



## 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]                      glen

Last name [required]                      Kerr

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?

What meeting do you wish to comment on? [required]              Standing Policy Committee on Community Development

Date of meeting [required]              Mar 4, 2025

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

[required] - max 75 characters              LOC2024-0223

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



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ATTACHMENT\_01\_FILENAME

INGELWOOD COMMUNITY ASSOCIATION LOC2024-0223 1511 8th Ave Feb  
14.docx

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ATTACHMENT\_02\_FILENAME

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

As per the attached, the Inglewood Community Association is opposed to this applica-  
tion as it contravenes sections of both the MDP and ARP and presents safety and  
culative traffic concerns.

*INGELWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9*

14 February 2025

Calgary Planning Commission  
Per developmentmap.ca  
Development and Building Approvals

Dear sirs:

Re: LOC2024-0223

The Inglewood Planning Committee has reviewed the application regarding the Land use redesignation from R-CG to H-GO and hereby submit our objections to this permit. Both the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (IARP) direct densification as to be compatible and sensitive to the community in mid-block in low-density areas. The relevant policies are:

**MDP Policy.**

Section 2.2.5, Strong Residential Neighbourhoods, encourages growth and change that is similar in scale and built form.

Section 2.3.2a, Respecting and Enhancing Neighbourhood Character, requires that development respect the existing character of low-density residential areas.

Section 2.3.2b, ensures that there is an appropriate transition in development intensity, uses and built forms between low-density areas and more intensive multi-residential areas.

Section 2.3.2c, ensures that new development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

**ARP Policy.**

Section 2.3.2 States the new development should respect the surrounding housing and contribute to an attractive streetscape.

Section 2.3.6. Talks about increasing density intensity up to 30 units/acre (74 units/ha) at sites “not surrounded by existing development”. This application far exceeds that limit at 144 units/ha.

Section 2.4.6. Addresses redesignation conditions deemed inappropriate where new development is completely surrounded by lower density housing.

The Inglewood Community Association submits that LOC2024-0223 does not take into consideration any of these policies. The “proposed development does not complement the established character of the area and creates a dramatic contrast in physical development patterns to what is found in the area.”<sup>1</sup> Further the “intensification of the proposed mid-block

development compared with the neighbourhood is insensitive to the surrounding area; noncompliant with section 2.2.5 of the MDP<sup>1</sup> and multiple sections of the ARP. As to the density of the project it has been ruled that although development meets the requirements under a Land Use District that a proposed development can be “just too large for the parcel and is not sensitive to and is not compatible with the existing housing on the block”<sup>1</sup>

Further concerns on this number of dwellings in close proximity to the Little Treasures Daycare and the Mills Park and its playground present an increased risk of safety to children in the area. We ask that the Development Authority consider the multiple uses adjacent to the development and the safety implications of traffic entering and exiting the parking spots.

Lastly, we are concerned with the increased density combined with the lower parking ratio of H-GO and effect it will have on the daily lives of current and future residents. The cumulative affects already approved projects like the Stewart Livery Stables, 806 14 St SE will present challenges that we do not feel have been addressed.

If you have any questions, you can reach me at [design@icacalgary.com](mailto:design@icacalgary.com)

Yours truly,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee  
Glen Kerr, Planning Chair.

1. SDAB2024-0060(Re), 2024 CGYSDAB 60 (CanLII)



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First name [required]

Allan

Last name [required]

Rodbourne

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]

Mar 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. Inglewood. LOC2024-0223 Bylaw 48D2025

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

In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

Rezoning Application Public Submission Council Meeting Mar 4, 2025.docx

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ATTACHMENT\_02\_FILENAME

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

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## Rezoning Application Comments LOC2024-0223

First my apologies for not addressing council personally as I will be unavoidably out of town on March 4, 2025. I am very disappointed.

