

SJG

31 New St SE, Calgary, AB, T2G 3X8

January 11 2025

Mayor Jyoti Gondek
& Members of City Council
800 Macleod Trail
Calgary, AB T2G 5E6

Dear Mayor and Members of City Council,

RE: 45 New St SE, Calgary, Land Use Re-designation: LOC2024-0194

I live at 31 New St. SE , 5 houses west and on the same side of the subject property. I am opposed to this rezoning and proposed associated development. I oppose this development for all of the reasons outlined in the Inglewood Community Association's letter that is included in your agenda package.

I want to use my time to address my dismay and disappointment with the planning process.

Like many Calgarians I was away in August. When I got back there was a lot of discussion on the street about this application. It was clear that there was a lot of confusion about what exactly was being proposed. Shortly after I got a postcard in the mail address from the applicant with very little information on it.

The first thing I did was to take a walk to have a look. The City sign that notifies the public of the application was attached to the house -behind an eight foot hedge - invisible to the public. The comments were due in a few days. I phoned the City and learnt that the applicant had requested the sign be erected behind the hedge. The City was very cooperative and ordered a sign for the sidewalk and extended the comment period. I wasn't confident that the applicant wanted us to know that they were even making this application. Apparently, there was another sign in the lane but I rarely walk there.

Because there was so much opposition and confusion about what this was I contacted the applicant, owner and applicant, Kayla Browne.

My email to Ms Brown said “ I am wondering if you can send me some more background on the Design Statement for this development. I am having a hard time figuring out how this will fit into the existing streetscape and the historic integrity of the Street and neighbourhood. I am also wondering if could arrange a meeting with you and my New St neighbours. I consider creative design to be a process that includes collaboration with all impacted parties- to my knowledge none of the neighbours have been involved.”

Although it was on the postcard, Ms Brown replied with how I could respond to the City. She had met with the adjacent neighbours and had addressed their feedback and support . She was not interested in meeting with her neighbours other than the two adjacent neighbours.

I found it very interesting that the majority of Letters of Support in the package include people that don't live anywhere near 45 New St.SE Many do not even have an address and yet a neighbour 5 houses down has no say?

This application is a major intrusion and deviation from the existing housing stock on New St SE. It will have a major impact on the Regional pathway and Nellie Breen Park and parking behind the house in this very restricted area.

I know “who lives here” and how the units are managed is not a planning issue but this development does raise a lot of questions about ownership and management.

I feel it deserves further discussion and meaningful dialogue with all the neighbours..

Thank you for the opportunity to discuss my concerns

Sara Jane Gruetzner

Sincerely yours,

Sender Name