



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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] Alma

Last name [required] Pedersen

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Jul 16, 2024

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

[required] - max 75 characters LOC2024-0036 BYLAW 193D2024

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



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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are all wondering why you ask for our thoughts and opinions regarding the proposed new structures when you blatantly ignore everything we say and just proceed with whatever you want to do, even though it's the complete opposite of what the public wants. Why do you even bother with this 'formality' and waste our precious time and energy? Please explain why you treat us with such disdain and contempt. Thank you... can't wait to hear your rationale.

And for the record, NOBODY in the Glendale community wants this dreadful 8-plex to be built on Granville St - a very small residential street with only 7 single-family homes on it.

It is obvious to all of us (except city council, apparently) how inappropriate and grotesquely out-of-place this will be - not to mention the extra pressure on our old infrastructure, lack of space for 24 more garbage bins, increased traffic, vehicle parking, noise and general mayhem that comes with such high density. You just have to look at Killarney or Marda Loop to see how Glendale will be destroyed if you go ahead with these senseless decisions. Please, mayor and council - a little common sense is in order here!

**From:** [Alma](#)  
**To:** [Public Submissions](#)  
**Cc:** [Gill, Pawanpreet S.](#); [Pootmans, Richard](#); [CAWARD6 - Ralph Smith](#)  
**Subject:** [External] Public Hearing July 16, 2024 Planning Matters LOC2024-0036 DP2024-03397  
**Date:** Sunday, July 7, 2024 6:36:37 PM

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Re: 2627 Granville Street SW Public Hearing July 16, 2024

Since the City continues to ask for our thoughts and opinions, we are happy to oblige. However, our serious concern is that this is just a 'city formality' which holds no clout, as witnessed in many previous public hearings regarding land use changes.

At risk of sounding like a broken record (having already sent several messages to the City), we on Granville Street, along with the residents in the Crescent and Glendale Community Association are all OPPOSED to the 8-plex planned for this site.

The reasons are self-evident to any rational person, but we can list a few if that will help:

- Granville is a very small inner residential street with only 7 single-family homes, so sticking an 8-plex in here is grotesquely inappropriate – it just doesn't fit.
- The lot is too small for multiple homes, row/stack housing, high-density buildings, dozens of extra people, vehicles, other paraphernalia, garbage bins etc.
- H-GO zoning is not consistent with small, quiet, inner community (not perimeter) streets.
- We (current residents) deserve to be heard since we all pay exorbitant property taxes.
- We bought our homes here in Glendale specifically to live in a single-family home R-1 zone.
- Our lifestyles will be irreparably harmed by the proposed new high-density houses.
- Privacy for surrounding homes will be seriously compromised and our peaceful and quiet enjoyment of life will be gone forever.
- Increased noise and traffic, plus safety and parking issues, will be daily headaches to endure.
- Public infrastructure will be stretched to the max, causing trouble and complications to us all.
- We already have our fair share of water main, storm sewer and drainage issues on Granville; the extra stress on our old water pipes will likely see us facing all kinds of problems as well as emergency situations.
- The adjoining lane is very narrow and tight – where will the extra dozens of garbage bins go? Where will all the extra vehicles go? It doesn't take an 'expert city planner' to see the resulting mess we'll be facing in the lane and on the surrounding streets.
- Our property values will plummet, and once the damage is done it will be impossible to reverse.
- This plan shows an appalling lack of common sense – please reconsider the lasting harm and damage this inappropriate development will do to our community and surrounding neighbours.

We have contacted the new owner/developer directly with our concerns, but have not heard

back. This is hardly surprising, since a builder from Okotoks is not likely to care about Glendale or any other far-flung neighbourhood in Calgary. However, we expect the mayor and council to have our backs, so please do the right thing and stop this 8-plex from going forward.

Thank you in advance for hearing (and taking seriously) our urgent concerns,

A & M Pedersen and all the other residents of Granville Street and Crescent, not to mention the entire Glendale Community



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First name [required] **Eric**

Last name [required] **Hards**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] **Jul 16, 2024**

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

[required] - max 75 characters **file number LOC2024-0036/ CPC2024-0547**

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



Public Submission

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Hello Pawan S. Gill:

I am writing in response to the Land Use Amendment LOC2024-0036 application, for the address 2627 Granville St SW

I am the resident and property owner of an adjacent property, and a long time resident of Glendale.

I believe that the scope of this development, from a single unit dwelling to a 4 unit with 4 secondary suites, will result in an increase in population and traffic that will negatively impact myself and people in my property and neighbourhood. Particularly, as with approval of this one, others are sure to follow.

In addition, the increase in height requested to facilitate this development will decrease the sunlight and privacy of my property, decreasing the enjoyment of the yard and potentially the property value.

While I am not opposed to development, the scope of this development is a concern.

I am therefore opposed to approval of this application.

Eric Hards

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 2627 GRANVILLE ST SW - LOC2024-0036 - DMAP Comment - Tue 7/9/2024 8:14:28 AM  
**Date:** Tuesday, July 9, 2024 8:14:32 AM

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Application: LOC2024-0036

Submitted by: Kelly Skuce

Contact Information

Address: 2711 41 Street SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, 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:

I am writing to discuss the proposed land use redesignation for the property at

2627 GRANVILLE ST SW.

I am OPPOSED to the land use redesignation.

I am in favor of a well-planned density growth of Calgary. However, this is at odds with a blanket rezoning. The rezoning would create a mishmash of housing types and designs which would ruin the aesthetic and commonality of living in a community such as Glendale/Glendale Meadows.

There are other plans for H-GO along the corridor of 26th Avenue between 37th and 49th Streets. The appearance of this style of building would be detrimental to the aesthetic of the community.

I specifically chose Glendale over 25 years ago, as it is zoned RC-1 hoping it would be preserved. The beautiful bungalows with thoughtful, planned, large yards and wonderful quiet streets stand in contrast to the community developments to the south (Glenbrook) and east (Killarney). The problems are already being created by looking to the eastern portion of 26th Avenue between 37th Street and Crowchild Trail in Killarney. The on-street parking and traffic chaos is a twice daily occurrence. I used to live in Killarney and opted to move to Glendale once the infills started creating a canyon of the streets. Glenbrook to the south is zoned RC-2, and it is a nightmare of traffic, parking, and huge houses towering over the street with no curb appeal. The streets are too narrow to allow for on-street parking and drivers.

The need for rezoning the property at 2627 GRANVILLE ST SW to create more options for affordable housing will not be the result. Housing developers do not want to create affordable housing. They want to create the largest value for the dollars they are spending. Developers will buy up as many properties as possible and then place as many residences as possible on each property, selling them each at the cost of the single property they just purchased. In effect doubling, tripling, or quadrupling their profits. The only ones who benefit from the rezoning are the developers. Not the previous owners who enjoyed the space they raised their families and wanted to retire in, nor the new owners who just paid a large premium for space a third of what the original owners enjoyed. This is already occurring on 40th Street where two fourplexes have been built within Glendale boundaries. The large high density complexes being built along 17th Avenue near the LRT are also failures of the community and the city. The encroachment of large density housing into Glendale is happening now and needs to stop.

I don't want this rezoning to affect the community of Glendale and therefore I OPPOSE the land use redesignation at 2627 GRANVILLE ST SW.

Attachments: