

Palaschuk, Jordan

From: Barbaatar, Davaa
Sent: Monday, August 26, 2019 3:07 PM
To: Public Submissions
Subject: FW: Proposed Land Use Hearing - Application number LOC2019-0029.

From: Don Pasquini [mailto:dpasquini@pasquini.ca]
Sent: Monday, August 26, 2019 3:00 PM
To: City Clerk
Subject: [EXT] Proposed Land Use Hearing - Application number LOC2019-0029.

Hello,

I am sending these comments in response to the proposed land use change for the above noted application number.

I have been a resident of Mount Pleasant for 5 years and am **opposed** to this land use redesignation being proposed by the City.

I believe most residents of Mount Pleasant and many other inner city communities are opposed to these types of land use changes and redevelopment. While it is generally recognized that there are a lot of older houses in the community that need redevelopment, and being an inner city community higher land prices and taxes will necessitate subdividing larger lots in to small ones, this is not in keeping with what was originally presented to the community association a few years ago. Most residents are O.K. with higher density along the main roads (4 St., 20 Ave., 16 Ave., etc.), but they are not O.K. with these higher densities in the middle of the community.

The City wants higher density but there is still a lot of demand for lower density. Higher density also impacts existing infrastructure capacity (eg. sewer and water mains) and creates more stormwater runoff than lower density. This means that existing infrastructure must be upgraded to handle the higher density. This is often lost in the whole discussion and whose going to pay for the upgrades?

In recent years the City seems to be ramming this stuff (along with bike lanes, and public art spending to name a few) down the throats of Calgarians with little or no consultation. The City has tunnel vision when it comes to how our City is being redeveloped. The whole consultation process is flawed and the only purpose seems to be to check the box that says citizens were consulted. Many projects seem to be approved even if there is stiff opposition. There is a silent majority that don't even know what's going on with land use changes and redevelopment. If they did, I believe there would be overwhelming opposition to this.

It is also my understanding that the City is proposing a comprehensive land use redesignation for the entire North Hill as part of an Area Redevelopment Plan. If approved then applications for land use changes to individual lots would not be required. This is very 'underhanded' and not a good way for the City to earn the trust of its citizens. Be up front with your intentions. If the majority support it after that then we can all accept the change.

Finally, it is my understanding that the City no longer publishes dates of public hearings in the paper and that the information is now only available on line. Many seniors don't even have the internet so how can the City eliminate this source of information? I appreciate the opportunity of providing input into the above noted application.

Don Pasquini
808, 24 Ave. N.W.

Palaschuk, Jordan

From: Andy Mellis <ajmellis@outlook.com>
Sent: Tuesday, August 27, 2019 6:56 AM
To: Public Submissions
Cc: Stengel, Courtney G.; 'Cindy Mellis'
Subject: [EXT] Submission for Public Hearing - Objection to LOC2019-0029
Attachments: Letter - LOC2019-0029 Public Hearing.pdf

Good morning – [please confirm receipt of the attached letter](#) and advise as to what happens with this document.

Thanks
Andy Mellis
Owner – 801 -24 Ave NW

Cindy and Andy Mellis
801 24 Ave NW
Calgary, Alberta
T2M 1X9

August 27, 2019

Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
PO Box 2100, Postal Station "M"
Calgary, Alberta
T2P 2M5

RE: Application for Land Use Amendment LOC2019-0029 – Address 802 23 Ave NW ("Subject Property")

Dear Members of Council:

We live at 801 24 Ave NW. Our residence is directly North and adjacent to the subject property. We are objecting to the proposed land use amendment on following grounds:

- 1) **Loss of Privacy** – we have a bedroom on the South end of our home. The proposed building with a height of 11 meters would provide the new occupant with a view directly into this bedroom resulting in a violation of our privacy;
- 2) **Loss of View and Lighting** – our home was designed with a two-storey bank of architecturally designed windows on the South end for both view and lighting. This bank of windows gives us awesome views but more importantly they provide light to the whole South end of our home. The proposed building with a height of 11 meters would eliminate our view and seriously impair the lighting in our upstairs hallway and main floor living room – this does not seem equitable;
- 3) **Loss of Sun** – our home has a South facing back yard. The proposed structure would cast shadows into our back yard and impair our enjoyment of our back yard which has taken us many years to develop;
- 4) **Precedent Setting** – both homes at 801 and 739 23rd Ave NW are currently listed for sale. We are fearful that if the rezoning is approved on the subject property then it would follow that this type of structure could end up being built on the other two properties also;
- 5) **Parking** – four units above grade, and four basement suites could result in the need for sixteen additional parking spaces (two vehicles per residence as is the average in

Calgary). Parking on 23 Ave NW is already **extremely scarce** and not viable. Parking on 7 Street NW could be an option but this is a busy bus route. 7 Street NW is also on a snow route parking ban. There is already an acute shortage of places for vehicles to be moved to when these snow route bans go into effect as evidenced by the number of violation tickets issued on 7 Street NW during the most recent snow ban in February, 2019. In summary, parking would be a nightmare;

- 6) **Traffic** – 7th Street NW is most likely busier than it was every designed for. This development would compound that problem. The subject property borders 7th Street NW. This street is already excessively busy since it is used as a short cut by drivers who cut over from 4th Street NW and use 7th Street instead. The development would further increase traffic which is a safety concern for pedestrians, especially young children;
- 7) **Garbage collection, Recycling and Yard Waste** – in recent years, the City has made tremendous strides with the blue, black and green bin programs. This is commendable. A negative consequence of these programs is the sheer number of bins that now populate our streets and back alleys. This development, with eight new residences, means 24 new bins. It is very apparent there is absolutely no opportunity for the storage and use of this many additional bins;
- 8) **Overutilization of Amenities** – there are some wonderful amenities in our neighbourhood. Unfortunately, they are already being overutilized. Take the outdoor pool for instance – often on busy summer days they are full and have to turn people away. It is all but impossible for local residents to secure ice at the indoor rink. It must be apparent there are already too many people in the community. Developments like this will compound this problem;
- 9) **Landscaping** – the subject property has numerous mature coniferous and evergreen trees. The proposed development would mean the destruction of these trees, which we feel are a huge contributing factor in what makes our community so inviting. It would be inexcusable to sacrifice these trees for the sake of development;
- 10) **Area Redevelopment Plan (“ARP”)** – we have been advised by our Home Owners Association this development is in direct conflict with the provisions of the ARP. In addition, the results of a community vision event were hugely against Row Housing (87.5%) other than on 20th Ave NW, the east side of 10th Street NW and 4th Street NW. This was ratified at the community association’s AGM and established a very clear standard for Row Housing in Mount Pleasant. This proposed development would clearly go against the wishes of most residents in our community;
- 11) **Infrastructure** – while we certainly don’t profess to be able to speak to the quality of the infra structure (utilities and underground services) surely the additional

demands placed on the infrastructure by this type of development must be assessed for adequacy.

