

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Sun 4/21/2024 4:34:28 PM
Date: Sunday, April 21, 2024 4:34:35 PM

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Application: LOC2023-0151

Submitted by: Claude method

Contact Information

Address: 61 Evansborough Grn N.W

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density

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:

How dare you to allow high density housing beside the heritage patrimoniale Christie ranch house..

This is totally indecent and should not be allowed.
3-4story town house... WT£
Inacceptables.

Attachments:



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.

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]

Natale

Last name [required]

Oliverio

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

May 7, 2024

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

[required] - max 75 characters

Sage Hill LOC2023-0151 BYLAW 144D2024

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In opposition of the proposed rezoning to allow multi-row housing complex that are zoned larger than the intended property can handle. The over development of condo within this district has placed pressure on parking within the community. The current roadway isn't large enough to handle the traffic and made the street unsafe on the corner of proposed turn coming up on Sage meadows park. In land across the rezoning was designated for a school development that will bring even more parking problems and safety issues.

This should be zone for front attached housing that limit the amount of development on the small parcel of rezoning rather than pushing the developments that can't be supported by the property. The reserve land will be lost and should be thought to how it can be incorporated rather than be removed.

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Application: LOC2023-0151

Submitted by: Jacqueline Gallagher

Contact Information

Address: 3104-298 sage meadows pk nw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Community character, Traffic 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:

This area is already filled with multi residential properties both under construction

and completely. There's very little parking for the people who already live here and will get busy as the other apartments and townhomes are completely. Further, all the natural space and walking paths are being taken away for homes. This area in particular is used by many for birding. It's important to preserve the little nature areas these new communities have. This is one of few places the people of sage hill have to enjoy

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Application: LOC2023-0151

Submitted by: STACEY MCDONALD

Contact Information

Address: 1210 Sage Meadows Gardens NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Other

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:

I am writing to express my strong opposition to the proposed land use change that would result in the destruction of valuable wildlife habitat in our community. As a

concerned citizen and advocate for environmental conservation, I believe it is imperative to preserve and protect the natural habitats that sustain our local wildlife populations.

The proposed construction of a complex on the designated land would not only displace numerous species of wildlife but also disrupt the delicate balance of our ecosystem. By allowing this development to proceed, we would be contributing to the further degradation of our natural environment and jeopardizing the future of our local wildlife.

It saddens me to see that 'displacing wildlife' is not even a choice above as to why I oppose this development. Owls make one of the clusters of trees a home every year. They nest there and raise their babies. It brings people from all over the city to see them and take photos. Beavers, muskrats, coyotes, rabbits, and even snakes are other animals that use that path as a corridor.

In conclusion, I urge you to reconsider the proposed land use change and take proactive measures to protect our wildlife habitat for future generations. The decisions we make today will shape the landscape of tomorrow, and it is our responsibility to act as stewards of the natural world and not squeeze developments in to small undeveloped areas of nature.

Sincerely,
Stacey McDonald

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Application: LOC2023-0151

Submitted by: Paul rigby

Contact Information

Address: 152 sage bluff circle NW

Email: [REDACTED]

Phone:

Overall, I am/we are:
In support of this application

Areas of interest/concern:

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:

I fully support this - this house has been expanded and the better of the collective needs to outweigh this one person - I support this project

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Application: LOC2023-0151

Submitted by: Shelby Clark

Contact Information

Address: 583 Kincora Drive 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:
We need more housing in Calgary

Will the proposed change affect the use and enjoyment of your property? If so, how?
It will not.

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:

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Application: LOC2023-0151

Submitted by: Maddy

Contact Information

Address: 238 Sage Valley Common NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Community character, Traffic 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?

Too many people, too much traffic, ruining green area.

General comments or concerns:

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Application: LOC2023-0151

Submitted by: Rachel Prete

Contact Information

Address: 41 Evansglen place

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character

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:

We have very little original history left in Calgary. Nothing should disrupt to character of The Christie House and surrounding area. There are already TOO MANY

multi unit buildings in the immediate area. We do NOT have the transit needed as it currently is. There's no direct bus to the down town core. There is not the roads in the area for the traffic as is. When is it enough for developers!? Why is money more important than character and morals? Leave the walking paths and creek as is. The area already has been heavily disturbed over the last 15+ years. Enough is enough!

