



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] Kosten

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 Land use redesignation - Parkdale. LOC2024-0201. Bylaw 31D2025

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)

I am a home owner living on 34 th street, some 6 houses south of this proposed "land use redesignation" and development permit and I am concerned. I have no issues with change, but all parties should be better off with the proposed change, not just a land developer. I purchased my home in this area 10 years ago. Our purchase decision was based on the idea that this was a quiet neighbourhood, being redeveloped with million dollar homes and that's where I wanted to be and that is the direction the neighbourhood has been going. There were some high density buildings already in the neighborhood, but they were all built side by side and were on the periphery of the neighbourhood. My concern is that by allowing a development on a lot that once had a single family home and if approved will have 11 or 12 family dwellings on it will do nothing but drive the value of the neighbouring properties down. I think this is wrong. We are to late into the game to change the rules.

To make matters worse, the proposed development will have 11 or 12 dwellings on it and only parking for 6 vehicles. There is no on street parking available on either 3rd Avenue or 34th street in front of this property. Where is everyone going to park? Parking on 34 th street between 3rd and 1st avenue is already congested. Canada Post, Amazon and Uber drivers will all be double parking in the street. At the very least any development on this lot should require a 2 car garage or 2 parking spots for each residence or suite. All of the new home builds in this neighborhood have at least that I apologize if you are not the individual I should be sending these comments to. If you are not, could you please let me know who the correct persons are or forward these comments to the appropriate persons.

Thanks so much for your time,
David Kosten
Concerned Neighbour



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First name [required]

Jody

Last name [required]

McAfee

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

Public Hearing- Planning Matters. Item 10 Land Use Amend for 3407 3Ave NW

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)

This proposed development lot is an irregularly shaped lot that fronts onto 3 Ave, a major traffic corridor in the city. The proposed development is asking for 12 units with only 6 parking spots on the site. A conservative estimate would suspect that 12 units could bring in at least 15-20 cars, with only 6 available parking spots. With no parking in front of the building (on 3Ave), this will flood the surrounding streets of 34 and 34A street with cars to park and significantly increased traffic.

Of greatest concern relating to this, the major crosswalk across 3 Ave at the corner of 34 Street is already a VERY dangerous crosswalk. I use this crosswalk daily and have had many near misses where people turning right off of 34 Street onto 3 Ave are looking for oncoming traffic and NOT seeing the pedestrians crossing. This will only get more dangerous with the increased street parking needs and resulting traffic described above.

Although we understand that increasing density in inner city areas is a priority for the city at this time, we would hope that the city would take into consideration the safety of such a significant increase in density at such a busy intersection. We strongly oppose this particular location being redesignated for such high density usage for this reason.

Thank you