for Residential Contextual – Grade-Oriented designation.**

The lot in question is situated on the SE corner of 42 St SW at its junction with 41 Avenue SW. It is currently zoned R-C2, but the majority of 41 Avenue SW is zoned as R-C1 (please see map, Figure 1). The small 4200 block of 41 Avenue SW is the only pocket of non-R-C1 housing on the street, comprising only five houses. Of note, there are no duplexes or semi-detached homes on Glamorgan's 41 Avenue SW, save for a single structure at the corner of 37 St SW (a main throughfare for SW Calgary). This area has been designated as single-family R1/R-C1 housing since the inception of Glamorgan, and it is home to two elementary schools, a community centre, an outdoor rink, and a very popular baseball field. Glamorgan boasts many multi-residential dwellings, situated near activity centres and main roadways nearer the periphery of its boundaries.

It is also important to note that Mr. Shawn Jensen, on behalf of New Century Design (the applicant), partook in an Open House hosted by the Glamorgan Community Association (GCA) in July of this year. The GCA wanted to gauge public interest in such zone re-designations and developments before responding to New Century's solicitation for their feedback, and to use feedback from the public to guide development of a future Local Area Plan Glamorgan does not have a Local Area Plan yet and is subject to the Municipal Development Plan. **At this meeting, Mr. Jensen directly stated that New Century is seeking R-CG designation to develop a 4-unit plus 4-suites row house on the lot.**

With this knowledge, I present to you the following reasons that R-CG designation is inappropriate and should **not** be granted to the applicant for 4160 42 St SW.



Figure 1. Glamorgan is bordered by Richmond Rd SW to the north, 37 St SW to the east, Glenmore Trail to the south, and Sarcee Trail to the west. A single pocket of R-C2 housing (yellow) exists on 41 Avenue SW. 4160 42 St SW is indicated by the red star, and my home is immediately east of it. The 25° angle of 41 Avenue SW is evident. Adapted from *Calgary Land Use Bylaw Maps, 2023*.

1. **The R-CG designation would enable the developer to propose a 4-unit row house on this lot, however, my property would suffer *severe shadowing* if any new development extended beyond the footprint of the existing structure.** Importantly, 4160 42 St SW is uniquely situated relative to other homes: while most land parcels in Calgary fit a grid along the cardinal directions, this stretch of 41 Avenue SW is on a 25° angle. Thus, shadows cast by a taller and longer structure (i.e., row house) in place of 4160 42 St SW would result in *severe shadowing of adjacent properties*, such as my own. This is clearly highlighted in the attached video for your convenience; however, I have also shown this in Figure 2. Sunshine is not only critical for my backyard vegetable garden, which feeds my family nutritious and cost-effective produce, but it is also critical in the winter months for good mental health. Seasonal Affective Disorder plagues many Canadians every year, and on long winter days, sometimes the only sun I see is that which shines through my living room window after work. Moreover, the transomme windows that run along the west side of my home offer welcome afternoon/evening sun and would be obstructed by an R-CG building.

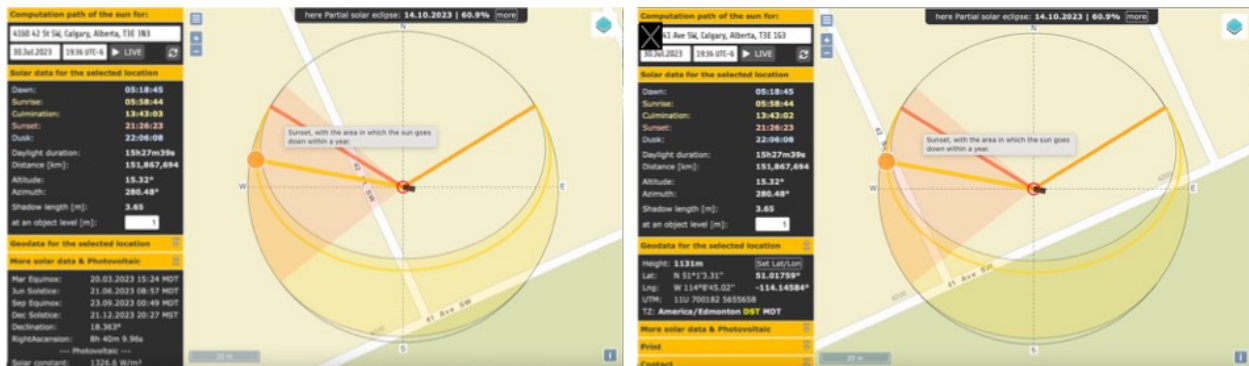


Figure 2. Afternoon and evening sun is blocked from 41 Avenue SW and nearby properties by structures placed in the “Sunset” path (orange transparent section, which shows the sun’s track over 1 year), including structures on the 4160 42 St SW lot. The sun’s position (orange circle) is shown for both properties (left, 4160; right, 4160) on July 30, 2023, at 7:36 pm. Note that sunlight would be obstructed from my property, 4160, by any structure in the orange band. Screen captures obtained from *Suncalc.org* and provided in larger format at end of document.

2. **The 11 m height allowance is excessive for the neighbourhood. On two accounts, this is inappropriate: it would exacerbate the shadowing problem for my property and for other nearby properties; it would be taller than any other nearby structure and would diminish the consistent character of the neighbouring community.** Glamorgan is an older suburb of Calgary and has been well-developed over the past several years (see the map, Figure 1, showing numerous M-C1, M-C2, and M-CG properties). Each month, several development permits are submitted for the area for renovations, suites, and new homes. The community is growing, per the 2021 Canada census, and is home to housing co-ops, condominiums, apartment buildings, seniors’ residences, and single-family homes arrayed in sections that maintain a consistent, aesthetically appealing finish without abrupt transitions from one housing style to another. While new homes are extending vertically, the low-to-middle height R-C2 designation should be honoured, as it was with next-door developments, to maintain local character and prevent harsh visual transitions.

3. **The increased height would compromise any reasonable expectation to privacy that my husband and I have for our home.** We purchased our home in 2020 and had a reasonable expectation of privacy for our backyard and living areas due to the height and position of the existing home at 4160 42 St SW. A row house with multiple floors above grade would result in 8 new neighbouring dwellings with a direct view of our backyard. While this is not a development permit request yet, this is New Century’s intention. Notably, my living room faces my backyard, and is accentuated by a 10’ by 8’ 3-panel window/patio door that offers a direct view into my home. Furthermore, our master bedroom faces this direction. Should *any* new development at 4160 42 St SW extend beyond the footprint of my home, it will immediately be granted prime viewing access to my personal space. This is an unfair expectation for myself or my husband to accept; we deserve privacy, and we chose our home based on the community in its current designation and construction. The developer is intent on building row housing at this location, which would invariably give 8 new families a view of my bedroom, living room, and backyard. Hence, this lot is highly inappropriate for R-CG zoning, though R-C2 remains appropriate.

- 4. The re-designation of this lot has been requested by New Century Design because they intend to develop a 4-unit plus 4 secondary suites development on the lot, which does not fit this section of the community.** Mr. Jensen even addressed this at the Open House, saying it “may not be the best fit”. This section of Glamorgan has long been a welcoming cornerstone to the community: when you enter Glamorgan on 41 Avenue SW, from the east, you are greeted by well-kept homes with lush gardens, and there is a notable consistency among these. With new developments on 41 Avenue SW (my home included), developers have honoured the fabric of our community by designing elegant single-family homes that better keep up with Calgary’s increased need for density – in my case, 2 infills in place of an aging bungalow. The current R-CG proposal would allow for disruption of community consistency and would inappropriately disrupt the aesthetic curb appeal of the interior part of Glamorgan. The lot is currently zoned for R-C2 dwellings and would very appropriately support two new single-detached homes, which would be in line with nearby developments and match the neighbourhood, including setbacks, which R-CG would defy.
- 5. R-CG setbacks are substantially incongruent with all neighbouring houses and would negatively affect both my property enjoyment and long-term property value.** The current RC-2 zoning requires that building setbacks from property lines be greater than 3.0 m or contextual front setback, less 1.5m. In R-CG, to maximize space for a four-unit building, the envelope is designed to build up to all setback limits, including the side setbacks for the lot. On 41 Avenue (the short side of this corner lot) the existing houses are all set back 6.01m from the property, which ensures a consistent and visually appealing streetscape that is a practice traditionally maintained for corner unit building envelopes. This preserves local architectural context and complements the community fabric, allowing new builds to integrate seamlessly. However, building to the edge of the setback for R-CG would allow the developer to go 1.2 m to the side of the lot and to a reduced minimum front setback of 3.0 m. This would cause a jarring and unharmonious change to nearby street landscapes, diminishing the curb appeal that the existing setbacks and building envelopes have established. This would have a direct, major negative impact on our property value due to the mismatched appearance and substantial shading. Our green space is already limited as an infill, and due to the proposed RC-G increase in building envelope, combined with increased height allowances, our property would be cast in darkness all day.
- 6. R-CG designations encourage a minimum distance of 150 m to the nearest bus route; however, 4160 42 St. SW is 350 m from the nearest bus route, and substantially further from routes on 37 St. SW.** While the application package misleadingly states the distance is only 320 m (still *more than double* the R-CG requirement), 4160 42 St SW is a 350 m walk to the nearest bus route (Route 22). Furthermore, this bus route is infrequent, operating only once every 25 minutes at peak commuting hours, and every 35 minutes during off-hours. The lot is 2.3 km from 45 St C-Train station and 2.6 km from Westbrook C-Train station, neither of which has nearby designated commuter parking.
- 7. Given the distance from Calgary Transit stops and the nearest C-Train stations, it is probable that any new residents will rely upon personal vehicles for their daily commutes to work.** Census data (2021) supports this, as only 5-8% of nearby Glamorgan residents used transit for their daily commute. This is much lower than the average of 13%

for all Calgarians and is undoubtedly driven by the lack of nearby transit, as communities within 1-2 km of the C-Train used transit most heavily (20-29%). Glamorgan also has no nearby bicycle pathways or lanes, posing a hazard for cyclists, pedestrians, and motorists while sharing the road. Taken together, residents of an R-CG development on 4160 42 St SW would be dependent on vehicles for their daily commutes. R-CG dwellings are intended to alleviate vehicle dependence by optimizing land use in amenable communities; bus and transit limitations in Glamorgan make this unrealistic. The developer's 8-dwelling structure would result in 12-16 new cars, defeating the purpose of an R-CG designation.

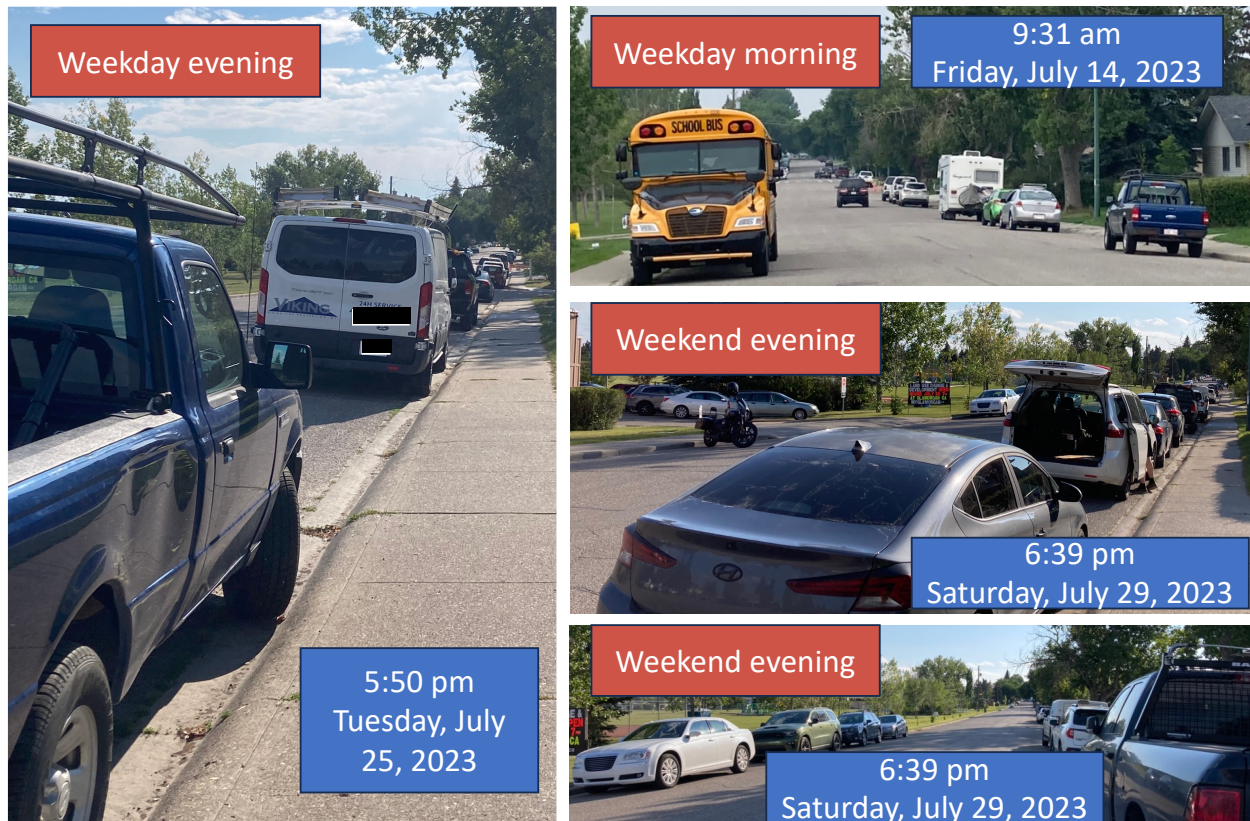


Figure 3. Parking congestion on 41 Avenue at 42 St is prevalent, even during summer months when nearby schools are not in session. In all photos, 4160 42 St SW is on the right and the Glamorgan Community Association is on the left. Parking congestion/double parking (outside restricted area) is evident at all times of day, including ‘working’ hours, weekends, and evenings. Enlarged photos attached.

