

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3308 26 AV SW - LOC2023-0395 - DMAP Comment - Tue 4/30/2024 11:05:46 AM
Date: Tuesday, April 30, 2024 11:06:20 AM
Attachments: [LOC2023-compressed.pdf](#)

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Application: LOC2023-0395

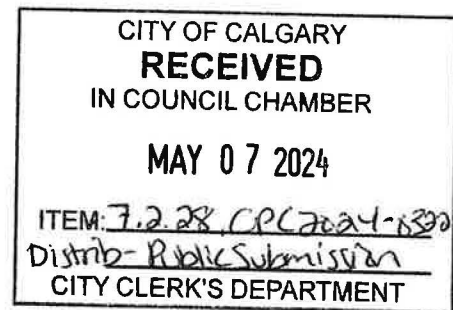
Submitted by: Garrett Willington

Contact Information

Address: 3408 26 Ave 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, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

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

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?

General comments or concerns:

Attachments:

LOC2023-compressed.pdf



LOC2023-0395

Land use redesignation

Saying no to HGO (house gone)

A use more in harmony with the Killarney neighbourhood for this parcel would be to have address 3306 and 2636 joined as a Commercial -Neighbourhood 1 District (C-N1) as there are existing retail and houses converted to business on 26 Ave adjacent and nearby. It **must** have parking as part of its own parcel as the cycle path affects street parking.

An example of this is **2801 29 ST SW. It has retail on the bottom and living space on the top with parking at each end.**

The 2632 address should remain RC2 with a semi-detached so the neighbouring properties are not devalued.

As the owner of 3408 26 Ave SW, we are under constant attack from realtors offering more than our property is worth to acquire land to pervert into row houses and HGO. These types of development will affect the health of people who live in them, as humans need space and contact with the earth to remain grounded and happy. These types of developments are more like chicken coups than they are a happy place to live.

The new zoning laws and process of engaging the surrounding affected people are dehumanizing and sneaky. In person face-to-face meetings should be required to discuss and get consensus on all new inner-city development.

The Killarney Glengarry Community Association has chosen not to be involved or represent its members and residents in development matters giving the city planners the impression that everything is okay with residents for the high-density developments. I assure you everything is not okay with residents and there is an escalating dissatisfaction and push back on these new policies and bylaws.

The resentment towards KGCA lack of involvement with no citizen representation in planning has resulted in a land feeding frenzy by realtors and developers and has left the area in a state of chaos. None of the houses are being recycled and are being added to the landfill, as not even the good things are being saved. How is that part of the climate initiative?

I hope Tricor Developments will see the merit in this approach to these properties redevelopments.

I can be reached at [REDACTED] or by email at [REDACTED]; please contact me if you have any questions.

Yours truly,

G.J. (Garett) Willington
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