In closing, the applicant has noted in the first paragraph of their submission the subject property is “surrounded by primarily R-C2 lots”. Let’s be hopeful the owner of this lot understands both our specific concerns and the concerns within the neighbourhood in general and retains the current zoning and builds either a single detached home or an infill which would be similar to the existing homes on both 23rd Ave NW and 7th Street NW. Building a Row House on the subject property would not be a good fit either aesthetically or functionally. While redevelopment is healthy and we all enjoy the prospects of welcoming new people to our amazing community, it must be done in a manner that will not be harmful to either the **character** or **functionality** of our neighbourhood.

Yours Truly,

A handwritten signature in black ink, appearing to read "A Mellis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andy Mellis

Sent via email (August 27, 2019):

PublicSubmissions@calgary.ca

Courtney.Stengel@calgary.ca

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Wednesday, August 28, 2019 9:33 AM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map

Application: LOC2019-0029

Submitted by: Dawn Harris

Contact Information

Address: 646 24 avenue nw

Phone: 4034576112

Email: Fivebeached@hotmail.com

Feedback:

So disappointed with the shoddy construction of new 4/8 plexes in this area along 20 avenue please disallow this ugly building style in our beautiful neighbourhood! My son looked at this in crescent heights to rent and he said the rep said they had an in on council and that they would get approved as they have in crescent heights- most have no green space and the "garages" are just sheds and cannot be used for regular sized trucks! Please don't ruin our neighbourhood for a tax grab!

Palaschuk, Jordan

From: Harris Family <fivebeached@hotmail.com>
Sent: Wednesday, August 28, 2019 10:36 AM
To: Public Submissions
Subject: [EXT] Loc2019-0029

We love our neighbour hood and

Sent from my iPhone

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Wednesday, August 28, 2019 1:47 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map
Attachments: Concillors.pdf

Categories: Jordan

Application: LOC2019-0029

Submitted by: J. Evangelista

Contact Information

Address: 721 24th Avenue NW

Phone:

Email: penguins66@shaw.ca

Feedback:

In my absence at the public hearing, I would appreciate if this was read to council by a city representative. Please consider and present the following :

Hello Counillors,

I am opposed to this re-zoning for several reasons. The community of Mount Pleasant recognizes the desire for increased density. We held a community visioning event where 87.5% of our membership voted in favor of limited row housing development to the busy streets in our community. 7th street is anything but a busy street. It is a quite residential street in the middle of our community. If 7th street, which runs north-south for 8 blocks is suddenly considered a major roadway then every street in our neighbourhood becomes fair game. There are over 250 signed letters opposing this that were submitted to the file manager. As far as I'm concerned, this shouldn't have even been an item that has gotten this far. This should have been stopped at the application stage.

1. Community opposition is clearly documented.
2. It is not necessary to allow this type of development at this location. Density is occurring along the busier, more appropriate points in our community. We've seen applications for Affordable Housing, an 8 story apartment complex, a 5 story apartment complex and a proposal for a 3 story seniors housing complex, all in the last 6 months and all in more appropriate locations. This is not an anti-development stance, but a stance of development in the right places. We are still a residential community.
3. Our community is participating in the North Hills working group to amend the ARP to take into consideration row housing. How can we prematurely consider these applications when these workshops are ongoing?

4. We want to maintain a diversity of housing and family presence such that the local schools can continue to operate and projects like this reduce the number of single family homes or infill homes which is clearly the established pattern of development that is referenced several times in both the ARP and MDP.

5. As stressed in both the ARP and MDP, consideration must be given to the adjacent properties. The adjacent property will be stripped of their privacy and sunlight. Not to mention the increased traffic and parking concerns. We've seen garages built on row housing complexes that are smaller than some garden sheds. Unless you own a smart car, you are parking on the street.

6. We encourage the urban forest in our community and the neighbours currently have vegetation which will either not survive or be depleted when this property is built and will result in the loss of mature trees because of the reduced sunlight. The proposed land coverage is also contrary to keeping any land available for trees.

7. The proposed development is not close enough to a major bus route that serves the downtown core. The only bus that runs in this area is the community shuttle that runs a reduced, limited schedule, with a capacity 1/4 of a regular bus. It basically circles from Mount Pleasant to Briar Hill.

In Summary, I would like to stress that this is a quiet residential intersection that would be adversely affected by such a development. There is no reason why the developer can't construct a single family home or a 2 unit infill. This was always the expectation for this R-C2 zoned property and would align with the established pattern of development and mitigate the impact on the neighbouring properties.

Please see the attachment for further images and comments.

