



**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**

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First name [required] Cheryl-Lynne

Last name [required] Ibbotson

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] Sep 10, 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 re-designation Brentwood LOC 2024-0089 ByLaw 234D2024

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



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

MCG application Brentwood Community.docx

ATTACHMENT\_02\_FILENAME

Land Use re-designation Brentwood LOC 2024-0089 ByLaw 234D2024 A.docx

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

Please see document above for comments. We are the neighbors to the south of the proposed land use change.

To City Council,

I am the next-door neighbor to the proposed land use change at 2936 Blakiston Drive. I have read over the report given to the CPC, 7.2.1, Land Use Amendment in Brentwood (Ward 4) at 2936 Blakiston Drive NW, LOC2024-0089, CPC2024-0754, CPC2024-0754 and the 5 attached documents. There are a couple of points I would like to make as you make your decision on the land use change.

### **Topic 1: CPC2024-0754 Attachment 3**

#### **Outreach Strategy**

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On March 12th to 13th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

I contest that we did NOT receive a 'post card' to notify us of the Land Use change in March 2024. We also did not get a 'knock on our door' that explained or identified the Land Use change that was being proposed beside our property. We have a ring doorbell that gives us notification of people at the door and my husband works from home every afternoon.

#### **April 9<sup>th</sup>**

We had no notification of the Land Use change until the sign appeared on the front lawn next door! I asked my neighbor that day at 2928 if she had known of the development or had any notification of the proposed Land Use and she had not received anything either.

It is important to note, that she is retired and her husband works from home so they would have been present if there was door knocking, 2 doors down from 2936.

We are friends with the former basement tenants and they were not notified of the proposed Land Use either and found out from the signage on the front lawn.

We were NOT contacted individually as the neighbour as stated in the applicant's outreach!

#### **Stakeholders**

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

\*\*\*Please see timeline in the Community Association document. It makes me wonder why NO one remembers a flyer, a post card, a door knock, a discussion with anyone from Horizon land surveyors.

Knowing the dissent against this project and the amount of Brentwood residents that are against the proposed Land Use, we as neighbours and as a community certainly would have spoken up in March if we were notified and IF we had been informed of a proposed land use change of this magnitude in an RC1 (at the time) neighbourhood that would directly affect the community and us as the adjacent owners?

I call into question the lack of communication and action that has put us in this challenging position and question the character of the developer and the transparency of this process. In good faith, I question the owner/developer/investors moving forward in this process.

An open house was held on May 2nd with about 30 residents, file manager and representative of councilor office attending. Future open house will be held after DP drawing ready for sharing before council public hearing.

At the above meeting, we discussed the lack of notification and NO one in the room had heard anything and no flyers were handed out until April 22<sup>nd</sup>.

L. Wang listened to the community and the issues that we presented were the following along with others.

- **Densification:**
  - Densification is happening in Brentwood. There are multiple high-rise condo complexes and townhouse complexes down the street from the proposed land use change as well as several existing houses with secondary suites, it creates affordable housing. Property owners who live in the neighbourhood are **NOT** against densification and secondary suites in homes along the block but would prefer to see it happen with respect to the current character of the community.
- **Privacy concerns:**
  - Loss of privacy due to increased proximity to taller multi-residential building
  - Potential proposed building could impact the privacy of all surrounding houses across the lane to the rear of the lot and the houses next door and affect quality of life
- **Shade concerns:**
  - Proposed building could possibly shade properties that have access to sun for their yards, landscaping, and gardens and affect their quality of life outdoors
- **Mid-Block development:**
  - Accessibility concerns depending on the proposed size development with regard to the property being mid-block. Typically, developments proposed for this zoning designation happen on corner lots with greater accessibility
  - The look of the neighborhood will change drastically if a 3-story building is put mid-block between bungalows.
  - Designed developments that do not take into consideration the compatibility with the surrounding neighborhood, may detract from the overall appeal of the area and contribute to property value depreciation.
- **Parking concerns:**

- Multi residential developments often bring an increase in vehicles to the area, leading to parking shortages and congestion and safety concerns as Blakiston Drive is designated a playground zone.
- **Impact of Property Values:**
  - Adjacent property owners are concerned that having a 40 foot or 12-meter-high building beside their bungalow will negatively impact the value of their homes.
  - Having a 40-foot building/12-meter-high potentially 10 dwelling unit building will negatively impact their home
- **Aesthetics of the neighborhood:**
  - All the houses on the street are bungalows or split-level homes. Property owners and community are concerned with how a 3-story building will change the character of the street and look out of place on Blakiston Drive
  - The perception of the neighborhood can significantly impact property values and if this land use is passed, the opinion will be that more houses will be torn down and 12 metre multi-residential buildings will replace the bungalows and change the character of the neighborhood.
- **View of trees and skyline:**
  - Owners on either side and behind the property will no longer see a skyline of houses and 60-year-old trees but a building from their back yards as it could be 40 feet high, which is higher than the apartment building on the west side of Blakiston Drive across from potential development.
- **Garbage and the back alley:**
  - Presently, the tenants up and down produce enough garbage that it overflows and they do not clean up the mess left after the birds have taken it and tried to eat it. We continue to pick up garbage that blows down the lane in front of our garage and beyond
  - This garbage issue will be a concern when 12-20 people are living in the 4 plex (basement suites).

The pictures above are examples of what the property has looked like for the past 2 years. We complained again at the meeting we had on Thursday August 29<sup>th</sup> and they finally came and cleaned it up over the weekend! (see other document)

It took 2 years, but maybe it is a step in the right direction and they are listening to their neighbors and attempting to be responsible landlords and property owners.

## **Topic 2: CPC2024-0754 Attachment 1**

In this attachment we see the population of Brentwood from 5 years ago. This does not account for the new Multiunit buildings that have been built within the last 2-4 years.

Why is an outdated census used to justify densification when we have multiple new apartment and condo towers built in Brentwood.

Brentwood	
Peak Population Year	1969
Peak Population	9,086
2019 Current Population	7,267
Difference in Population (Number)	-1,819
Difference in Population (Percent)	-20.02%

Source: The City of Calgary 2019 Civic Census

### 2019 Stats

### Number of Persons by Age Group

Brentwood		
	Number	Per cent
<b>Population in private households</b>	<b>7,410</b>	<b>100%</b>
<b>0 to 14 years</b>	<b>1,020</b>	<b>14%</b>
<b>15 to 64 years</b>	<b>5,365</b>	<b>72%</b>
<b>65 to 84 years</b>	<b>860</b>	<b>12%</b>
<b>85 years and over</b>	<b>160</b>	<b>2%</b>

These stats may not be a huge difference, but still does not account for the new Deveraux Apartment Communities (rental units) that was built at Northland mall across from Sir Winston High School.

### 2021 Stats

From **\$1605**

1 bed 1 bath 542-676 Sqft

[DOWNLOAD FLOORPLAN](#)

From **\$2375**

2 bed 2 bath 842-961 Sqft

[DOWNLOAD FLOORPLAN](#)

From **\$2550**

2 bed 2 bath 954-1090 Sqft

[DOWNLOAD FLOORPLAN](#)

From **\$2820**

3 bed 2 bath 1155-1173 Sqft



This building is a rental building.

I wonder how many more people living in these units creates more density in our Brentwood community?

<p><b>2 BEDROOM</b></p> <p>1 SUITE LEFT</p> <p>\$2280<sup>and up</sup></p> <p>Bathrooms: 1 - 2</p> <p>Sq Ft: 803 - 1053</p> <p>Deposit: \$1500</p> <p><a href="#">BOOK A VIEWING</a></p>	<p><b>1 BEDROOM</b></p> <p>WAITLIST</p> <p>\$1800<sup>and up</sup></p> <p>Bathrooms: 1</p> <p>Sq Ft: 637 - 658</p> <p>Deposit: \$1500</p> <p><a href="#">WAITLIST</a></p>	<p><b>2 BEDROOM + DEN</b></p> <p>WAITLIST</p> <p>\$2710<sup>and up</sup></p> <p>Bathrooms: 2</p> <p>Sq Ft: 1023</p> <p>Deposit: \$1500</p> <p><a href="#">WAITLIST</a></p>
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The above is another large building that is NOT reflected in 2019 census of the Brentwood community. I wonder how many more people would be accounted for in our census if the 2 above multi units were factored in the Attachment 1's report?



