

From: [Linda and Victor Demecha](#)
To: [Public Submissions](#)
Subject: Re: [External] Proposed policy amendment LOC2025-0117 Bylaw 71P2025
Date: Wednesday, August 27, 2025 8:53:34 PM
Attachments: [image001.png](#)

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We confirm that we have read and agree with the Protection of Privacy Act statement.

Thank you.
Linda and Victor Demecha

On Wed, Aug 27, 2025 at 4:07 PM Public Submissions <PublicSubmissions@calgary.ca> wrote:

Hello Linda and Victor,

Thank you for your email.

If you wish for your letter to be added to the agenda for the **2025 September 9 Public Hearing Meeting of Council**, please resubmit using the [Public Submission Form](#) or respond to this email to confirm that you have read and agree with the Protection of Privacy Act statement below. Please resubmit or reply at your earliest convenience.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and published at www.calgary.ca/ph.

***Note: Personal information provided in submissions related 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 the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.**

Thank you,

Aderonke

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca



From: Linda and Victor Demecha [REDACTED]
Sent: Wednesday, August 27, 2025 1:49 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [External] Proposed policy amendment LOC2025-0117 Bylaw 71P2025

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Please find attached our comments on this proposal.

Thank you for acknowledging receipt of this email.

Sincerely

Linda and Victor Demecha

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Bridgeland-Riverside Area Redevelopment Plan Loc2025-0117 Bylaw 71P2025

We are writing to register our comments regarding the proposed policy amendment to Bridgeland-Riverside Area Redevelopment Plan for 523- 9th Street NE. We strongly oppose this application to allow for townhouse and rowhouse buildings, which may include secondary suites.

*The adjacent corner lot at 523- 9th Street NE is approved for three dwelling units (six suites).

Adding more rowhouses next door would overwhelm the area in massing and height. The applicant proposes to combine these two lots and build row housing on each.

This amendment would allow an additional six suites next to the corner lot. Twelve suites built on the combined two lots that have currently a single-family dwelling on each is not appropriate. The density would be much greater than the surrounding area. This is not “compatible with the character of the existing neighbourhood” (which is predominately single or semi-detached homes including several newly built single detached homes) as suggested in the Planning and Development Services report.

We understand that with six dwelling units, there could be six secondary suites which do not count towards allowable density.

*With only .5 parking stalls required per dwelling, this could potentially add 18 more cars parked on the street (as many households have two vehicles), between the two lots.

*We would seriously question if our approximately 100-year-old infrastructure is adequate to support this type of increase.

*The proposed amendment to Bylaw 71P2025 also includes multiple (six) properties in the Bridgeland Conservation area that would be exempt from R-2. We are concerned that this creates a precedent without adhering to any overall plan for the community.

Thank you for the opportunity to comment on this important matter. We look forward to your response.

Sincerely

Linda and Victor Demecha

[REDACTED]

1002- 5th Avenue NE, Calgary T2E 0L4

[REDACTED]

August 27, 2025

From: [REDACTED]
To: [Public Submissions](#)
Subject: Re: [External] LOC2025-0117 Bylaw 71P2025
Date: Tuesday, September 2, 2025 11:42:51 AM

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Yes I have read and agree NancyAnn Fowler
Sent from my iPhone

On Sep 2, 2025, at 11:40 AM, [REDACTED] wrote:

Yes I agree to your request. Nancy Ann Fowler
Sent from my iPhone

On Sep 2, 2025, at 11:23 AM, Public Submissions
<PublicSubmissions@calgary.ca> wrote:

Hi Nancy,

We received a letter from Linda Demecha on behalf of yourself. If you would like your letter to be included in the Agenda for the 2025 September 9 Public Hearing Meeting of Council, please either resubmit using the [Public Submission Form](#) or respond to this email to confirm that you have read and agree with the *Protection of Privacy Act* statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related 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 the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at

403-268-5861.

Thank you,


Chelsea (she/her)
Council and Governance Services | City Clerk's Office
The City of Calgary

From: Linda and Victor Demecha [REDACTED]
Sent: Tuesday, September 2, 2025 10:52 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [External] LOC2025-0117 Bylaw 71P2025

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Hello,

I am submitting comments on behalf of my neighbour. Her information is included in the attached document.

Please also include NancyAnn Fowler in any future communications regarding these comments.

Thank you,
Linda Demecha

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Dear Sir or Madam,

September 2, 2025

I am writing regarding the Bridgeland -Riverside Area Redevelopment Plan.

LOC2025-0117 Bylaw 71P2025

I am writing to register my concerns regarding the policy amendment for the redevelopment plan for 523- 9th Street NE. I strongly disagree with this application.

I have three areas of concern:

The site- I am defining my neighbourhood for the purpose of the letter to be bordered between 6 St to 12 St NE and 2nd to 5th Ave NE. This area is filled with single family houses, townhouses and 3-unit row housing. This new project would be similar to a small apartment block with 12 units. It's mass, height and density would be totally out of character with the neighbourhood.

Services- The infrastructure in this neighbourhood is old and may be overwhelmed by this proposal.

The local school which people would normally think that their children might attend is on a lottery draw. So, children as young as six are being bussed to school, while they may live a block from their closest neighbourhood school.

Parking- I would like to speak about parking from a safety perspective. Many roads in this area have bumper to bumper cars parked on both sides of the street- often you have to enter an intersection before you can see if it is safe to go. This proposed project will only add to this issue.

Community- My final concern is community. I understand that the city has a mandate to increase housing. Across the city people are trying to come to terms with these new directives. Surely there is room to consider both sides of this concern. For example, I can see building a project such as this on the outer edges of a community, on busier streets but not in its heart. Building a project such as this in the heart of a quiet, residential area will start to break the cohesion of a community. It will set a precedent that will allow for the continued destruction piece by piece of the community.

What is needed is a researched understanding of what creates healthy communities, otherwise the only winners in this arena are the developers.

Thank you for taking the time to hear my concerns.

Sincerely,

NancyAnn Fowler

[REDACTED]

940- 5th Avenue NE, Calgary AB

T2E-0L4

[REDACTED]