- 8. Dire parking concerns would be exacerbated by the influx of new vehicles.** Owing to point 7, 12-16 new vehicles would be assigned only 4 total parking stalls, with no guarantee that residents would use them for parking. This would intensify an *already desperate issue*: parking in Glamorgan, especially on 41 Avenue and 42 St SW, is very limited. The proposed lot is adjacent to 2 elementary schools, a community centre, an outdoor rink, a baseball field, and a children’s centre. Given these attractions, 41 Avenue SW regularly has limited parking (Figure 3), due to school drop-offs/pick-ups, restrictions, events at the community centre, and sports and recreation. Already, my husband and I struggle to secure

parking for visiting friends or relatives, even for only one vehicle. Given the distance from transit and bike lanes, most residents drive to work, and most teenagers get a car when they come of age, if financially possible. The addition of 12-16 new cars to this area would not be feasible, especially considering the parking congestion that will already be incurred from another new row house and suites in development at 4103 42 St SW (DP2023-02289). Moreover, this area is too far from an ‘activity centre’ with shops, restaurants, or groceries to support a pedestrian community, and Glamorgan schools and daycares host many children from outside of Glamorgan, thus increasing both resident and non-resident traffic.

- 9. Pedestrian safety will be compromised by increased vehicle traffic.** As discussed, many children frequent this area, in addition to seniors with mobility restrictions. The area sees intense parking congestion, as above, and pedestrians of all ages already struggle to safely cross the street when cars are parked bumper-to-bumper along 41 Avenue and 42 St. SW. Children and pets are too short to be seen behind a parked car, and small adults, such as myself, are often hidden by tall vehicles, like trucks and SUVs. Moreover, Glamorgan has been plagued with poor streetlight reliability, and visibility is regularly poor.
- 10. Glamorgan does not have an up-to-date Local Area Plan and the proposed development violates the existing Municipal Development Plan.** In the absence of an LAP and appropriate community consultation, it is not prudent to grant R-CG designation for this interior street. At the July GCA Open House, which was packed with about 100 people, citizens raised concerns that dramatic changes to the local landscape and architecture might occur before we have an LAP to match city priorities. This is unfair to residents; we deserve to have a say in shaping the community we care about and live in. New R-CG designations for interior Glamorgan should be declined until an LAP can be thoroughly developed with residents and the GCA. Moreover, the Municipal Development Plan should be followed; this proposal violates the MDP by failing to *modestly* densify in *defined, predictable areas*, not in stable, low-density areas. Of importance, Glamorgan is presented in the MDP as an example of a mid-age community that should be slowly re-developed while carefully preserving the nearby neighbourhood structure and avoiding harsh transitions to different housing densities. R-CG, when the stated intended dwellings are 8, is not low density, and is therefore in violation of the MDP for Glamorgan. The current zoning would allow for 4 dwellings (2 units + 2 suites), which is much higher than any neighbouring homes, and would enable a more gradual transition to density per MDP.
- 11. Overall, the neighbourhood is not suited to R-CG developments.** While 4103 42 St SW has recently received R-CG zoning, that lot borders Richmond Rd and is much closer to public transit. It does not block sun for neighbours after 12 pm, and it is near to a lighted overhead crosswalk, while being nearer to activity centres, like shops and grocers. It has a lower likelihood of vehicular accidents or accidents with pedestrians or cyclists due to the lighted crosswalk and reduced traffic on this ancillary road alongside Richmond Rd. The lot in question, 4160 42 St SW, differs immensely from 4103 42 St SW. It is situated amongst almost entirely R-C1 dwellings, and all neighbouring houses for several blocks are single-detached dwellings, mostly 1 story high. A Residential Contextual – Grade-Oriented development is inappropriate and does not match the *context* of the neighbourhood. This proposal fails to meet several city requirements for R-CG and is

inappropriate given the neighbouring homes, density, setbacks, and consistent aesthetic of the street. Any R-CG development would be inappropriate here based on the current community composition, and R-CG designations should be granted following the defined scope of a community's MDP or LAP.

Thank you for your time and dedication to this application; I suspect you have received an influx of emails and I appreciate the time you have taken to read mine thoroughly, including affixed media files. I care deeply about my home, my neighbourhood, and the good of all Calgarians. I want to see enhanced inner-city housing for middle-class Calgarians, and I want to see accessible 'Missing Middle' housing better defined for generations of Calgarians. Everyone deserves to have a safe, comfortable, private place to call home, my family included.

I understand the desperate need for affordable housing in all communities, but *this lot is not appropriate for R-CG*. The lot has been appropriately zoned for R-C2 and could support up to 2 units and 2 suites in this manner, without zone re-designation. Such a development would quadruple dwellings on this lot without detriment to neighbouring homes and families. Had New Century ever knocked on my door and asked, I would have told them this. **I implore you to please decline the re-designation of this lot – it will invariably mean reduced enjoyment and value of my home (no sunshine, incongruent landscape setbacks), an evident mismatch in local architecture, increased parking issues and pedestrian risk, and a severe lack of privacy for my home.** It would furthermore mean disrupting the centre of an established, low-density segment of a community without regard for the Municipal Development Plan, and without a Local Area Plan. These issues will cumulatively reduce the relative market value of my home and will strip my family of all privacy and comfort, while failing to provide affordable housing options for Calgarians, as New Century suggests a unit retail value of \$600,000+.

For the above reasons, LOC2023-0180, 4160 42 St SW, is inappropriate for R-CG designation, and **City Council should deny this land use re-designation**, instead encouraging the developer to pursue an R-C2 re-development that is complementary and congruent with surrounding homes.

Sincerely,



Dr. Elizabeth Barretto, PhD
Owner and Resident, [REDACTED]
Next-door neighbour of the property

Computation path of the sun for:
4160 42 St SW, Calgary, Alberta, T3E 3N3
30 Jul 2023 19:36 UTC-6 LIVE ↻

Solar data for the selected location

Dawn:	05:18:45
Sunrise:	05:58:44
Culmination:	13:43:03
Sunset:	21:26:23
Dusk:	22:06:08

Daylight duration: 15h27m39s
Distance [km]: 151,867,694
Altitude: 15.32°
Azimuth: 280.48°
Shadow length [m]: 3.65
at an object level [m]: 1

Geodata for the selected location

More solar data & Photovoltaic

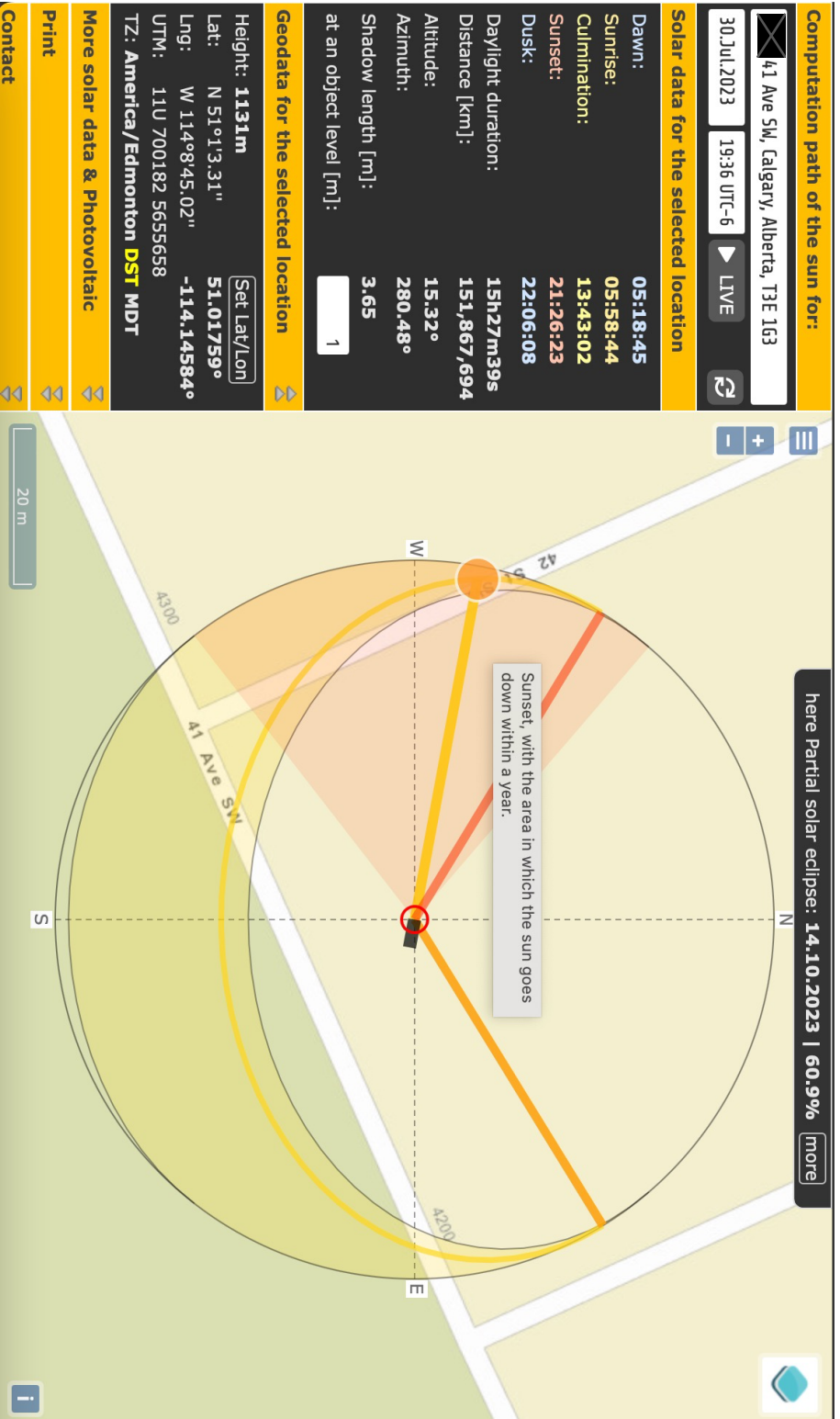
Mar Equinox:	20.03.2023 15:24 MDT
Jun Solstice:	21.06.2023 08:57 MDT
Sep Equinox:	23.09.2023 00:49 MDT
Dec Solstice:	21.12.2023 20:27 MST