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Application: LOC2023-0151

Submitted by: Tori Kozakewich

Contact Information

Address: 688 Evanston DR NW Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Community character,Other

What are the strengths and challenges of the proposed:

This area of land has historical significance but not only that the recent development around the creek has had a major impact on the wildlife in the area.

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

Yes, I enjoy walking and running in the area. It's changed drastically in the last few years. All the new construction has forced wildlife out of the area and threatened the eco system of the creek. It's completely ruined the natural beauty of an area that should be and has been protected in the past.

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?

In my opinion developing further out and not using land more central in the city reduces the liveability. My kids live three doors down from a school they won't be able to attend due to too many kids in the suburbs and no new schools. The inner city schools are empty so this makes no logical sense. Also it reduces green space in the

city since it is right along the creek.

How will the proposed impact the immediate surroundings?

There are no schools! Where the kids gunna go? Sage Hill is larger than Lloydminster for example and doesn't have one school.

General comments or concerns:

It's a historical site and it's by the river. There are no schools for more kids. It would continue to ruin the communities around the creek who enjoy it for walking, and as their park space,

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Application: LOC2023-0151

Submitted by: Jenna Larcher

Contact Information

Address: 112 evansborough common

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Community character

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:

This is not an appropriate site for new buildings. It's a heritage site, not a spot for hundreds of condominiums and new residents.

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Date: Monday, April 22, 2024 9:31:53 PM

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Application: LOC2023-0151

Submitted by: Fiona

Contact Information

Address: 910 Sage Hill Grove NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Other

What are the strengths and challenges of the proposed:

Strengths: good for economic

Challenge: High density of population but lack of resources for supporting such as school, ctrain or bus etc.

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

Lack of playground and facilities for Kids and family.

School is too far away and lack of nearest schools in Sage Hill area

Lack of bus stop and transportation network is not good for people.

Too crowded here already even driveways

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?

Great communities, build more society hall, playground, school, shopping malls, transportation network

How will the proposed impact the immediate surroundings?

Too many condo and department as well as townhouse, impact environment, dirty and traffic jam later

General comments or concerns:

Many families are living in Sage Hill, but lack of school and playground.

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Application: LOC2023-0151

Submitted by: Ian Pullen

Contact Information

Address: 49 Sage Bluff View NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Community character, Shadowing 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?

It infringes upon the creek (waterway) and the local wildlife. Additionally it removes a heritage building .

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?

There is a lot of high density housing nearby already. It is expanding as a development. There is no need for more high density structures in that environmental area. The green space and trees in this community are almost non existent compared to mature neighborhoods.

How will the proposed impact the immediate surroundings?

General comments or concerns:

There is a lot of high density housing nearby already. It is expanding as a development. There is no need for more high density structures in that environmental area. The green space and trees in this community are almost non existent compared to mature neighborhoods.

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Application: LOC2023-0151

Submitted by: Heidi Collinge

Contact Information

Address: 3 Sage Bluff Heights

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Included amenities, Community character, Traffic impacts, Offsite impacts, Other

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:

Leave this natural area alone. There is already too much construction near nose

creek, there are animals that nest in the trees in the area. Coyotes live in the area and will be further impacted, not to mention the ridiculous increase in density with no roads or amenities to support it. STOP RUINING NATURAL SPACES.

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Application: LOC2023-0151

Submitted by: Liam Macdonald

Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Community character, Offsite impacts, Other

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:

Putting new condos and multi-family units in an environmentally rich area is negative to the community due to several reasons. Firstly, such development will lead to the destruction of natural habitats and biodiversity, which are valued by residents for their recreational and aesthetic qualities. The construction of condos and multi-family units can also result in increased traffic congestion, noise, and air pollution, impacting the overall quality of life in the area.

