

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Fri 4/26/2024 5:01:47 PM
Date: Friday, April 26, 2024 5:01:53 PM

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Application: LOC2023-0368

Submitted by: Ayala Roudstein

Contact Information

Address: 524 34A Street NW

Email: [REDACTED]

Phone: [REDACTED]

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

Areas of interest/concern:
Land Uses, 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:

I support the land use redesignation to allow up to 4 townhouses/row houses... on this property. Densification in older neighbourhoods is necessary.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Mon 4/29/2024 12:32:50 PM
Date: Monday, April 29, 2024 12:32:56 PM

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Application: LOC2023-0368

Submitted by: Brian Buchik

Contact Information

Address: 717-32nd St 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, 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:

Hello. I'm opposed to any development in this area of more than 2 units on a single lot. This development in question is looking to do 4 units. Right now, there is next to

no street parking here already. The school is on this street and it is constantly filled with cars that use the school. The hospital is up the hill along with the stadium. People park here for the school and also to and walk to the hospital or Stampeders games to avoid paid parking. This street is already congested with little to no parking available.

Also, when I moved here, there were restrictions to protect the integrity of the neighborhood and house pricing. My property value will decrease if row housing starts coming in. Builders will always do what is the most profitable, not the most beneficial for the neighborhood. They do not care about the neighborhood, only profits.

This neighborhood has allowed single units, 2 units, or a duplex on these R2 50' lots. I don't see how 4 plexes on these lots help anyone but the builders. The housing is not more affordable, it is more profitable.

With the school, hospital, and stadium all within walking distance, I am strongly against any development on this street that is more than 2 units per lot as it has always been. A blanket approach to development is not the solution. Permits need to be reviewed on a case by case basis. Every new development on the 50' lots on this street to date have been 2 units. If this was a quieter area, and if some of the previous developments had been single units on the 50' lots, than maybe an argument could be made that a 4 plex would not impact congestion, parking, home values, etc. In this case, there is no benefit to anyone but the builder to maximize units on the lot. I would fully support up to 2 units on the 50' lot.

Thank you.

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] | Cheri |
| Last name [required] | Corbett |
| How do you wish to attend? | |
| What meeting do you wish to comment on? [required] | Council |
| 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 | LOC2023-0368 Row Houses in Parkdale |
| 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)

We would like to object to the change in land use to allow row houses at 739 32St NW. We live on 912 33 St NW in a single family home. This type of dense housing would be the first in this part of Parkdale and will remove much of the character of the neighborhood. Parking is already restricted and difficult in many streets with all the duplex's being built and the school and hospital. Setting this precedent to allow this structure will compound the issue. The height of this building will be significant on many of the smaller bungalows in the area with shadowing. Further our property value will decline significantly by having such dense housing nearby. Please think about the ramifications of the area and neighbours. The many old trees will be torn down on this block and the surrounding blocks if this is allowed. Taking away much of the original beauty of this area. Thank you for your consideration.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 7:26:29 AM
Date: Tuesday, April 30, 2024 7:26:46 AM

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Application: LOC2023-0368

Submitted by: Krys Korczewski

Contact Information

Address: 716 33 St. N.W.

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Building setbacks, 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?

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 development does not fit with the character of our block and it will change the

way this neighborhood has been developed over the last 50 years.

The proposed high density development does not have adequate parking spaces, and it does not fit with the community's plan that allows for both, high and low density development, albeit by specific designated streets. Please do not throw away the character of this beautiful community. There are ways of building more houses in our community and yet honor the style and character of what our residents have built over the decades. Please engage with our community and community association to figure out a proper way of densifying. You cannot build successful new communities by destroying the existing ones,

There are also concerns with parking, noise, traffic, and the amount of garbage bins on this block.

I feel like all those concerns, that have been expressed by so many people in the RCG hearings, are being ignored and trampled upon. No issue is so urgent that it can't be done properly. I feel like we can address the housing density and not destroy the communities we have built over the decades.

Please do not approve this proposed land redesignation and instead find a way to engage with our community and find a solution that will be acceptable to the residents of Parkdale and the people on this block.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 8:27:44 AM
Date: Tuesday, April 30, 2024 8:27:50 AM

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Application: LOC2023-0368

Submitted by: Jeremy Methot

Contact Information

Address: 925 35 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, Lot coverage, Building setbacks, Privacy considerations, 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?

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 this change in land use does not fit in Parkdale. The local area plan does not designate this area for RC-G. A building of this size on that lot provides no privacy for the neighbor and creates challenges with traffic, parking, and neighborhood character.

Attachments:

From: [REDACTED]
Subject: [REDACTED].commentsProd
Date: [External] CIRC. REF - 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 9:46:1 AM
Tuesday, April 30, 2024 9:46:08 AM

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THIS IS A CIRC REF.

Application: LOC2023-0368

Submitted by: Vince Walker Parkdale Community Association

Contact Information

Address:

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, Privacy considerations, 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?

