



## Public Submission

CC 968 (R2024-05)

### 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 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services 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.

**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] Michael

Last name [required] Slaney

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 Agenda does not load. For LOC2025-0060 3216 30 St SW Policy Amendment

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)

This development is far too much for this site. While it appears that the extra length of the lot (150 feet versus the standard 120 feet) increases the lot size and hence appears to allow for 5 main units over the more normal 4, the frontage is still 50 feet. Thus at the back the suggested parking garage of 5 units is of questionable size and may be used for storage only. Starting with the 50 foot lot width and looking at side set backs, wall widths, there is about 43 feet for 5 cars or about 8.5 feet per vehicle where the average car width is 70 inches leaving 16 inches on either side to open a car door? I gave up trying to decipher the minimum parking size stall in IP2007 but I think it is evident when these new row houses are built many people simply use the street to park. This style of development is not sustainable as only a some lots could be developed in this manner as the street would quickly fill up with cars.

I would also contrast this with the very recent proposal for 3204 30 St - 4 doors down. This for 4 units only where the garage works and as it is on the corner, there will be lots of parking. I fully support the 3204 plan as that is sustainable development.



**Public Submission**

CC 968 (R2024-05)

**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 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk’s Office Legislative Services 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.

**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] **Geoff**

Last name [required] **Webb**

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 **Land use redesignation - LOC2025-0060**

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



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

We are in opposition to this land use redesignation because its purpose is to develop a 5-unit townhouse/row house on a midblock lot. Under the Westbrook Communities Local Area Plan, this lot is on a "Neighbourhood Local" urban form. This designates the building scale as limited. Per the Local Area Plan, this means that buildings with 3 or more units should only be supported on corner lot parcels. In addition, per section d on Limited Scale Policies, access to sunlight and shade on adjacent parcels needs to be considered as does the protection of healthy trees.

This development will have 3 separate buildings and take up almost the entire lot. In order to have room for 5 units, the building height will be significantly higher than neighbouring buildings for the main building. This will significantly affect sunlight for the neighbouring North lots and couple with another tall secondary building even more sunlight will be blocked. Concerning protecting older, healthy trees, this lot contains numerous old-growth coniferous and deciduous trees. While we understand that some trees would have to be removed for any development, this development will remove ALL of those trees.

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

Regarding the current land use designation, the reason why this portion of 30th St. SW is designated as Neighbourhood Local and not Neighbourhood Connector is that access to and from Richmond Rd is limited due to the nature of Richmond Rd/29th St intersection. One cannot turn left on to Richmond from 30th St and one cannot turn left from Richmond Rd to access 30th St. Parking on this street is already an issue due to overflow from the condo complex on the west side. Adding 5 more units mid block is going to create problems.

Finally, a significant amount of thought, time and effort went into creating the Westbrook Communities Local Area Plan. What's the purpose of all this work if the land use can just be redesignated because a developer wants to maximize their return on investment? This development will add more 2-bedroom condo units to a market that is already saturated with that size of condo. One just has to see the condo market collapse in other Canadian cities like Toronto to know that the same will happen here, if it already hasn't started.

In conclusion, this land use redesignation should be rejected because it does not fit the Westbrook Communities Local Area Plan and will significantly affect parking, sunlight and old trees. All just to attempt to maximize profit.