Additionally, this type of development do not align with Calgary's municipal development plan, which aims to compact and green the city. By building high-density housing in environmentally rich areas, there is a risk of urban sprawl, which goes against the goal of creating a more sustainable and environmentally friendly city.

Overall, residents in the community are likely to oppose such development as it can negatively impact the environment, quality of life, and goes against the city's development goals.

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Application: LOC2023-0151

Submitted by: Pam kaur

Contact Information

Address: 420 evanston view

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing 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?

Yes we walk our dogs there and wild animals live there

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?

No

How will the proposed impact the immediate surroundings?

Yes

General comments or concerns:

Please do not keep ruining the small amount of wildlife land we have!

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Application: LOC2023-0151

Submitted by: Oleksii Lohutenko

Contact Information

Address: 180 sage hill heights nw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character

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:

I am against building a multi family home in that heritage area. Besides that, there are already too much of multi residential buildings in sage hill, which is a big concern

of traffic, parking and overall density. Schools are much needed in that area(junior, junior high, high, catholic, there are non right now!)

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Application: LOC2023-0151

Submitted by: Anne Martinot

Contact Information

Address: 8 Evansbrooke Landing NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Building setbacks, Community character, Other

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:

This is really close to a designated historic home site. There are owls and other wildlife inhabiting the creek and surrounding area, and the proximity of this

development will have a negative impact to both. I worry about further damage to the creek and its banks during construction. There is already a lot of density in this part of the community I would love for this to remain a protected environmental area to be enjoyed by those who live here. There was a previous development planned before that was denied for exactly these reasons how is this happening again?!?

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Date: Tuesday, April 23, 2024 10:45:29 PM

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Application: LOC2023-0151

Submitted by: John phan

Contact Information

Address: 78 evansfield rise nw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Community character, Traffic 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:

Population density is a concern. Green space will suffer

From: [REDACTED]
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Application: LOC2023-0151

Submitted by: Vendredi Phan

Contact Information

Address: 134 Evansfield Way NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Community character, Traffic impacts, Other

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:

One primary concern is habitat loss, where the construction process and subsequent urbanization lead to the destruction or fragmentation of natural

landscapes. This loss of habitat can directly impact various species of plants and animals, potentially leading to declines in biodiversity and local extinctions. Moreover, the alteration of landscapes for condominium developments can disrupt ecological processes such as nutrient cycling, water filtration, and pollination. The natural features on this land, especially being so close to the creek often provide essential ecosystem services, and their destruction can have far-reaching consequences for the health of surrounding ecosystems and the communities that depend on them.

The introduction of condominiums may result in habitat degradation through factors such as pollution, noise, light pollution, and the introduction of invasive species. These changes can negatively impact the survival and reproductive success of native species, further contributing to biodiversity loss. The community cherishes the land for its natural landscapes, which provide invaluable opportunities for recreation, relaxation, and connection with nature.

The preservation of these natural landscapes is essential not only for the enjoyment of current residents but also for future generations to continue to experience and benefit from the unparalleled beauty and serenity they offer. As stewards of the land, the community recognizes the importance of protecting and preserving these precious natural resources for all to enjoy.

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Application: LOC2023-0151

Submitted by: Tristan Keegan

Contact Information

Address: 26 Sage Meadows Terrace NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic 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:

Too many multiplexes in the area. Parking and traffic is already an issue. As well

as I use this land for recreational use

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Application: LOC2023-0151

Submitted by: Debbie Spence

Contact Information

Address: 6404 15 Sage Meadows Landing NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Community character

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:

I feel strongly that the area should not be allowed to be built on.
It is adjacent to the historical Christie House, established in AD 1890.

The area is home to wildlife. Owls, beavers, coyotes, etc. it is a natural area that should be left as is.

