



Public Submission

CC 968 (R2024-05)

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.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Winefride

Last name [required] O'Brien

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] Standing Policy Committee on Community Development

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 LAND USE REDESIGNATION RIVERBEND LOC2023-0031 BYLAW 200D2024 PLAN 2311773

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



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ATTACHMENT_01_FILENAME

Riverbend LOC2023-0031 Land Use Redesignation.docx

ATTACHMENT_02_FILENAME

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

Please see attached for my comments and input regarding LAND USE REDESIGNATION RIVERBEND LOC2023-0031 BYLAW 200D2024 PLAN 2311773. Thank you.

Calgary City Council
Re: Land Use Redesignation
Riverbend
LOC2023-0031
BYLAW 200D2024

July 8, 2024

I have owned my home in Riverbend for 16 years. I am writing to City Council on behalf of myself and my neighbours in our stretch of housing. We strongly disagree with the proposed development in the 'green space' area behind our row of houses. The negative impact of having multi-residential housing in this tiny space will be significant. I understand the need for housing, my brother in Kelowna has been homeless off and on for years. However, developing this particular area is baffling.

My concerns include, but are not limited to, the following.

- Our view will now be that of apartment buildings. I make a modest living and have worked extremely hard to provide a decent life for my children and family. I ask anyone on City council to think of how this would impact their own lives. We will be morphing from a quiet, single-family neighbourhood to having literally hundreds of residents in the back of our property. Our back decks and yards will no longer provide the privacy and recreation they once did. It's one thing to have houses across from you; it's quite another to have apartment buildings towering over your house and yard.
- We already have noise issues with 24th street directly behind us and inadequate noise barriers/fencing (unlike further down the road).
- What will the access be like for these folks? We don't even have a through-road to 24th Street, other than further down at Quarry Park Blvd. The decision to have a high-density amount of people in a tiny space with limited vehicle access seems illogical.
- As a mother, I am concerned this will negatively impact my children in terms of safety with, essentially, people staring into our backyard. It's common knowledge that rentals tend to have high turnover and a rise in crime is very possible. Again, I rented for many years myself. **The issue is not the need for multi-residential units. The issue is building these literally in the backyard of single-family homes.**
- Construction – with a massive project like this virtually outside our bedroom window, what is our quality of life going to be like during the duration and thereafter?
- My realtor associates have indicated this will likely lower our property values significantly. We are already having to deal with the Green Line going in right behind us which will radically change the entire area. Having multi-unit apartment buildings directly behind our homes will be the death knell for our property as well as those of our neighbours.

There have been no details provided (from what I have found – I am not an expert on reading planning maps) on:

- What is the height of these buildings?
- What are the occupancy numbers?
- When is the proposed construction start date?
- How long will the construction last?
- Will the City be providing new noise reduction fencing?

After the very strong public outcry over the blanket rezoning, I trust that City Council understands this is a very real issue for people. I am literally begging you to reconsider this.

Regards,
Winefride (Winnie) O'Brien
Riverstone Close SE
Calgary, AB



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First name [required]	Trudy
Last name [required]	Wintrip
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]	Standing Policy Committee on Community Development
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	I am commenting on the Riverstone Road development. LOC number 2023-0031
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME Riverstone Road Written Comments.pdf

ATTACHMENT_02_FILENAME

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

I am in opposition to the city development plan on opening Riverstone Road to all traffic and building on the green spaces. It does not make sense to open this road to all vehicles including emergency and transit. This residential street is not zoned for this. There are 90 families that use this street everyday and having extra traffic will overwhelm this street. We were told approximately 4,000 cars a day may be using this road. How does that work on a quiet residential street? This is completely insane on all levels! It will be a fight getting in and out everyday to go to work, to go shopping, and to go out for recreational purposes.

How will this plan work when you have people leaving their home multiple times a day? There are young families that also live in the area creating added danger for their children. City trucks will also be impacted by this change because one side of the street has to put their garbage, compost, and recycling bins onto the road to be collected. This will be very problematic for them.

Second, the city plans to have apartment buildings in the green spaces, which will completely change the skyline around our homes. It will also be noisy with additional residents living close to us resulting in the value of our homes to go down significantly. The buildings will bring in transient people to the area which prevents us from knowing who is living in our community and potentially causing an increase in crime.

Removing these green spaces will take away from homeowners enjoyment of going for a walk with their families and pets in this area. These green spaces have also been used by many animals such as: coyotes, deer, rabbits, and many species of birds who all use this area as a corridor to get to the designated parks. How is destroying an animal habitat environmental? This plan is not environmental, so the city should not be building here.

Another issue is the limited amount of parking available for these apartment dwellers. There won't be many stalls for them, but if they have visitors, where will they park? In front of our homes? The city has no plan on how the parking situation will work, so of course, people will just park wherever they feel like it.

Overall, this project will be a complete and utter disaster for all of us since it has not been well thought out. It will completely change the fabric of my community and cause extreme detriment to my mental health. There is no reason for the city to build here when there are perfectly good areas already available for the city to develop. I ask that you reject this plan altogether and leave our community the way it is.



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First name [required] Randy

Last name [required] Wintrip

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[required] - max 75 characters I am commenting on the Riverstone Road development LOC 2023-0031

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



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ATTACHMENT_01_FILENAME Riverstone Road.docx

ATTACHMENT_02_FILENAME

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

I'm against the building of this project, and opening up Riverstone Road to everyone for the following reasons:

The green space, the trees, bushes, shrubs etc., and all the wildlife that lives there now, will be completely wiped out.

Construction of the new buildings will be noisy, messy, and dirty. A major disruption to the people currently living in this area of Riverbend.

Too many buildings, too many people living in a small area. It is going to be congested with major parking problems.

Not allowing parking on the north side of Riverstone Road is going to create parking problems. One day, I counted over 20 cars parked in front of these houses. If these people do not have garages, where are they going to park their cars?

This is a quiet residential street with kids playing on the road. Lots of people have been living on Riverstone Road for over 20 years. By opening up the street to everyone, this will change a quiet street into a busy street. It is going to create major problems for the people living there in terms of noise, parking problems, congestion and difficulty accessing their homes. Not to mention their property values will decrease because no one will want to live on Riverstone Road once it is opened up to everyone.

Counselors are supposed to listen to the people they represent, but we have seen over and over that this is not the case. Counselors create the problems, and then leave the people living there having to deal with all the mess.



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First name [required] Sydney

Last name [required] Wintrip

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[required] - max 75 characters Riverstone Road LOC 2023-0031

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



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ATTACHMENT_01_FILENAME Riverstone Rd Development.pdf

ATTACHMENT_02_FILENAME

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

Dear Mayor and City Council, my name is Sydney Wintrip and I am writing to you today to express my opposition for the opening of Riverstone Road.

This project raises several concerns that need to be addressed and seriously reconsidered before any development takes place;

My first concern is the increase in traffic along a road which has not been constructed for the use outlined in the project. Not only is the road not wide enough but the road would also require maintenance in order to support the sudden influx and frequent usage. The narrowness of the road mandates that the residents who live on the North side will no longer have the ability to park on the street in front of their houses. The majority of residents do not have access to a garage, which begs the question of where these people are supposed to park? Furthermore, how can you justify telling residents, many of whom have lived on Riverstone Road for almost thirty years, that they no longer can access the parking in front of their homes? The road is also estimated to serve up to 4,000 cars per day. One of the residents of the area who works in pavement stated that the condition of the road is weak and as it stands is not sufficient enough to support the predicted volume of traffic.

Originally the project proposed the opening of the road to all modes of traffic, After a community hall was held in which residents voted overwhelmingly against this plan a revision was made which would allow access for only transit and emergency vehicles. Months later this revision was reversed without any explanation as to why despite the fact that there had been an overwhelming opposition. I think it also interesting to note that when one of the developers was questioned whether they would want to live on Riverstone Road, they responded that they would feel uneasy if they had to live in an area with the proposed Riverstone Road developments.

Another huge issue that will impact the neighborhood is the noise and construction pollution. This project will negatively impact the quality of life in the neighborhood as there will be increased and constant noise from housing development construction as well as the traffic noise. The construction will also have extensive environmental and health impacts on those who live on Riverstone Road and the surrounding area. We have already faced similar circumstances in the past when Glenmore Trail was widened which caused a noticeable increase in both noise and dust pollution.

Additionally, this project will cause the market value of the surrounding properties to be greatly minimized at a time where many people are considering moving due to the stress and pressures of this development. Recently, a longstanding resident of Riverstone road made the decision to move away due to the worries of the impact this project would have on their livelihood. You do not build community by chasing out the people who nurtured and shaped the area into the quiet and family oriented community you see today. Although we can all agree that change is inevitable it does not justify the careless and unnecessary demands of this development.

As the project currently stands, it is unattainable. Developments like these require careful, thoughtful and meticulous planning and should always involve the concerned voices of the community. As a concerned resident myself, I think I can safely say I speak for everyone in the surrounding area when I say that we are left with more questions than answers. The sudden changes without notice, the lack of correspondence, and a lengthy and fruitless public hearing has many of us feeling hopeless and silenced in the face of blanket rezoning.

You cannot expect us to be one hundred percent flexible and compliant while you design seemingly unalterable developments. Strong and stable communities are built on open and honest discussion between all groups involved. I sincerely hope that you will listen to our concerns and seriously consider the consequences of this development.