



Public Submission

CC 968 (R2024-05)

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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] Beverley

Last name [required] Foy

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 Public hearing, proposed land use change, Bylaw 145D, 2025

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



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ATTACHMENT_01_FILENAME

City submission re dev at 1439 in 2025.docx

ATTACHMENT_02_FILENAME

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

Re: LOC2025-0033

The subject property is 1439 – 23 Avenue NW. We live further down the street, at 1409 – 23 Avenue NW. We believe we will be affected by the development and therefore submit the following concerns:

We generally support increasing the density of housing within the city. We believe we need to reduce the amount of surrounding agricultural land that is converted to housing, with the attendant costly extension of utilities, schools, fire and police services, etc. We also agree with the necessity to provide more affordable housing in Calgary, especially in areas close to public transportation.

Our concern with this development request is that **our block has already experienced a significant increase in higher density housing in the very recent past.** A development of 24 townhomes was added directly across from the subject properties in the last few years, and an 8-unit development has been completed behind our house, facing onto 13th Street and 22nd Avenue.

We appreciate that the City wishes to encourage greater use of public transportation and less reliance on vehicles. The reality is that the addition of 24 new townhomes in our block has resulted in the block filling up with parked vehicles in the evenings. **It is already difficult for visitors to our home to find parking in close proximity to our house. In fact, the lack of parking has prevented us from offering our home as a venue for some volunteer organization events.** The addition of significantly more housing units on the same street will exacerbate the problem to what we believe is an unreasonable degree.

Another factor that appears not to have been taken sufficiently into account is the amount of **additional traffic on a very steep street.** Calgreen Properties may try to argue that the newest proposed development is at the top of the street, where the road is flat. However we know, based on experience, that unless one is turning right to head north on 14th Street, the vehicles leaving the new development will first drive down the 23rd Avenue hill onto 13th Street and then on to 20th Avenue in order to be able to make a left turn onto 14th Street at the stoplight. And if they are going anywhere other than north on 14th Street, they will almost invariably drive first down the 23rd Avenue hill.

Besides being very steep, 23rd Avenue between 13th and 14th Streets is fairly narrow, and vehicles already try to avoid passing one another on the street, pulling into driveways to create more space, even in summer, when there are vehicles parked on both sides. In the winter, when the hill is slippery with snow and/or ice, or when snowbanks narrow the driving space even further, navigating the street can be quite treacherous. We note that the street is not sanded as frequently or as early in the day as it used to be several years ago, a reflection, no doubt, of the earlier referenced expansion of services required by a growing city. More vehicles parked on the street—which we think is inevitable—will increase the risk of accidents. **Most winters, our experience has been that there will be at least one or two accidents due to the icy hill that cause significant, expensive damage to parked vehicles.**

These concerns are in addition to those that would arise during construction. The 8-unit development behind our house resulted in as many as 8-10 vehicles a day being parked along 13th Street and also 22nd Avenue. More than once, we have had egress from our garage blocked or delayed because of construction-related vehicles parked in the alley for various reasons, such as unloading building materials. **We are very concerned about the congestion that will be created by construction at the top of the hill where there is less street space to maneuver and park. The steepness of the street, and the frequent entry of vehicles from a very busy 14th Street, will we fear create some dangerous situations during construction.**