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Subject: [External] 1305 37 ST SE - LOC2024-0025 - DMAP Comment - Mon 7/8/2024 8:20:3 PM
Date: Monday, July 8, 2024 8:20:17 PM

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Application: LOC2024-0025

Submitted by: Josh Bettle

Contact Information

Address: 1302 37 St SE, Calgary, AB, T2A1E5

Email: [REDACTED]

Phone:

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

Areas of interest/concern:
Amount of Parking, Other

General comments or concerns:

Our family moved here to start and raise our family. Part of what drew us to this location was the idea of not needing to drive everywhere, and that the city is planning to make improvements in the area that will allow for us to live here without needing a car. I gave up my car in favour of an e-bike, and commute about 1 hr by bike, year-round, using transit as a back up. Transit also takes about an hour. By choosing to commute in the cold for an hour instead of a warm, 18 minute drive had some people calling me nuts.

We can simply go to and from our 9-5 jobs by using transit or biking, and that's about it. But we have a family. Getting our kid to and from daycare adds more than an hour to a transit commute, and can't be done safely by bike during the winter. The closest grocery store is too far of a walk, but actually takes longer by transit. Our medical options are similarly out of reach.

Point being, the H-GO zoning requires 50% of the units to be car-free. As of now, this

is not realistic, unless someone is nuts, like me. Our family wants to support this type of zoning and would fully support it once the city does its part. Here is what needs to first be addressed:

The sidewalks have no curb cuts. There is only one side of the road leading to the nearest bus stop that has a sidewalk. The sidewalk is blocked by a telephone pole in the middle of it. The city has addressed similar concerns elsewhere and we're still waiting for it to be addressed here.

The nearest bus stop doesn't meet the minimum frequency of a Primary Transit Network. Outside of rush hour, the wait is typically far more than 10 minutes, which only gets worse on weekends. The nearest BRT is more than 600m away, with the minimum being 400m, so that doesn't qualify as an alternative.

The intersection at 36 street and 12 ave has proven deadly for pedestrians, yet nothing has been done to fix it. The intersection at 37 street and 12 ave sees its fair share of damage caused by crashes as well.

We can support this H-GO zoning if the city can follow through with traffic calming measures and an adequate transit service in the area. We are confident that this will happen eventually. Until it does, this location doesn't meet the requirements of an H-GO zone.

At this time, we can support, at best, R-CG zoning, allowing for 1 parking stall per unit instead of 0.5 parking stalls per unit.

Attachments: