



October 16, 2025

Delivered by Email [simrat.bains@calgary.ca]

The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2G 2M1

Attention: Simrat Bains

**Re: Development Permit Application: DP2025-05362  
904 73 Ave SW & 7331 Keewatin St SW**

We are writing on behalf of the Chinook Park-Kelvin Grove-Eagle Ridge (“CKE”) Community Association with respect to the above-noted application for a development permit by Calgreen Living. Specifically, we are writing to express the concerns raised by the residents of the CKE communities, particularly those residents of Kelvin Grove who are directly impacted by the proposed development.

To put our comments about the proposed development in perspective, the CKE Community Association is not opposed to the City’s desire to increase the supply of housing, including developing diverse and more affordable housing options in areas in closer proximity to the City centre, transit routes, and other amenities. The CKE Community Association remains supportive of the goal to address these issues. We also recognize that there is an inherent polarization of views on this topic that can detract from a principles-based discussion.

That said, the CKE Community Association disagreed with the citywide blanket rezoning as was ultimately approved by the City, while acknowledging that the proposal did have some supporters in our community. We did not believe that blanket rezoning would be the best approach to increase the availability of more affordable housing while retaining consistency with the character of existing residences in mature neighbourhoods. We had expressed concerns about: (i) the potential for cascading large-scale redevelopment that could fundamentally change the character of the neighbourhood without sufficient regard to the cumulative effects of extensive redevelopment on the community and residents; (ii) the contemplated increased height and location of windows relative to neighbours (e.g. issues with privacy and shading); and (iii) the likelihood of significant issues with parking because of the permitted half parking stall per residential unit.

This proposed development demonstrates these concerns. It is a highly densified 20-unit development covering two lots at one of the key entry points to Kelvin Grove that is fundamentally inconsistent with the character of the surrounding single-family residences. To be clear, we are commenting only about this particular development, not other lesser density development projects that might be proposed at some point in the future in our community.

We have received a number of significant concerns about the proposed development from the residents of Kelvin Grove, which are outlined below. We believe that our comments are representative of the concerns of a large number of residents in Kelvin Grove (and CKE generally), particularly those who are most directly impacted by the proposed development.

## 1. Spirit and Intent of Calgary's Planning Framework

The proposed development is not contextual with the surrounding neighbourhood. Subsection 1386(a) of Part 15 of Land Use Bylaw 1P2007 (the "Land Use Bylaw") states that:

*The Housing – Grade Oriented (H-GO) District:*

- (a) *Accommodates grade oriented development in a range of housing forms where the Dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts;" (emphasis added)*

The spirit of the H-GO zoning is contextual development, to try to ensure that a new development is consistent with the surrounding neighbourhood and transitions respectfully into surrounding areas with single-detached housing. Contextual integration should ensure that a new development fits in with the fabric of an existing mature community.

For the reasons outlined below, we do not believe that the proposed development satisfies this test of contextual development. This proposed development makes no effort to preserve the character of our community. Fundamentally, it is not in a form or scale that is consistent with the surrounding single-family residences located within Kelvin Grove.

## 2. Massing, Scale and Character

The proposed buildings are much larger and taller than the surrounding single-family residences.

As one of the prominent entry points into Kelvin Grove, a development at this location will define the visual impression of the community to both residents and visitors. The major contextual difference between the proposed development and the remainder of Kelvin Grove would see the proposed development immediately stand out as being totally out of context with the rest of the neighbourhood. It would reasonably appear to reflect overdevelopment of the site, rather than thoughtful densification.

We believe that the scale and massing of the proposed development do not respect the existing character of our community.

## 3. Privacy and Shadowing

The proposed development will negatively impact the privacy and sunlight of the neighbouring properties.

The proposed height and west-facing orientation of Buildings B and C will result in direct views into the backyards and windows of neighbouring properties to the west, creating significant privacy concerns. The design includes multiple third floor patios and windows at elevated heights that clearly overlook the adjacent lots. There will also be significant light pollution from patio lighting and interior illumination.

Residents most directly impacted by the proposed development struggle significantly with the idea of living in a "fishbowl," with the resultant loss of privacy they had enjoyed when they chose to purchase their home.

The neighbours to the north of the proposed development will also suffer from a loss of sunlight as a result of the shadowing from the much taller buildings that form part of this proposed development.

A number of residents have expressed concerns about the reduction in property value of their homes as a result of the proximity of this proposed development as a result of these concerns.

#### **4. Inadequate Parking and Expected Spillover Impacts**

The proposed development contemplates only 10 parking stalls for 20 residential units.

Our understanding is that the experience with other similar projects has demonstrated that this is an inadequate number of parking stalls. We expect that some of the residents of the proposed development will actually have more than one car. As such, it is reasonable to assume that there will be significantly more vehicles than the number of parking stalls provided for in the project design.

Allowing this project to proceed without adequate on-site parking basically offloads the parking deficiency to surrounding streets. Both the developer and the City are aware of this outcome from their experiences with other similar projects. This overflow parking will significantly and negatively impact the ability of other residents and their guests to access their properties easily, as well as impacting users of the skateboard park and the CKE Community Hall.

We would also note that the proposed development shows a storage area for seven of each of the blue, green and black bins. The width of the bins and the City's recommended distance requirement between bins is that this would see about 58 feet of the alley used for bins on the pickup day for blue and green bins. We assume that the developer will be required to hire a contractor for waste removal because the use of the City collection process would result in a number of carports being blocked for extended periods. Clarification on the handling of waste is required.

#### **5. Safety Concerns**

There are also significant safety concerns about the location of this proposed development.

The proposed development is close to the corner of Elbow Drive and 73<sup>rd</sup> Ave SW. This is already a very busy intersection. There is traffic from residents, parents dropping off and picking up their children at the Chinook Park Elementary School, students at Henry Wise Wood High School, visitors to the skatepark, and users of our Community Centre. The proposed development will only increase this traffic.

A significant increase in parking close to the corner of Keewatin and 73<sup>rd</sup> Ave significantly increases the risk to pedestrians as a result of reduced visibility. The portion of the proposed development along 73<sup>rd</sup> Ave is also part of a playground zone, which increases the potential risk to children crossing at that location or elsewhere to the west. Also, there are poor sightlines from the alley onto 73<sup>rd</sup> Ave, which will only increase the potential risk.

During the school week, egress from 73<sup>rd</sup> Ave to Elbow is already a challenge because of school buses lined up on the west lane of Elbow Drive on both the north and south side of 73<sup>rd</sup> Ave to wait for students from Henry Wise Wood High School prior to dismissal. This is already dangerous for both vehicle and pedestrian traffic.

#### **6. Water Diversion**

The risk of water diversion inherent in any highly densified development is a significant looming issue in the City that we do not believe has been sufficiently considered.

The highly developed lot and the concrete pathways throughout the site seem very likely to create a significant potential water diversion issue that must be mitigated, as surface and melt water has to go somewhere.

The diversion of water to the alley in a way that would create a significant ice issue in the alley is an unacceptable outcome for other users of the alley and from a safety perspective. Residents to the north of the development must also be protected from water diversion through curbing of a sufficient height to prevent any significant water migration from the development to those properties.

The potential water diversion issues from the lots at this location create particular site-specific safety issues that we believe must be considered very carefully for the winter-spring melt-freezing cycle.

There is already an existing safety issue with respect to ice buildup near the corner of Elbow Drive and 73<sup>rd</sup> Ave SW that requires drivers exiting Kelvin Grove to be very careful as they approach the corner during the winter-early spring. We believe that it will be important to ensure that excess surface water from the 73<sup>rd</sup> Ave location in particular does not add to that problem on 73<sup>rd</sup> Ave during the thaw-freezing cycle and to ensure that mitigation efforts are in place if it does.

Similarly, the natural water flow from 7331 Keewatin Street seems to be to the north and towards the sidewalk and Keewatin, with a need to assess if there is any further sloping from Keewatin to the south and the east that could add to the existing ice problem as drivers on 73<sup>rd</sup> approach Elbow Drive. This potentially sees recurring icing issues on the sidewalk in front of the Keewatin lot and to the corner. It also potentially sees an ice buildup on Keewatin between that lot and the corner of Keewatin and 73<sup>rd</sup> Ave. The potential for localized icing of the sidewalk and road at this location due to water run off would need to be mitigated.

## **7. Infrastructure Requirements and Cumulative Effects**

We also have concerns about whether the existing infrastructure within our community can tolerate the density contemplated by the proposed development.

Our understanding is that the local water and sewer networks were designed to support land use at the time of the design of a subdivision. This would be 1959 with respect to Chinook Park and about 1961 with respect to Kelvin Grove.

The infrastructure in the community was not designed to support the level of densification that the City would like to achieve.

What studies have been undertaken to confirm that existing infrastructure can reasonably be expected to accommodate the cumulative effects of this proposed development and potentially additional similar projects on Keewatin Street or the immediate vicinity?

Who will be responsible for any changes to future upgrades to water mains, sanitary sewers, storm water sewers and facilities and shallow utility upgrades resulting from these types of developments in our community, and who will be responsible if there are any negative service impacts?

## **8. Process Concerns**

The H-GO district rules are complex and it is a challenge for Community Associations and residents reviewing the plans to understand the degree to which there have been any relaxations or variances from the rules with respect to any particular development. We believe that any such relaxations or variances should be identified when the application is published.

We were also very surprised to discover that there was no sign erected to reflect the pending development, as has normally been the case. Similarly, we were very disappointed to discover that there was no ability to provide comments through the portal for this development project.

We believe that these are areas of opportunity to consider as more developments are advanced in the City.

## **Conclusion**

We understand and accept the need for more diverse housing options in Calgary and acknowledge that there are some residents in CKE who support high density development. However, we believe that the scale of this development is inconsistent with both the spirit and intent of the City's planning framework and the expectations of most CKE residents, particularly those impacted by this proposed development. There has been no apparent effort to ensure that the proposed development integrates contextually within the CKE community.

The precedent that this proposed development sets for our community is of significant concern. Once a unit of this type has been constructed, it sets the stage for a cascading re-development in close proximity to that project and elsewhere in the community because it lowers the threshold for similar applications. This “incremental incompatibility” is very difficult to reverse once it has begun, and we believe that the City’s stated emphasis on “contextual redevelopment” was designed to mitigate the potential for this to occur.

For the reasons set out above, the CKE Community Association does not support the proposed development in its current form.

Thank you for the opportunity to express our concerns and for your consideration.

Sincerely,

CKE Community Association