

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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.

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]	P Gail
Last name [required]	Whiteford
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Banff Trail redevelopment plan LOC2024-2025 Bylaw2P2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

City request.docx

ATTACHMENT_02_FILENAME

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

Please take my plea to heart.

My name is P Gail Whiteford and I live at 2003 28 Ave N. W. Calgary T2M2L5 and have lived here for 70 years. My father built a house here in 1954. I replaced the house 12 years ago when the old house became a problem.

I have now come to 5 meetings about the redevelopment of Banff Trail community and am back again. The house across the alley from me is slated for destruction and replaced by a row house. The size of the new build has been altered a number of times from 4 stories to 2 stories to a new idea now proposed. The land has gone from Low Density Residential to Low Density Row House.

Looking at the latest plans I see no parking for the residents, which in our neighbourhood will be interesting as the students from William Aberhart High School, one block away, take up most of the parking on the street. So, where will these residents park? My street was zoned as E but has been changed to 2 hour parking which, believe me, the students ignore.

I also see on the plans the destruction of 6 75 year old trees. The trees are healthy and wonderful and their destruction would negate the council idea of increasing the tree canopy of Calgary.

As my yard backs onto the new development, which is to the south of my place, the sun will be obliterated meaning my vegetable and berry plants will fade away. With groceries costing so much my garden sustains me all through the year. No sun; no garden.

My final point is one that I have brought up at all 5 meetings I have attended. The city talks of affordable housing and that is why the changes in density development. In my neighbourhood most houses go for over \$750,000. Even the duplexes and row houses are expensive. I am sure that clerks and waiters working for \$15/hour will not be able to buy one of these row houses.

I am asking, nay, begging you to reconsider the development permit for 2015 28 Avenue N. W. The letter I received said that the Amendment would raise the height limit to 11 meters. How many levels would that be? The letter did not say.

I would like to speak to council on this on Feb 4, 2025 and express my displeasure, in a polite manner.

Thank you,

P Gail Whiteford

2003 28 Ave N. W. Calgary T2M 2L5

Public Submission to City Clerk's Office

CC 968 (R2024-08)

ISC: Unrestricted

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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I have read and understand the above statement.

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I have read and understand the above statement.

First name **(required)**

Last name **(required)**

Pronunciation spelling of first and/or last name

Your name will be pronounced phonetically. Phonetic pronunciation of your first and last names is saying them as they sound, not as they are written.

Here are some examples: Ken Barowski (Ken Ba-ROFF-skee) , Maria Nguyen (Mah-REE-ah WIN)

Pronouns

she/her/hers

he/him/his

they/them/theirs

Email **(required)** - not included in the public record

Are you speaking on behalf of a group or Community Association? **(required)**

Yes

No

What do you wish to do? **(required)**

Request to speak

Submit a comment

For Public Hearing items only - Are you the applicant?

Yes

No

Not Applicable

How do you wish to attend?

Remotely

In-person

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)**

Select one Council Standing Policy Committee on Infrastructure and Planning Standing Policy Committee on Community Development

Date of meeting **(required)**

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

(required) - max 75 characters

Are you in favour or opposition of the issue? **(required)**

In favour

In opposition

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Maximum of 6MB per submission (2 attachments, 3 MB per pdf document, word, excel, audio, image, video).

If you have additional files to attach, email them to publicsubmissions@calgary.ca

Please refrain from providing personal information in your attachments.

Attach

- [City request.docxx](#)

Attach

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

Your form has not been submitted. Error encountered during submission
on Jan 21 2025 09:27:49

Submit

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First name [required]	Laura
Last name [required]	Poland
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 Policy Amendment Banff Trail ARP LOC2024-0205 Bylaw 2P2025
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Concerns against proposed development LC2024.docx

ATTACHMENT_02_FILENAME

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

PUBLIC SUBMISSION FOR PUBLIC HEARING ON PLANNING MATTERS re Policy Amendment to Bylaw 2P2025 and concerns against proposed development LC2024-0205 at 2015 28th Ave NW, Calgary

To be discussed February 4th, 2025

Good Morning,

I live directly behind this proposed development at 2833 Canmore Rd NW and appreciate your willingness to hear our concerns directly. I have previously submitted my concerns to both Selena Kirzinger from the City of Calgary Planning Department and to Vaughan Scott, the developer's architect, directly.