Declination: 18.363°
RightAscension: 8h 40m 9.96s
--- Photovoltaic ---
Solar constant: 1326.6 W/m²

here Partial solar eclipse: 14.10.2023 | 60.9% [more](#)

20 m

Enlarged version of left photo (4160 42 St SW) of sun path from Figure 2. Screenshot of Suncalc.org



Enlarged version of right photo (41 Ave SW) of sun path from Figure 2. Screenshot of SunCalc.org



Enlarged version of Figure 3 left photo (Weekday, 5:50 pm July 25, 2023) on 41 Avenue SW near 42 St. This photo was taken looking west on the 4200 block.



Enlarged version of Figure 3 top photo (Weekday, 9:31 am, July 14, 2023) on 41 Avenue SW near 42 St. This photo was taken looking west on the 4200 block.



Enlarged version of Figure 3 middle photo (Weekend, 6:39 pm, July 29, 2023) on 41 Avenue SW near 42 St. This photo was taken looking west on the 4200 block. Note that the Glamorgan Community Association parking lot, left, is full already for an event.



Enlarged version of Figure 3 bottom photo (Weekend, 6:39 pm, July 29, 2023) on 41 Avenue SW near 42 St. This photo was taken looking west on the 4200 block. Note that vehicles are double parked, except where parking restrictions begin to apply due to school and ball field vicinity.

November 27, 2023

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

RE: Comments on LOC2023-0180, 4160 42 St. SW

To whom it may concern:

I am writing to express my **strong opposition** to the proposed change in land use for the adjacent property located at 4160 42 St SW, from R-C2 (Contextual One / Two Dwelling) to R-CG (Residential – Grade-Oriented Infill), with the intent to be developed as a four-row housing unit, each containing a basement suite.

While I understand the importance of accommodating growth and development, I am deeply concerned that the proposed change in land use does not align with the existing vision for our community and has the potential to negatively impact the character and livability of our neighborhood. I would like to highlight specific points of concern:

1. Lack of Compatibility with Original Land Use and Community:

The existing land use designation of R-C2 already allows for increased density and development that maintains harmony with our community's character and adheres to the initial plans for our neighborhood's layout. Situated on a single block that was originally planned for four houses, the parcel is zoned R-C2 and is entirely enveloped by R-C1 land use. This unique context underscores the importance of preserving the existing balance. R-C2 zoning permits higher density while still respecting the original design intent, representing a balance that integrates with the community's ambiance while still permitting necessary growth. However, the proposal for increased density through R-CG zoning disrupts the fabric of the neighborhood, particularly those in proximity, which include neighbors (such as my family), the community center, and two elementary schools.

This is underscored by the fact that Glamorgan currently lacks a community development plan, and to pre-emptively begin changing land-use in the heart of the

community hamstrings more wholistic review and planning that should be done for the community prior to dramatic shifts in land use of this nature.

2. Incongruent Building Envelope and Direct Neighbor Impact:

Another primary concern is the proposed change in building setback requirements. The existing RC-2 zoning mandates that building setbacks from property lines be greater than 3.0m or contextual front setback, less 1.5m. Additionally to maximize space for a four-unit building on R-CG, the building envelope is designed to build right up to all the setback limits, including the side setbacks for the lot. On 41 Avenue (the side of this corner lot) the existing houses are all set back 6.01m from the property line (further back from the sidewalk), which ensures a consistent streetscape and building-to-yard relation that is a practice traditionally maintained for corner unit building envelopes. However, building to the edge of the setback would allow the developer to go 0.6m to the side of the lot while the RC-G zoning permits a reduced minimum front setback of 3.0 meters on the front where other residents are again further setback. This change will result in a jarring and incongruent streetscape, on both 41 Avenue and 42 Street, disrupting the visual harmony and curb appeal that the existing setbacks and building envelopes have established.

As an immediate neighbor to the east, this will have a major negative impact on our property due to the additional shade during the day and evening. Our green space is already limited to an infill, and due to the proposed R-CG setback reductions the typical building for this land use will result in our front and back yards experiencing a high degree of shading as well as impacting our westerly views. This would be exacerbated by the increased height allowances. This in turn reduces our ability to enjoy our yard, while also negatively impacting our ability to utilize the small space we have for gardening or to grow food. In the winter months, our home would depressingly have no afternoon sunlight, and we would have 8 new neighbors looking into our home and yard.

