



Public Submission

CC 968 (R2023-10)

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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]                      Shawna

Last name [required]                      Perron

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]                      Mar 5, 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

Land Use Designation

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 hope this email finds you well. We are writing to you today with deep concern regarding the proposed rezoning LOC2023-0285 from R-C1 to H-GO. 2624 Granville St SW.

Firstly, we would like to emphasize that the local community strongly opposes this rezoning proposal. As a resident of the neighborhood, we have been united in our opposition to the re-designation of any land parcel from RC-1 to H-GO outside of the areas identified for greater density in the LAP such as 17th Ave, 37th St and 45th St, as was overwhelmingly advocated for (and accepted by the commission and council) during the consultation process of the approved Westbrook LAP. It is crucial that our voices are heard and taken into consideration.

Glendale is a special neighborhood. It has retained its R1 designation in its core while adding thoughtful density to its perimeter to grow into something special. A place where we can have a quiet, laid-back lifestyle in a close-knit community where people know each other, can rely on each other, and where people are connected. A place where our children can explore and play outside and we have infrastructure that keeps them safe. A place where vehicles don't clog the roads and traffic is contained to busy streets. A place where we want to grow.

The lot is wholly unsuited to a development allowed by the H-GO designation given the parcel size and the single alleyway behind. It is a narrow space along a quiet community road with a narrow alley. This land use change would not be fitting in the context of the community and the unique character and charm of our local neighborhood and natural surroundings will be diminished.

Our already strained infrastructure would be further burdened, jeopardizing the quality of life for residents. The current infrastructure dates back to the 1950s and could not support a multi-family development in its current state. Further, our sewer system and lack of an effective drainage system is a yearly issue which the President of our community association has reported to the city year after year with zero resolution from the city. The addition of a multi-family development will only further eviscerate the already growing problem.

Developers' priorities largely do not align with that of the community but only with their own financial gain. This lot had a 1950s bungalow when it was purchased. A developer bought the property, and left it vacant for two years after demolition. This was not only unattractive but was also a haza

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 2624 GRANVILLE ST SW - LOC2023-0285 - DMAP Comment - Fri 2/23/2024 11:29:15 AM  
**Date:** Friday, February 23, 2024 11:29:22 AM

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Application: LOC2023-0285

Submitted by: Myles Dickinson

Contact Information

Address: 2619 Glencastle St SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

With the whole city coming under a possible zoning change this application should be put on hold until a decision is made on that. Where this application will not affect me directly it will affect someone else and change the possibilities of the property right beside me having an allowance for the same thing. 2623 Glencastle St. While I am not completely against zoning being changed in the city I am against the whole city having zoning change all at once for all checked boxes above. All over the city at the moment we have zoning changes happening on major streets. Shouldn't we see how these affect the neighbourhoods before we make changes within them. At the moment 17th Ave and 37th St SW near my home are being completely changed and yet I am seeing the difference already. What will traffic, crime, and transportation and all the boxes above look like after those streets have been changed. I have see the changes in Killarney and Altadore areas over the years and cannot say that the boxes checked above have been better in those areas. Shadowing of smaller homes, More

cars parked on the street because garages are too small, Maxed out lots with homes that destroy the feel of neighborhoods, Parks becoming over crowded as there is no new parks being put in, Roads being torn up for new waterlines and not paved well after. Where has the tax money gone? Where is the low cost housing going to be implemented in all these zoning changes. As I mentioned earlier, lets see what the areas around 17th and 37th look like after they are redeveloped and than step into the R1 neighbourhoods.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Public Hearing March 5th, Planning Matters LOC2023-0285/CPC2024-0048"  
**Date:** Sunday, February 25, 2024 11:32:37 PM  
**Attachments:** [Emailed to Jay Gu.docx](#)

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Re: Public Hearing March 5<sup>th</sup>, Planning Matters LOC2023-0285/CPC2024-0048

Since the City is constantly asking for our thoughts and comments, we're happy to oblige. However, our concern is that this is just a useless formality that holds no clout (as seen at Glenmore Landing) so we respectfully ask that the mayor and councillors actually HEAR us and treat our opinions and preferences with the utmost respect and serious consideration.