Firstly, my main concern is that this proposed 4 unit (8 unit with secondary suites) rowhouse development does not conform to the Banff Trail ARP. In the spring of 2024, we received information from the city stating that Canmore Rd, Cochrane Rd, and the avenues running between these two roads were to have maximum new builds that were 2 storeys in height and duplexes only, not row houses. In other words, a "Low Density residential" designation to the Banff Trail/South Shaganappi ARP.

The developer is now attempting to receive a policy amendment to the Banff Trail ARP to allow them to still build a row house with secondary suites, against the South Shaganappi/ Banff Trail ARP that the city expressly solicited community input for. I appreciate that many of these structures are being built in Banff Trail, but most often along 19th Street, the main thoroughfare, not in the middle of a residential neighbourhood. I vehemently oppose an 8 unit row house being built in the "Low density residential" portion of the South Shaganappi ARP.

It is not fair to the community to allow developers to apply for so called "minor policy amendments" to the ARP in direct opposition to the ARP that was put forth with community input. The city can not allow developers to go against the ARP. If this development is allowed, it sets a dangerous legal precedent for other developers. Furthermore, the city would be showing absolute disregard for the concerns of the community over those of the developer. With the present South Shaganappi ARP, developers have more than adequate opportunities to increase density in our area and should not need to put these large structures in the "Low Density Residential" portions of the community. Greed is driving this. We all know that increased densification in our community does not equate to increased affordability. None of these new developments sell for much less than \$800,000. I would support a duplex or 2 single homes on this lot, as have been built on a similar lot on the corner of 27th Ave and Cochrane Rd NW.

Secondly, I have real concerns about something this large, and with a potential occupancy of at least 16 people, and the impact it will have on the immediate vicinity. There are 2 schools within 1 to 2 blocks of this development. Many high school students are attempting to park daily directly in front of this proposed development. It is presently 2 hour parking. We have lived on Canmore RD for 11 years and have witnessed several accidents at the corner of Cochrane Rd and 28th Ave and Canmore RD and 28th Ave.

While it is optimistic to forecast the need for bike racks at this development, the more likely reality is that 12 to 16 more vehicles will be searching for parking on a daily basis, and adding to road congestion.

As there are numerous elementary school aged children, often walking to school, I worry about the safety of these children with the increased traffic during the morning rush hour. I don't think you appreciate how busy Cochrane RD, Canmore RD and 28th Avenue are between 0800 and 0830hrs, as parents are also driving their children to school.

We had not factored the traffic in this immediate area when we purchased our home, but having lived here for over a decade, these corners are some of the busiest in Banff Trail, as unlikely as it would appear, especially during the am rush hour and school dismissal hours.

Thirdly, while I appreciated that the developer had revised the plan from 3 storey to 2 storey, the elevation still towered over the existing home to the north on 28th Avenue. It is still a behemoth that occupies virtually the whole lot, and is certainly not keeping with the aesthetic of the immediate neighbourhood which has mainly single family dwellings, and more recently constructed duplexes. Now, I understand that the developer is applying again for a 3 storey structure on this lot! I vehemently oppose a three storey structure for the same reasons that I opposed the towering 2 storey structure. I feel that the developer is now trying to "sneak" this latest policy amendment and 3 storey plan through with little community feedback, as the lawn notice sign board keeps disappearing.

I'm concerned with the vast size of the proposed 3 storey structure and its increased density and this impact on the safety of children, with the increased traffic. This particular corner is unique in that there are 2 schools so close, with the attendant increased traffic already.

Nor have I mentioned that having a row house behind the more than million dollar homes on Canmore RD, will negatively affect our property values. I'm trying to keep my arguments focused on the community rather than the personal.

Walking through the neighbourhood, I see duplexes having been built recently on these lots between Cochrane Rd and Canmore Rd, such as those on 27th Ave. Any row houses, as I mentioned, are on the main thoroughfares away from schools.

