



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] Bonnie

Last name [required] Pascall

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] Jan 16, 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

Council Meeting - Combined

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 Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

From Bonnie Pascall

January 9, 2024

Response to Proposed Amendment of Land Use Designation at 4216 2 ST NW

I am opposed to and have serious questions about amending 4216 2 St NW from R-C2 to R-CG. The R-CG zoning opens the door to putting eight suites on a small city lot and this will have several negative impacts on the neighbourhood and community as outlined below.

Overall Density Strategy and Plan

What is the overall density strategy and plan for the neighbourhood (community). To ad hoc approve significant increased density on "A LOT" multiplied across the neighbourhood will destroy the community and enjoyment of people who have resided and owned homes there for years. Negative impacts include traffic, parking problems, loss of any greenspace, heat sink holes, increased accidents at top of hill to neighbourhood (safety), aged infrastructure that will require expensive repairs etc.. Has this all been planned? SHOW ME THE PLAN FOR THE NEXT 5-10-15 YEARS. RC-G is not a modest increase when there is a proposal of 4-8 units. There are fourplexes in the neighbourhood, but they are on much larger lots. Shouldn't infrastructure be dealt with before significant increases in density.

As you have stated in a previous letter, the proposed increase in density is along major streets and avenues not within the interior of the community. Why are we considering this redevelopment on the interior of the community???

1. Parking

The lots in this area are already R2 and there are times where street parking is starting to be a challenge. There was a recent development across the street from this lot and the people do not park in their rear garages but on the street along with their numerous guests and it is difficult to find parking. The *proposed* parking on 4216 will be difficult for people to access from the alley. In fact, drivers will encroach on the property across the alley to access tight parking stalls. If there are four to eight units on this small lot that is anywhere from 8-16 additional vehicles plus visitors – where is the parking? There is magical thinking that transit will be used as people are still driving cars. As you point out, part of your transit solution is a future greenline LRT that will be some many years to come and also requires a behavioural shift for people to outright give up their cars.

There is also a conflict between parking stalls for example use (i.e. rowhouse/secondary suites) verses District (i.e. zoning/area) don't match. When an inquiry was made at The City, they did

not know what would take precedent – District says 0.5/dwelling whereas Use says 1.0/dwelling. What will be the off-street parking determination relative to any increased dwellings on the property?

Who is going to do parking enforcement? Oh, that's right this neighbourhood will be one of the ones designated for purchasing parking passes – correct??? When will this start?

2. Easement by Neighbours

The proposed 4-8+ units will potentially mean dwellings of 12 feet wide or less. It also requires that one of the neighbours beside this lot will provide an easement for this development due to how much space on the lot it will occupy. Will the City mandate a neighbour to provide an easement? I also don't appreciate the inquiries and pressure to sell my property.

3. Environmental Impacts, Greenspace and Heat Sinks

Greenspace is not just about parks but also includes a portion of the lots that people have gardens, trees and other vegetation on. We are experiencing the impacts of climate change; and significant development and decrease of vegetation and increase of dwelling sizes and asphalt will increase the heat in summer in the neighbourhood and create heat sinks and exasperate drought conditions. There will be minimal greenery due to increased density to absorb the heat and water.

As well, for those homes that have gardens and flower beds (that are considerable in the neighbourhood), there will be a decrease in birds and pollinators that will affect flower beds and gardens. This will produce a downward cycle of browning.

4. Access to Location and Accidents

One of the main accesses to this area of the neighbourhood is at the top of a sharp hill. Expect an increase in accidents as this is already a difficult access point due to how busy the road is including a total gong show for the Tim Horton on the corner (what a mess). Children often have to cross the top of hill very busy road with over 9,000 vehicles per day to get to and from school.

5. Noise Pollution

For a community that is R2, this is currently a very quiet community. If the expectation is to allow 4-8 units on lots, it will significantly impact the noise level and current residents will be experiencing noise pollution.

6. Garbage, Recycling and Number of Bins in Alley

What is the increase in number of garbage, recycling and compost bins in the narrow alleys and at the back of this property? How dirty will this become with several units in a building? Will there be a property manager looking after the place to clean up the inevitable trash? Where will these bins be stored if the back is where the supposed 8-16 cars will be parked? Must mean there is underground parking and a pad built for the bins.

Increasing garbage etc. will attract nuisance animals such as mice, skunks etc.

7. Age of Infrastructure- Increase in Costs and Taxes

This community and subdivision were built in the 1940s/50s. Water and sewer are aging and what is the plan on this? Will we be facing ongoing problems that need to require construction and replacement? How old is the electrical infrastructure and will this be upgraded? In consultation with some experienced contractors in this area of expertise (over 100 years combined of experience), the current infrastructure with former zoning demand load on it would last without significant problems for 40-50 years. With the rapidly increasing density and demand on the infrastructure expect significant issues and interruptions to services within the next few years that will probably result in patchwork repairs on an ongoing basis. How much increase in taxes will homeowners be hit with to pay for more rapidly deteriorating infrastructure?

8. Flooding

There is a designated flood plain (golf course is flood plain, correct?). Increasing density and reducing greenspace will be looking for flooding problems.

9. Children Safety Crossing 40th Avenue

For children in the neighbourhood to get to schools they must cross a very busy 40th Avenue (over 9,000 vehicles per day). With increased number of children crossing to get to school, what is the plan for a safe crossing?

I am surprised that an application to rezoning to R-CGex has not been considered that would potentially permit some row housing but would outright not permit secondary suites or backyard suites. This might be a more measured approach to increasing density although if this is significantly magnified across the community all of the above problems will still arise.

I am very concerned about the negative impacts to our community. I am against this land use amendment.

Bonnie Pascall