



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required)	Jim
Last name (required)	Ellis
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](#).)

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CC 968 (R2023-11)

(required - max 75 characters)

LOC 2023-0225

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 am opposed to this land use re-designation at 3439 33 St SW from R-C1 to R-CG. We have restrictive covenants on our lots which mean only 1 dwelling unit should be on this lot, not 12+ units. While the City ignores these RCs, the landowner is aware of his/her development limitations. There is limited parking available. There is significant density already being added across Richmond Road. Lot coverage of 60% would have a very negative impact on our urban canopy. I am opposed to this application.



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First name (required)	L
Last name (required)	Ellis
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(required - max 75 characters)

LOC2023-0225

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)

We are opposed to the land use redesignation which is being proposed for this lot. Please see the attached letter.



Your Community, Your Association, Your Voice

LOC2023-0225 - 3439 33 ST SW

We are OPPOSED to the proposed land use re-designation at this address from R-C1 to R-CG. Our Development Guidelines (as previously voted on and approved by our membership) support the existing Restrictive Covenants on our low density lots. As per the restrictive covenant on this lot, it is restricted to 1 dwelling unit. While the City does not consider these RCs when making development decisions, landowners have asked that these Restrictive Covenants be upheld. **This is the first application of its kind in our community and it would set a precedent for this land use going forward.**

We have a number of development concerns. **We are concerned that 12 times the density is significantly more than a moderate density increase.** Parking will be required for only 6 suites. This will negatively impact surrounding residents. The City is hoping to remove minimum parking requirements for residential units, and should the developer hold off on developing the land, NO parking may be required depending on the Corporate Housing Strategy.

This land use would impact all of our other low density lots, and the City is supporting this kind of density midblock, not just on street corners. Our Restrictive Covenants also restrict commercial use. This land use allows for Addiction Treatment facilities, small Power Generation facilities, and a number of other businesses. These uses would have a very negative impact on current residents.

Older bungalows are often inexpensive rentals and contribute significantly to affordable private housing (as is the case here; it is rented by a multi-generational refugee family from the Ukraine). The cost of the entire lot is less than the cost of 1 new unit in a typical R-CG build. The existing land use allows for sufficient housing space for the family, as well as significant green space and trees. The current tenants could not afford to either rent or buy space in a new build on this lot.

Furthermore, smaller R-CG units do not accommodate families and force them to the outskirts of the City. This leads to a loss of schools and amenities in the established communities. This would take away community resiliency in the long term.

R-CG as a land use will significantly impact the older bungalows in our community moving forward. These bungalows allow for aging in place. We have a large number of elderly residents who benefit from living independently in a home that has few stairs. The R-CG built form will displace a large number of seniors across the City, which will in turn increase the demand for/put pressure on affordable senior housing.



Your Community, Your Association, Your Voice

R-CG lot coverage is a maximum 60% (currently there is about 40% lot coverage on this lot). This land use would mean a significant loss of green space and urban canopy moving forward, and would negatively impact our community.

Aging infrastructure in the low density section of Rutland Park is being replaced to support the current low density requirements, not the significantly higher density of R-CG. **Only 12% of our housing in Rutland Park is restricted to 1 dwelling unit (as is the case with this lot). Eliminating R-C1 lots reduces housing choices as developers seek to maximize profit.**

Secondary suites in R-CG buildings add significant density to a community, which is not factored into density figures/considerations as far as the City is concerned. Secondary suites are deliberately excluded from these calculations as per our Land Use Bylaw.

Lower suites in R-CG buildings are increasingly being offered up for short term rentals (like Air BNB) and accordingly do little to contribute to rental capacity for long term residents. This can destabilize established communities.

Given the setback requirements for buildings on an R-CG site, the irregular shape of this lot will significantly limit what can be constructed on it. Zero relaxations should be supported for this lot. The developer is determined to impose their vision on our community rather than work with the current land use. The long term owner of this lot has kept it as an affordable rental for years. **Adding density here will NOT increase affordability on this site.**

We are opposed to the proposed land use re-designation to R-CG. Thank you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

Per the Rutland Park Community Association



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First name (required) Margot

Last name (required) Pahl

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(required - max 75 characters)

LOC 2023-0225

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 am opposed to this application to rezone this address from R-C1 to R-CG. There are restrictive covenants on our lots. This owner is aware that only 1 dwelling unit is allowed on this lot. The City says they want R-CG zoning so developers have certainty around what can be built. There is certainty on this lot-- only 1 home can be built. There is already a lot of density being added across the street. There is already limited parking available on the street, and no, not everyone will take the bus. This lot is an irregular shape and would not allow for the 12 units that are being proposed. The mature trees there would be lost. We already have zoning for higher density in other parts of our community. I am opposed to this application. Thank you.



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First name (required)	Paul
Last name (required)	Poffenroth
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(required - max 75 characters)

R-CG application at 3439 33 Street 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)

Part of the reason that we purchased a home in this area was because of the restrictive covenants. We would like them to be respected.



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First name (required) **Maureen**

Last name (required) **Dunne**

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(required - max 75 characters)

3439 33 Street SW for the Dec 5 Council meeting

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)

We purchased our house in Rutland Park with the understanding that there were restrictive covenants attached to our property. I believed that this was legal. Only a very small part of Rutland Park is designated single family homes. If this proposal is passed (and it probably will be as I have little faith in the people who make decisions) where are all the occupants going to park? If the six dwellings have at least one car per unit + six cars per secondary suite where are they all going to park? Twelve cars & probably more. Richmond Road . . .? I have a feeling that the decision is already made. I hope I am mistaken. Reduce the number of dwelling units on this site.



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First name (required) Dean

Last name (required) Turner

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Standing Policy Committee on Community Development

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Dec 5, 2023

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(required - max 75 characters)

Proposed Land Use Change - LOC2023-0225

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)

Please consider this as a strong objection to your proposed changed of zoning of this property from R-C1 to H-GO\R-CG to accommodate a row house w/secondary suite development.

Rutland Park remains one of the few remaining areas of Calgary that retains the character and strength of community built around single-family homes. The residents of Rutland Park are already facing density issues due to illegal secondary suites and the lack of street parking, and the proposed development would only serve to exacerbate this issue in an area bordered by limited street parking on a major thoroughfare.

The proposed development would do nothing to enhance the character of the neighborhood, a sense of community, nor would it address the need for more affordable housing for low-income residents (which is better served by creating housing in areas where services and amenities are within walking distance - Cf. Sarcee Meadows Housing Co-op). Claims to the contrary would be disingenuous as similar units, in similar neighborhoods, being offered by this same developer, have sold in excess of \$500,000.00 per unit.

I would respectfully request that you reconsider your proposed application and engage in the appropriate dialog with the community and its association on any plans to develop the land beyond the existing R-C1 designation. There is room for both developers and the community to respect each other's needs but that can only be achieved by respecting the nature and character of the neighborhood in which a proposed development is to take place. Row housing with secondary suites, on a major thoroughfare with extremely limited parking, and limited services within walking distance meets only one need - the Developer's.



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First name (required) Carol

Last name (required) Wyse

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LOC 2023-0225

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)

Stop trying to build multi family dwellings in our community. Our roads cannot sustain the increase in traffic not to mention parking. You have completely ruined MardaLoop & South Calgary communities, please don't ruin our community too!



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First name (required) william

Last name (required) friedson

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In opposition

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I am opposed to this application to rezone this property from R-C1. to R-Cg. I purchased my lot knowing there is a restrictive covenant on most of our low density lots, restricting this and my property to 1 dwelling unit. This owner is aware of the RC as well, and should not be looking to rezone this lot. There is a lot of density already being added across the street. This lot is an odd shape and would not support the 12+ units they are asking for. There is limited parking along this street. They would have a hard time putting in all the garbage and recycling bins for that many units. The mature trees on the property would also be lost. 12+ units is not moderate densification. Other parts of our community already allow for much higher density. I am opposed.



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First name (required) Lea

Last name (required) Richards

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(required - max 75 characters)

LOC 2023-0225

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)

LOC 2023-0225

I find myself again writing a letter regarding the Restrictive Covenant on the properties in Rutland Park. I support setback relaxations of the RC to allow for contextual redevelopment in our community. However, I don't at this time agree to or at any time will agree to removal of this RC. Now we have a developer who is trying to again remove the RC and have this changed to R-CG. At 3439-33 street SW. I am opposed to changing the number of dwelling units on any of our lots with an RC.

What I can't understand is how any Council would allow a developer to even entertain the idea to replace a piece of land which is zoned RC-1 to be developed to accommodate 10-12 units. In addition, only have 6 parking spots.

This application is totally insane and at NO time will I agree to this application of changing the Restrictive Covenant.

Do people, not have a heart and compassion for others, not only in this city or community, but the rest of the whole. Families who have purchased a home around this proposed development have worked hard to achieve the goal of affordability to acquire a home. Most people who purchase a home read the sales agreement and know the restrictions on their new property.

This application for rezoning has no idea of the traffic and disruption it wishes to propose on this community. All it is the greed of a developer.

I am 110% OPPOSED TO THE REZONING OF THIS PROPERTY AT 3439-33 Street SW Calgary.
in RUTLAND PARK.



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Jocelyn

Last name (required) Cromwell

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)

Rutland Park Land Use Redesignation LOC2023-0225 BYLAW 239D2023

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)

My property sits behind this property which is requesting redesignation status. I oppose this redesignation on several fronts.

1- This area sits on a restrictive covenant. This is a binding legal agreement that is attached to our properties and was present when we each purchased our properties. The builder purchased this property knowing this. Rutland Park is a unique neighbourhood which has remained so with its well kept status, friendly helpful neighbours, comfortable and safe streets, beautiful trees. While this covenant may conflict with the city of Calgary new housing strategy, rest assured there are law abiding, paying taxpayers who reside in these homes and I for now will be fighting this process in the courts. There is nothing wrong with having some unique area of the city not inundated with densified with tall buildings and cars. Would a similar rezoning ever be considered in Mount Royal?

2- There is no parking if the proposed 6 up 6 down building is built (as the developer spoke of building). Although he says it's on a bus line....this is lip service to build his case. Low income persons would not be living in these brand new condos. Even with the COC funding the developer stated he will receive for lower cost housing, these units will still be out of reach for most if not all low income people.

12 units x 2 cars each unit will inundate the surrounding areas making it unsafe for children playing, people crossing the street, finding parking etc. This area is hugely congested already and one must wait up to 10 minutes to exit onto Richmond Rd in front of this property already.

3- This proposed building will be an eyesore and stick out in this beautiful community. As well, the height will impede the sun I receive in my private backyard, Not to mention my privacy as it the rear of the project will look down upon my yard.

Thank you for taking the time for my comments
Jocelyn



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I have read and understand the above statement.

First name (required)	Gayle
Last name (required)	Fields
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)

LOC2023-0225

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 am opposed to rezoning this lot in Rutland Park from R-C1 to R-CG. We have restrictive covenants that mean this should have only 1 dwelling unit on it. People who bought into this community are aware of these covenants. Many are moving from areas which are already overdensifying. We have other areas of our community that allow far higher density. The low density lots should stay the way they are. This would set a precedent for our other lots and have a very negative impact on our mature canopy. I am OPPOSED.



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I have read and understand the above statement.

First name (required) Harvey

Last name (required) Negrich

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Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Dec 5, 2023

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(required - max 75 characters)

LOC2023-0225

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 am opposed to this application to change the zoning from R-C1 to R-CG on this property in Rutland Park. I support the restrictive covenants on our properties. This lot is intended to have only 1 dwelling unit on it. A large part of our community already allows for higher density. The low density section is good for families who want a yard. It is also an area that has a lot of mature trees that will be lost if this kind of development goes through. There is already limited parking along Richmond Road, and adding 12 units there with only 6 parking stalls will be a problem. In addition, because of the shape of the lot, there will be no room for garbage and recycling bins. I am opposed to this land use change.



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I have read and understand the above statement.

First name (required) Ken

Last name (required) Goosen

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

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(required - max 75 characters)

LOC2023-0225

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)

Please include the attached document as a formal written submission as well as my request for an in-person opportunity to address Council.

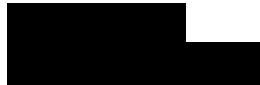
November 28, 2023

Office of the City Clerk
The City of Calgary
800 Macleod Trail SE
PO Box 2100, Station M
Calgary, AB T2P 2M5

Sent via online portal [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Re: Land Use Redesignation:
Rutland Park
LOC2023-0225
3439 33 ST SW
Bylaw 239D2023

From: Ken Goosen
3440 33 Street SW
Calgary, AB T3E 2BV2



It has come to our attention that the out-of-province, absentee landowner of the above-mentioned property is prepared to sell this property with a pre-existing restrictive covenant R-C1 and that a developer is intending to have it redesignated as R-CG and to allow a development from a single detached dwelling to a 12-unit residential complex, with at best limited provision for vehicular parking.

We bought our home, across the street from this property, nearly 30 years ago. What appealed to us then, is even more valued by us today, and will continue into the future. We appreciate the proximity to the city core. It is the space within our property that we truly appreciate. Having our own private outdoor space where we can choose how we recreate, whether that is starting the weekend morning with a coffee on the back deck, or ending a long business day with a glass of wine by the fire table and enjoying an open view of sky, trees, birds, and not-so-close neighbouring properties. In our household, we all have jobs which require significant people interaction, to have our own private outdoor space to relax, decompress and enjoy a degree of privacy, is all very important to us.

Having the land space to grow plants, to have had lawn space for our kids to play on, to have a postage stamp sized vegetable garden from which we enjoy the produce of our gardening labour throughout the summer and fall, these are all things that are lost in the mad-dash to densification, rather than to plan strategically and look at the development of lands that have already been zoned for multiple-housing development. We are asking The City to stick to the insightful plan that was approved when the vision for our community was originally developed.

It does have allocation for multiple housing lots as well as single housing lots, some of which may have secondary suites as part of their single lot space.

Rutland Park is a small urban community, with a very small portion of the land protectively zoned for single dwelling living. Currently, there is sufficient land zoned in the community for increased density. Why not focus moderately increased residential development in the areas already zoned for such purposes?

We have an existing, very large and successful, purpose-built housing cooperative, as well as two additional affordable housing complexes within our community.

Interestingly, there is a plot of land that The City has proposed for future densification which could be developed into another successful housing cooperative development. Perhaps, that is a meaningful project The City and the current developer would consider, and leave the very small proportion of our community zoned for single detached dwelling to remain as such.

In regards to increasing densification, there are already opportunities for individual home owners to expand their properties with the opportunity of legal suites within the current structure.

Looking to the community immediately to the north of us, a single dwelling corner lot on 33 St SW and Richmond Rd was developed into a 6-unit residential complex, with no space for urban canopy potential. The trees that were in place were removed, thus, reducing the already stressed urban canopy, and going contrary to the City's own mandate in increasing urban canopy as part of its environmental strategy. Residents, and their visitors, are already using our street, which is across Richmond Rd. from their residences, for parking purposes.

There are a number of larger trees already located on the existing property. To realize the development being proposed would require the developer removing the mature trees. Even if there was a plan in place to replace the lost mature trees with new trees, it would take another 50 years, if not more, in order for those trees to mature to what is currently on site. Over that period, if the new trees were to survive and mature, as the existing mature trees on the property, and in the community, the environmental impact could never be recovered. Would there even be sufficient open ground cover to sustain a single mature tree, based on the current building footprint being proposed, without using additional scarce water resources to sustain the trees?

Parking and traffic would also become problematic. It is a pleasant notion that just because there is a limited amount of available public transportation within the area, but no enforceable restrictive covenants on the proposed property to restrict the number of vehicles allowed to each independent residence, to not encumber the community with that many vehicles (12 residential living units could quite conceivably equate to at least 24 motorized vehicles), that the future residents would comply to that kind of restriction. Where do all those vehicles find

parking? And then when they have guests over, which is a reasonable expectation, where will their guests find available parking for their brief visits?

We've already experienced parking congestion on our street from a previous tenant who had at least 6 cars/trucks and a number of motorcycles cluttering the street. This proposed development would bring even greater distress to roadway.

33 Street is also a traffic trunk for school buses, with a public school three blocks down the road. All these added vehicles could cause problems for school bus access before and after school.

We are fully supportive of The City of Calgary, strategically, and thoughtfully, engaging in the development of a City-wide strategy to encourage reasonable densification, to allow for more housing for residents within the city. We're not saying that cannot happen in Rutland Park. It should happen in Rutland Park. But in a manner respectful of the community's wishes and through exhausting all the possible opportunities within the current zoning covenants, before looking at that small percentage of the community that has been specifically held for single detached dwellings and reducing these spaces, many which are also supporting extended family living situations with either elderly parents or young adult children/families.

With respect to the application for a Land Use Amendment: LOC2023-0225 (3439 33 ST SW), Bylaw 239D2023 you do not have my support, but have my most sincere opposition.

I look forward to the opportunity of addressing City Council in December to further voice my opposition to this Land Use Redesignation application.

Sincere regards,

Ken H Goosen

Ken H. Goosen
3440 33 Street SW

cc. ward8@calgary.ca, Councilor Courtney Walcott
development@rutlandparkcommunity.com, Leanne Ellis, Rutland Park Community Association
Ward10@calgary.ca, Councilor Andre Chabot