While I don't oppose increasing density in general, I don't think that these row house structures should be developed "willy nilly" throughout the neighbourhood, with no thought to the surrounding structures, traffic, or present density, and especially against the recently developed ARP. As well, the city needs to designate some of these units as "subsidized" or affordable, in general. What is the point of increasing density if the units aren't affordable to the vast majority of young people attempting to purchase their first home?

Thank you for your time and consideration,

Laura Poland

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First name [required] Robin

Last name [required] Malegowski

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 ARP proposed for 2015 - 28 Ave NW

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)

For the upcoming meeting regarding the proposed Policy amendment for property address: 2015 - 28 Ave NW. We live close to 2015 - 28 Ave NW and are opposed to the 11 Meter height proposal. We would agree on a 2 story home, four row housing, or condos at two stories only. The 11 Meter height will block the sun from the neighbouring homes and the proposed density is to high. Parking could be an issue and this neighbourhood is close to the walking path, which means the resident walkers enjoy seeing the sky and do not want to see over sized buildings in this neighborhood. Please keep me informed as to the continuous negotiations and outcomes. In addition the sandwich boards signs are constantly purposeful lying on the ground and stairs, Perhaps the owner/builder does not want any additional input from the neighborhood. Please tell them to stop placing the sandwich board signs on the ground. It has happen more than three times that I am aware of. Infact, we rarely see the signs up. The neighbours have to keep placing the sandwich boards signs back up again. Thank you.

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First name [required] Matthew and Jennifer

Last name [required] Joss

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] Standing Policy Committee on Community Development

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 DP2024-03586 (LOC2024-0205)

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



ATTACHMENT_01_FILENAME Submission - LOC2024-0205 (DP2024-03586).pdf

ATTACHMENT_02_FILENAME

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

January 26, 2025

To: City of Calgary
Submitted online to: Calgary.ca/PublicSubmissions
Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have lived in the Banff Trail community since 2006. We bought our house here specifically because of the unique characteristics of Banff Trail.

For the record, we are generally not at all against inner-city densification in a sensible manner. We have watched over the years as old bungalows have been replaced by lovely infills and duplexes and new families have moved into and joined our community. Up until recently, redevelopment had been done sensibly and taking into account the unique features of the neighbourhood. More recently, things have spiraled out of control.

Despite the pre-existing and current major traffic issues along 24th Ave we have looked forward to the proposed redevelopment plans along 24th Ave NW, believing as promised that we would get some new neighbourhood amenities (coffee shops, restaurants, retail stores, etc.). To date, unfortunately it appears that any retail that was planned under the original redevelopment plans has not materialized.

Specific to the LOC2024-0205 (DP2024-03586) development proposal (and any other similar plans that may be proposed), all the houses along Canmore Rd NW (and those on the south side of Cochrane Rd NW) have south facing backyards. Most of us bought these lots specifically for that reason – the afternoon sun and light. This is a coveted feature of all the homes along Canmore Rd and those on the south side of Cochrane Rd NW, and the proposed new developments (particularly LOC2024-0205 (DP2024-03586) and any others that might be proposed on the north side of Cochrane Rd NW or along 26th, 27th and 28th Ave NW will eliminate 40-70% of the sunlight in our backyards as currently proposed.

Specific to the proposed development at 2015 28th Ave NW (LOC2024-0205 (DP2024-03586)), this application is for the development of a single townhouse with four (4) dwelling units (“units”) AND four (4) secondary suites (“suites”) – **this is EIGHT (8) dwellings in total.**

We respectfully object to the City of Calgary’s (“the City’s”) approval of development permit LOC2024-0205 (DP2024-03586) based on the following:

Appropriateness/Compatibility/Impact:

- the *appropriateness* of the location - this is at a very busy intersection, with traffic (and parking) from the nearby high school (Aberhart) and major traffic from the primary school (Banff Trail Elementary) already a major issue;
- the *compatibility and impact* of the proposed development with respect to adjacent development and the neighbourhood - this sort of development is NOT at all compatible with existing structures in the heart of our residential neighbourhood;
- *access and parking* – there are already major issues with parking along these narrow roadways and this will add a multiple of 6-12 times the number of parked vehicles (evidence would suggest that the garages associated with these row townhouses are seldom used for cars but rather storage – they are too narrow to fit most vehicles);
- *vehicle and pedestrian* circulation – per the above point, there are major traffic and pedestrian concerns already in this part of Banff Trail
- sound planning principles – little thought has been given to this development and the impact to the community and existing property owners - it is purely a money grab by the developer who likely overpaid for the lot

As detailed in the sections below, the application should not be allowed because the scale and building setbacks are not appropriate or compatible with the surrounding homes and neighbourhood. The design, which serves only to meet minimum setback requirements, is not reflective of a respectful transition or any material effort towards integration within the community.

Building Massing/Footprint/Setbacks: As one of the first townhouses proposed on our neighbourhood streets, the scale of the planned development is extreme and does not consider respectful integration with the neighbourhood. Height is a major concern for us, but the general shape, form, and size of the building are alarming. Not to mention the densification multiplier – 8-10x the densification and number of potential vehicles. The development footprint (buildings and hardscaping) is excessive and obtrusive relative to all the surrounding homes. All newer infills and duplexes are set back much further from the sidewalk. Homes adjacent to the parcel and in the same block face are typically set back even further. The large box-like structure in the middle of a neighbourhood does not at all conform with the neighbourhood, is overbearing, and will stand out like a sore thumb in this mature community. It will also negatively affect the value of all already redeveloped properties which represent in many cases the majority of the owner's net worth.

Parking Restrictions: In Canada, approximately 85% of households own at least one motor vehicle. Of these, more than half own two or more. As such, we anticipate the addition of 12 or more motor vehicles requiring parking in association with this development, not to mention the need for visitor parking. There is no guarantee that residents will use or be able to fit their motor vehicles in the required 0.5 parking stalls per unit/suite (i.e., 4 very small garages). As is, many owners and renters in the community do not use their garages for parking and park on the streets. This lot is one block from Aberhart

High School and because of the school (not to mention the flow of buses and cars from Banff Trail Elementary) parking and traffic is already a major issue. During the school year, the streets (Cochrane, Canmore, 28th Ave) are already lined with student owned cars. Competition for parking is severely impacted by our proximity to William Aberhart High School, the University of Calgary, and McMahon Stadium.

We pay the City for the privilege of parking on our street and for our visitors to park reasonably near our home. The proposed development (and others like it – i.e. DP2024-04872) will result in further issues and potentially contentious interactions between neighbours.

Risk to Safety/Increased Traffic: We experience very high traffic volumes, particularly during the school year – during school pick- up/drop-off at Banff Trail and with all the high school student drivers at Aberhart. There is a high level of congestion and little room to maneuver between all the parked cars. In the past few years there have been several close calls with children and elderly people and motor vehicles all related to the congestion and narrow roadways. The school authority has made efforts to manage traffic issues, frustrations, and safety concerns in recent years through studies and mitigative actions. If approved, increased vehicle movements are expected with the addition of 12 or more vehicles to service eight households, visitor traffic, and home deliveries.

We do not believe that this level of increased traffic in our neighbourhood has been properly evaluated from a safety perspective – it represents an increased risk of collisions to property and people, including our school-aged children. This is simply **not an appropriate** location for this type of development and represents an unacceptable risk.

Quality of Life/Enjoyment of Property/Privacy: Eight new households on a single lot will contribute to an increase in noise and traffic, inconvenience, competition for parking, visual impacts because of the height and setback, increased number of waste carts, loss of privacy and sunlight, and loss of mental well-being. Not to mention the high likelihood of property depreciation for those who already own developed lots. For many, their house is their primary asset.

Because many of our homes were required by the City to be setback 8.13 m from the sidewalk, our front yards are functionally larger than the backyards, representing our **primary outdoor space**. A three-story townhouse setback as proposed from the sidewalk is differential and will materially impact privacy and light of neighbouring properties and the value of such properties. We understand there is no absolute right to privacy from neighbours and we don't object to reasonable densification; however, a balance must be struck. These structures will also reduce dramatically (and almost eliminate at certain times of the year) direct sunlight into our backyards.