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 Parkdale community strongly opposes the 0.5 parking requirements of R-CG, given our current street parking demand from Foothills hospital staff and patrons. This parcel is outside the areas currently identified for higher density in the Enriching Parkdale Plan and does not fit the current context of the community. The Local Area Plan for this community is still in progress and blanket up zoning is still in hearings. Approving this land use is both premature and unsupported by any local planning principles. We ask that the current zoning remain and be respected as we continue with our community densification development planning.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 9:35:27 AM
Date: Tuesday, April 30, 2024 10:38:53 AM
Attachments: [David Wu - Letter of Opposition - 739 32 ST NW Land Use Application LOC2023-0368.docx](#)

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Application: LOC2023-0368

Submitted by: David Wu

Contact Information

Address: 707 32 ST 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:

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How will the proposed impact the immediate surroundings?

General comments or concerns:

Concerns about Land Use Application (LOC2023-0368)

Date: April 30, 2024

To: The City of Calgary, Development and Land Use Applications
Concerns submitted via website as instructed.

From: Mr. David Wu
[REDACTED]

Re: Letter of Opposition to Land Use Application (LOC2023-0368)

To Whom It May Concern:

Please find our concerns about the land use designation proposed for 739 32nd Street NW, made by applicant HORIZON LAND SURVEYS in the Parkdale community of Calgary, Alberta.

Our main concern with the proposed land use redesignation is that it will do very little to address housing affordability in Calgary while causing an outsized impact to the existing residents and property owners in the Parkdale community.

We have not been made aware of any specific technical studies, such as utilities, geotechnical, environmental, parking, and/or transportation studies, that have been conducted by either the developer applicant or by The City of Calgary which supports this plan as proposed. Parkdale is a mature community with aging infrastructure and this development will present challenges not only for the existing property owners, but also present technical & financial challenges for the future owners / investors and even the developer as well.

The proposed change in land use negatively impacts the economic value and the use of my property in the following ways:

- 30% increased levels of traffic congestion & vehicular safety risk to enter back alley to access the car garage (270% increase total for 9 existing families along 32 st and 33 st)
- 400% increase in privacy intrusion and noise pollution due to the proposed request to increase number of dwellings on the lot from 1-2 to 4-8
- 10% increase in shadowing due to the proposed request to increase building elevation from 10m to 11m
- Existing street parking is insufficient due to existing demand from nearby hospital and schools
- Design plans are inconsistent with the context and character of the Parkdale neighborhood

In summary, we hope the City considers all dimensions in its decision and review of the proposed land use application.

Thank you very much for your kind attention.

Sincerely,

Mr. David Wu

Attachments:

David Wu - Letter of Opposition - 739 32 ST NW Land Use Application LOC2023-0368.docx

Concerns about Land Use Application (LOC2023-0368)

Date: April 30, 2024

To: The City of Calgary, Development and Land Use Applications
Concerns submitted via website as instructed.

From: Mr. David Wu
[REDACTED]

Re: Letter of Opposition to Land Use Application (LOC2023-0368)

To Whom It May Concern:

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- Design plans are inconsistent with the context and character of the Parkdale neighborhood

In summary, we hope the City considers all dimensions in its decision and review of the proposed land use application.

Thank you very much for your kind attention.

Sincerely,
Mr. David Wu

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 9:37:35 AM
Date: Tuesday, April 30, 2024 10:40:24 AM
Attachments: [Emily Sung - Letter of Opposition - 739 32 ST NW Land Use Application LOC2023-0368.docx](#)

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Application: LOC2023-0368

Submitted by: Emily Sung

Contact Information

Address: 707 32 ST 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?

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How will the proposed impact the immediate surroundings?

General comments or concerns:

Concerns about Land Use Application (LOC2023-0368)

Date: April 30, 2024

To: The City of Calgary, Development and Land Use Applications
Concerns submitted via website as instructed.

From: Ms. Emily Sung
[REDACTED]

Re: Letter of Opposition to Land Use Application (LOC2023-0368)

To Whom It May Concern:

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- Existing street parking is insufficient due to existing demand from nearby hospital and schools
- Design plans are inconsistent with the context and character of the Parkdale neighborhood

In summary, we hope the City considers all dimensions in its decision and review of the proposed land use application.

Thank you very much for your kind attention.

Sincerely,

Ms. Emily Sung

Attachments:

Emily Sung - Letter of Opposition - 739 32 ST NW Land Use Application LOC2023-0368.docx

Concerns about Land Use Application (LOC2023-0368)

Date: April 30, 2024

To: The City of Calgary, Development and Land Use Applications
Concerns submitted via website as instructed.

From: Ms. Emily Sung
[REDACTED]

Re: Letter of Opposition to Land Use Application (LOC2023-0368)

To Whom It May Concern:

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- Design plans are inconsistent with the context and character of the Parkdale neighborhood

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Thank you very much for your kind attention.

Sincerely,
Ms. Emily Sung

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 739 32 ST NW - LOC2023-0368 - DMAP Comment - Tue 4/30/2024 11:54:29 AM
Date: Tuesday, April 30, 2024 11:54:35 AM

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Application: LOC2023-0368

Submitted by: Agata korczewski

Contact Information

Address: 716 33St 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, 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?

Yes.

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: