

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 339 GREENFIELD RD NE - LOC2023-0074 - DMAP Comment - Thu 1/25/2024 10:46:44 PM
Date: Thursday, January 25, 2024 10:43:46 PM

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Application: LOC2023-0074

Submitted by: Harry Hellmuth

Contact Information

Address: 4411 3 St . N.E.

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Privacy considerations,Traffic impacts

General comments or concerns:

If the zoning were to be changed , I would be concerned that the same type of dense development could take place right next door to my property and throughout the entire neighbourhood !

Attachments:



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

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.

I have read and understand the above statement.

First name [required] Alison

Last name [required] Abbott

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

Land Use LOC2023-0074

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

In opposition

Hello, my comments and feedback regarding this development are noted below.

This corner lot is a good location for a new development that includes density, but I feel the size and scope which represents an 800% increase in density is too much for site. As such, the current zoning of R-C2 is appropriate and still allows for a new larger development on the site. In addition:

Our small community of Greenview is already supporting increased density, which I don't feel is always reflected or acknowledged from a planning perspective. For example, Greenfield Road alone has 16 dwellings, which consist of a duplex which also includes secondary suites, plus seven homes that also have secondary suites. In addition, we have a 100+ condo complex at the top of the street. Infrastructure is a huge concern as there is already a significant drainage issue on both corners where the proposed development will be and flooding is common place. We do experience some parking issues already which would likely intensify with this size of density increase. Although it might seem like a small thing, a potential increase of 24 recycle bins will be cause for concern with an alley already congested with them based on the number of homes with secondary suites in the area.

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

As noted, I believe the current zoning is appropriate, but I do recognize the direction the city is moving and would ask that the R-CGex designation be considered. This would alleviate many of the concerns our community has and would not overwhelm the current site.

Thank you for your consideration of my points.

Alison Abbott

327 Greenfield Road NE

Calgary Alberta. T2E 5R9



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Ruth

Last name [required] Nagata

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

Land Use Amendment - LOC2023-0074

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

In opposition

Comments on LOC2023-0074 from Ruth Nagata.

I would like to list a few concerns with regard to the plans for 339 Greenfield Road N.E.

- I am an 86 year old widow and 336 Greenfield Road has been the only home I can afford and provide a home base for my two handicapped children. The City senior vacancies of choice being a very long wait list to none. The private sector has many beautiful buildings - some around \$5830.00 but not within the affordable financial options. We can't just think of our young families - What are you going to do with us old seniors. who are JUST managing in our homes.

I have stayed here, with the support and friendship of this little neighborhood and the resident of 339 was a great neighbor too. We hope this new community of 4 units potentially 10 metres high on that 339 parcel as has been proposed will become part of our Greenview neighborhood.

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

We gather outside when the water and ice is plugged up and covers the whole draining system and sidewalk and gets into everyone's basement especially since the new condo complex was built at the top of the hill and seems proof that our system needs a very keen look. The 311 do the best that they can but I used to just call Spring Gardens who sent the boiler truck - the only system that still works for the free flow of ice that accumulates.

Where will these residents all park and 24 bins (not well planned as to where they should be when initiated) , would end up all over the alley and create a very sad view from my front window.. And I will never see the beautiful red sky in the morning with this massive building. I am well aware that our population is exploding and we are part of the North Hill Plan but that is good only if there is alternate and affordable housing for us old single dwellers to enjoy the rest of our lives. It's good to have new development in our area but would like to see it more within the scope and scale of our existing community, as this proposed development feels too large with potentially negative impacts.

Most respectfully, Ruth Nagata



Public Submission

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I have read and understand the above statement.

First name [required] Kevin

Last name [required] Munk

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

LOC2023-0074

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)

Dear City Council and Mayor Jyoti Gondek,

I will ask each of you to please physically read this letter to be sure that your full attention to the matter and the words that follow will not be lost upon you. Please step back and take a few minutes to be open and thoughtful and present.

The proposal to change the zoning to a much higher density development on Greenfield Rd NE... specifically 339 Greenfield Rd NE is completely not appropriate for this neighbourhood and very disrespectful to the community of residents here.

We have many bungalow rental house properties presently with basement suites. These rental property houses approximate the traffic and vehicle congestion, as well as additional clutter, from double the number of green, blue, and black bins in the alleyways that we would see from any future use of the CURRENT ZONING of RC-2 development usage which allows for semi-detached housing being used in any new developments here.

The vast majority of residents of Greenview agree that this doubling of population for our area using the CURRENT RC-2 zoning ONLY is more than acceptable and also provides appropriate space for parking and maintains appropriate green space and offset from the road to keep the feel of the neighborhood for everyone. Changes beyond the current zoning will very negatively impact our community.

Many residents of this area have their life savings and investment plan for retirement completely locked in the value of their home. This is not an area of great affluence. Every dollar of value counts... especially in these inflationary times. To overcrowd the neighborhood with R-CG developments and R-CGex developments will without question negatively impact property values, as well as future tax revenue for the city from this area.

It will also diminish the quaint neighborhood and feel that everyone has invested into here... and quite likely increase the number of transient renters rather than homeowners, which will have a very negative impact on our community.

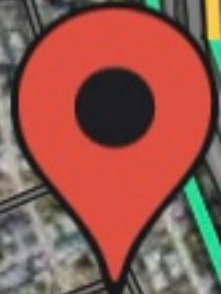
One must ask:

What is the goal of the City long-term? Is it to become one of the most, if not the most, desirable, prosperous and safe growing city to live in within Canada and perhaps in the world?

Or... is it to decrease the quality of life, to create frustration in communities through overcrowding and clutter beyond the space afforded by the original community development, and negatively affect the property values that people have put their retirement financial



A&W Canada



**339 Greenfield Rd
NE**

HIGHLAND PARK

41 Ave NE



**Queens Breakfast
Cocktails**



Greenfield Rd NE



**339 Greenfield
NE**

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 339 GREENFIELD RD NE - LOC2023-0074 - DMAP Comment - Thu 1/25/2024 11:06:6 PM
Date: Wednesday, January 31, 2024 12:07:10 PM

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Application: LOC2023-0074

Submitted by: Harry Hellmuth

Contact Information

Address: 4411 3 St . N.E.

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Privacy considerations,Traffic 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:

If the zoning were to be changed , I would be concerned about the same type of dense development taking place next door to my property and throughout the entire neighbourhood !

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From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 339 GREENFIELD RD NE - LOC2023-0074 - DMAP Comment - Wed 1/24/2024 4:07:7 PM
Date: Wednesday, January 31, 2024 12:07:13 PM

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Application: LOC2023-0074

Submitted by: Michelle M

Contact Information

Address: 4519 Edmonton Trail

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking

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:

This is a beautiful lot and I don't feel it should be demolished for some sardine townhouses. People need homes with yards and basements for families. All the new homes being built are small and crushed into terrible little townhouse units with both upstairs units and basement units with zero room for yards. If a townhouse such as this takes up this lot, it will crush in a ton of parking a long that corner, and should any of these units decide to host get together, it takes up the parking in front of other peoples homes. While people can legally park anywhere on the road, it is still unfortunately a pain for people to park a few houses down just to get to their own, and this is an issue I faced with the people across the street from this lot.

Now while this is quite a large lot, there may be room for two small homes to accommodate yards, but please don't start filling our neighbourhoods with unnecessary squashed in townhomes.

Attachments: