



Public Submission

CC 968 (R2024-05)

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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]	Kelly
Last name [required]	Skuce
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	Public Hearing on Planning Matters
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME

OPPOSE land use 4115 26th Ave.docx

ATTACHMENT_02_FILENAME

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

I am writing to discuss the proposed land use redesignation for the property at 4115 26th Avenue 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 no 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 4115 26th Avenue 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 4115 26th Avenue SW.