At risk of sounding like a broken record (having already sent several messages to the City), we on Granville St, along with the residents in the Crescent and Community Association are all OPPOSED to the H-GO land use designation.

The reasons are self-evident, but we can list a few if that will help our cause:

- The lot is too small for multiple homes, buildings, people, vehicles etc.
- H-GO is inappropriate for a very small, quiet, inner (not perimeter) street
- Criteria for H-GO = larger, busier and perimeter streets i.e. 37 St or 26 Ave
- Row/stack housing and high-density bldgs do not fit in to the small street
- We (current residents) bought our homes here specifically for R-1 zoning
- If it's not illegal to pull the rug out from under us now, it certainly should be
- Our life styles will be irreparably harmed by the new high-density homes
- Privacy for surrounding homes will be seriously compromised
- Our peaceful and quiet enjoyment of life will be gone forever
- Increased noise and traffic due to high density, plus safety and parking issues
- Public infrastructure will be stretched to the max, causing problems to all
- Our property values will plummet, hurting not only us but the inheritances of our children & grandchildren
- Once the damage is done it will be next to impossible to reverse
- There are already areas in Calgary with high-density zoning - build there or in new areas around the perimeter of the city
- This plan shows an appalling lack of common sense; please come to Granville and see for yourself

While we understand your desire to help the homeless, drug addicts and refugees, it should not come at the expense of the hard-working, law-abiding, tax-paying and

productive members of society. Hurting the people who built this city, who pay your high salaries, benefits and pensions and keep Calgary going day in and day out, does not help the disadvantaged - in the long run it simply ruins the city and hurts us all.

Please see attached email that was sent to File Manager Jay Gu in October.

Emailed to Jay Gu (File Manager) – Oct 29, 2023

Re: Application For Land Use Amendment: LOC2023-0285  
Location: 2624 Granville Street SW

To: Jay Gu and The City of Calgary

Please be advised that we are absolutely **opposed** to this change of zoning designation in Glendale. We, and all our neighbours, bought our houses here precisely because of the R-1 single-family home zoning. How can you willy-nilly pull the rug out from under us now and suddenly change the zoning bylaws? How is this even legal?

We've been living here on this very small (exactly 7 single-family homes) and very quiet street for over 36 years and were looking forward to a peaceful retirement in our senior years... now we are truly dumbfounded to hear about this zoning change fiasco, not to mention the significant loss to our property value, which will surely follow such a hapless decision.

Clearly there is plenty of room to build these 3-storey row houses around the perimeter of the city where there is still a lot of empty land and builders are erecting new neighborhoods. Also, there must be established areas that are already zoned for this type of housing. Our mayor and city councillors need to give their collective heads a shake – we're desperately in need of some common sense here! Please, do your jobs and figure out a way to house the homeless without ruining the lives of the people who have worked hard, scrimped and saved, went without many things over the years to finally buy a home in an R-1 area.

What can be done to stop this appalling violation of our lives? I thought the mayor and city council were supposed to make our lives better, not oversee the destruction of our R-1 residential neighbourhoods. Once these harmful changes are made, there will (sadly) be no going back. Please rethink what you are proposing, please reconsider the welfare of the current residents, please apply some decency and common sense into your decision making. Putting these huge row houses into small, quiet residential streets with single-family bungalows is akin to trying to push a square peg into a round whole; it doesn't fit and it just ain't happening!

We are fully aware that the Feds recently announced a \$20 billion handout for new builds of low-cost rental housing – but nothing to see here, folks, just our tax dollars hard at work to ruin our established neighbourhoods. Go figure...

Heartbroken in Glendale,  
A & M Pedersen



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I have read and understand the above statement.

First name [required] Joe

Last name [required] Sallay

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] Mar 5, 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

LAND USE REDESIGNATION GLENDALE LOC2023-0285 BYLAW 82D2024

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)

To whom it may concern: I really try to step back and see the benefit to myself and neighbours of approving a two metre increase in building height. Fact, for sure my garden will have reduced southern sun exposure. The signal for my satellite dish will be blocked.

I had the wherewithal to purchase the laneway beside my property to secure access to my garage. The developers agent wanted to purchase some or all of the laneway which would have negated my access to my garage. She tried to appeal to me that they have been in the area circa 2000. So what! I have been in the area since 1961. Does this time give credence to anything. Simply neighbours have been in the area long before this group and will be there long after. Furthermore by her saying my response to not sell the laneway is not very 'neighbourly' is baseless. Environments are the people changing the neighbourhood. Who is not being 'neighbourly' by rezoning?

Why is the land where Ernest Manning high school once stood not being used for medium income families and three storey buildings. Access to LRT cannot get much closer.

How 'neighbourly' is it of Environments to leave an open foundation after the house was removed a few years ago. Not exactly living up to their company name.

Unfortunately because of the immigration policy by the federal government leaves municipalities to scramble for housing. I suspect the benefit of this rezoning completion is a few years down the road. Therefore what benefit does that immediately have on the housing problem? Now with foreign student cutbacks to learning institutions the effect of this policy will immediately be felt late summer.

Bottom line is Environment is only out to make money. By increasing the maximum height allows for a large structure to be erected increasing profits. Not exactly inline with medium housing affordability. In the long run Environment are not going to be living beside the structure. The neighbours who have been in the area long before them will be there long after.

My understanding is eight units are to be built. Where is the parking for these units? Clearly when I have guests street parking will not be available, rear lane access or not as proposed by the City's letter.

This type of development is clearly in the wrong location. Truly unfortunate how a development like this disrupts a well established quiet neighbourhood..

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Re: Public Hearing March 5th, Planning Matters LOC2023-0285/CPC2024-0048, 2624 Granville St. SW  
**Date:** Monday, February 26, 2024 6:10:58 PM

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Thank you! In this case I have read and agree to the terms.

-Ari Pedersen

On Feb 26, 2024, at 4:19 PM, Public Submissions  
<[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good afternoon Ari,

I can confirm that your email address will not be included in the public record. If it were to appear anywhere on the documentation, our team would be sure to redact it.

Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

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**From:** Ariane Pedersen [REDACTED]  
**Sent:** Monday, February 26, 2024 3:51 PM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Subject:** [External] Re: Public Hearing March 5th, Planning Matters LOC2023-0285/CPC2024-0048, 2624 Granville St. SW

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Hello,

I read the terms below, and have a question. It was my understanding that email

addresses won't be made publicly available, and I just wanted to confirm that this is the case.

Thank you,  
-Ari

On Feb 26, 2024, at 8:25 AM, Public Submissions  
<[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Hi Ari,

Thank you for your email.

In order for your comments to make it to the agenda, please either resubmit your comments using the [Public Submissions Form](#) or read the highlighted FOIP statement below and respond to confirm that you have read and accept the statement.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

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**From:** Ariane Pedersen [REDACTED]  
**Sent:** Monday, February 26, 2024 12:45 AM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Subject:** [External] Public Hearing March 5th, Planning Matters LOC2023-0285/CPC2024-0048, 2624 Granville St. SW

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I am writing to object to the H-GO land use designation for 2624 Granville St. SW. This development is strongly opposed by all residents of the street, as well as the Glendale Community Association. The owner has not been amenable to dialogue with residents, declining to answer questions/emails although he claimed to be doing so on his application to the city.

The lot was previously occupied by a small bungalow, which was a good fit. High-density housing would be extremely inappropriate for such a small parcel of land. The lot is on a quiet residential street, and does not face onto 26th Ave.

Traffic congestion would be a major concern, given the the adjacent lane-way is privately owned and blocked to traffic. This would inhibit garage access and make excessive street parking more likely.

-Ari Pedersen

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