



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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]                      Graham

Last name [required]                      Bagnell

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]                      Jul 15, 2025

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

[required] - max 75 characters                      Council Agenda Item Reference: Bylaw 103D2025 and LOC2025-0021

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)

Land use redesignation for the lot in question to R-CG will provide options to the developer that are not suited to the lot size or the street. Primary concerns include:

1- The option to build up to 11 meters or three stories. No other dwelling on the street is built to this height which will impede privacy, sunlight, and sightlines

2- The lot is not oversized and it would be very difficult to accommodate enough parking for more than a duplex. There is also a divider at the end of 28th street which does not allow street parking to the end of the road, creating an already tight street parking situation.

3- Anything other than a duplex or single dwelling will be incredibly out of place for the street, especially considering it is not a corner lot. If the applicable policies encourage redevelopment of inner-city communities that are "similar in scale and built form to existing development", anything other than a single dwelling or duplex will not follow the intent of the policies.

4- To date, the developer has neglected caring for this property, with the yard left to grow wild. It is unlikely they have the best intentions for the neighbourhood in mind with their development.

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First name [required]	Cara
Last name [required]	Tardiff-Bagnell
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Bylaw 103D205 and LOC2025-0021
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

LOC2025-0021 Comments.docx

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

See attachment

To Whom It May Concern,

I am a resident of Killarney writing to strongly oppose the proposed land use change at **3209 28th Street SW**, which would permit a 3-storey (11-meter) multi-unit development comprising potentially 4 units plus 4 basement suites—a **total of 8 units on a single mid-block lot**. The entire block currently consists of **2-storey single-family homes and duplexes**, making this proposal incompatible with the established character, scale, and livability of our neighborhood.

The City of Calgary's Municipal Development Plan (MDP) outlines a vision for growth that includes:

- **Diverse Housing Options** to meet the needs of a growing population,
- **Sustainable Growth** that is environmentally and financially responsible,
- **Integrated Land Use and Mobility** to create accessible, connected communities.

This proposal fails to align with these objectives for several reasons:

1. **Contradiction of Diverse Housing Options:** While increasing density can support housing variety, placing 8 units on a small mid-block lot in a neighborhood of 2-storey single-family homes and duplexes is not thoughtful diversification. It creates an abrupt, out-of-scale development rather than a gradual increase that integrates well with existing housing types.
2. **Undermining Sustainable Growth:** The development's scale risks overwhelming existing infrastructure (water, sewer, waste) and exacerbates parking and traffic congestion on a narrow street ill-equipped for such density. This is neither environmentally sustainable nor financially viable, as costly infrastructure upgrades may be required.
3. **Failure to Integrate Land Use and Mobility:** This block is along near major transit corridors or commercial hubs, and the street is too narrow for two cars to pass comfortably. Increasing traffic volume in this context will worsen congestion and safety, reducing connectivity rather than enhancing it. It does not align land use with transportation infrastructure.
4. **Lack of Meaningful Community Engagement:** The developer has provided no details or plans beyond the proposed land use change. This lack of transparency is concerning, as meaningful community engagement is a fundamental principle in Calgary's planning process. The City of Calgary's Engage Policy emphasizes the importance of transparent and inclusive engagement processes that are responsive and accountable. The absence of such engagement in this instance undermines the City's commitment to fostering purposeful dialogue with residents.

Additional critical concerns include:

- **Parking Strain & Child Safety:** Many young families live here, and the current limited parking will be overwhelmed. Overflow parking and increased vehicle traffic reduce visibility and create dangerous conditions for children who walk, bike, and play near their homes.

- **Loss of Neighborhood Character:** The 3-storey height and density disrupt the architectural consistency of the block and set a precedent for overdevelopment.
- **Privacy and Sunlight Loss:** More windows overlook neighbors' yards, and the building will cast shadows, reducing sunlight and livability.
- **Property Values and Community Stability:** Such out-of-scale development risks lowering property values and deterring families seeking stable, quiet neighborhoods.

In conclusion, this proposal contradicts the MDP's vision of diverse, sustainable, and integrated growth. I urge the City to reject this land use change and support development that respects Killarney's character, supports young families, ensures safety, and aligns with Calgary's long-term planning goals.

Sincerely,  
Cara Tardiff-Bagnell

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First name [required] Carolyn

Last name [required] Coyle

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

Date of meeting [required] Jul 15, 2025

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

[required] - max 75 characters Bylaw103D2025 adn LOC2025-0021

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 in opposition to the proposed land use redesignation for 3209 28th St, which would allow up to eight residential units on a lot currently zoned for a maximum of two.

This proposed change would fundamentally disrupt the character and rhythm of our street. The lot in question sits mid-block on a quiet, family-oriented stretch made up entirely of single-family homes and duplexes. Inserting a high-density rowhouse or multi-unit townhouse development here would be jarringly out of scale and entirely out of sync with the built form and visual continuity of the neighborhood. It would dramatically alter the feel of a peaceful, low-traffic residential area that families have chosen for its stability and cohesion.

The lot itself is modest in size and simply does not have the footprint to responsibly accommodate eight units. Trying to fit that density onto such a small parcel risks overcrowding and would leave inadequate space for green space, setbacks, and proper buffers from adjacent homes. The requested height allowance would further compound the impact—overshadowing neighboring yards, infringing on privacy, and reducing access to natural light for adjacent properties.

Parking is already a concern on this street, with limited space available and no room to absorb a significant influx of new vehicles. Adding multiple new units without dedicated, sufficient parking would create congestion and strain for existing residents.

It's also important to note that the current property owner has allowed the lot and existing structure to fall into disrepair. It has become an eyesore and a source of frustration for neighbors—raising serious questions about the developer's commitment to thoughtful, high-quality development that aligns with the best interests of the community.

Development of infill communities is important and expected, but it must be done responsibly—on sites where the land can accommodate increased density and the infrastructure, parking, and neighborhood context support it. In this case, keeping the land use designation as it stands is the most appropriate and balanced course of action.



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First name [required] Adam

Last name [required] King

How do you wish to attend?

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

Date of meeting [required] Jul 15, 2025

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[required] - max 75 characters Bylaw 103D2025 and LOC2025-0021

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'm writing to express strong opposition to the proposed redesignation of the property at 3209 28 ST SW. Allowing up to eight units on a standard-sized residential lot in the middle of a quiet block simply doesn't make sense in the context of this neighborhood.

Our street is made up entirely of single-family homes and duplexes. The proposed development would be completely out of character—both in scale and appearance. A multi-unit building placed mid-block would stick out visually, disrupt the consistency of the streetscape, and change the atmosphere of what is currently a calm, family-friendly area with minimal traffic.

The lot in question is not oversized, and trying to fit that many units onto a standard lot would be a clear overbuild. There's not enough room to accommodate appropriate set-backs, green space, or transition to neighboring properties, and the increased building height would directly affect the privacy and sunlight access for nearby homes.

Parking is already tight on this street, and this proposal would only make that worse. The idea of adding multiple households—each potentially with more than one vehicle—without sufficient on-site parking is a real concern for existing residents.

Finally, the property has been poorly maintained for some time. It's difficult to trust that the applicant is genuinely committed to improving the neighborhood when the current state of the lot suggests otherwise.

While infill development plays a valuable role in city growth, it needs to be done thoughtfully and in locations where it fits both the physical space and the surrounding community. In this case, approving a land use change would set a problematic precedent and negatively impact the quality of life for those of us who already live here. Keeping the current designation is the only appropriate decision.

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First name [required] Alana

Last name [required] Forbes

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

Date of meeting [required] Jul 15, 2025

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[required] - max 75 characters LOC2025-0021 Bylaw 103D2025

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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The applicant's original submission notes: 'the subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development'. The development of a rowhouse or townhouses in the middle of the block of existing single family homes and duplexes would NOT be similar in scale nor built form to the existing homes on 28th Street. Townhouses/row-houses in the middle of the block would be incredibly out of place.

The lot is not oversized and so it would be difficult to accommodate enough parking for more than a single family home or duplex. This is compounded by the fact there is a divider at the end of 28th Street which does not allow parking to the end of the street, so parking is already limited in reasonable proximity to this lot.

The maximum height for a R-CG lot is 11 metres. If built to that height, the development will impact privacy, sunlight and sightlines for adjacent homes. If the land use change is approved with this large development, this will set a precedent for similar builds along the block, compounding the issues above.

To date, the developer has neglected caring for this property, evident from a street view. This does not support the idea that the developer in any way cares about the neighborhood.

Development of infill communities is expected, but should be done in a responsible way on land and in neighborhoods that can adequately support larger dwellings and increased density of occupants. This development does not align with that expectation.



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First name [required]	Anna
Last name [required]	Knight
How do you wish to attend?	
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[required] - max 75 characters	BYLAW 103D2025 and LOC2025-0021
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 strong opposition to the proposed amendment to rezone 3209 - 28 St SW to an R-CG designation. While I support responsible infill development in inner-city communities, this proposal is not appropriate for this specific lot or block.

The City's policies encourage redevelopment that is similar in scale and built form to the existing neighbourhood. Introducing rowhouses or townhouses in the middle of a block surrounded by single-family homes and duplexes is not consistent with this intent. Such buildings would be out of place and fundamentally change the character of this street.

Parking is already limited in this area due to the divider at the end of 28th St, which restricts street parking. This lot is not oversized and cannot reasonably accommodate the extra parking demands of multiple units. Adding rowhouses or townhouses will only worsen the existing parking shortage.

The R-CG designation allows for a maximum building height of 11 metres. If built to this height, new buildings would significantly affect sunlight, privacy, and sight lines for neighbouring homes, creating a negative impact on existing residents.

Approval of this rezoning would set a precedent for further applications of this kind, compounding these issues and putting additional strain on already limited street parking, infrastructure, and neighbourhood character.

It is also worth noting that the developer has neglected the property by allowing the yard and grass to become overgrown and poorly maintained. This does not instill confidence that the same developer has the best intentions of the neighbourhood in mind.

I also have serious concerns about garbage management for multiple units on a small lot. Multiple bins per unit will crowd the alley, and if not properly managed, will create unsightly messes and dumping.

