



Public Submission

CC 968 (R2024-05)

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] Eunice

Last name [required] Hau

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] Sep 9, 2025

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

[required] - max 75 characters File LOC2025-0017

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a nearby property owner, I'd like to share my thoughts as this build will directly affect me. I understand the need for affordable housing units and am all for that (that being said, the luxury nature of these units seems like they will be far from "affordable"...); nevertheless, I actually think their design is quite innovative, especially with the courtyard in the middle of the units.

That being said, the proposal for 12 households (since each of the 6 units will have a secondary suite) but only 6 parking stalls is very imbalanced. The proposed zoning is only for residences that are close to public transit. We are still a 25 minute walk from the C-train--hardly transit accessible. The probable reality would be that this new development would bring at least 12 (if not 24!) vehicles in total, as it's not uncommon for a household to have 2 cars. Street parking is already congested because of the plaza directly across the street, so I would like to see a plan for parking at least 12 vehicles on the property (or, a reduction in the amount of units).

Thanks for your consideration.



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First name [required] Nancy

Last name [required] Nellis

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Date of meeting [required] Sep 9, 2025

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[required] - max 75 characters Land use redesignation LOC2025-0017

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



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Parking in this area is very limited. High density projects of more than 2 units will be too much because of parking issue



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First name [required] **Barbara**

Last name [required] **Laprade**

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] **Sep 9, 2025**

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

[required] - max 75 characters **Varsity LOC2025-0017 ByLaw 134D2025 Land Use Redesignation**

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 also wish to attend this meeting. Barbara Laprade

From Barbara Laprade
4509 Valiant Dr. NW
Calgary Alberta
T3A 0X8



To City of Calgary Council Meeting
Tue. Sept. 9, 2025

Dear Councillors,

Re: 4607 Valiant Dr. NW Varsity (Ward 1), Land Use Amendment
LOC20025 0017

Unrestricted CPC2025-0608

As a resident in this neighbourhood I have several objections to this development application.

First this development would NOT give greater housing choice as there is already abundant housing choice within a block or two on Valiant Drive.. There are apartment and condo complexes, single detached and semi-detached housing all within this neighbourhood and on this street.

It was suggested that it would appeal to young families, but how could it with no yard for children to play in? With stairs it will not appeal to the elderly. Therefore it has very limited appeal.

Land Use. The allowed/ proposed height of 11/12 meters will overshadow and cause privacy problems for neighbouring detached and semi detached housing. This is overwhelming massing. Shadowing and privacy will be great concerns.

Utilities and Servicing. The Utilities and servicing in this area is aging. It is already heavily utilized by the businesses and condo buildings and apartments along Valiant Drive. Expanding the number of dwellings on this street will not help the water supply and sewer load and could easily exasperate water and sewer problems.

Parking. The section of Valiant DriveNW in front of the proposed development only allows 2 hour parking (2h parking 24 hours a day.) Therefore inhabitants can NOT park in front of the building overnight. The proposal is for two 3plex townhouses each with secondary suites. This could be 6 or 8 couples, each person having a car for a total of 12 or 16 cars. Since only 3 spaces need to be provided that means 9 to 13 extra cars to park on the street. If 4 University students live in one unit, and each of them have a car, there will now be 17 and upward extra cars to be parked.

At present daytime and evenings parked cars line both sides of Valiant Drive from Shaganappi to 40th Street, 5 blocks of solidly parked cars due to the condos and apartments on the north side of the street, where couples and families also have 2 cars. Where will 12 to 17 extra cars from this project be parked?

Parking on Valiant drive looks and feels like Marda Loop and Inglewood. People are not happy parking here. Half or .5 parking spaces are not adequate. This must be changed.

For all these reasons explained I submit that this proposal be deferred until all issues can be addressed.

Yours truly,

Barbara Laprade





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First name [required] David

Last name [required] Atkinson

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Date of meeting [required] Sep 9, 2025

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[required] - max 75 characters Land Use Redesignation 4607 Valiant Drive NW

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

ATTACHMENT_01_FILENAME

Land Use Redesignation - 4607 Valiant Drive NW.docx

ATTACHMENT_02_FILENAME

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

Redesignation of this magnitude, when multiplied many times over, has significant and potentially catastrophic implications to Calgary residents and to existing infrastructure, infrastructure not designed for developments such as are being proposed. This needs to be stopped in my opinion.

Land Use Redesignation

Varsity

LOC2025-0017

BYLAW 134D 2025

4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14)

Regarding the application to amend the Land Use Redesignation (zoning) for the subject property, I submit the following objections to this property being redesignated and redeveloped:

1. Stormwater Runoff Increase

When stormwater (STW) systems are designed, the type of development, including the amount of hard surface (roof, driveway, etc) as well as the amount of soft surface (lawns, etc) is used to determine the STW capacity needed. Due to frequent basement flooding in the Varsity, Brentwood, and Charleswood areas, an upgrade to the original STW system was completed within the last 25 years to increase the conveyance capacity and reduce the risk of flooding. The design was based upon the land use designation of the area at the time. Changing the land use designation from duplex residential on this site to Housing-Grade Oriented District will significantly increase the volume and rate of runoff from this property. Multiplying this by allowing other lots to be redeveloped in this area will significantly increase the runoff and potential for flooding in a newly upgraded system, a system upgrade that has already cost Calgary tax payers millions of dollars. Also, if the storm sewers get hydraulically overloaded surface water will pond at street level thereby causing potential for excess water to flow into private property as well as increasing inflow into the sanitary sewer system through the manhole lid pick holes, thereby increasing the risk for sanitary sewer backup.

2. Sanitary Sewage Increase

Similarly, increasing the density this way will significantly increase the flow to the existing sanitary sewer system, a system not designed for development and densities of the magnitude proposed. Hydraulic overload can result, potentially causing backup into properties.

3. Parking Increase

On-street parking is already an issue in this area due to the adjacent apartments, let alone increasing it even more.

4. Green Reduction

Increasing the footprint of the buildings, aka hard surface, on this lot will significantly reduce, maybe even eliminate, the amount of grassed area and trees, thereby reducing the ability to

absorb carbon, as well as reducing the ability to improve the water quality of the runoff and replenish the ground water.

Again, on the basis of the above, I object to the application to amend the zoning for the subject property.

Sincerely,

David W Atkinson, P.Eng. (Retired)

4412 Vandergrift Crescent NW

Calgary, AB T3A 0J2

[REDACTED]

[REDACTED]

[REDACTED]