3. Lack of Transit Accessibility:

The proposed development notably fails to meet the mandated 150-meter proximity requirement to transit for R-CG developments. The closest available transit stop is around 350m away and as an immediate neighbor I have an 800m walk to the bus route that serves my commuting needs to get downtown. This deficiency is

underscored by the 2021 census, which revealed that only 5% - 8.5% of Glamorgan residents utilize transit for their daily work commute, significantly falling below the citywide average of 13% for the same year. This lack of convenient transit access is likely to result in most new residents owning cars for these units and not having a garage to park them all, thereby exacerbating the prevalent issues of parking congestion and traffic safety concerns (outlined below). Where RC-G developments were intended a decade ago to alleviate parking and environmental concerns by being near to transit, this proposed lot would instead encourage car ownership and use, due to its distance from viable transit options and shops.

4. Parking and Traffic Safety Hazards:

The high level of density and limited requirements for stalls that come with changing to R-CG exacerbates an already existing shortage of street parking spaces, due to the various activities happening in the immediate vicinity. The property is next to the community association, which hosts numerous events and programs, while the nearby two elementary schools see high numbers of commuters with most parents dropping off and picking up their kids. On top of that, there is a highly active ball diamond and playgrounds nearby. All these factors mean that more cars will be on the streets, which could make it difficult for residents to find parking spots. Currently, residents and visitors to the community struggle to find parking here many days of the week. This situation is worsened when you consider the safety problems due to the high number of people walking around, and the limited visibility that is caused at intersections due to the amount of street parking.

5. Disruption to Community and Surroundings:

The proposed development does not align with the best interests of the community. It fails to represent a modest re-development effort that complements our well-established neighborhood. Furthermore, the design is not sensitive to the existing character and scale of the surrounding development, especially when considering its location in the heart of the community. By this measure, the proposal fails to meet the requirements of the Municipal Development Plan, by attempting to focus high density housing amongst an entirely low-density, stable neighborhood, instead of gradually increasing density in defined areas that can support more residents. Such a development on this lot would be an abrupt transition of development intensity and

built form incongruent with the surrounding low-density residential developments, violating the MDP.

Considering these factors, I respectfully urge City Council to reconsider the proposed change in land use. I believe that maintaining the current land use designation of R-C2 for the lot at 4160 42 St SW is crucial to preserving the quality of life for neighboring houses when it comes to shadowing, visibility, and privacy. As well as the community to maintain or fit in with the character and sense of an already established single home area of the community that should be respected and maintained.

I kindly request that the City Council consider the concerns of the existing residents and the potential consequences of the change in land use. As a member of this community, I am committed to maintaining the balance of growth and development that makes sense for the interests of the community and development within the city, which I believe can be achieved with the existing R-C2 land use.

Thank you for your attention to this matter.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Dustin Brossart

Todd Bignold

Nov 28th, 2023

City Clerk's Office

800 Macleod Trail SE

Po Box 2100, Postal Station M

Calgary, Alberta

T2P 2M5

RE: Comments on Application for Land Use Amendment - LOC2023-0180

To whom it may concern:

I am writing to express my strong objection to the proposed land rezoning at 4160 42nd Street, SW, which seeks to change the current RC2 (residential-contextual one/two dwelling) zoning to RCG (residential-grade-orientated infill) to accommodate a row house or townhouse development. My primary residence is the second house east of the subject property. The proposed rezoning will have immediate negative affects on my property as well as the entire neighborhood. These planned changes, if approved, will have numerous detrimental impacts on our community, and I urge the City of Calgary to carefully consider the following concerns:

- 1- Unsuitable for Location: The proposed row house or townhouse development is ill-suited for this particular location due to various reasons, including its proximity to schools and a park. Placing such high-density housing in the middle of our community does not align with the existing aesthetics and character.
- 2- Height Discrepancy: The proposed 11-meter height exceeds the current regulation height of 10 meters, making the development stand out conspicuously. This deviation from existing regulations could disrupt the harmony of our neighborhood.
- 3- Impact on Property Values: Surrounding property values are likely to decrease if the proposed development proceeds, which is unfair to long-time residents who depend on their properties for consistent value appreciation.
- 4- Parking Challenges: The addition of four times the number of dwellings on the same piece of land will create significant parking frustrations. The potential for each unit to have multiple vehicles will exacerbate the already restricted parking availability.
- 5- Safety Concerns: Increased traffic from additional vehicles poses greater risks of pedestrian and vehicular accidents, especially given the proximity of two elementary schools. This concern extends to the safety of elderly residents in the community.