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Application: LOC2023-0151

Submitted by: Shelagh McMullan

Contact Information

Address: 357 Evanspark Circle NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Community character, 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:

1. AB is in a drought. Calgary will have water restrictions again this summer. Nose Creek is under pressure already. It's a fragile ecosystem. Buildings should not be

done this close to it already. The City is already messing with it to build new roads -- we don't need new housing near to it. FACTS: The population in the City of Airdrie, for example, more than doubled from 31,512 people in 2007 to 64,922 people in 2017. The human footprint covers about 78% of the watershed (ABMI 2014) (Appendix A). A large part of the footprint is attributed to agriculture (62%), while urban development accounts for about 18% (urban and rural residential and/or industrial development combined) (Figure 2).

[https://urldefense.com/v3/https://www.nosecreekpartnership.com/watershed_!!JYTOG454!c6MyXYsWusRhlu2wnolimBP85LGVeyfOZ0gN8sLTSjZ9YbDdCGo34RTGQ4jKibe21gxktd42ov_UT7YApMbzH_EAs1NahwOXah6X\\$](https://urldefense.com/v3/https://www.nosecreekpartnership.com/watershed_!!JYTOG454!c6MyXYsWusRhlu2wnolimBP85LGVeyfOZ0gN8sLTSjZ9YbDdCGo34RTGQ4jKibe21gxktd42ov_UT7YApMbzH_EAs1NahwOXah6X$)

2. Sage Meadows is, like my community of Evanston, part of Calgary's sprawl. The Christie House is our one heritage building. Leave it alone.
 3. Sage Meadows, Sage Hill, Evanston -- we're already mixed housing doing our part. There is ample space here to build multi-family housing without mowing down a heritage home, owl habitat, our few trees and a fragile creek ecosystem. This is greed, not progress.
 4. The neighbours have fought development here at least twice before. Does the City intend to let developers keep threatening the ecosystem until the neighbourhood gives up? No protections for the Christie Ranche House or Nose Creek will be offered? If you wonder why people don't trust the City with blanket rezoning, this would be a prime example.
 5. This council and mayor declared a climate emergency. Mowing down owl habitat in a fragile creek ecosystem already under pressure is not in line with a climate emergency.
 6. This area is extremely well used by runners, bikers, hikers, dog walkers. There are already condos and single family homes putting pressure on the creek.
- Thank you for your time. Again. As the neighbourhood continues to try to protect a few trees, a couple of owls, and a fragile ecosystem from greedy development done in the name of housing for all. It's a lie that is easy to see through. It's not NIMBY to try to protect the environment as we look forward to a summer that is expected to full of record wildfires and drought.

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Application: LOC2023-0151

Submitted by: Shelagh McMullan

Contact Information

Address: 357 Evanspark Circle NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Community character, Offsite impacts

What are the strengths and challenges of the proposed:

I can't see any benefits. There is already a great deal of housing density and more land that could be used for apartments/townhouses nearby.

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

It endangers the Nose Creek, which is well used by bikers, hikers, runners, dog walkers -- my girl guides unit hiked it. There are also animals and birds living there -- from bobcats to owls to coyotes. The Nose Creek ecosystem is under pressure from development in Calgary and Airdrie etc --- the City disrupted it just north of this spot for a road needed by new communities like Ambleton, Lewiston and Livingston. The Christie Ranche House is the only heritage house in a sea of vinyl siding.

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?

Your municipal plan included protection for heritage housing. The Christie Ranche House has been redesignated to allow this? How convenient. I guess people in

Evanston, Sage Meadows, Sage Hill, Ambleton, etc. don't have the same rights to character housing (or rec centres)? We're just tax payers to provide character to other neighbourhoods? Keeping the original building with townhomes and row homes attached isn't maintaining heritage by the way.

How will the proposed impact the immediate surroundings?

The proposal is for row housing and townhomes -- maybe 3 or 4 storeys. This is another risk to the Nose Creek water shed, the few trees we have in the little creek area, the owls and wildlife that call them home. You know, when I moved here 15 years ago, that area was pristine. Now you find shopping carts in it from time to time. Why? More population.

General comments or concerns:

Your 2023 Making Places for People report says: Accelerate improving energy use, reducing climate risk and working towards net-zero greenhouse gas (GHG) emissions.

Allowing townhomes/row homes in a sensitive ecosystem and disrupting wildlife in a neighbourhood that already has density and multi-family homes is about greed -- not protecting the environment and making more homes or making communities more livable for Calgarians. It will erode the already weak trust we're seeing in the City -- hundreds are lining up this very week to protest blanket rezoning. People don't trust the mayor, council or the city administrators making these decisions. That negative public opinion is unsustainable too. I still hear frequent comments to how the City allowed the rezoning of the Harvest Hills golf course in 2016 too. Lost many a tree and a lot of good will there.

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Application: LOC2023-0151

Submitted by: Yuk Chan

Contact Information

Address: 75 Sage Meadows Cir NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Privacy considerations, Community character, Offsite impacts

General comments or concerns:

I strongly believe that the proposed construction is inappropriate and disrespectful to the heritage site. This site holds significant cultural and historical value to our community. Furthermore, the proposal will directly impact the people living in the surrounding area, affecting their quality of life in several ways:

Construction Noise: The construction process is likely to generate excessive noise, disrupting the peaceful environment and causing discomfort to the residents.

Environmental Damage: The construction could lead to environmental degradation, affecting local ecosystems and natural habitats.

Increased Traffic and Congestion: The development may result in increased traffic and congestion in the area, making it more challenging for residents to move around and potentially affecting their safety.

Loss of Privacy: The proposed construction could compromise the privacy of neighboring properties, with potential overlooking and loss of green spaces.

It is crucial for us to preserve and protect the heritage site and ensure that any

development respects the community's well-being and quality of life. I urge the authorities to reconsider this development and for the community to stand united against it. Alternative approaches that respect and honor the heritage of the site and the well-being of the community should be explored.

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Application: LOC2023-0151

Submitted by: Maureen McCormick

Contact Information

Address: 4309-450 Sage Valley Dr NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Traffic impacts, Shadowing 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:

This is sensitive land and was supposed to have been left undeveloped. We already have a plethora of condos and townhomes in that area. There will be traffic

concerns, parking concerns, wildlife issues, shading issues. There are no positives to this development. Put it somewhere else in Sage Hill - just stop building in wildlife corridors!

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Application: LOC2023-0151

Submitted by: Claude Methot

Contact Information

Address: 61 Evansborough green NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Lot coverage, Building setbacks, Community character, Traffic impacts, Other

What are the strengths and challenges of the proposed:

Do not build a multiplex adjacent to the Christie Ranch Heritage House and on the west Nosecreek bank.

This area is a natural living space alive with coyotes, owls, beavers, family... and cannot be degraded by the construction of a multiplex a few feet from West Nose Creek and a heritage ranch.

The area is already overcrowded with condos and the streets are already overcrowded with parked cars from the condos 200-300 meters away. not even from the nearby neighborhood.

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

The almost pristine park and west creek are already too close to the condos...adding this new new land use designation status to the mix...won't be good for anyone except the developer.

keep it as a city park or R-G and not M-G

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?

by changing to M-G, this land would go against the social acceptability of the current residents of the neighborhood, and going against,

- Greening the city,
- great community.
- Connecting the city with activity and nice area to live and not overcrowding with mutiplexes.

How will the proposed impact the immediate surroundings?

People want park and nice place to walk and live... not overcrowded by condos and parked cars in the street.

again the street in front of this land is already crowded by parked cars from 2 street away condos. not even Close neighbour.

in the worse case.. build a belvedere, a city mini community centre,
Something that is compatible with the nature and the patrimonial status what the area still have..

General comments or concerns:

The development of multiple 3-4 story condominiums or multiplex complexes right on the West Nose Creek bank, especially adjacent to the historical Christie Ranch House (established in AD 1890), is a matter of great concern.

Such construction could be considered inappropriate and disrespectful to the heritage site.

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Application: LOC2023-0151

Submitted by: June Nicholas

Contact Information

Address: 32 Evansridge Drive NW

Email: [REDACTED]

Phone:

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, Other

What are the strengths and challenges of the proposed:

Already no parking and super congested in that area. Not to mention the environmental impact it has to wildlife.

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

No but it will affect all the homes in that area.

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?

No. Sage Hill Walmart area is already full of multi units home. We don't need to destroy the wildlife reserve to make room for more.

How will the proposed impact the immediate surroundings?

Extreme impact. Read previous comments.

General comments or concerns:

Stop trying to propose this development thinking it will just slip by and no one will notice. We already expressed our concerns last time. Enough is enough.

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Application: LOC2023-0151

Submitted by: Harry Lau

Contact Information

Address: 125, SAGE MEADOWS CIRCLE NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, Included amenities, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

1. Parking and Traffic concern. If the Condo is built, many cars will be parked on the street where parking space is already lacking. And for traffic, it is already super difficult to turn into Symon Valley Road, if the condo is built, the problem will only grow.
2. Environmental concern. I reckon there's wild life such as coyotes bobcats and rabbits living in the concerned area. The condo would destroy their habitat.

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

1. Ruining the nice walking path.
2. The existing soccer field/ baseball diamond could be too crowded.
3. Crowded Street due to parking issue
4. Traffic jam at Symon Valley Road.

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?

It doesnt benefit our community

How will the proposed impact the immediate surroundings?

1. Extremely lack of parking
2. Traffic Jam on Symon Valley Road.
3. Prolonging the negative effect due to construction to our community.

General comments or concerns:

With the newly built condos and townhomes at sagehill park, our community is already overly crowded. If the proposed development is approved, it would make our whole community suffer.

Attachments:



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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.

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]

Amy

Last name [required]

Zhao

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

May 7, 2024

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

[required] - max 75 characters

Unsure? Community development?

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

Neither

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello! We recently got the land use redesignation and letter reference number LOC2023-0151. I think the addition of multifamily homes would be great for the housing situation in calgary. However I am concerned with the increased foot traffic how the bus route system would look like in the future (probably for bus 123 sage hill). Between 37 Sage Meadows park nw to ~ 29 Sage Meadows park, there is a hard curb and a bigger side walk potentially for a future bus stop. With the increase in foot traffic with the addition of more multifamily homes, I am concerned about a future bus stop being there (impacting property value, increase noice, safety, privacy etc). Since there is an open field, right beside I was wondering if the city of calgary would be open to suggestions of moving the future bus route? Currently the school bus stop for children drop off and pick up have been along 136 ave NW and my suggestion is for future 123 bus route to be placed there?

Im not sure if there has been planning for route change 123, but with the increase in multifamily homes and foot traffic, bus accessibility is needed. however wanted to kindly voice my concern/suggestion in before planning occurs if possible.
Thank you for your time!

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Sun 4/28/2024 1:23:9 PM
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Application: LOC2023-0151

Submitted by: Adam Sanad

Contact Information

Address: Sage Meadows Park Community

Email: [REDACTED]

Phone:

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, 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:

This is a historical site (The Christie Ranch) and has a deep community and

historical value. The proposed project includes sixty (60) townhomes within close proximity to the Christie Ranch, how do you think this will impact it. Once history is gone, it is gone for ever. The proposed 4 story building will cast shadow on the Christie home, on the single-family home and on the road adjacent to it. This proposed project will impact the habitat of wildlife especially the rare species of owls that nest on those trees every year. The deer and other wildlife that people come from all over town to to watch will be disturbed for ever. Cutting trees down and disturbing wildlife shall never be permitted, not ever.

Adding 60 units will suffocate the Sage Meadows Park community. The community is fully surrounded with condos from all directions and traffic congestion is becoming dangerously unacceptable. Widening the road will not solve anything. It is merely an extra space to walk and will not solve any traffic congestion. Parking is overwhelming and condominium tenants are already parking on the streets in front of neighbor houses disregarding their privacy. This must not be ignored.

There is a future school zone across from the proposed development. How are you proposing to fit all of this. This is unacceptable.

This is small community of 20 homes surrounded by a ton load of condos and town homes and now the City is entraining the idea of adding another 60 units, really!!! We don't feel safe anymore and don't feel safe our kids playing on the street anymore.

There is huge concern of water drainage. When it rains those lands (where the proposed project) become wet. Placing all these roofs and roads will change the drainage and ecosystem.

This development was proposed many times in the past and rejected on many occasions because of the value it holds within and for the community. This is no different. It has been on the news a few times.

We urge the City of Calgary not to approve the re-zoning and deny this application for development. The City should not approve this because there a potential to collect additional property taxes from 60 units vs a single-family home. We can do the math too!

Regards,

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Mon 4/29/2024 12:04:49 AM
Date: Monday, April 29, 2024 12:04:55 AM

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Application: LOC2023-0151

Submitted by: Jonie Tarasoff

Contact Information

Address: 3101-298 sage meadows park NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character, Traffic impacts, Offsite impacts, Other

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:

The parcel in question is already a high traffic area, more construction work would

add to this also reducing parking that is in demand. The add to the air pollution noise would be frustrating as the area is starting to somewhat settle with near completion of the goat trail road, minus the development of glacier ridge. There is also the general littering of construction materials, that affects our greenery and the furry ones who occupy it. The animals are already driven out of their area enough, there are many animals that occupy the space and most of sagehill residents enjoy that. There is enough building already, we do not need to occupy every single square inch of space. Reciprocity with land is important, leave the area to the animals who enjoy it and the people who enjoy the animals.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Mon 4/29/2024 2:37:25 PM
Date: Monday, April 29, 2024 2:37:31 PM

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Application: LOC2023-0151

Submitted by: Neil and Kim Wrubleski

Contact Information

Address: 117 Evansridge NW Calgary

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Building setbacks, Community character, Traffic impacts, Offsite impacts, Other

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:

We can not believe the city would even consider this proposal as to the sensitive

nature of this parcel. Have they done a environmental impact study on how the disturbance will affect these wetland for the nesting of song birds ,ducks ,and wildlife ie. deer, coyotes,mink,weasels that inhabitant Nose Creek? This is a wildlife wetland corridor that should be preserved in a city that claims to be green but disregards and is disrespectful of the carbon footprint that a development such as this is going to put in this area. Another concern we have, if you put 60 units in that spot . where are 120 vehicles going to park, do they plan to build parking .Which leads us to another issue storm water run off and antifreeze ,oil running into nose creek which is just meters away??? What have they proposed to do to contain these chemicals building in a enviromental sensitive area ?? . The Christie House is a historical building that should be preserved. Why not make this area a park with community garden plots? It seems that once again the big developer is taking over the city all for financial gain.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] CIRC. REF - 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Mon 4/29/2024 2:48:1 PM
Date: Monday, April 29, 2024 2:48:07 PM

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THIS IS A CIRC REF.

Application: LOC2023-0151

Submitted by: Joby Varghese

Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

General comments or concerns:

Already this area is very busy and high traffic area. Very close to the creek and ravine. It will completely destroy the peaceful atmosphere. There will be one school is coming nearby. Already high density area. Change will definitely destroy its peaceful atmosphere , high carbon use, green space, wildlife so many things.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] CIRC. REF - 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Mon 4/29/2024 10:47:51 PM
Date: Monday, April 29, 2024 10:47:57 PM

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THIS IS A CIRC REF.

Application: LOC2023-0151

Submitted by: Jeeva Varghese

Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Privacy considerations, Included amenities, Community character, Traffic 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:

Too many buildings already existed in this area. Another construction will induce more respiratory related diseases and allergies. Also it will destroy the environmental peace, wildlife and ecosystem.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Tue 4/30/2024 9:55:48 AM
Date: Tuesday, April 30, 2024 9:55:53 AM

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Application: LOC2023-0151

Submitted by: Maureen Elko

Contact Information

Address: 121 Evansridge Place NW

Email: [REDACTED]

Phone:

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, Other

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:

