



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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] Ellen

Last name [required] Kendall

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jan 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

LOC2023-0233

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 have lived in Calgary for 30+ years, in the Glenbrook Community- this is the Second objection I have sent in, the 1st was ignored and the 2 story building was placed next to me in a R1 Zoned Area. City of Calgary simply wants less "community" more Taxes, higher density, More Crime- The 45th street proposed Land Use Change- WILL DESTROY the community-we do not want HIGHER density zoning- STOP forcing this onto the residents who are long standing family oriented "community" minded TAX payors who have a say in what the city should allow- we oppose this forced rezoning by the City .STOP, STOP STOP destroying this City! put your efforts into fixing the Drug problem, homeless/crime issue- REZONING WILL NOT HELP



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I have read and understand the above statement.

First name [required] Dwayne

Last name [required] Buta

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 9, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed Land Use Change LOC2023-0233 for 3119 45 ST SW Calgary

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 tried to send an aerial view of the block in question but apparently it is too large a file. If you go onto the google earth map you can see that the entire block is small single family residences, which people like. On the east side of 45 St there are a few duplexes too. If the City plans to change the designation, as they always do at the behest of the developer, it should be limited to a duplex in this area.

January 8, 2024

LOC2023-0233 Proposed Land Use Change 3119-45 ST SW

This seems like an exercise in futility given the City's obsession about densification, however I still believe that it is important that we, the public, let the City know how we feel even if our voices are usually ignored in favour of their long term agenda.

The proposed land use change at 3119 - 45 ST SW is unreasonable, especially for those who live in the immediate area. I don't know if you are aware but the entire block is currently all single family homes. A rowhouse, townhouse or stacked townhouse (all with the possibility of secondary suites) will be extremely out of place on this block. It will be an eyesore and will have a severe impact on on street parking and traffic in the area. Furthermore, a three story building will cause major shadowing concerns to the home directly north of it. Their backyard would be denied sunshine for most of the year. There is an 8 unit complex up on the corner of 30 Ave and 38 St SW that only has 4 garage parking spaces and as a result the streets are packed with vehicles.

This area has been a RC-1 designation since we moved here in 1960. It is the reason so many people have moved here over the years. We all wanted a single family residential community. Changes to this land use designation is driving out people who don't want to live near townhouses, etc. The maximum development allowed should be a duplex - period!! Any new dwelling in the area should be required to provide sufficient off street parking for every unit built. A duplex should have garage or lot parking space for a minimum of 4 vehicles. A stacked townhouse would required a minimum of off street parking of 2 vehicles per unit and we know that is not going to happen.

Hopefully someone from the City will take the time to speak to the home owners in this area before a final decision is made. At a minimum the City should have mailed a flyer out regarding this proposed land use change to all homes on this block. I am not sure if the people directly across the alley from this lot are even aware of this proposal, which will have a significant impact on their privacy, since the signage can not be seen from their property.

Hopefully the City says no to the land change designation change from an RC-1 to H-GO. Just because the City designated 45 Street as a transit route doesn't mean the residents along this road should have to have the face of our community changed so dramatically. If the City wants densification, do it in new communities or those who already have a high number of row or town houses.

Sincerely,

Dwayne Buta
3103 45 ST SW



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I have read and understand the above statement.

First name [required] Carolyn

Last name [required] Soo

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing, Land Use Change Proposal: LOC 2023-0233, 3119 45 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)

My name is Carolyn Soo and I am writing on behalf of my father, Murray Soo; my mother, Paulina Soo; my siblings, and myself. Our home of over 50 years is directly next door to 3119 45 ST SW and we are most strongly opposed to the land use change proposal there. Please refer to the attachment: 'Soo, Letter opposing LOC 2023-0233.pdf' for the full contents of my comments.

Carolyn Soo
3123 45 ST SW
Calgary, AB
T3E 3T7
cwlsoo@mailbox.org

January 1, 2024

Her Worship, Jyoti Gondek, Mayor of Calgary
Councillors of the City of Calgary
800 Macleod Trail SE
Calgary, AB
T2G 5E6

Re: LOC 2023-0233, 3119 45 ST SW

Dear Madam Mayor:

Dear Councillors Sharp, Wyness, Mian, Chu, Dhaliwal, Pootmans, Wong, Walcott, Carra, Chabot, Penner, Spencer, McLean, and Demong:

My name is Carolyn Soo and I am writing on behalf of my father, Murray Soo; my mother, Paulina Soo; my siblings, and myself. Our home of over 50 years is directly next door to 3119 45 ST SW and we are most strongly opposed to the land use change proposal there.

