



Public Submission

CC 968 (R2026-04)

Collection Notice:

Personal information is collected for the purpose of public participation in municipal decision-making by Council and Council Committees and scheduling speakers for Council or Council Committee meetings. Your personal information may also be used by an automated system to generate content. This collection is authorized under Procedure Bylaw 42M2025, and Section 216.4 of the *Municipal Government Act* and Sections 4(a) and (c) of the *Protection of Privacy Act of Alberta*.

Reminder:

Public Meetings are broadcast live and recorded for future public viewing.

By entering the Council Chamber or by speaking at a meeting of Council or a Council Committee, you are consenting to The City of Calgary using, disclosing and retaining your name, image, and comments.

If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes, which are retained as a permanent public record. Your name, image and/or comments may be made publicly available in the live video broadcast and recordings of meetings that are publicly accessible on [Council and committee agendas, minutes and video](#).

The use, disclosure and retention of your personal information is for the purposes established by the Procedure Bylaw 42M2025, and Section 216.4 of the *Municipal Government Act* of Alberta.

If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 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.

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Clarence

Last name [required] Stadlwieser

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] May 12, 2026



Public Submission

CC 968 (R2026-04)

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

[required] - max 75 characters

LOC2025-0179 Bylaw 50D2026

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear City Council

We have received the package for the Application for Land Use Amendment LOC2025-0179 located at 3036 29 ST SW & 3040 29 ST SW, Calgary.

As close neighbors to this proposed change to land use application we whole hardly object to this proposal.

The proposal for land use change is a far departure for the current allowed usage and the proposed change we caused significant community safety and congestion concerns. As well would significantly impact the property value of the neighboring properties.

The proposed changes provide significantly less on site lack parking for the number of proposed residents. 5 parking stalls for 10 units of occupation is totally unacceptable and will result in significant congestion in the community and potential undesired confrontations between neighbors which could escalate. Especially considering that one lot on this street (3206 29 ST SW) has already been approved and developed as H-GO use. This application is for two additional lots that are right next to each other. There is absolutely not enough parking available on the lots or street parking to support this proposed change in land use. One H-GO develop on this street block is the most the community can handle without causing significant issues. In reality one is already too much – we opposed that application in 2023. As well 29 street is not very usable for parking as it is a busy street and could result in numerous dangerous J walking issues putting residence, visitors, and drivers in danger.

No setbacks requirements are being adhered too for building and roof lines. This will negatively impact neighboring properties. The increase building height will cast a shadow on current properties to the east – negatively impacting them. Current setbacks and roof lines must be adhered too.

Increasing the maximum height from 10 M to 12M will negatively affect neighboring properties. This additional height will restrict natural light to the neighboring properties. The current height restriction of 10 M must be maintained.

The city is also in the process of repealing the blanket rezoning and on December 15th council voted 13 – 2 in favour of a motion to direct city administration to prepare an amendment to the land-use bylaw to reverse the “blanket rezoning”. Given this development this application for land use change should not be approved as the city going in a different direction – as the public clearly opposes this sort of land use rezoning.

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



Public Submission

CC 968 (R2026-04)

**Public Submission**

CC 968 (R2026-04)

Collection Notice:

Personal information is collected for the purpose of public participation in municipal decision-making by Council and Council Committees and scheduling speakers for Council or Council Committee meetings. Your personal information may also be used by an automated system to generate content. This collection is authorized under Procedure Bylaw 42M2025, and Section 216.4 of the *Municipal Government Act* and Sections 4(a) and (c) of the *Protection of Privacy Act of Alberta*.

Reminder:

Public Meetings are broadcast live and recorded for future public viewing.

By entering the Council Chamber or by speaking at a meeting of Council or a Council Committee, you are consenting to The City of Calgary using, disclosing and retaining your name, image, and comments.

If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes, which are retained as a permanent public record. Your name, image and/or comments may be made publicly available in the live video broadcast and recordings of meetings that are publicly accessible on [Council and committee agendas, minutes and video](#).

