



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

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]

Pawel

Last name [required]

Zmudzki

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 Infrastructure and Planning

Date of meeting [required]

Aug 16, 2024

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

[required] - max 75 characters

LOC2024-0119. The Reason from rejecting the proposal, see comments below.

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

In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

LOC2024-0119. The Reason from rejecting the proposal. 1. Location of The current residence is a safety concern for traffic And specifically parking around the corner and driving in the area. 2. Most likely the applicant will be changing to a four Plex with a worse scenario having basement en suite. 3. My current living is a semi attached, which I just moved in on March 1, 2024. 4. Change the RCG permit builder to switch to a four Plex, which is being anticipated. 5. Current parking situation in the area is of a concern. 6. As the current new owner of the property bought the property because of its view, and this New development will obstruct a city. 7. Applicant is not transparent and it application for requesting at three but will be a four Plex most likely with sub unit living. My preferred request is that the designation stay as is.



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First name [required] Evelyn

Last name [required] Dolen

How do you wish to attend?

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

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 8, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Council meeting - Public Hearing (Bankview Redevelopment Plan LOC2024-0119)



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

In opposition

ATTACHMENT_01_FILENAME

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Regarding the proposed amendment for the property at 2604-18 Street, SW, BANKVIEW AREA REDEVELOPMENT PLAN LOC2024-0119 BYLAW 75P2024, I am strongly opposed to the change from 'Conservation' to 'Conservation and Infill' (R-C2 to R-CG). This area of Bankview is already under considerable traffic and parking pressure due to the new 124 unit apartment building less than one block to the east and the upcoming 68 unit complex that is planned to be built on 26th Avenue less than a block to the west that has allowed for roughly half the number of parking spots relative to the number of units. Add to that the possibility of losing all parking along the north side of 26th Avenue due to the proposed multi-use pathway and it leaves a severe parking shortage for residents in the area. As well, the proposed building is completely out of character with all the existing units along this segment of 25th Avenue from 20th Street to 17A Street as they are all either single family or duplex dwellings, many of them new builds. The city must also be cautious about making a zoning change on this lot until the judicial review brought forward by Robert Lehodey has been completed as this lot is under a restrictive covenant. If/when the blanket rezoning is rolled back, it is my understanding that the restrictive covenant will still be in place and that any existing new construction that is not in alignment with the restrictive covenant may have to be taken down. Please have some consideration for the views of the Bankview residents. This is our home.



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First name [required] Tammy

Last name [required] Williams

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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 8, 2024

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[required] - max 75 characters Land Use Change Public Hearing re: LOC2024-010119



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

In opposition

ATTACHMENT_01_FILENAME

City feedback.docx

ATTACHMENT_02_FILENAME

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I have attached a word document that outlines my feedback in the event either myself or my lawyer are not able to attend on October 8th. Please contact me with any questions.

Hello,

I'm writing in response to the Land Use Change public hearing scheduled for October 8, 2024 to provide my opposition. I unfortunately will be out of town during the hearing date or otherwise would attend in person.

In reviewing the planning and development services report to the planning commission it contains a recommendation to proceed with approval of the land use designation and to deal with the objections/issues at the development permit phase.

That approach is flawed as the development permit phase only allows opportunity to mitigate the issues but not reject the density being proposed.

I live next door to the property at 2606 18th st sw. and have worked in an executive role as a vice-president for a condo developer in my career so understand and support good planning to allow for density. There are many issues with this land use designation change and it should not proceed.

I will raise a few points below and may try to have someone represent my thoughts at the hearing on the 8th.

Traffic and Safety Issues

There is a traffic and pedestrian safety concern at the intersection this lot is situated, the corner of 25th ave and 18th street is very wide and oddly shaped. The stop sign placements, width of the intersection and curve of the street to turn right from 18th st onto 25th avenue requires ample egress to safely manage the turns. Cars parking on the curvature of the road block and impede cars turning right and place pedestrians at risk given reduced visibility.

This is an issue with the current dwelling and increasing the density on this lot will only compound the issues. There is simply no space on this lot with street frontage on 25th ave to manage 4 townhouses (with basement suites) / 8 new dwellings for street parking or flow of visitors/residents in and out safely. The proposed density can not be supported on this lot based on the shape of the lot, nature of traffic and not enough street frontage to accommodate additional dwellings beyond the current land use designation. The city is responsible to ensure their roads, intersections, signage and parking allow for safe driving/parking. Approving this land use change for this lot will put the city and citizens at risk and is grossly negligent.

Waste Removal

Akin to the traffic safety/parking issue above, there is not ample space in the back alley to accommodate 24 bins if 8 new dwellings are added to this space that all require 3 city bins for garbage, recycling and compost removal.

Development Plan Phase To Address Concerns

The DP phase is not equipped to address the issues around increased density for this lot. If land use is approved, Council has already signalled to City staff responsible for the DP work that the density is acceptable. Compound that with the choice by Council to remove the requirement to have an off-street parking spot per dwelling and leave that to a conversation between the developer/builder and those city staff involved in the development permit stage with no policy on minimum standards is of concern and irresponsible. Developers are asking Council for the maximum density to achieve for their own profit and economic viability of the project. Including parking and waste removal bin locations on the lot cut into that economic viability and result in untenable living circumstances when street parking and waste removal bins litter the streets and alleyways. Council is setting up their own staff for a no-win process and creating poorly planned neighbourhoods.

Premature Land Use Change Consideration Given Blanket Rezoning Appeal

In reviewing the blanket rezoning work underway by the City and the appeals before the courts, it would be remiss for Council to approve this Land Use Change until that process has completed.

Combining the current traffic concerns of the intersection with the lot size not accommodating parking and waste removal bins and the knowledge that the economics don't work for a developer to mitigate these concerns with their development permit, I ask that this land use change not proceed, and the current land use designation remain intact.

I can be reached to discuss at 403.990.8266
Thank you
Tammy Williams



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First name [required] John
Last name [required] Sutherland

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[required] - max 75 characters Policy Amendment, Bankview ARP, LOC2024-0119, Bylaw 75P2024



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The proposal is out of context with the rest of the residences immediately facing or adjacent to it, which consist mostly of single family dwellings, some with basement suites. In particular I am concerned with possible parking problems, since the reality is that most dwelling units are going to have at least one vehicle each, sometimes two or more. While transit is available, in recent winters the No.6 route has seen a number of reroutes a considerable distance from the area due to winter conditions. These entailed a significant walk, especially for anyone carrying groceries.

As a more broader issue, as densification proceeds, will additional park space be added?