There is development all around the area. There is potential for this developer to build condos a few blocks north on the other side of 144 Ave NW. This area is already an established green space. Environmentally, the communities need it for keeping greenhouse gasses at bay, keeping the land cool, reducing the amount of evaporation from asphalt (existing roads). Further, the risk of contaminating the Nose Creek with oil, gas, antifreeze, and any other leaking car fluids will damage the ecosystem and taint the water table.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Tue 4/30/2024 10:48:56 AM
Date: Tuesday, April 30, 2024 10:49:02 AM

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Application: LOC2023-0151

Submitted by: Carlotta Carr

Contact Information

Address: 261 Sage Meadows Park NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

The developers of this property purchased a home with a stake in the cultural heritage of Calgary (a strength) and it should remain that way. The property is also a haven for wildlife within city limits (a strength) and should remain that way. The main house is already very close to West Nose Creek and development of the land and property threatens to damage a fragile ecosystem, local levels of flora and fauna. The area already does not have wide streets to support construction trucks/traffic.

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

Added buildings and residents will destroy with peace and harmony that the people and animals in this area have. Even more condos in this area will decrease our access to the natural environment and will impose upon us more pollution (noise and car) which will negatively impact the asthmatics in the family. We will have more traffic imposed upon us (a more dangerous narrow street) and construction garbage, noise and subject us to heavy trucks polluting and driving quickly on our street.

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?

This proposed redevelopment does NOT POSITIVELY impact any of the above, as it will really worsen the quality of life of the people in this part of Sage Meadows. Truly, what this potential redevelopment does is segregate the people in this community into houses and condos, removes valuable natural habitat/ greenspace and placing a development on an already crowded piece of land all the while erasing the cultural heritage of the Christie farm site. Please leave this area as is!

How will the proposed impact the immediate surroundings?

The land will fill the pockets of this developer while is destroys with pollution, trash, traffic and noise and crowds the immediate surroundings negatively impacting everyone's quality of life. We moved here to enjoy the natural space, to enjoy the wildlife along the creek and to be able to walk the paths. There is insufficient parking already with all the existing condos and improper traffic lights to manage the excess volume. The designated future school site will also make the road too busy.

General comments or concerns:

Please do not let this development go through, now or in the future. The people bought this home and they should have understood the cultural value it has and they should respect that it is a farm site. NOT a condo site. Please do not destroy be children's access to the natural landscape and the local wildlife. Please respect that homeowners in this area bought homes here to enjoy the space. Please do not crowd us and impact our mental and physical health with more vehicle pollution, noise, unsafe intersections, heavy trucks, garbage.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 13616 30 ST NW - LOC2023-0151 - DMAP Comment - Tue 4/30/2024 10:55:24 AM
Date: Tuesday, April 30, 2024 10:55:31 AM

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Application: LOC2023-0151

Submitted by: Dwight Boehm

Contact Information

Address: 49 Sage Meadow terrace 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, Traffic 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:

My first concern is this is currently greenspace and allowing development severely prejudices the beauty, serenity and quiet space that is offered by its current

designation. People bought with the knowledge this area would not be developed now you want to negatively impact existing owners property values and enjoyment of the area. This is also an area that has been know to have nesting owls and this development will eliminate the possibility of maintaining their habitat. Secondly, there is a severe parking issue in our neighbourhood already and this development will only make an already bad situation intolerable. Already, people are having to park up to 3 blocks away from their home as there are not spots available when they get home. Selling their cars and taking tranist is not an option as zero bus service in Sage Meadows. There is plenty of bare land to develop in the area and this greenspace is an important feature that must not be sacrificed. It also should not be allowed to go through based on allowing an already bad situation and turning this into an unliveable community. And please don't bring up the affordable housing crap. I don't believe for a second anyone moves to Calgary unless they have a place to live so while supply may tight, it is available or they won't come. And with our high unemployment rate, it's not as if our economy will collapse, especially when you consider businesses can always consider the from home option as few if any people will move here for a job at a Tim Horton's or a grocery store. While I am hoping this is not a rubber stamp approval that ignores the concerns of residents, if that happens, I will investgate the option of a class action lawsuit against the City and potentially the individuals who make such a decision.

Attachments: