



Public Submission

CC 968 (R2023-10)

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.

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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Agata

Last name [required] Korczewski

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] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Parkdale LOC2023-0211. Bylaw 32D2024

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

In opposition

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

To Whom It May Concern,

I am writing to voice our absolute objection to the proposed land use redesignation and redevelopment plan for 704 33St NW by applicant Dobbin Consulting Inc. (ref Number LOC2023-0211)

I have lived in our Parkdale Community on 33 Street for nearly 20 years and have raised three kids. The possibility that a developer can come into a quiet established neighborhood and turn a one unit lot (R-2 with restrictive covenant) into an 8 unit complex is absolutely devastating. It is devastating to all the members of the community that have lived here and enjoy the quiet, lower density, family oriented, tree lined streetscape. Zoning has been around for a long time for a reason. It is there to protect the rights of each individual neighbor that has decided to move onto the street. Each of the individuals living around this lot deserve the developer to follow all the zoning rules and construct its's parameters within the ones that everyone else has had to abide by. There are plenty of lots within the city that have the right zoning for these structures - the developer doesn't need to pluck any lot of his choice and turn into an experiment for purely financial gain.

I would also like to note that if allowed this development would set precedence for this whole area that currently consists only of single and double residential units with developed front and back alleys, greenery and mature trees.

Points to consider:

Parkdale already has an area of densified housing between 5th ave and Memorial Drive. This area specifically has low rise apartment buildings and row housing. This is where a project like this belongs.

The proposed development would be a huge unit that would be incredibly imposing on our street. There are no such structures anywhere North of 5th Ave. This unit would resemble more closely a commercial unit rather than the rest of the residential homes around it. 60% max allotment for that lot would look completely out of sync to the rest of the homes on the street.

It also does not have the necessary parking and green space allotment. Green space is vital to our neighbourhood and provides aesthetic & streetscape. Also with 8 units there will be approx 8-24 extra cars parked around this one lot at any given time.

The light and noise pollution from 8 units would be completely invasive of all surrounding homes.

Not practical way to have 12 bins in the back alley for collection. That will impact neighbors directly and cause chaos on th

From: [Agata Korczewski](#)
To: [Public Submissions](#)
Subject: [External] Addition to pdf filed online - for Feb 6th meeting
Date: Tuesday, January 30, 2024 12:08:46 PM

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Hi there,

I had a question on submissions that I have posted for land use redesignation (Parkdale, LOC2023-0211, bylaw 32D2024).

My name is Agata Korczewski. My comments cut off when I went to submit them. Please put this comment in instead of the one that is submitted as it wasn't able to include everything. Thank you.

Re: Objection to Proposed Land Use Re-Zoning – 704 33 Street NW, Parkdale Community, Calgary (Reference Number LOC2023-0211)

Dear Council,

I am writing to voice our absolute objection to the proposed land use redesignation and redevelopment plan for 704 33St NW by applicant Dobbin Consulting Inc. (ref Number LOC2023-0211)

I have lived in our Parkdale Community on 33 Street for nearly 20 years and have raised three kids. The possibility that a developer can come into a quiet established neighborhood and turn a one unit lot (R-2 with restrictive covenant) into an 8 unit complex is absolutely devastating. It is devastating to all the members of the community that have lived here and enjoy the quiet, lower density, family oriented, tree lined streetscape. Zoning has been around for a long time for a reason. It is there to protect the rights of each individual neighbor that has decided to move onto the street. Each of the individuals living around this lot deserve the developer to follow all the zoning rules and construct its's parameters within the ones that everyone else has had to abide by. There are plenty of lots within the city that have the right zoning for these structures - the developer doesn't need to pluck any lot of his choice and turn into an experiment for purely financial gain.

I would also like to note that if allowed this development would set precedence for this whole area that currently consists only of single and double residential units with developed front and back alleys, greenery and mature trees.

Points to consider:

1. Parkdale already has an area of densified housing between 5th ave and Memorial Drive. This area specifically has low rise apartment buildings and row housing. This is where a project like this belongs.
2. The proposed development would be a huge unit that would be incredibly imposing on our street. There are no such structures anywhere North of 5th Ave. This unit would resemble more closely a commercial unit rather than the rest of the residential homes around it. 60% max allotment for that lot would look completely out of sync to the rest of the homes on the street.
3. It also does not have the necessary parking and green space allotment. Green space is vital to our neighbourhood and provides aesthetic & streetscape. Also with 8 units there will be approx 8-24 extra cars parked around this one lot at any given time.
4. The light and noise pollution from 8 units would be completely invasive of all surrounding homes.
5. Not practical way to have 12 bins in the back alley for collection. That will impact neighbors directly and cause chaos on the street coming in and out of the back alley.
6. For sure this huge complex with all its units will promote commercially driven and unsustainable development. This is driven solely by financial gain. In fact the developer on their website promote opportunity for their tiny basement rental suites that are perfect for short term rentals such as Airbnbs. This would be potentially 4 airbnbs on one lot. Currently Calgary does not have any short term rental laws - If the owners decide to have short term rentals in all the units this structure will have 8 transient groups at any given time and the structure will be functioning more like a commercial unit - hotel.
7. The proposal of this development has also entered at the peak of summer. Many residents are away on vacations. Many are just starting to find out about the lot development plan but with the limited time to act many are unable to voice their concerns in time. Some lots are also vacant and there are many rental properties that require more time and resources for the rightful owners to get all the information. With such minimal public consultation and no community engagement the residents have not had adequate time to address their concerns. We demand that the developer opens up to public engagement and community consultation. The rules regarding zoning and development have been in place for decades and they cannot be altered without the right engagement.

Regards,
Agata Korczewski
(716 33St NW)



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I have read and understand the above statement.

First name [required] Krzysztof

Last name [required] Korczewski

How do you wish to attend?

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

Date of meeting [required] Feb 6, 2024

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[required] - max 75 characters

Land use redesignation. Parkdale. LOC2023-0211. Bylaw 32D2024

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

In opposition

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

Date: Jan 30th, 2024

Re: Objection to Proposed Land Use Re-Zoning – 704 33 Street NW, Parkdale Community, Calgary (Reference Number LOC2023-0211)

Dear council,

I am writing to voice my objection to the proposed land use redesignation and redevelopment plan for 704 33St NW by applicant Dobbins Consulting Inc. (ref Number LOC2023-0211)

I reside at 716 33 St. N.W. My wife and I have built our house in Parkdale 18 year ago and have gone through the development application process ourselves. We have complied with all the requirements of the community development standards in terms of building envelope, land coverage and offsets. We believe that those standards are in place to protect and maintain the character of our neighbourhood that has existed here since the early 1900. We love this street and this community, and we believe that the proposed development will have significant negative ramifications on our street, our family, and our community.

The existing zoning has been around for a long time for a reason. It is there to protect the rights of each individual neighbor that has decided to move onto the street. Our street has had a number of new houses built over the last 10 to 20 years. The developments have all complied with the zoning, offsets, privacy requirements and building heights. As a result, our block consists of only single and double residential units with an appropriate amount of privacy and green space around them. There are streets in this neighbourhood that do indeed allow for multi-unit developments, and we have no objections to those developments when they fall within the zoning and fit within the character of the neighbourhood.

I would like to bring your attention to the following concerns:

1. Parkdale already has an area of densified housing between 5th Ave and Memorial Drive. This area specifically has low-rise apartment buildings and row housing.

2. The proposed development would be a huge unit that would be incredibly imposing on our street. There are no such structures anywhere North of 5th Ave. This unit would resemble more closely a commercial unit rather than the rest of the residential homes around it. 60% max allotment for that lot would look completely out of sync to the rest of the homes on the street.

3. It also does not have the necessary parking and green space allotment. Green space is vital to our neighbourhood and provides aesthetic & streetscape. Also with 8 units there will be approx 8-24 extra cars parked around this one