Our immediate neighbourhood is a lovely area of mostly single-family homes and just a few duplexes. Our house is part of a block that is entirely designated as a R-C1 zone. We understand that the City wants to address housing affordability; however, a single lot in our R-C1 zone transforming to H-GO is not only unsuitable, but too drastic and not a gentle transition that would be considerate of our long-established neighbourhood.

Even before the property in question was sold, the real estate agent boasted on the house listing that it "can now be developed into a 4 storey multi-family dwelling" (see attached document of the online house listing). If such a tall structure, townhouse or rowhouse is erected directly adjacent to our home, it would be extremely distressing to our quality of life.

Most concerning is our family's loss of privacy and security. We do not want such a tall building with multiple residents easily overlooking our property and yard. We enjoy being in our backyard, especially for gardening, and we want to continue to do so in solitude and without any detrimental shadows cast from a building towering next door.

Noise pollution is a major concern that negatively affects the enjoyment of our property and mental well-being. Being directly next door, the noise from the destruction of a house to the construction work for a H-GO building would be unbearable. Long-term, the noise coming from multiple residents in such a tight space would be acutely upsetting. 45th Street has become a thoroughfare over the years and the traffic noise is already substantial; the added traffic due to a sharply increased density of residents in one area would increase the problem exponentially.

Accordingly, increased parking difficulties is another concern. We already cannot park in front of our own house often enough, as other vehicles have used our spot. There simply is not enough parking for multiple residents crowded in a single lot and since we live directly next door, we would be on the front line of this expanding parking problem.

The increased lot coverage of a H-GO building would woefully remove the green space and this particular lot's mature pine tree. Not only would this be a loss for the neighbourhood, but it directly impacts the health of the four mature pine trees on our lot that grow very closely to the aforementioned tree.

H-GO housing should be placed in areas where there is room to harmoniously accommodate it. Cramping a tall, multi-family dwelling into the tight space of a single lot at the detriment of the neighbours is hardly compatible and is not the right solution to creating housing.

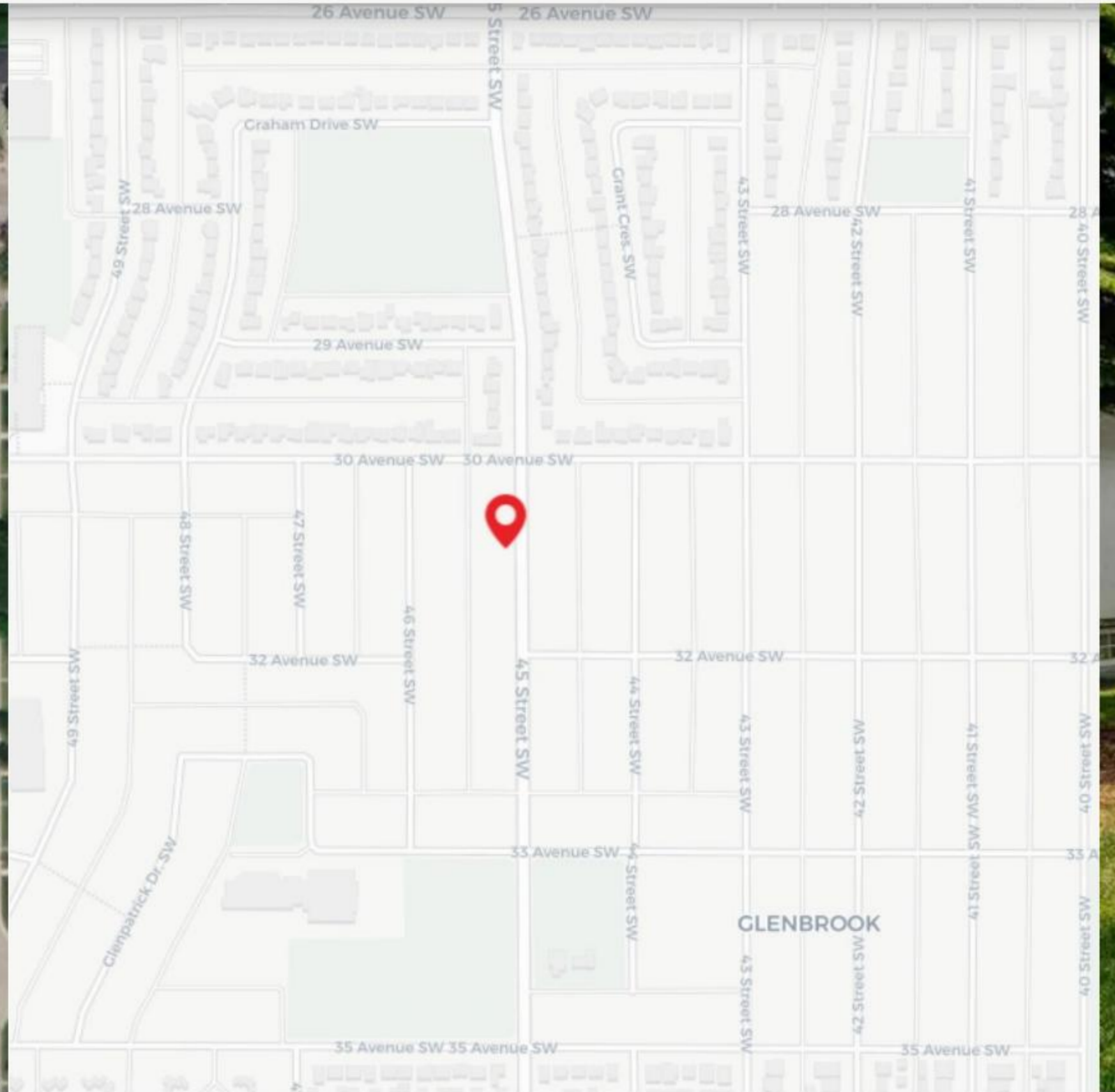
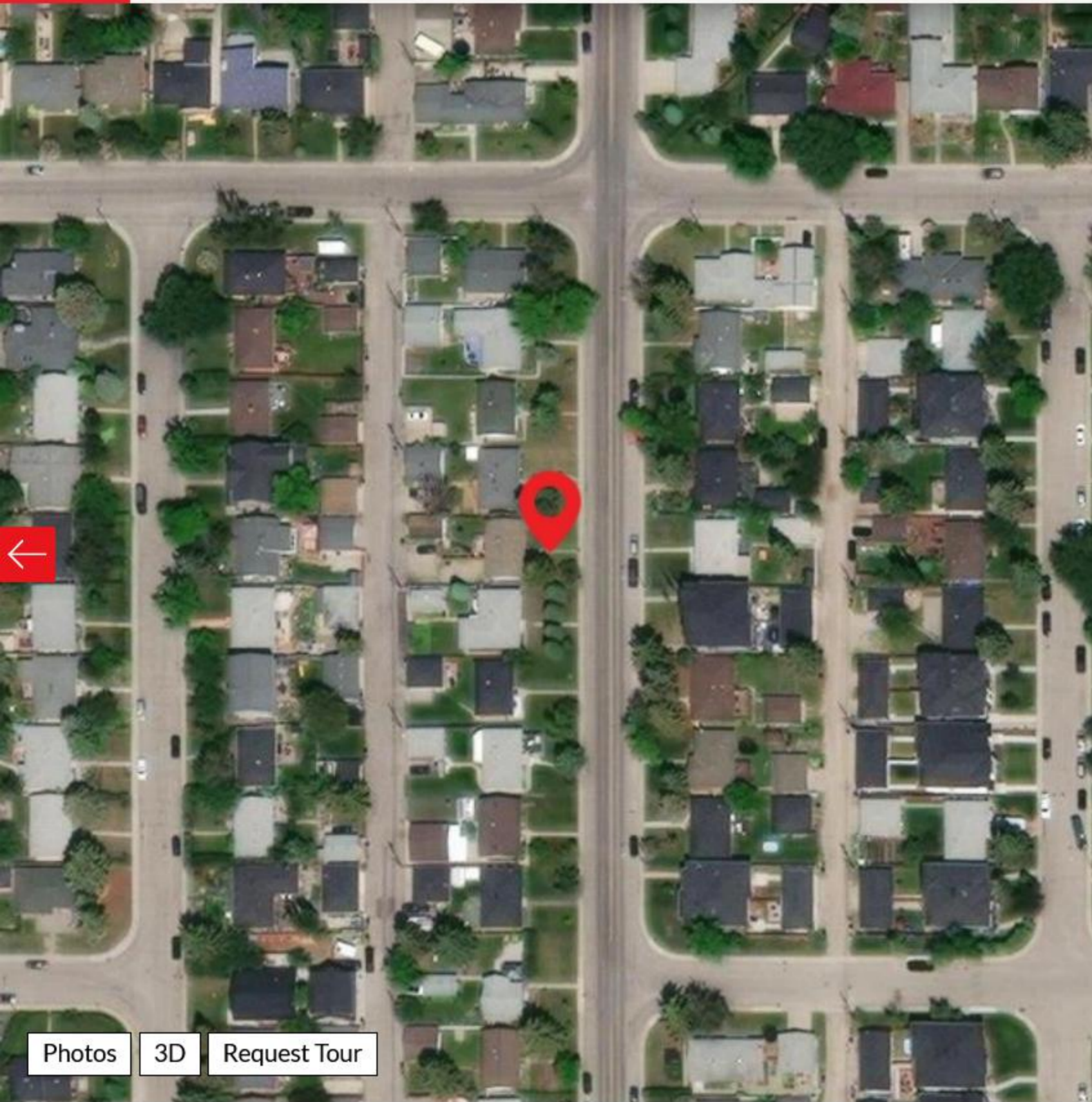
I, Carolyn Soo, implore you to allow our family to keep our quality of life and enjoyment of our property by not approving this proposal. Let my parents enjoy their retirement in the place that we have called Home for over 50 years. Let my neighbourhood retain its character and attractiveness so that we can ALL continue calling it Home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carolyn Soo', with a stylized flourish at the end.

Carolyn Soo

Attachment: 3119 45 ST SW House Listing.pdf



Photos 3D Request Tour

Listing courtesy of CREA and eXp Realty

3119 45 Street Sw

Calgary, AB T3E3T7

Sale Price
\$575,000

Property Type
Single-family

Beds Baths
3 2

Request Tour

PROPERTY DESCRIPTION

Welcome to 3119 45 St. SW, a property that features endless options and opportunities. Part of the recently approved Westbrook Communities Plan, this 50'x110' parcel can now be developed into a 4 storey multi-family dwelling. In the meantime, it is an excellent opportunity to live in as it is in great shape, or use it as a revenue generating rental...

Read more

Listing Agents:

Ken Rigel
Salesperson
(403) 207-1748

PROPERTY SPECIFICS

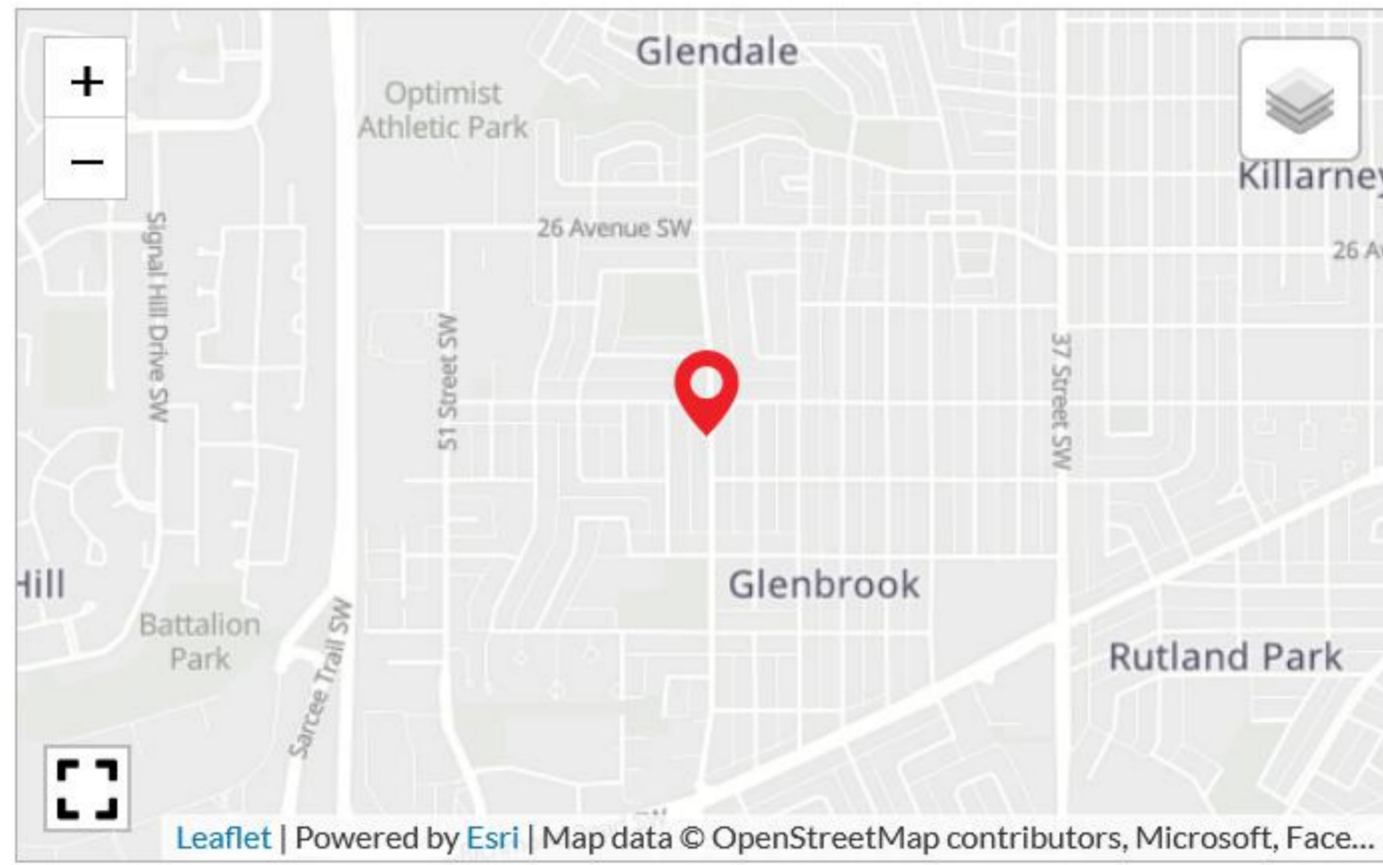
Property Type:	Single-family	Yearly Taxes:	\$3,423	Estimated Sq. Foot:	912	Lot Size:	502 sq. ft.
Price per Sq. Foot:	\$630	Building Stories:	1	MLS® Number:	A2061640	Source Status:	Active

AMENITIES

- | | | | |
|-----------------|-----------------|------------|--------------------|
| Hardwood Floors | Laundry In Unit | Dishwasher | Parking |
| Refrigerator | Natural Gas | Basement | Garage Door Opener |
| Full | Finished | Forced Air | Ceramic Tile |
| Parking Pad | Hood Fan | Rv | Gas Stove(s) |

LOCATION & TRANSPORTATION

Show Trains Show Buses



Select a transit type to see stops.

OTHER PROPERTY INFORMATION

SUMMARY

General Information

- Year Built: 1959
- Architectural Style: Bungalow

Parking

- Parking Features: Detached Garage, Parking Pad, RV

INTERIOR AND EXTERIOR FEATURES

Interior Features

- Living Area: 912 sq. ft.
- Total Bedrooms: 3
- Total Bathrooms: 2
- Full Bathrooms: 2
- Flooring: Hardwood, Ceramic Tile
- Appliances: Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan, Garage door opener

Exterior Features

- Exterior Features: Stucco, Metal

Structure

- Stories: 1
- Foundation Details: Poured Concrete
- Basement: Finished, Full

PROPERTY INFORMATION

Lot Information

- Lot Features: Back lane, No Smoking Home
- Lot Size: 5,403.48 sq. ft. ⓘ ; 502.00

Utilities

- Heating: Forced air, Natural gas

ESTIMATED MONTHLY PAYMENTS

Monthly Total	Monthly Taxes	Interest	Down Payment
\$3,043	\$285	6.00%	20.00%

MORTGAGE CALCULATOR

<p>Price</p> <p>\$575,000</p> <hr/> <p>Down Payment</p> <p>\$115,000 \$ ~</p> <hr/> <p>Interest Rate</p> <p>6.00%</p> <hr/> <p>Loan Term</p> <p>30 years</p> <hr/>	<p>Monthly Mortgage Cost</p> <p>\$2,758</p> <p>Monthly Charges</p> <p>\$285</p> <p>Total Monthly Payment</p> <p>\$3,043</p> <hr/> <p>Calculation based on:</p> <p>Price: \$575,000</p> <p>Charges: \$285 * Additional charges may apply</p>
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