



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] David

Last name [required] Lewis

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 4, 2025

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

[required] - max 75 characters Notice of Public Hearing on Planning Matters - Banff Trail - LOC2024-0233

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)

We are David and Karen Lewis, and we reside at 3215 Cochrane Rd NW. As the owners of a property adjacent to 3223 Cochrane Rd NW, we would like to voice our very strong opposition to the land use and building height amendments being proposed for this property.

Our opposition is based on the following factors:

- This property is located at the worst possible location for higher density housing. It is immediately across the street from an elementary school, right on the corner where we already have significant parking and traffic chaos every school day. Even worse, this property has a school crosswalk right in front, meaning that it has no available parking spots on the street, and due to the school there is no parking across the street. Given that the proposed development would have 8 dwelling units, those additional cars will therefore be forced to park in front of my home or my neighbors homes. But we already suffer from a lack of parking so that will not be acceptable. There simply is no room for more vehicles in this area. And to think that these additional residents will not have vehicles is delusional - I mention this because we have heard this ridiculous argument before from city planners.

- The proposed development would be considerably taller and closer to the street than any other development in that area, absolutely destroying the character of the street. This street has seen significant redevelopment in the past few years, and all of the new developments thus far have been forced to adhere to proper building setbacks and height restrictions that are sensitive to their neighbors. These requirements have been in place for good reason and need to be maintained, and it is unacceptable that they can all of a sudden be ignored for the sake of profit. This type of development could make sense along a busier connector or corridor if all adjacent developments are similar, but to insert it on a purely residential street that is already half redeveloped according to the existing rules would be completely irresponsible.

- The immediate neighbors on either side of this proposed development will be significantly and negatively affected by it. They will suffer considerable loss of sunlight, making it impossible for them to garden, not to mention killing their plans to add solar panels on their roofs. The impact to their privacy will be completely unreasonable. It is simply not acceptable to sacrifice two adjacent neighbors for the sake of one development.



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First name [required] Nathan

Last name [required] Sikkes

How do you wish to attend?

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

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters Public Hearing Meeting - LOC2024-0233

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



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ATTACHMENT_02_FILENAME

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

Submission - LOC2024-0233

3223 Cochrane Rd NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: LOC2024-0233

Hello,

We strongly oppose the proposed development and rezoning for several key reasons:

Safety Concerns/Increased Traffic: Our neighborhood already faces significant traffic, particularly during school drop-off and pick-up times. The street becomes extremely congested, with limited space for vehicles to move safely. Adding 16 or more cars from the new development will only heighten the risk of accidents, both to property and pedestrians. This location simply isn't suited for such a development, especially considering the safety of children attending nearby schools, whose daily routines would be further compromised by the additional traffic.

Building Size and Setbacks: The scale of the proposed building is concerning. With a footprint covering approximately 90% of the lot, it far exceeds what's typical for this area. Most homes maintain a setback of 6-8 meters, adhering to Bylaw IP2007, which allows for ample yard space. In contrast, this new structure is set back only 3 meters, significantly disrupting the balance of the neighborhood. The size and proximity to other homes will not only affect privacy but will stand out awkwardly against the established, more natural development patterns in the area.

Parking Limitations: Parking is already scarce due to our proximity to Banff Trail Elementary, Aberhart High School, the University of Calgary, and McMahon Stadium. This development, with only four onsite garages, could add up to 16 additional cars into an area where parking is already at a premium. Many homes in this neighborhood are rental properties, further limiting available street parking, so adding more vehicles would exacerbate an already strained situation.

Procedural Fairness: The current zoning is R-C2, Div. 5, and the proposed development does not conform to existing bylaws, specifically Bylaw IP2007. It's problematic to ask for feedback based on a bylaw that isn't currently in place or readily accessible to the public for

review. Neighbors need to understand the full scope of any potential changes, and without transparency, meaningful input is difficult to provide.

Community Character: The proposed development is completely out of character with the neighborhood. The minimal 3-meter setback, excessive coverage, and three-story height, along with limited green space, do not align with the local area's aesthetics. There's also no clarity on the quality of materials or design, leaving us uncertain about how this structure would integrate into our community. We take great pride in maintaining our homes, and this development threatens to disrupt the cohesive character of the area.

Conclusion: This development, in its current form, does not fit the scale or character of our neighborhood. It raises serious concerns regarding safety, parking, and design. As longtime residents, we recommend that a comprehensive community study be undertaken before considering any further development proposals for this area.

Sincerely,

Nathan Sikkes
3215 Canmore Road NW



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First name [required] Erin

Last name [required] Moss

How do you wish to attend?

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3223 Cochrane Rd NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: LOC2024-0233

Hi,

Our family has some strong concerns about this proposed development and rezoning, and I wanted to share why we feel this way.

Safety Risks / Increased Traffic:

Traffic is already an issue, especially during school drop-off and pick-up times. The street is congested, and this location is right at the school crosswalk and main intersection. Adding up to 16 more vehicles would make it even riskier for both people and property. I'm particularly worried as a mom with kids attending nearby schools, where the additional traffic would add to the congestion and increase hazards that could affect their safety.

Building Size / Footprint / Setbacks:

The size of this building is another concern. Covering about 90% of the lot, it's just too big for this area and feels overwhelming. Most homes are set back about 6-8 meters from the sidewalk, following Bylaw IP2007. Our front yard is much larger than our backyard, and it's our main outdoor space. This development would only have a 3-meter setback, which isn't in line with other properties and would make it harder for neighboring families to enjoy their own spaces. It's also likely to impact our privacy, and a building this size would stand out uncomfortably in our mature neighborhood, which has developed more gradually under R-2 zoning.

Parking Limitations:

Parking is another big issue. This development could add up to 16 more cars, yet there would only be four onsite garages. Our area is already pressed for parking, with Banff Trail Elementary, Aberhart High School, the University of Calgary, and McMahon Stadium all nearby. With many rental properties here as well, street parking is already stretched thin. This lot is also located right at the school crosswalk, so street parking is extremely limited.

Neighborhood Character:

This development doesn't fit the look and feel of our community. With only a 3-meter

setback, large footprint, three stories, and minimal greenspace, it's out of place. I'm also concerned about the design quality, as the drawings don't clearly show what materials or colors would be used. Our neighborhood is full of people who take pride in their homes and work hard to maintain them, adding value to the whole community.

Conclusion:

Overall, this development doesn't feel like a good fit for our neighborhood in terms of safety, parking, or design. It would be a net negative for our community and the safety of the people that visit / attend school.

Thank you for taking the time to consider our perspective and I hope you will reject this proposed amendment and development permit.

Best regards,

Erin Moss
3004 Cochrane Rd NW