I have attached a few pictures so that you can actually see the neighborhood and how this Land Use change will look out of place and how it will change the character of our street and impact us living next door. (different doc)

Thank you for taking the time to read the above and consider our thoughts. We are unsure at this point, what is the best build for this site as RCG is already approved and L. Wang has showed through his last meeting on the land use proposal, that the owner would listen to neighbors and the community in the design at the development permit stage. We are disappointed that we will either way be living beside a multi-unit development in a neighborhood where there are single family home and now we will have up to 20 people living on the same size of lot beside us.

The bigger issue here is, we bought in the neighborhood that we thought would be a forever home and now we will be living beside a small apartment building in the middle of single-family homes with renters and not even owners who would contribute more to the community and the neighborhood. Most of the renters that live in the house right now stay for a year or 2 and then leave. It will be a forever revolving door.

As stated in a recent article in the Calgary Herald, by Chris Nelson

“We like stability in our lives and, as we grow older, that often comes in tandem with security. Knowing your neighbours is a key ingredient of that recipe. Therefore, the sudden arrival of newcomers is disturbing. This isn’t one new family moving in across the street. It’s a bigger influx of folk, those seemingly at home in a multi-unit building, as I was when 25 years old.”

Thank you for reading our comments

Kind regards,

Cheryl-Lynne Ibbotson and Darcy Pawlust







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First name [required] Pam

Last name [required] Higgs

How do you wish to attend? In-person

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

Date of meeting [required] Sep 10, 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 Loc2024-0089

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

We are emailing you to ask that application #LOC2024-0089 that asks for M-CG zoning at 2936 Blakiston Dr NW be Rejected on the basis of our points below:

- 1). This property is mid block with bungalows on either side thus it is not the right parcel for M-CG zoning as typically development proposed for M-CG zoning designation are more conducive to corner lots that have multiple access points
- 2). This property currently holds a secondary suite which meets the City's criteria for affordable housing. We are very supportive of and embrace affordable secondary suites in the Brentwood community such as the proposed #DP2024-02037 at 3711 Bell St NW just around the corner from Blakiston Dr. We have many secondary suites on our street that house University students.
- 3). The application from the property owner is concerning when it comes to planning rational as M-CG designation does not align with the surrounding properties on the street.
- 4). We have a Transit Oriented Development plan in place in our Brentwood community. There are multiple forms of housing in the TOD area such as high-rise condos, rental units, townhouses and rowhouses. This M-CG designation is a good fit in the TOD zone. This TOD is at the end of Blakiston Dr across the street from our residential homes.
- 5). The proposed M-CG zoning allows for a height of 12 meters which is approximately 40 feet high and or up to 3 stories. This will impact the privacy and quality of life of all surrounding houses on the street as well as across the back lane from the parcel.
- 6). Also, a 12 meter or 3 story building would replace a secondary suite bungalow and change the aesthetics of the street and character of the neighbourhood.
- 7). The city is now exploring R-CG blanket zoning so the application for M-CG on 2936 Blakiston Dr NW does not make sense as this parcel is suitable for the current secondary suite or perhaps a duplex.
- 8). Across the street is a lovely park (Blakiston Park). The park is surrounded by high density housing and is a pocket park that acts as a smaller use community park. The street has a playground zone. The proposed zoning would bring more vehicles to the street which potentially could create safety concerns and parking issues. Blakiston Drive NW had parking issues in the past which led to it being designated as a "Residential Parking Zone" street.
- 9). Lastly, we fear the zoning designation would create unaffordable housing on a property which currently has affordable housing in place

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