Landscaping Plans/Environmental Preservation: Within the parcel, only small fraction will consist of landscaped area. The remaining portion will be buildings, concrete, and

space for the storage of 12 garbage and waste carts. The plan calls for the removal of 5-6 existing trees to be replaced with 2-3 new trees/shrubs. The removal of these mature and diverse tree species and multiple shrubs and plants represents a net loss to our local environment and habitat for birds and wildlife. It is environmentally irresponsible.

Many of us take great pride in ownership and work hard to make landscaping improvements and maintain upkeep of our front and side yards to the benefit of the community. The proposed development does not have an appropriate amount of outdoor space, and proposed landscaping is not compatible with adjacent development or the neighbourhood.

Waste & Recycling Bin Locations: The plan allows for the storage of 12 waste & recycling carts along the fence line for use by residents of the four units. According to the City, additional carts may be added for secondary suites to ensure adequate capacity for proper storing of household waste. The potential for up to **24 waste and recycling carts** to be stored at this property is alarming and not even feasible; the plan does not seem to consider how any extra carts might be addressed, including the requirement for carts to be stored in a *screened location* (LUB section 546.3). This is expected to result in visual impacts, odours, and wayward waste.

Requested Disposition: Obtaining a development permit of this nature should be a privilege and not a right. We (collectively. With many of my neighbours) respectfully request that the City refuse this permit (and any others along Cochrane Rd, Canmore Rd, 26th Ave, 27th Ave and 28th Ave) because the townhouse design would result in unreasonable direct and adverse effects to neighbouring homeowners and the community. The scope, scale, and setbacks are not in keeping with the local area and will significantly affect the enjoyment of our property and mental well-being. We feel the appropriate redevelopments in this area of Banff Trail should be limited to duplexes or infills (with or without suites), NOT four unit row townhouses.

We sincerely believe that the close proximity to an elementary school (as well as a very large high school) will increase risks to safety and contribute to unreasonable traffic and parking challenges. If the City's objective is to reasonably and responsibly increase densification over time, any future development of this parcel (and others on the aforementioned streets) should be limited to a detached-dwelling, or two units/two suites with an *increased frontage* to match the neighbourhood more closely.

We appreciate this opportunity to provide our feedback. I can be reached at the above email if you have any questions regarding this submission.

Sincerely,

Matthew and Jennifer Joss

Cc: Callen Strang: Callen.Strang@calgary.ca
Cc: Counsellor Terry Wong: Terry.Wong@calgary.ca
Cc: Jessie Higgins: south.shaganappi@calgary.ca

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First name [required] Robyn

Last name [required] Regehr

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 DP2024-03586

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

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live at 2811 Canmore Road with my family. We built a house here recently 2023 and moved from Briar Hill. The reasons were the schools in the area. The nice park (golf, pump track etc) and the nice neighborhood. Council is putting that in jeopardy by allowing all these multi-unit developments to come into our neighborhood. We already have very limited parking with Abe high school two blocks away (guess what lots of the students drive). I know none of you council members live anywhere near our neighborhood but please drive down the street of Cochrane or Canmore road one school day and you will see. Maybe the mayor is too busy with her "climate emergency" or council neglecting our infrastructure. Take your heads out of the sand and start making some better decisions for the current resident and tax payers of the area. I guess if all else fails which I'm guessing it will I will take this issue to court to protect our area and the restrictive covenant we have on our property.

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First name [required] Nathan

Last name [required] Sikkes

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 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 - LOC2024-0205_DP2024-03586

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



ATTACHMENT_01_FILENAME Submission_LOC2024-0205_DP2024-03586.docx

ATTACHMENT_02_FILENAME

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

Submission - LOC2024-0205 (DP2024-03586)

2015 28th Ave NW

January 28, 2025

To: City of Calgary

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

Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have resided in the Banff Trail community since 2011, drawn by its unique charm and character. While we generally support inner-city densification when conducted thoughtfully, recent redevelopment trends in the area have raised significant concerns. Sensible infill projects have previously integrated well with the neighborhood, but newer developments risk compromising the community's defining features.