I already live beside a property where a 5-unit dwelling and 5 secondary suites are being built on a single-family lot. This has raised significant concerns about overpopulation, increased congestion, construction disruption, and the loss of the neighbourhood's established character. Killarney should not become another Marda Loop, where constant construction, traffic congestion, and overcrowding are daily realities.

Infill development must be done responsibly and on lots that can reasonably support increased density. This proposal does not meet that standard. I strongly urge the City to reject this application.



Public Submission

CC 968 (R2024-05)

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First name [required]	Michael
Last name [required]	Jensen
How do you wish to attend?	
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[required] - max 75 characters	LOC2025-0021, Bylaw 103D2025
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 voice my strong opposition to the proposed rezoning of 3209 - 28 St SW to R-CG. While I support responsible infill development, this specific proposal is not suitable for this lot or block.

The City's policies encourage redevelopment that aligns with the existing scale and character of the neighbourhood. Placing rowhouses or townhouses mid-block, surrounded by single-family homes and duplexes, would be disruptive and out of place. It would significantly alter the character of this quiet street.

Parking is already limited due to the street divider, and this lot is not large enough to absorb the increased demand. Additional units would only worsen congestion and make parking more difficult for current residents.

The R-CG zoning allows for structures up to 11 metres high. Such height would negatively impact neighbouring homes by reducing privacy, sunlight, and views. This is not a reasonable trade-off for densification on such a small parcel.

Approval would set a concerning precedent for similar developments, eroding the neighbourhood's character, straining infrastructure, and worsening parking and traffic over time.

The current owner has also allowed the property to become overgrown and neglected, which raises concerns about their long-term commitment to quality development and community care.

Garbage management is another issue. A small lot with multiple units would result in numerous bins in the alley, creating clutter and potential sanitation issues.

I already live beside a single-family lot now being developed into five units with five secondary suites. This has brought construction disruption, traffic issues, and overcrowding—exactly what Killarney should avoid. We do not want to become another Marda Loop, overwhelmed by constant development and congestion.

Infill development must be done thoughtfully, on lots that can reasonably support added density. This proposal does not meet that threshold. I strongly urge the City to reject the rezoning application for 3209 - 28 St SW.





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First name [required]	Byron
Last name [required]	Tse
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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 express my strong opposition to the proposed rezoning of the property at 3209 28 Street, which is directly adjacent to the duplex where my family currently lives. We understand that Calgary is facing a housing crisis and there is a need to build additional density in inner-city communities. As a resident of a duplex ourselves, we understand and support this initiative, but we cannot do so without adequate and appropriate planning, both from a street-level and neighborhood basis. I strongly urge you to consider this not on a case-by-case basis, but on the basis of the broader neighborhood density strategy.

We are supportive of the development of a standard duplex on this parcel under its current designation, but we do not support the proposed rezoning to permit additional basement suites. Our neighborhood is already experiencing significant pressure from increasing density, and this mid-block lot is not suitable for further intensification. The existing infrastructure, limited streetscape capacity, and constrained parking—particularly due to the road divider at the end of 28 Street—are insufficient to accommodate additional dwelling units. The nearby junction at Richmond Rd and 29 Street is also considerably busier - given the larger developments happening at the east end of Richmond Rd, we need to consider the neighborhood development as a whole and the impact it has on existing infrastructure. Public transit grossly underserves the southern end of Killarney, so an increase in car traffic is inevitable.

Furthermore, the current condition of the property raises serious concerns. The lot has been left in a state of neglect throughout the summer, with overgrown grass and weeds, and no visible maintenance efforts by the developer. As a direct neighbor, we have also received no communication or outreach from the developer, which calls into question their commitment to responsible development and meaningful community engagement.

Given these concerns, I respectfully urge the City to deny the rezoning application. Approving this request would set a troubling precedent for overdevelopment on lots that are ill-equipped to support it, and would negatively impact the quality of life for existing residents. Even the conversion of every house on this block into a duplex under current zoning conditions would drastically alter infrastructure use and the livability of the community.



Public Submission

CC 968 (R2024-05)

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 every-one with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Robyn
Last name [required]	Stanley Tse
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]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Bylaw 103D2025 and LOC2025-0021
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 opposition to the proposed rezoning at 3209 28 Street SW, which is directly adjacent to the duplex where my husband, young son, and I reside.

While I support the construction of a duplex on this parcel, I do not support the rezoning to allow for additional basement suites. Our neighborhood is already under pressure from increasing density, and this mid-block lot is not suitable for anything beyond a standard duplex. The infrastructure, streetscape, and limited parking—especially due to the road divider at the end of 28 Street—cannot support further intensification.

Moreover, the current state of the property raises serious concerns. The lot has been left completely neglected this summer, with overgrown grass and weeds, and no visible effort from the developer to maintain it. As a direct neighbor, I have received no outreach or communication from the developer, which further undermines confidence in their commitment to responsible development and community engagement.

Given these issues, I respectfully urge the City to deny the rezoning application. Approving it would set a concerning precedent for overdevelopment on lots that are not equipped to handle it, and would negatively impact the quality of life for existing residents.