- 6- Privacy and Sunlight: The proposed three-story structure will severely compromise the privacy of nearby households including my own, and its height will result in reduced sunlight to neighboring properties, affecting residents' enjoyment and backyard gardens and privacy.
- 7- Negative Impact of Rental Units: With the likelihood of the units becoming rentals, the close-knit, family-oriented fabric of our community could be negatively affected. Tenants may not share the same level of commitment and involvement in community events.
- 8- Noise and Crime: High-density housing can contribute to increased noise levels and potentially lead to an upswing in crime rates, undermining the current peaceful and safe environment of Glamorgan.
- 9- Garbage and Litter Concerns: More units mean more garbage and recycling bins, leading to increased litter and potential health hazards. This not only compromises cleanliness but also affects property values and the overall affect of the community.
- 10-Setting a Precedent: Approving such rezoning sets a dangerous precedent, inviting further high-density developments in the inner part of our community, which may not be suitable or desired by residents. Long time residents who are established and paid their annual taxes deserve better and hope the city can acknowledge this.
- 11-Lack of Justification for High Density: The developer has not sufficiently demonstrated the actual need for high-density housing in this location, and it appears to be more motivated by profit than community well-being.
- 12-Bus stops and C-Train stations and extra vehicles:
R-CG designations state that a **minimum** distance to the nearest bus stop should not exceed 150m. The current bus stops are situated significantly farther than 150m in fact route 22 is set at 350m away from the lot which more than doubles the cities recommended plan. To add to this, the lot is 2.3km away from 45 ST C-Train station and 2.6km away from Westbrook C-Train station. I must also point out neither of these C-train stations have nearby designated commuter parking. The likelihood of new residents of this proposed property would simply commute to work via their own vehicle would not use public transit. This will ensue the probability of 12-16 new vehicles utilized for the proposed dwelling. This wouldn't include any visitor vehicles which will severely overload the limited available parking spots on the property as well surrounding streets infringing on nearby neighbor parking. In my view this is recipe for disaster!
- 13-Recent community association meetings reflected this Re-zoning proposal is a major concern with other residents in the Glamorgan community. The number of residents who attended the re-zoning update meeting was staggering and totalled into the hundreds of concerned residents. It is quite evident from the comments and concerns from these residents at the meeting the vast majority do not want this development to pass. I believe the City needs to listen to the people

of the community respectfully as these are the people that will be negatively affected for the entirety.

In light of these concerns, I strongly urge the City of Calgary to respect the wishes of the current residents of Glamorgan and reject the rezoning application for 4160 42nd Street, SW. The existing high-density housing on the outer perimeter of the community already meets the city's requirements, and further density in the inner part of Glamorgan would be imprudent.

Furthermore, without an established "local area plan," it is premature to entertain rezoning proposals that could drastically change the community's fabric.

I appreciate your attention to these important matters and hope that the City will carefully consider the welfare of current residents and the long-term sustainability of our beloved community. Please understand the gravity of our concerns and take them into account during your decision-making process.

Thank you for your time and consideration.

Sincerely,

Todd Bignold

4210 41AVE SW, Calgary

T3E-1G3

Owner/Resident

Glamorgan

[REDACTED]

Mobile: [REDACTED]

City of Calgary
Adam Kaddoura
Glamorgan Community Association
Richard Pootmans

RE: Proposed Development for Land Use Change RC-2 to RCG
LOC2023-0180 (4160 42 St SW)

Density:

The applicable MDP policies in section 3.5.3 encourage redevelopment of established areas that incorporates MODEST redevelopment of established areas that incorporates appropriate densities and a mix of land uses. This is excessive for this location and that is not consistent with the surrounding development, it does not harmonize with the surrounding community. This should be relegated to the outskirts of the community or close to main roads

8 units (proposed is too high for this location) and 2 is appropriate for what is intended and allowable for this site

This parcel is currently on a location on a single block zoned RC-2 but completely surrounded by R-1 zoning (single family homes)

Height:

11 meters exceeds the current 10 meters allowed for RC-2 site and does not blend in with the surrounding area

Transit:

RCG should be within 150 meters of transit and this is nowhere close
Not being near transit means residents will have vehicles

Parking:

Rezoning this lot means this overrides the minimum parking requirements. This means that it is reasonable to expect that there will be approximately 16 vehicles accessing this site (based on 2 adults per unit)

Street parking near a community center, two schools, playground zones, and a ball field park creates safety issues. This will be decreased visibility while crossing the road, and increased traffic where many pedestrians, young children, biking, walking, and scooter/skateboards are present. There are many families, couples pushing buggies, and seniors all are either walking, running, biking with or without their pets.

In conclusion:

This does not keep with relevant MDP policies, and/or goals to ensure that the community benefits or improves the neighbourhood for the better. It is not sensitive to the surrounding area. As well as the infrastructure for water, sewer etc.

I strongly oppose the land use change to RCG.

Regards,
Carolynn Tickle