

**From:** [JD LeBlanc](#)  
**To:** [Public Submissions](#)  
**Subject:** Re: [External] CIRC. REF - 4371 69 ST NW - LOC2023-0277 - DMAP Comment - Thu 2/15/2024 5:31:44 PM  
**Date:** Friday, February 16, 2024 11:04:52 AM

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I JD LeBlanc confirm.

JD LeBlanc



On Fri, Feb 16, 2024, 11:02 AM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good morning John,

I can confirm that we have received your below submission for the Public Hearing of Council on March 5, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

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).

\*Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks again,

Kathleen

Council and Governance Services | City Clerk's Office  
E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

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**From:** [REDACTED]  
**Sent:** Thursday, February 15, 2024 5:32 PM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>; svc.dmap.commentsProd <[svc.dmap.commentsProd@calgary.ca](mailto:svc.dmap.commentsProd@calgary.ca)>  
**Subject:** [External] CIRC. REF - 4371 69 ST NW - LOC2023-0277 - DMAP Comment - Thu 2/15/2024 5:31:44 PM

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THIS IS A CIRC REF.

Application: LOC2023-0277

Submitted by: John LeBlanc

## Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking

What are the strengths and challenges of the proposed:

The R1 should not exceed R2 for a residential area, with no commercial land use for blocks and blocks.

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

Yes the changed to RCG is far too much for our small residential section on 69th Street NW, south of Bowness road. We truly believe that the 3 storey height is 1 storey too much.

The R1's that have shifted to R2 lots have heights of new side by side homes at a height that doesn't affect the direct residents.

The new massive 3 storey 5 or more plex, South of Bowness road and 70th Street blocks the residence to the east of it.

It is kind of disappointing that this happened and seems to be moving

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?

See comments above.

General comments or concerns:

Again, R1 to R2 is acceptable, but to RCG, not for Bowness North of Bowness road.  
We have a beautiful community as it is.

Attachments:

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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] Barbara

Last name [required] Jessiman

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

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: Bowness LOC2023-0277 Bylaw 75D2024

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)

The development being proposed for the parcel at 4371 - 69th Street is vastly different from the surrounding homes, which are overwhelmingly single story or two level duplexes. At a height of 11 meters, this five rowhome/with suites project would inject a total of ten households onto a corner lot currently containing a small home. The development's parameters include extremely limited parking, insufficient for the number of households. Parking and traffic in the immediate vicinity would be negatively impacted.

There is another similar (but even larger) development being proposed for 4535 - 70th Street: 6 rowhomes with suites. Should that development also go ahead, there would be a combined household 'load' within a two-block radius of 22 new homes. Along with the inevitable array of additional vehicles. The City's pursuit of federally-funded density and rezoning-compliant 'accelerated housing' is going to have an extremely negative impact on a unique community - from an architectural perspective, as well as quality of life.

The federal government has created a housing crisis as a result of unprecedented numbers of newcomers to this country. They are now 'off-loading' the problem to cities across the country (including Calgary - with \$228 million pledged) with taxpayer dollars...and nebulous 'conditions and milestones' attached. The term "affordable housing" is key to this country-wide initiative. However, that term could mean almost anything. Some newly-built large duplexes on my street were listed for \$800,000 - \$900,000. Affordable? For some, perhaps...for the large majority of folks in my neighborhood, not even close.

The housing crisis is a Liberal Government creation. The 'solution' now falls on the shoulders of ordinary Calgarians and other Canadians who are struggling to keep roofs over our own heads, and survive in an increasingly unaffordable environment. Too many unknowns regarding the Trudeau Liberal money, and the City of Calgary's haste to accept it.



## Public Submission

CC 968 (R2023-10)

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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] Georges

Last name [required] Guerette

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

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

CPC2023-0277

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 4371 69 ST NW - LOC2023-0277 - DMAP Comment - Mon 2/26/2024 4:13:11 PM  
**Date:** Monday, February 26, 2024 4:13:15 PM

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Application: LOC2023-0277

Submitted by: David VANDERHEIDE and Charlene Eadie

Contact Information

Address: 4511 69 St NW

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, Privacy considerations, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

We strongly oppose row houses or townhouses as there is no future for home ownership with these properties. A side-by-side duplex home would be the ideal building that we feel would best suit the aesthetics on our street. Parking will be a major issue on 44th Ave.

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

The quietness that we enjoy will no longer be enjoyed. The traffic and parking will be a constant challenge and concern.

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?

I DO NOT see how putting a row house or townhouse will make our community great.

How will the proposed impact the immediate surroundings?

It won't be guaranteed that each unit that is built will ONLY have 1 car so parking will be a constant issue. A 3 story building on our quiet street will destroy the uniqueness of 69 St.

General comments or concerns:

It's real easy for city hall to decide to change neighborhoods at their will. Thinking that they are going to make great communities even greater obviously don't live in a great community and need to mess up a good thing. For all the people who will show up to state their opinion or any written letters we all know you do what you want and feel the neighborhood needs. I am sorry to say I voted for you all and you are having the enjoyment of listening to your constituents only to agree with the builder. I do hope you do the right thing.

Sincerely Charlene Eadie

Attachments:



Public Submission

CC 968 (R2023-10)

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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] Donald

Last name [required] Hogaboam

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

Public Hearing

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 Bowness LOC 2023-0277 Bylaw 75D2024 redesignation 4371 69 Street to R-C1 : In favor of a new build that would be single, side by side, duplex. Opposed to a 4 or 5 suited structure : 1. density, privacy, traffic, 11 meter height 2.loss of urban forest 3. footprint reduction 4. Rentals with absentee landowners 5. Parking required for 8 - 10 households on street congestion 6. Affordability in question 7. rezoning lacks specificity 8. Previous code re height and footprint discontinued. Lack of yard.