The use, disclosure and retention of your personal information is for the purposes established by the Procedure Bylaw 42M2025, and Section 216.4 of the *Municipal Government Act of Alberta*.

If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 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.

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Rachel

Last name [required] Doe

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 Infrastructure and Planning

Date of meeting [required] May 12, 2026



Public Submission

CC 968 (R2026-04)

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 Killarney/Glengarry LOC2025-0179

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

In opposition

ATTACHMENT_01_FILENAME

Comment_R.Doe_Public Hearing May 12, 2026.pdf

ATTACHMENT_02_FILENAME

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

Public Hearing on Planning Matters

Opposition comments to Land Use Redesignation to LOC2025-0179 development

This increased density is greatly impacting 29 Street SW. Clearly it is difficult to oppose these developments because of the LAP for the Westbrook area. The plan is to make this street a Neighbourhood flex type of residential area. How are existing residents able to actually fight any land use development change successfully when a plan like this exists? It just seems like this type of consultation is for appearances sake and not for true deliberation and assessment of issues.

This street block already has one 10 unit development approved just two houses south of this proposal. Additionally, there is another development proposed and excavated at 3207 29 Street, just one house down from mine. There is already a large apartment development underway on Richmond Green and the Minto community development where Viscount Bennett used to be. All of these more than answer this areas requirement for densifying the city and creating access to different housing options. There is no consideration to change the intersections nearby to accommodate all this growth. There is no evidence that the City is looking into infrastructure challenges such as stress on roads, traffic and road expansion, water and sewer systems stress or replacement, or power grid issues. Logically, you would think there are plans to expand Richmond Road to four lanes to accommodate the growth in this area, but that does not seem to be the case since the City is approving infill and multiunit developments to be built on both sides of Richmond Road.

Just two houses south (semidetached infills) of this proposed land use change request at 3206 there is a 10 unit development under construction. It appears to be 5 main units with 5 secondary suites. Only 5 car parking structure allotment. Additionally, at 3207 29 Street, across 30th avenue and one house removed from mine, there is another development underway. There is no consideration or compensation for parking for the number of units. These proposals indicate 0.5 stalls for parking, but this is not substantial enough for the units going in, especially when they also have secondary suites.

The negative impact to me and my property personally, in addition to what has been previously outlined as challenges such as stress on roads, traffic and road expansion, water and sewer systems stress or replacement, or power grid issues, is street parking and property access, including recycling, compost and garbage collection. I live directly across the street from this 3036 and 3040 29 Street. My property is a corner lot with no alley access, no garage and no driveway. I rely on street parking as my house does not have a driveway. The obvious place in my yard for a driveway is not feasible because the gas lines lie directly underground, so a driveway or garage have never been built on the property. I will once again look into the feasibility of putting a driveway elsewhere on

my property in an effort to ensure that I have parking access and also will not have to pay for permit parking in the future, which I am sure is also coming to our neighbourhood. Additionally, as I am the only property with no alley access for waste management pick, my carts go out on the curb on 30th avenue. I already deal with people parking in the way of this access so it is difficult for me to set out my carts for collection. I often get missed because drivers don't see my carts as they are blocked by cars. I pay fees for this service but do not always get the service because of this situation. When more units and more cars will impact street parking this will increase access problems for my own parking as well as waste management collection.

Another concern I have with all the approvals of these development for HGO in this neighbourhood is the lack of quality assessment. If what is being built is not built to higher standards, these properties will start to age and deteriorate and lose curb appeal at a higher rate, reducing the community allure and appeal. These properties need to be held to higher standards and quality of products. The City needs to commit to greater scrutiny and inspection at all stages of the development of new properties to ensure longevity and quality of development if you want to sustain and improve communities as is loftily outlined in your LAPs.

Regards,
Rachel Doe
3037 29 Street SW