As the owner of 1513 8 Avenue, a small 96-year-old bungalow directly to the east of 1511 8 Ave, I am extremely concerned with the application to rezone to H-GO and cannot support it, for reasons that do not apply just to me, but to the community both in our immediate vicinity and the Inglewood community. **I feel that blanket rezoning to R-CG, which allows construction of townhomes adequately address housing needs and properly increases density to our low-density residential area.**

As H-GO is a new housing district (Bylaw 56P2022) with a wide a range of grade-oriented housing allowed the implications for this lot and our community are unknown until we see an **approved** development plan which we do not have. Who would approve an application for rezoning when we really do not know its full implications?

Here is the sum of our concerns and objections:

- The existing dwellings presently contain 4 rental units which are very affordable, and one is used to house individuals with developmental disabilities. All renters will be forced to move and have indicated that they will have extreme difficulties in finding similar affordable rental units. How does this help increase affordable housing?
- Parking on 8 Ave is at a premium at the best of times. During special events in Inglewood, we already must park 3-4 blocks away if we can find a spot at all. My wife and I are seniors (I have limited mobility) and can rarely find street parking near our home. The completion of the proposed development complex at the junction of 8 Ave and 14 ST SE will add I believe 14 units with parking for only 7 cars. The likelihood of an additional 7 (best case) to 21 (worst case) cars needing street parking will cause tremendous parking pressure on 8 Ave. in the proposed rezoned lot. This rezoning cannot have nearly enough possible parking for even the most optimistic assumptions. Parking supplied will need to be at the rear of the development. Our alley is adjacent to a large day care facility and Mills Park. Daycare parents park in the alley to drop off their very young children. Residents of 8 Ave already have difficulty getting out of their garages in the morning to go to work or take their kids to school and the traffic in the alley is already excessive and will be made dramatically worse – a safety issue for the children at the day care and using the park and yet another major inconvenience for those who use their laneway garages.
- The possibility of 12m high structures to the west only 1.2 m from our property line and the resulting shading will have a dramatic effect on the quality of our lives and an equally dramatic reduction in our property value (as well as to the single-family dwelling to the west of the proposal that would be sandwiched between 11 m tall and 12 m tall townhome developments. We have spent many years creating a beautiful front and back yard (where we spend a large amount of time) that are fully landscaped on a beautiful street in a very desirable neighbourhood. That enjoyment will be severely curtailed. In his meeting with the

Inglewood Planning committee, Lei Wang, the applicant on behalf of the property's owner said that he would provide a shadow study for their proposal, but he has not complied with his promise. Our realtor is suggested that it will cost us up to \$100,000 in property value. As we are seniors the possibility of relocation as we age is probable and since our home is also our savings for the future this is much more than an inconvenience for us, it is disastrous. This loss in our neighbour's and our property values is being converted to profit for the developer!

- The applicant has said in their submission that they plan to seek LEED Gold Certification. Although laudable this is no guarantee particularly since they also promised a shadow study which was never done.
- The Municipal Development Plan (3.5.2 INNER CITY AREA/Land Use plans) states that intensification should be consistent and compatible with the existing character of the neighbourhood. 12m high H-GO zoned structures are not compatible with the existing character of the residential neighbourhood where the tallest single-family dwellings found in Inglewood are at the most 10 m in height. The Stuart barn development was given DC zoning, supported by the community to save the "white barn" and should not be considered a precedent for rezoning, and not an example of the scale to be typical of the neighbourhood character, but it should be noted that the height is 11 m, the same as RCG zoning!

In conclusion, please reject this application for rezoning a mid-street property to H-GO. It is not compatible with the almost 100 year old single family dwellings which line virtually the entirety of 8 Ave east of 8 St. I have lived in Calgary my entire life and Inglewood is our only relatively unspoiled heritage neighbourhood. We aren't making any more of them. Please consider the needs of seniors and those who by necessity need low cost housing. We are proud of our heritage neighbourhood consisting of residents of widely varying incomes, ages & resources. We hope city council can understand and agree to our position on this rezoning.

Most Sincerely

Allan Rodbourne

OwnerResident 1513 8 Ave SE