

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 2304 JUNIPER RD NW - LOC2023-0366 - DMAP Comment - Wed 3/27/2024 6:23:15 PM  
**Date:** Wednesday, March 27, 2024 6:23:20 PM

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Application: LOC2023-0366

Submitted by: Kimberly Van De Walle

Contact Information

Address: 2127 10 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Community character, Traffic impacts

General comments or concerns:

It is of great concern and impact on the community for this proposed land use change. Juniper Road is a challenging steep road for shared traffic as it is heavily used by car, bicycle (it is a Calgary bike route) and pedestrian traffic. Parking already makes it a congested safety concern and has limited visibility due to the hill. There is no back lane. All other homes on the street have been built as estate homes with the understanding that the community was invested in a R1 community with mature landscaped large lots, much like Mount Royal, Britannia and a handful of other estate areas. A blanket approach to rezoning is shortsighted and will greatly impact the future of our community and city.

Attachments:



## 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.**

## 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.

First name [required] J W David

Last name [required] Smith

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] Apr 9, 2024

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

[required] - max 75 characters Land use redesignation Loc2023-0366 Bylaw 103D2024

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have been a resident of Briar Hill for over thirty years. In that short period of time it has been my observation that Juniper Rd. is one of the main commuter routes in our neighborhood. The only reason this flawed piece of roadway functions is that every residence has a driveway which they utilize to allow traffic flow. Even with this cooperation every year Juniper Rd. becomes impassable usually due to a heavy snowfall coupled with bins lining the street as there is no alley.

The site in question, 2304-Juniper Rd NW has an application to change from R-C1 to R-C2 which would allow for two dwellings on that site and more vehicles to be dealt with.

Of Further concern to me is the fact that the city is proposing to redesignate this part of the city R-CG. That designation mean that those 2 dwellings would be able to be suited leading to four to eight vehicles needing a place to park

I understand that the city would prefer on street parking which seems to be the case with many inner city builds

I submit to you that on street parking should not be promoted on Juniper Rd as I believe it will lead to traffic and pedestrian safety issues. Any development on Juniper Rd must have on site parking.

Respectfully submitted  
David Smith

## Palaschuk, Jordan

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**From:** [REDACTED]  
**Sent:** Sunday, March 31, 2024 10:29 AM  
**To:** Public Submissions; svc.dmap.commentsProd  
**Subject:** [External] 2304 JUNIPER RD NW - LOC2023-0366 - DMAP Comment - Sun 3/31/2024 10:28:38 AM  
**Attachments:** 20240322\_121026.jpg

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Application: LOC2023-0366

Submitted by: Deborah Gomm

#### Contact Information

Address: 1316 21A 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

What are the strengths and challenges of the proposed:

This will erode the integrity of Calgary's many unique and wonderful communities and their integrity. I continue to see developers being permitted to build with poor construction, cramped multifamily dwellings with suites where cars spill over into the community, zero lot lines - many simply appalling in design and build that will not age well. Allow our communities to retain their integrity and uniqueness focusing on densifying in new areas and along high traffic corridors.

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

The higher density of multiple residences, including suites, in an area that is RC1 currently, will drastically alter this community for the negative. Increased traffic to quiet streets where children play, street parking, diminished garden and green spaces - a complete erosion of the character of a long established community.

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?

We are already seeing many high dwellings being built with homes becoming higher and higher blocking line of sights often three or more stories. Our community will suffer from increased traffic, on street parking and a reduction on green space and gardens. Opening up densification of well established communities will negatively impact their uniqueness which should be retained to ensure Calgary does not become a sea of cramped multifamily dwellings in all areas.

General comments or concerns:

Pls strive to nurture our established inner city communities uniqueness and instead focus on densification along traffic corridors and new areas - perhaps more apartments than cramped zero lot line multi family with no room for parking in RC1 areas. Help us thrive with updated recreation facilities in the inner city. Please dont make blanket changes - that will make the entire city on flavour of poorly build multifamily structures. Keep Calgary beautiful and liveable with communities of RC1 only and new communities of multifamily or communities that are already RC2. Please do NOT build such cramped buildings as shown in attachment anywhere in our wonderful city.

Attachments:

20240322\_121026.jpg



**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Monday, April 1, 2024 9:27 PM  
**To:** Public Submissions; svc.dmap.commentsProd  
**Subject:** [External] 2304 JUNIPER RD NW - LOC2023-0366 - DMAP Comment - Mon 4/1/2024 9:27:27 PM

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Application: LOC2023-0366

Submitted by: Nicole Wee

Contact Information

Address: 2232 Sumac Road NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Land Uses

What are the strengths and challenges of the proposed:

Strengths: adds to diversity of the community, provides more opportunities for housing

Challenges: Should the house be torn down/reconstructed/undergo redevelopment, neighbours may find the construction as obtrusive to their lives, but in the long term, it is still an upgrade to the neighbourhood in all facets.

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

It will not negatively affect the use and enjoyment of my property. If anything, the rezoning will likely allow for developers to create a more aesthetically pleasing spot to drive by.

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 see the changes as being compatible to the community and MDP.

How will the proposed impact the immediate surroundings?

General comments or concerns:

The re-designation is important to the neighbourhood due to the fact that we are facing a combination of an upwards trend in population, low vacancy rates, and high prices in living.

Attachments: