



Public Submission

CC 968 (R2024-05)

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] Rob

Last name [required] Becker

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") Nov 12, 2024



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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 mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

LOC2024-0118 (Proposed Development)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a homeowner across the alley from this proposed development (LOC2024-0118) my major concerns is over density for a R2 lot (7 suites + basements suites proposed), Parking will be an issue with the Cul-de-sac already maxed out with cars from home owners, what will emergency vehicle's do if they need to get in. I will have no privacy with in my backyard with a building at 11m towering over my lot, Very concerned about the value of my property dropping when you have a building intruding on your space. Recycling bins with that many tenants will clog the back alley lanes also. There's no reason not have 2 infills in this location to blend into this area than over develop it and cause discontentment with the current home owners and the community.



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First name [required] **Jing Chao**

Last name [required] **Ma**

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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 mid-cycle adjustments, please select "November 18") **Nov 5, 2024**



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LOC2024-0118

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to formally object to the proposed development of a single-house lot into seven rowhouses at the end of the cul-de-sac on [Street Name]. I believe this development would negatively impact our neighborhood for the following reasons:

Safety of Children: The cul-de-sac currently provides a safe space where children from the street can play with minimal traffic. Adding seven new homes will increase traffic significantly, especially with cars constantly entering and exiting from each new residence. This additional traffic poses an increased risk to the safety of children and other pedestrians in the area. Cul-de-sacs are often chosen by families for their perceived safety, and such a high-density development would undermine this.

Parking Concerns: Currently, on-street parking is already limited, especially for visitors. Adding seven new units will bring more residents and visitors, who will need additional parking. With limited parking availability in front of these units, there will likely be overflow parking on neighboring streets, increasing congestion and inconvenience for current residents. This will also hinder access for emergency and service vehicles.

General Safety and Access Issues: Increased congestion in a cul-de-sac, designed for limited traffic, raises safety concerns. Emergency access may be hindered by parked vehicles or increased traffic flow, and larger service vehicles, like waste collection trucks, may find it difficult to navigate the cul-de-sac safely and efficiently. The increased traffic volume also poses risks to pedestrians, especially during peak hours when residents are arriving and leaving.

For these reasons, I believe that this development proposal is not in line with the character and safety requirements of our neighborhood. I urge the council to reconsider this proposal and limit development in the cul-de-sac to preserve the safe, family-oriented nature of our community.

Thank you for considering my concerns. I hope the council will act in the best interest of current residents by prioritizing safety, accessibility, and community integrity.



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First name [required] Nicola

Last name [required] Osse

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Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") Nov 12, 2024



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Reference Bylaw 271D2024. And Reference number: LOC2024-0118.

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Reference Bylaw: 271D2024 – Address: 2824 31st Street SW, Calgary.

I object wholeheartedly and completely to this proposed development for the following reasons:

- I understand the application from Harry Sood states: I have talked to 90% of immediate neighbors "in the cul de sac" (and plan to talk to them all)." I live at [redacted] – right next door on the West side of the planned development. Harry Sood and indeed no one else representing Harry Sood has spoken to me at all.
- I work from home. I am unable to conduct my business if there is a lot of noise and disruption outside. With 9 rental units that is a potentially disastrous situation for my business. Alternatively if this planned development is allowed to go through the construction noise would also be counter-productive to my business.
- We have children and pets that play outside and in the back alley. I fear for their safety now and can only imagine what will happen with 9 more units.
- Parking is already a major concern in the Cul-de-sac. I often watch the struggled manoeuvres of a car trying to turn around – there is no room currently so to add 9 units seems frankly ludicrous. My clients come to my home to pick up the Gourmet Gift Baskets which is part of my business. They struggle now to find parking – imagine 9 more units! Please don't allow this major mistake to happen.
- We enjoy the sun – such a mammoth development will limit our sun and indeed our privacy.
- I am also very concerned for our beautiful tree's which is one of the many reasons we like to live in Killarney in our cul-de-sac.
- It is my understanding that this development was rejected when it was only for 2 units a while ago. So how can they possibly approve 9 units without realizing or caring about the impact on the people next to, in front of and behind this monstrosity?
- I am also concerned that this will devalue our house – we have been here over 20 years and we are relying on this house for our retirement.

In conclusion I am abhorrently against this development.

Thank you,

Nicola.
Nicola Osse Event Management.



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



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First name [required] Roman

Last name [required] Rozanov

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DEVELOPMENT ITEMS LOC2024-0118

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

In opposition

ATTACHMENT_01_FILENAME

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I am writing to formally oppose the proposed rezoning of 2824 31 ST SW, File number LOC2024-0118 to a Residential - Grade-Oriented Infill District (R-CG) zoning that would allow for a seven-plex development. As residents of this cul-de-sac, we believe this change would have significant and lasting negative impacts on our neighborhood.

Our primary concerns are as follows:

Traffic and Road Safety: Our cul-de-sac is already challenged with limited turning space, particularly in winter when snow buildup narrows the road further. Delivery vehicles, waste collection trucks, and emergency services often struggle to maneuver within the cul-de-sac, especially during peak winter conditions. Adding multiple new units, each potentially with multiple vehicles, would exacerbate this issue, leading to congestion, unsafe driving conditions, and increased risks for pedestrians.

Parking Availability and Congestion: Parking on the street is limited, and a seven-unit development will likely bring a significant increase in the number of parked vehicles, both from residents and their guests. Overflow parking on adjacent streets would increase congestion, create visibility hazards, and potentially impede emergency access to homes within the cul-de-sac.

Impact on Neighborhood Character and Privacy: This area was designed with single-family homes or semi-detached units to foster a quieter, community-centered environment. A seven-unit building would not only alter the visual aesthetic of our street but also compromise the privacy of existing homes, which were not designed with high-density neighbors in mind. The proposed development's increased density could detract from the area's residential character, diminishing the appeal of this neighborhood as a family-oriented community.

Infrastructure and Environmental Impact: The infrastructure, including water, sewage, and drainage systems, was developed to support single-family homes or duplexes. Increasing the density with a seven-unit complex could strain these systems, leading to frequent maintenance issues and disruptions. Furthermore, the potential loss of green space due to additional structures and parking areas could increase runoff and reduce permeable land, leading to environmental degradation.

In conclusion, while we recognize the importance of accommodating growth within the city, we believe that rezoning this property for a seven-plex development is incompatible with the existing neighborhood and infra

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First name [required] BARRY

Last name [required] WARD

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Issues created: parking problems' shadowing, excess traffic, children and animal safety, lack of privacy, additional noise pollution, additional traffic in rear alley, removal of old growth trees, garbage bin congestion, strain on old water and sewer, unsightly due to height and non-conforming design,