Regarding the proposed development at 2015 28th Ave NW (DP2024-03586), which includes a four-unit townhouse and four secondary suites (a total of eight dwellings), we respectfully object for the following reasons:

1. **Traffic, Safety, and Parking:** This development risks increasing congestion and pedestrian safety concerns, especially with the addition of up to 12-16 vehicles. Current parking capacity is already strained due to school proximity and community usage. This development will negatively impact the street safety of the neighbourhood for those of us with families.
2. **Appropriateness and Compatibility:** The proposed development is incompatible with the residential character of the area. Its location at a busy intersection near Aberhart High School and Banff Trail Elementary exacerbates existing traffic and parking issues.
3. **Building Massing and Setbacks:** The scale and massing of the townhouse are disproportionate to the surrounding homes. The reduced setbacks and imposing design disrupt the established streetscape and overshadow adjacent properties, significantly reducing sunlight and privacy.
4. **Quality of Life / Privacy:** The increased density will amplify noise, traffic, and visual disruptions. For many residents, whose primary assets are their homes, the development risks reducing property values and overall quality of life.

5. Environmental Considerations: The removal of mature trees and minimal landscaping plans undermine the area's environmental integrity. The excessive hardscaping further detracts from the neighborhood's character. In addition to the removal of greenspace and trees, the plan allows for up to 24 waste and recycling bins is impractical and unsightly, creating potential issues with odor, overflow, and visual impacts.

In light of these concerns, we respectfully urge the City to deny this permit – 8 units is simply untenable on a lot this size and in this location. Redevelopment in Banff Trail should prioritize harmony with the community's character, limiting densification to duplexes or infills that align with existing setbacks and aesthetic while protecting the safety and quality of life for those who call it home.

We appreciate the opportunity to provide feedback. Please feel free to contact us at the provided email for further discussion.

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?

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 Meeting - LOC2024-0205 & DP2024-03586

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



ATTACHMENT_01_FILENAME LOC2024-0205 DP2024-03586 Submission EM.docx

ATTACHMENT_02_FILENAME

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

Submission - LOC2024-0205 (DP2024-03586)

2015 28th Ave NW

January 28, 2025

To: City of Calgary

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

Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have been proud residents of the Banff Trail community since 2011, having chosen this neighborhood for its distinct charm and character.

For context, we are not opposed to inner-city densification when it is executed thoughtfully. Over the years, we have observed old bungalows being replaced with attractive infills and duplexes, bringing new families into our community in a balanced way. However, recent developments have deviated from this harmonious growth, raising significant concerns.

While we initially welcomed redevelopment along 24th Ave NW, expecting promised amenities such as cafes, restaurants, and retail spaces, these have largely failed to materialize. Instead, increasing challenges have emerged, particularly with traffic and parking.

Specific Concerns

The development proposal at 2015 28th Ave NW involves a townhouse comprising four dwelling units and four secondary suites—eight residences in total. This raises several objections:

1. Safety

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.

2. Loss of Sunlight and Backyard Enjoyment

The homes along Canmore Rd NW, as well as those on the south side of Cochrane Rd NW, were chosen by many residents for their south-facing backyards, which provide ample

sunlight. This development would significantly reduce sunlight for neighboring properties, diminishing the enjoyment and value of outdoor spaces.

2. Incompatibility with the Neighborhood

The proposed townhouse is disproportionate to the surrounding homes, disrupting the aesthetic and architectural harmony of the area. The height, massing, and setbacks do not align with adjacent properties, creating an overbearing presence.

3. Traffic and Parking Issues

The development's location at a busy intersection, near Aberhart High School and Banff Trail Elementary, already experiences significant congestion. Adding up to 12-16 vehicles (including visitor traffic) from this project will exacerbate parking shortages and safety risks, particularly for pedestrians.

4. Environmental and Landscaping Concerns

The removal of mature trees, coupled with insufficient landscaping plans, will harm the community's environmental integrity. The minimal outdoor space and excessive hardscaping are out of character with the area.

5. Waste Management Challenges

The plan includes 12 waste and recycling bins, with the possibility of additional bins for secondary suites. This is impractical, visually disruptive, and likely to result in odors, overflow, and waste mismanagement.

Conclusion

We respectfully request the City of Calgary deny this permit and any similar proposals for this area on the basis of safety consideration alone. Redevelopment should prioritize compatibility with the community, limiting densification to duplexes or infills that align with the neighborhood's character and infrastructure. This is a unique neighbourhood with unique challenges relative to two large and busy schools that should necessitate additional consideration.

Thank you for considering our submission. Please feel free to contact us at the provided email for further discussion.

Sincerely,
Erin Moss

3004 Cochrane Rd NW

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First name [required] Matthew

Last name [required] Hamilton

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 DP2024-03586 (LOC2024-0205)

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)

We are in opposition to the large and out-of-character development proposed for the 2015 28th Ave. NW (DP2024-03586 (LOC2024-0205)), around the corner from our family's home.

We moved into the community based on the thoughtful development that was taking place when we made our decision in 2020. We are dismayed when this seems to have been abandoned. We think the size of the project is too large, meaningfully changes the character of the area in a negative way, and cuts out sunlight to several neighboring lots including ours. Perhaps our main concern is with parking, the road in front of this lot is actually very busy with student cars from the high school, and parking related to the nearby elementary school, and we feel the many inevitable added cars will be a serious problem with residents and visitors.

We strongly oppose this project, and feel it is does not represent positive progress for this area and is a step backwards.

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First name [required]	John
Last name [required]	Hamilton
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	Redevelopment: 2015 28th Ave NW
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 construction of a 3-story building with legal suites behind my property. While I appreciate the need for new developments, I am very concerned about the potential impact this project will have on our community. My understanding is that this project originally started out as a 2 storey project with legal suites. Now, it is 3 stories with legal suites?

Firstly, there is a high school just a block away from the proposed construction site that is already overrun with parking issues. We see cars parked on 45 degree angles at corners all the time! Or squeezed in every possible nook and cranny they can find. The addition of a 3-story building with multiple legal suites will undoubtedly exacerbate this problem, resulting in increased traffic congestion and parking challenges for students and residents alike.

Furthermore, there is also an elementary school up the street that is struggling with parking issues. The influx of new residents from the proposed building will likely worsen the situation, making it even more difficult for parents to drop off and pick up their children safely.

As per the city's original plan, please go ahead and authorize these kind of developments on bus routes and higher vehicle traffic streets like Morley Trail, but NOT Cochrane road (again, less than a block from a high school already overcrowded with parking).

In light of these concerns, I respectfully urge you to reconsider the construction of this building. I believe that addressing the existing parking and traffic challenges should be a priority before adding more pressure to the area.

Thank you for your attention to this matter.

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First name [required] Joyce

Last name [required] Hamilton

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 Proposed Re-dev: 2015 28th Ave NW

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 express my concerns regarding the proposed 3-storey densely populated housing project that is planned just a few doors down from where we live. As a resident of this neighborhood, I feel compelled to share some significant issues that we are already facing, which will no doubt be amplified by this new development.

Firstly, we are already experiencing major parking problems due to the proximity of a high school located just steps away from our homes. There is also an elementary school a block away which causes parking issues at least twice a day with parents picking up their children and the influx of various school buses. The addition of a densely populated housing project will undoubtedly amplify these parking challenges, making the situation even more difficult for residents and visitors alike.

Moreover, I believe that this type of development would be more suitable for a busy thoroughfare like Morley Trail, where the infrastructure is better equipped to handle the increased traffic and parking demands. Our neighborhood, on the other hand, is not designed to accommodate such a high-density project, and the impact on our daily lives would be significant.

In light of these concerns, I strongly object to the proposed housing project. I kindly request that you take into consideration the existing issues faced by our community and explore alternative locations that are better suited for such developments.

Thank you for your understanding and attention to this matter. I look forward to your response and hope that our concerns will be addressed appropriately.