Best regards,

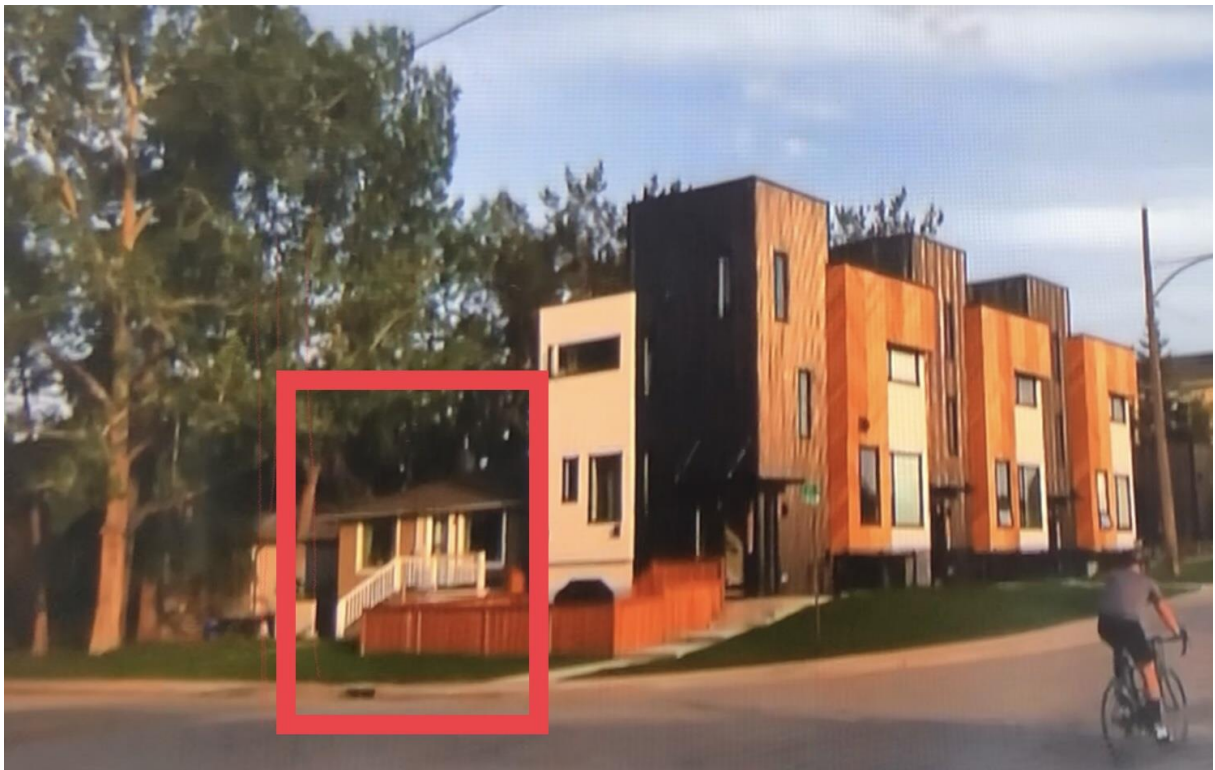
J. Evangelista

Councillors,

Further to my comments submitted online, I wanted to share 2 photos with you that further illustrate my frustrations with this and other row housing applications on our residential streets.

The first was taken at the developer's open house and was provided by the representatives from the City of Calgary. Their attempt to justify these developments to the congregation that evening did quite the opposite. In fact, it only infuriated the residents that were gathered around the display board. This is a classic example of simply not respecting the adjacent homes. Although this is only a rendering, the point remains that the home next door in this rendering is SEVERLY impacted by this development. More so than a typical R-C2 duplex / infill would. Privacy, sunlight, parking, strain on services, and traffic are only a few of the considerations that the City fails to take into account. How they can advertise this as a positive is simply baffling.

I also find it hypocritical that during a typical development (single family or infill) the City says they cannot inspect or approve based on future use, only for present. This was communicated to me several times during my personal building experience. When pressed to explain the affect on the neighbouring homes, both city representatives seemed to think the smaller home in this example was nearing the end of it's life and would most likely be replaced in the near future by infill development, which is pure speculation. The City of Calgary's inconsistencies are extremely frustrating to say the least.



The second photo I would like to share speaks to the process as whole and insensitivity of our Councillor's office to the community. This is a tweet that a member of Councillor Farrell's Senior planning staff tweeted out. While Mr. Calkins obviously meant no harm, he is basically insinuating that those who oppose these types of developments are a.) wasting their time attending a public hearing, b.) wrong in doing so, and c.) are ignorant to the fact that these developments absolutely do affect property values as depicted in the photo above. This is people's livelihoods we are dealing with. This is not a joke.

This comes on the heels of extensive media coverage on this specific application. 4 separate CTV news stories recently aired which featured the genuine concern that our community feels. Councilor Farrell declined multiple invites from not only the community but also the developer. There are 250 plus signed letters in opposition to this development, yet our Councillor and her staff did not find it necessary or important enough to engage our community in any way. Perhaps if we would have expressed a desire to collect discarded cigarette butts in Sunnyside we would have gotten their attention.



DALE CALKINS
@DaleCalkins



I assume he came for the public hearing to express outrage at the new multi-cougar development being proposed in his exclusively single-den community. Damn cougars are terrible for property values, I hear. [#nimbybear](#) [#yycplan](#)



4029news  @4029news · Jul 19

Bear wanders into city hall building in California
4029tv.com/article/bear-c...



6:10 PM · Jul 20, 2019 · [Twitter for iPhone](#)

Palaschuk, Jordan

From: Cory Costanzo <cory.costanzo@yahoo.ca>
Sent: Wednesday, August 28, 2019 3:11 PM
To: Public Submissions
Cc: Cory Costanzo; Shelley Costanzo; ptlu@mpca.ca
Subject: [EXT] Comments on Application Number LOC2019-0029

Categories: Jordan

To whom it may concern:

I'm writing to provide comments on the proposed re-zoning for the row housing application noted in the subject line above. My wife and I are unable to attend the public hearing on September 9th due to work commitments, and we want to ensure that our views are appropriately conveyed to the city and interested stakeholders. We live at 822 – 22nd Avenue NW, which is very proximally located to the development in question. The comments below describe a number of concerns we have with the application, which we are firmly opposed to in its current scope.

Firstly, we chose to move to Mount Pleasant specifically because the neighborhood offered a strong community environment, with accessible amenities and a vibrant area while not feeling overcrowded or subject to excessive traffic. With that said, we participated in the community scoping exercise which consulted extensively with members of the Mount Pleasant community, and we support the recommendations of that project. Namely, that densification beyond infill homes on existing lots with zoning intact should be limited to the higher traffic main arteries that border the community. As parents of a young family, we value the existing nature of the community and worry about the impacts of having row housing encroach on the inner blocks of the neighborhood. We feel that the increased traffic, and the imposition of a row housing project in the centre of more traditional housing options will erode the character of Mount Pleasant. The wishes of the community are clearly enumerated in the report produced by the MPCA, which we feel justifies a denial of the re-zoning application. Redevelopment in Mount Pleasant should be guided by those recommendations, as per the wishes of the community members.

Beyond the above general items, this particular development has brought forth a number of concerns for us. We were one of the many households who signed the petition in opposition to this application, and I attended the open house session at the community hall. I will note that it's my understanding that the project proponents did not have decision-makers in attendance at the open house, and so were unable to commit to having any of the significant volume of feedback result in changes to the scope of the proposal. I felt that what information was provided was of little use. The representatives of the developer spoke in generalities, often about what each of the different zoning classifications permitted or did not permit rather than the specifications of their own proposal and why they required the change in zoning. When pressed, I was told a final plan had not been decided upon yet, and so they couldn't confirm the number of units, or the design of the proposed building. My own impression is that the representatives from the City of Calgary in attendance were more than capable of describing zoning options, and the developer should have been presenting detailed plans and soliciting feedback. Rather than this, I felt the developer was merely checking an item off a list of required steps, with little or no interest in engaging in meaningful consultation over the proposal. I'm left to conclude that the developer is intending on building a project with more than 4 units (two main floor units, each with secondary suites), which is what requires the rezoning to allow row housing. Again, I was unable to get confirmation from the developer at the open house that they were pursuing a higher density project, but can think of no reason why they would endure the hassle of this process unless aiming for more than the currently allowed maximum. Suffice it to say, we do not feel the project proponent is acting in good faith with the community, demonstrating for us that the developer has little regard for the character of the community or any intention of providing a redevelopment option that integrates well with the existing fabric of the neighborhood atmosphere.

Finally, I want to highlight that although I understand there is a city requirement to post notice for 6 consecutive weeks in advance of a public hearing, the notice board was not placed in time to allow for the appropriate length of notice period with the potential effect of limiting the ability of those who would like to participate in this process to do so.

I urge you to weigh the feedback provided by my neighbors and I, and deny the rezoning application for this project.

Respectfully,

Corrado (Cory) & Shelley Costanzo
822 - 22nd Avenue NW
Calgary, AB
T2M 1P2

Palaschuk, Jordan

From: Murray Anderson <Murray@andersonplumbing.ca>
Sent: Wednesday, August 28, 2019 6:23 PM
To: Public Submissions
Subject: [EXT] LOC2019-0029 802 - 23 Ave. NW.

Categories: Jordan

To whom it may concern:

I am writing this letter against allowing this zoning change, as a 60+ year resident of the Mount Pleasant Community, as well as being a current Board Member of the MPCA.

In my term as President, at our AGM we passed a motion that the community was opposed to allowing row housing built anywhere in the neighbourhood other than on the major roadways, being 20 Ave.; 10th St.; and 4th St. NW. As I recall this motion was unanimously passed. This motion stemmed from a day long Visioning secession we conducted in the Community Hall and was well attended by our community residents. This information was passed on to our Councillor Druh Farrell.

Mount Pleasant Community's population has grown by approximately 15% over the last 5 year, mainly due to the construction of infills and semi-detached homes built where once single-family dwelling occupied 50-foot lots. We are doing quite well in that department, which gives the City of Calgary a larger tax base, due to the increased land values. We are of the opinion that these continued replacements of older homes will continue to raise the density of the community.

We feel that one of the mandates of the elected Councillor is to follow the wishes of the Communities that they represent and therefore Councillor Ferrell should also oppose this zoning change to recognize the wishes of the residents of Mount Pleasant who elected her.

My biggest concerns with these developments are the extra burden that the parking of extra cars these row houses bring to the streets in the immediate area. Clearly if a 4 plex unit with Secondary Suites is built on this property it is conceivable that there could be easily 8 cars at the lot. With there being a 4 stall garage that leaves 4 cars on the street, and if there is any visitors to the property that number could rise. I know that the homes do not own the street parking in front of your home, but I think it is a safe assumption of all Calgarians, that you should be able to park somewhat close to your home in a RC2 neighbourhood.

I think MPCA's motion to allow these units on the main though fares was a generous compromise and it should be recognized by the City Council

Yours,
Murray Anderson, Past President MPCA

Palaschuk, Jordan

From: Sheila Dennis <sheila.m@shaw.ca>
Sent: Thursday, August 29, 2019 1:09 PM
To: Public Submissions
Subject: [EXT] LOC2019-0029

To Whom This May Concern

As a long time resident of Mount Pleasant I strongly object to the land reclassification for the above LOC2019-0029. I see other land changes applications have also been made within the community. My reasons are:

Over the last 10 or more years we have seen older properties razed and two infills built in the place of one home thus doubling the density of the community. Now builders wish to increase that number to 4 infills on corner lots to quadruple the density.

This shows a lack of appreciation for older properties that have been carefully maintained over the years in favour of higher density housing. A cash grab for developers and the City. Most like myself who moved her 25 years ago liked the family oriented low density area. If we had wanted to move to a high density area we would have done so in the first place. These actions are pushing long time residents away.

Higher density housing brings other issues, such as parking, noise, and safety. We already have to put up with random daily parking in our neighbourhood from those who go to SAIT, ACAD now AUA and also those that leave their cars to jump on the bus for downtown. Sometimes these vehicles are left from 6am to 6pm daily. Exiting Mount Pleasant onto 20th Ave NW is a hazard as parked cars are right up and on the corners.

Tradesmen visiting homes often have to park a block away which isn't convenient. 4 infill homes on one lot with just 4 garages usually brings 8 cars and additional parking/safety issues.

The noise from extra vehicles and people is unacceptable for a previously quiet neighbourhood. The CONTINUAL NOISE of construction is unacceptable. If we had wanted that we would have moved to a new subdivision.

Safety: extra density and extra traffic brings extra concerns for families with small children and seniors. Cars continually bypass the main roads such as 20th Ave NW, 10th St NW and 4th St NW and speed through the neighbourhood.

As a community we decided that townhomes could be allowed on the main arteries such as 20th Ave NW, 10th St NW and 4th ST NW but should be prevented from building within the community and we would like to see this resolution stayed.

Sheila Dennis,
825 21 Ave NW
Sent from my iPad

Palaschuk, Jordan

From: Lee Hanson <lee@barrelhunter.com>
Sent: Thursday, August 29, 2019 1:33 PM
To: Public Submissions
Subject: [EXT] regarding row housing application 802 23rd ave NW

To whom it may concern,

A quick note to inform the city that the row house application does not fit with the views of the Mount Pleasant Community Association. While I don't speak for the whole organisation, I am a member and do know that this has been communicated in the past, and apparently been ignored, as these applications continue to be posted. This corner development will increase car activity near the King George school zone. Multi family homes are a necessity, but this location will impact the neighborhood negatively from a safety aspect, traffic, and property value. The MPCA had previously communicated a desire to have these type of developments zoned to areas that can accommodate them, we had suggested 20th ave NW as well as 4th and 10th streets as ideal locations. Should you need further information, please feel free to contact me.

Many thanks for your time and consideration.

Lee Hanson



President

403 714 0471

www.barrelhunter.com

[Twitter: @thebarrelhunter](https://twitter.com/thebarrelhunter)

[Instagram: barrelhunteryyc](https://www.instagram.com/barrelhunteryyc)

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Friday, August 30, 2019 4:46 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map

Application: LOC2019-0029

Submitted by: Jen

Contact Information

Address: 600 24th Ave nw

Phone:

Email: Jenh19@gmail.com

Feedback:

Hello Councillors and Staff,

I'm a resident of Mount Pleasant and I am writing to express my opposition to this row housing development. This is simply the wrong location for this.

I participated in a community event where close to 90% of our community residents opposed these on our regular streets. I very surprised that with council's full schedule and larger priorities that this has even revived any of your valuable time. This should have been kiboshed immediately with this much community opposition. There's also over 250 letters submitted to the city on this.

The developers half hearted attempt at an open house was full of residents even though it was held with only 3 days notice, absolutely zero advertising and held on the same night as an open house for a 5 story apartment complex on 20th Avenue. The city reps could not answer any questions, simply replying "contact your Councillor" when asked almost any questions regarding this. The problem is, Councillor Farrell has been MIA during all of this. Neither her nor any of her staff attended the open house and they actually declined an open house with our concerned residents who wanted further direction and details on these developments. She didn't feel it was necessary.

What's more troubling is the notice in the newspaper suggests that there is a motion to amend the ARP to conform to this development. What happened to the community engagement that is encouraged? How can the city operate in such an underhanded fashion? If this is the process, then why are the citizens taking time off work to attend these hearings? Why is the city wasting our time?

I hope the councillors see the merit in allowing only what the zoning currently allows. Single family or duplex/infill. That is and always was the expectation. To change it in the fly without proper community consultation is inappropriate. There is a lot at stake for our community and our residents.

Palaschuk, Jordan

From: Roger <roger.leach@shaw.ca>
Sent: Saturday, August 31, 2019 12:32 PM
To: Public Submissions
Cc: Chris Best; Murray Anderson; Philip Carr
Subject: [EXT] LOC2019-0029

To members of City of Calgary Council

I am writing in opposition to the rezoning of the lot at 802 23 Ave NW.

I have lived in Mount Pleasant for close to 50 years and experienced the redevelopment of 50' lots from small bungalows to much larger semidetached homes.

This has in the most part maintained the pleasing aspect of the district and increased the density.

In consultation with City planning representatives it was agreed that higher density accommodation on 4th Street, 20th Ave and 10 Street was appropriate

as well as the south side of 17th Ave as a buffer to 16th Ave.

What was not seen as desirable was the conversion of corner lots within these boundaries to row housing which is just what is being applied for.

There are a number of problems, including insufficient onsite parking, lack of amenity space with the need for multiple waste and recycling containers.

The impact on the enjoyment of the next door neighbours gardens due to overshadowing.

The argument that it provides lower cost housing is not supported by the asking price of \$699,000.00 per unit for the corner lot development recently completed on 20th Ave and 6 Street

Please do not set a precedent for "corner lot busting" in Mount Pleasant.

Respectfully submitted

Roger Leach

Palaschuk, Jordan

From: Marc O <mosenton@hotmail.com>
Sent: Sunday, September 01, 2019 11:04 AM
To: Public Submissions
Subject: [EXT] Reference number #LOC2019-0029

Good morning,

I am e-mailing to provide comment on the rezoning and development of 802 23rd Ave NW. (Reference number #LOC2019-0029)

I support increased density & development in the inner city. However, I do not think rezoning is appropriate in this particular location. In Mt. Pleasant, 'row-houses' which are putting 4+ homes on one lot are appropriate along 17th Ave NW, 20th Ave NW, 10th St NW & 4th St NW. The location on 23rd Ave is not appropriate. It is in the middle of the neighbourhood, away from the other increased density locations. It will impact parking and congestion. Further, we don't want to see 'scattershot" zoning in our community - organize the mid & high density lots together (appropriate along 17th Ave NW, 20th Ave NW, 10th St NW & 4th St NW).

Please do not rezone this location.

Thanks!

Marc Osenton
609 22nd Ave NW

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Sunday, September 01, 2019 5:34 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map
Attachments: LOC2019-0029 802 23 AV NW - MPCA submisison to Council.docx

Application: LOC2019-0029

Submitted by: Chris Best

Contact Information

Address: 602 - 22nd Avenue NW

Phone:

Email: ptlu@mpca.ca

Feedback:

Please see attached letter

September 1, 2019

Re: Application Notice LOC2019-0029, 802 23rd Avenue N.W.

Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We have come to accept that we need higher density development to bring the types of amenities, services and retail establishments we desire in our neighborhood. We are already seeing a significant density increase simply from the turnover of older bungalows on 50 foot wide lots to infill homes on 25 foot wide lots.

A few years back, our Planning, Transportation & Land Use (PTLU) Committee reached out to the community and hosted an all-day, open house, visioning exercise to gather feedback on the development of our neighborhood. At that event it was clearly expressed that our residents support higher density on the busier roads in our community (4th Street, 10th Street and 20th Avenue) but not throughout the rest of the community. We also feel this is good planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

We took that resident perspective to our Board of Directors and then to our Annual General Meeting, where it was voted on and ratified by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We have also been working with and supportive of Calgary Housing to develop an affordable housing project on 20th Avenue and 6th Street. We have not seen final plans yet but feel this is a good location for this type of project and look forward to it being completed over the next year. As you can see we are not opposed to higher density redevelopment.

We are opposed to the requested re-zoning of 802 23rd Avenue NW from an R-C2 to an R-CG designation in principle because of the policy we have adopted, because it does not align with our current Area Redevelopment Plan (ARP) and specifically because of the lack of appropriate engagement that the developer has conducted with local residents.

1. Policy

We have a very reasonable density policy based on solid planning rationale and supporting community desires. This policy has worked effectively to guide appropriate densification in our community. This application is in contradiction to this policy as it is not on a main road.

In the Municipal Development Plan (MDP) Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood. It

also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with the established pattern of development in the immediate and surrounding residential areas of our community, which are all single detached or semi-detached homes.

2. ARP

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very dated and the proposed R-CG land use did not exist when the ARP was enacted. A new land use like R-CG should not just be wedged into the ARP without similar consultation and collaboration.

The ARP discourages the re-designation of low density residential land to higher density residential in order to maintain and preserve the stability and character of the community. It also seeks to maintain the general development of the adjacent area. It states that townhouses may be appropriate on the edge of a low density area and not central to it and that their maximum height should be in the 9-10 meter range of the predominant R-C2 designation. This application is clearly contrary to these points and not in alignment with the ARP.

At this time this type of land use amendment is premature, given that the city has formed the North Hill Working Group and is in the middle of active consultation with community associations and residents. The intent of this work is to set goals and a vision for these communities with the intent of addressing and revising ARPs that are old and out of date. We have been actively participating in these meetings and look forward to a broad comprehensive plan leading to a revised ARP for Mount Pleasant.

3. Engagement

This is the first application of this type in Mount Pleasant; high density within the tradition residential core of the community. There are no other high density row-house/townhouse developments in the community outside of the main streets and the community hub between 4th Street and 5th Street, from 22nd Avenue to 24th Avenue. A unique and ground breaking application like this requires extensive consultation and engagement with the community to fully explain the nuances of it.

It is clear from the number of local residents who have expressed negative opinions, through emails and phone calls to both the community association and the city, that there is consistent broad opposition to this application. While some of this is on principle much of it is likely related to a land use re-zoning being thrust upon them with almost no consultation or engagement.

We look forward to working with the developer and the City to arrive at an appropriate form of development for this property within the existing R-C2 zoning, and not amending it to R-CG zoning.

Sincerely,

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation, & Land Use Committee Chair

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Sunday, September 01, 2019 5:48 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map
Attachments: Mount Pleasant Community Association Visioning Report 2016.pdf

Application: LOC2019-0029

Submitted by: Chris Best

Contact Information

Address: 602 - 22nd Avenue NW

Phone:

Email: ptlu@mpca.ca

Feedback:

Please see attached Mount Pleasant Community Association Visioning report.



Mount Pleasant *Community Association* Visioning Report





On May 28, 2016, the Mount Pleasant Planning, Transportation, and Land Use committee held a community visioning event. This event was in a drop-in format where residents' opinions on various development related issues were recorded. Various resources were provided to aid in this process, including maps showing the current land use, information on various residential land use districts, and examples of different residential forms that may appear in these districts.

Feedback was recorded through three main methods:

- Poster board with discussion points focusing on **Issues, Opportunities, and Outcomes,**
- Sticky notes that could be placed on maps provided to highlight specific areas in the community that fit in to the above topics (ie. areas where an opportunity was present),
- A nine question survey that covered a variety of development-related topics, and
- A survey regarding locations for Row Housing.

The feedback we gathered was invaluable, and will be used to:

- Guide developers
- Provide input to City planners
- Create a cohesive community vision
- Inform us, as a committee, of the views of the community as a whole.

Some main results of this event can be found in the pages that follow.



Densification Survey

Property owners can apply to the city to have the zoning changed from R-C2 to R-CG or M-CG. This would allow property owners to build Row Housing or other multi-family buildings. Consider the following statements as to where the redesignations should be allowed in Mount Pleasant.

Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. R-CG and M-CG zoning should be allowed anywhere in Mount Pleasant.				
7.5%	5%	0%	10%	77.5%
2. R-CG and M-CG zoning should be allowed on the north side of 17th Avenue NW.				
20%	25%	7.5%	17.5%	30%
3. R-CG and M-CG zoning should be allowed on 20th Avenue NW.				
39.5%	26.3%	10.5%	7.8%	15.8%
4. R-CG and M-CG zoning should be allowed on the east side of 10th Street NW.				
25.6%	25.6%	10.25%	15.38%	23.07%
5. R-CG and M-CG zoning should be allowed on 4th Street NW.				
25.6%	38.46%	2.56%	20.5%	12.8%
6. R-CG and M-CG zoning should be allowed on the south side of 31st Avenue between 2nd and 4th Street.				
12.2%	21.95%	24.39%	17.07%	24.39%

With the above numbers representing the wishes of those who completed the survey, and presumably a good cross section of the whole community, we, the members of the Mount Pleasant Planning, Transportation, and Land Use Committee would put forward the following motion:

The residents of Mount Pleasant Community Association do not want R-CG and M-CG zoning allowed on all streets and avenues in the community. Recognizing that the City of Calgary is interested in densifying the inner city, the community will allow R-CG and M-CG zoning on: 20th Avenue NW, the east side of 10th Street NW, and 4th Street NW, if the current zoning is R-C2.

Survey Answers

What do you like about Mount Pleasant today?

rink	outdoor pool	trees	lots of parks
pool	trees	mixed demographics	mature trees
schools	close to downtown	proximity to downtown	pool
art centre	quiet	proximity to other areas of Calgary	arena
community centre	quiet	treed streets	schools
restaurants	Confederation Park	shopping opportunities	parks
schools	Small restaurants	proximity to downtown	big yards
proximity to downtown	parks	family friendly	quiet
good cycling streets	quiet	Confederation Park	close to amenities
lots of little parks	close to 16 ave/ deerfoot	community association	trees
close to confederation park	close to downtown	parks	parks
walkable stree grid	trees	community association complex (community hall, arena)	tree lined streets
mixed community	tidy	art centre	schools
variety of housing	quiet	schools	proximity to downtown
variety of residents (mixed demographics)	pedestrian friendly (walkable)	accessibility to public transit	Confederation Park
walking distance to downtown	well treed	green spaces (parks)	trees
good transit	small streets that allow easy moving within community (walkable)	walkability	older residents able to keep homes (mixed demographics)
community/family oriented	calm	restaurants	trees
trees	quiet	schools	restaurants
parks	Confederation Park	art centre	green spaces (parks)

pool	character homes	Confederation Park	walkability
location	family friendly	proximity to downtown	trees
proximity to other areas of Calgary	quiet streets	outdoor pool	neighbourly feel
quiet	trees	arena	pool
Confederation Park	parks	community hall	Velvet café, 4th spot (restaurants)
restaurants	Confederation Park	restaurants on 4th st	Confederation Park
gridded streets (accessibility)	art centre	4th st shops	Confederation Park
green spaces (parks)	community centre	low density	proximity to other areas of Calgary
large yards	variety of housing	few renters vs. owners	proximity to other areas of Calgary
development along 4th (shops; restaurants)	mature trees	walkability	accessibility to parks
parks	tree lined streets	parks and playgrounds	friendly neighbourhood
walkability	easy access to bike routes	character of houses/buildings	proximity to downtown
lush trees	good access to public transit	public gathering spaces	

What don't you like about Mount Pleasant today? Are there places that make you feel unsafe or unhappy in Mount Pleasant?

crossing at 30th ave and 4 st is unsafe for pedestrians (traffic)	developers demolishing homes, don't really care about the community (redevelopment)	the rundown houses and yards in some areas	roundabouts are ugly
traffic is too fast	4 Street unsafe, can't bike or cross street easily	commercial areas too concentrated- spread out more, esp. cafes	traffic and speeding along residential streets
too much development, especially on 21st ave (redevelopment)	4 Street and 16 Ave are eyesores	lack of a grocery store	16 ave
curb extensions on 4th st	Absense of usable servies ex. Grocery, bank	bad traffic on 4 st	traffic volume and speed on 4 st
some community buildings need exterior repair	No grocery store	crossing 4 st ight on 26 ave by 4th spot is dangerous	No areas are unsafe
nothing is bad	16 ave- narrow sidewalks, fast cars, few stores	Crossing the street near 4th spot	Crossing community centre park at night
replacement of single family homes with identical tall box-like duplexes (redevelopment)	Some run down rental houses	4 Street needs more shops	Too many 7-11s
developers demolishing character homes and doubling the density (redevelopment)	speeds along streets	More traffic calming	Crossing 4 st is unsafe
increasing traffic	Need more walkability	Busy corners on 4 st with narrow sidewalks	Speeding on side streets
increasing taxes	Many dangerous roads for kids to cross	16 ave too shabby	cut through traffic

16 ave traffic	Walking down 10 st and 4 st	The new, large, expensive homes are a barrier for young families (redevelopment cost)	fast traffic in neighbourhood
cut through traffic	speeding traffic between 10 st to arena/pool, esp. on 23rd ave	traffic calming on 4 st will cause accidents	wider sidewalks on 16 ave
Crossing the street at 4 street and 20 ave	10 st is busy and doesn't have any houses facing on to it so it feels unsafe	bike lanes on 10 st should be on one side only	excess of parked cars (possibly non-locals)
Car shops should go to 16 ave - ugly	Too much development all at once (redevelopment)		

What do you want to see more of in Mount Pleasant?

Indoor pool (put a tent over the pool)	parks including play areas for kids (more playgrounds)	make community centre look nicer	make 4 st pedestrian and bike friendly
safer streets	more shops	more shops on 4 st	more shops on 4 st
safer streets	grocery store	better walkability	mixed use with character
slower traffic	safer streets	40 kph speed limit on all streets/traffic calming	improve 4 st between 16 and 20 ave
increased density	more community involvement with confederation park	more residential parking zones	more restaurant
variety of shopping	safer street crossings	grocery store	grocery store
another hockey rink	more shops	coffee shops	curling rink
curling rink	improve green space around art centre - community garden	bike lane on 20 ave	more shops
a good grocery store	safer streets	grocery store	better maintenance of small parks and boulevards
tree planting	diverse amenities	road repairs from in fill housing	cross walk by 4th spot/fire hall
farmers market next to art centre	grocery store	increased density	more shops
more public skating times at arena	walkable streets	more mixed use on 4 st	want it to stay as it is
traffic and speeding along residential streets	grocery store	encourage off street parking	slow down traffic on 4 st

How do you see your community changing over time? Where do you see the best places for redevelopment?

10 street	4 street	around the edges of the community	high traffic roads and along transit routes
10 street	4 street	art centre- add farmer's market	higher standards for infills
10 street	4 street	assisted living facility	increase density
16 ave	4 street	assisted living facility	increase density
16 ave	4 street	busier streets	knock down old rundown homes
16 ave	4 street	commercial on 4 street	mixed use
17 ave	4 street	concentrate on "community" areas where people can mix	mixed use
20 ave	4 street	densification on main streets	more mixed uses
20 ave	4 street	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	4 street near existing commercial	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	4th street	don't change anything	redevelopment at 4th and 24th (parking lot)
20 ave	allow for more diverse income levels	don't change anything	south of 22 ave
20 ave	along major thoroughfares	don't change anything	worried about traffic
			worried about traffic and parking

If redevelopment can bring funding for public realm and local amenity improvements, what should that money be prioritized for?

indoor pool	motorised wheelchair parking	improvement of community association land	park space
seniors programs	traffic calming measures	indoor pool	parks
infant programs	bike lanes	recreation centre like Renfrew	play grounds
curb bump outs	landscaping public areas	4 st revamp	picnic area
nice benches near/in green spaces	street scape improvements	planting more trees	fitness loop
play grounds	multimodal streets	street scape improvements	library
dog park at 20 ave green space	transit to reduce traffic concerns	community building initiatives	park
skating rink in winter	bike paths	fitness loop	local amenities
upgrade pool	redevelopment of 4 st	bike lanes	enhancements for pedestrians
upgrade arena	safe road crossings for pedestrians	bike parking	bicycle parking
community infrastructure	improve arena	road repairs from in fill housing	play grounds
parks	improve outdoor pool	revitalize community hall	fund existing amenities
trees	improving park spaces	better roads	curling rink
community garden	planting larger trees	arts centre	wider walkways on 4 st
upkeep of swimming pool	improve park spaces	revitalize pool	parks
revitalize arena			

Do the types of housing and services in Mount Pleasant satisfy the needs of your changing demographics?

apartments, condos	Variety from detached to apartment condos and backyard/secondary suites	Mixed housing- affordable as well as million dollar infills to encourage a range of demographics	A development with small, detached houses for people downsizing
yes	Yes, but would like more walkable retail	Not yet but it's coming	High density only on busy streets- mixed use on 4 st
More restaurants/ coffee shops would be nice	Concern infills drive up prices- young families go to suburbs where its cheaper	Yes	Medium density only in designated areas
townhouses/condos	I think so. Perhaps more townhouses would be beneficial	In the most	As people reach an age where driving should stop, not accessible
seniors development	Yes	Not enough well stocked convenience stores, enough daycares, or senior care	Yes, it is perfectly fine
mixed	More townhouses/ rowhouses to support younger and older people	Seniors residences would allow residents to stay in community as they are	Need to keep bungalows for aging population
professional offices building on 4th (ie. Optomotrist)	Need to plan for aging residents	Yes	Row housing along the main or perimeter roads; apartments along 16 ave
No, will want a bungalow	A grocery store to serve seniors	focus increased density on major roads	Yes but it does need to densify
Right now, as things are, it is perfect for me. Quiet	Need more affordable housing		

Is there enough housing for seniors?

A condo of sorts	No	No- more places on the park	No. Need more multi-use, multi-age spaces
A design that is suitable for seniors	No	No- newer developemtns have lots of stairs	No. Townhouses
Does not seem to be	No	No, all new stuff is multi-level- too many stairs	Not sure
Don't know	No	No, but MP shouldn't have seniors homes	Not sure
Don't know	No	No, but seniors housing needs to have bus access	Probably not
Don't know	No	No. Encourage one floor dwellings to accommodate again population	Probably not
Don't really know, but seems likely not	No opinion	No. More convenient housing for seniors eg. Condos, rental appt.	This would be a valuable addition- so seniors can remain in MP
It would be nice to see a few low-rise seniors complexes Maybe build a new seniors living centre	No places for seniors to age in the community	No. More seniors lodges/complexes would be nice	Unknown

Do you have opportunities for affordable housing?

Affordable housing in this community difficult b/c of location	Need more basement and backyard suites	No- the newer developments are expensive	Ugly thing on 17. Affordable needs to be close to transit
Currently renting- I couldn't afford to buy in this neighbourhood	New townhouse behind Tim Hortons- a few other units on 17th ave would be acceptable	No. Much of the new housing is out of reach	V. few. The unit along 18 ave is well done
Hard for young people to afford to get into the market	No	Not really	Yes
I am okay- my kids are in rough shape!	No	Not really, only secondary suites. Need more units with off street parking	Yes
I can afford my own house, but many people have difficulty	No	Not really. There is a premium for location	Yes- own the house
I own my own home	No	Should provide variety of size/\$ housing to attract and allow a variety of residents	Yes, I own my home
In higher density roads only but not like the ugly one by Tim Hortons	No opinion	There are already enough affordable housing units	

Do your local services provide everyday necessities and activities for life in Mount Pleasant?

Allow Safeway to reopen store behind 7-11	More services and shops locally	Travel out daily- not much variety here	Travel out for grocery shopping
Outside, which is good	Most of my interests take me outside the community	Biggest need= grocery store. Restaurants are good	Mostly travel outside for most trips
Travel to Safeway for groceries, but that's pretty close. More shops would be nice	Yes, I have everything I need. If I need a mall, Northhill is close	I do travel for groceries	Need to travel outside for grocery store, drug store, yoga, coffee, etc.
Missing a library and variety of shopping	Yes but need a proper grocery store on 4 st	Not enough amenities- more coffee shops, convenience stores, boutique retail	We like that we can walk to get to amenities
Need a green grocer	Shopping- nothing useful nearby	Shopping outside. Dining out has improved lately	No, grocery stores are needed
4 st restaurants, coffee shops, bakeries, convenience stores, hobby stores, gift shops, clothing	Groceries, even basics, aren't available within MP	Travel outside the community for almost all necessities	Most of my daily activities can be easily met in MP/ North Hill Mall/ Kensington
Travel outside for groceries, doctor, dentist, eye doctor	There is most amenities fairly close, but outside the community	Travel outside regularly for groceries and other daily purchases (ie. Gas)	Yes
I have everything I need in this community	Daily trips for work	Yes, travel outside	Yes
Groceries, doctor's office, dining. Would love more retail along 4 st	Travel outside the community for almost all amenities	Major grocery store outside our radius. Gas not nearby	

Comments from Maps and Sticky Notes

Bike Lanes

Against bike lane on 20th Ave NW	No dedicated cycle routes. I bike every day and no issues on our roads (off main routes). E.g. We can't densify 20th Ave NW and then eliminate all parking.
	Do not put a bike lane on 20th Ave NW. Put it on another avenue with less traffic.
	City should design a viable east/west bike route. 20th Ave NW is not suitable, presently 19th Ave NW is not suitable, 24th Ave NW is wider but interrupted by 10th Street and Confederation Park. Would need to jog south to 23rd Ave NW and 21st Ave NW.
	Bike lane but NOT on 20th Ave NW, (why create more traffic issues) 19th, 21st or 24th Ave more suitable
	Put bicycle lane on 19th Ave NW. Keep away from 20th Ave NW
For bike lane on 20th Ave NW	Better bike routes (20th Ave NW)
	20th Ave NW bike lane from Centre to 19th Street NW
MISC. bike lanes	Keep 2nd St NW as bike friendly as possible. Lower speed limit
	Enhance cycling environment around schools for little cyclists, St. Joe's and Rose Sauvage
	Cycle track on 17th Ave NW
	I wish we had a bike lane from 5th St NW to 30th St NW
	Bike lane Centre to 19th St NW
	How about a bike lane on 21st Ave NW or 19th Ave NW similar to the one on 10th St NW near Confederation Park
	Keep 4th St NW bike / pedestrian friendly where possible. More crosswalks and expanded low speed zones

Parks & Recreation

More recreation facilities for junior high school kids
Can the "park" on 20th Ave NW be designated as dog "off-leash"? There is no dog off leash park or area in our community
20th Ave NW and 6th St NW parking lot(multi-family site?) and non-dog park, make better use of this. Nicer park or develop.
Build a second hockey rink and/or curling rink.
Love the corner parks on 19th Ave NW and 2nd St NW. Keep/improve these! Can we add more?

Development

Retail

Fix over-built parking on 4th St. and 24th Ave. commercial site.
Allow more building on this site.
Grocery stores on 4th and 20th, bigger and more affordable than the 7/11 or corner store, essential if we are to encourage local shopping
More restaurant selection, coffee shops, ethnic, etc.
Tea Shop, convenience stores for bread, milk, eggs, bookstores, pet stores, etc.
More walkable retail. Groceries, coffee shops, etc. would reduce traffic
Additional restaurant selection and retail
more coffee shops and restaurants on 4th Street

Residential/Mixed Use

Mixed use on 4th Street
Develop 10th Street with retail on ground level and residential above
Densification and commercial on major routes, 4th Street, 20th, 26th Avenues. No zoning changes on remainder of streets. Inner city town houses widely favoured over condos.
Expansion of mixed use zones on 4th Street.
4th Street, 20th Avenue, 26 Avenue should be developed similar to the West hillhurst project on 19th Street and Kensington Road
More mixed use. Retail shops, main level, residential above
More mixed use the full length of 4th Street from 20th to 30th Avenues. 2 convenient pockets exist now, but by spreading out more, could justify lower speed limit.

Re-zoning/Density

R-CG on north side of 17th Avenue
Keep density relatively low - only 2 infills per lot vs, mixed use/multi-storey condos which make biking and walking less safe with current street systems.
Densify in the suburbs. We chose this area for less density and quiet surroundings like it's name - "Pleasant"!
Higher density in specific locations where compatible on 4th Street, 20th and 16th Avenues.
Density increase on main routes only - 20th Avenue, 4th Street
Unfavourable single family lots can be made affordable through densification.
Ground oriented development - semi-detached, town houses.

Architecture

I like how things are now. Stop the madness of blowing down character houses for gigantic and ugly infills. Quiet and peaceful area.
Establish minimum architectural standards for Mt. Pleasant- no cheap, ugly, e.g. modern infills
Prefer Marda Loop Mixed Use C-Cor 1F2to Bridgeland mixed use
Re: Marda Loop Mixed Use C- 1f3. This is an example of what we do not want in Mount Pleasant. Poor design does not respect the avenue, should be stepped back. City should have insisted on a more sensitive design. 33 Avenue totally shaded here.
Refer to above design: This is ugly. Better design please.
One person agrees and another likes the design.
Re: Altadore Townhouses:
This may add too much density with impacts of Green line on 4th Street.
Two comments: I love this!
I like this too. Reminds me of London with a oark across the street.

Art Centre

Upgrade the Art Centre
Use the space at Art Centre for a Farmers' Market - two votes
Vision to bring people - Artisan/Farmers' Market, patios. Pathways. Benches, fountain, fresh veggie, coffee shop, arts entertainment, add shops onto Arts Centre
Farmers' Market/library/community gathering space
As above, on Saturdays beside the Art Centre or in Confederation Park

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Monday, September 02, 2019 12:02 AM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map

Application: LOC2019-0029

Submitted by: Joan Erskine

Contact Information

Address: 23rd Ave NW

Phone:

Email: Ersky@gmail.com

Feedback:

To The City of Calgary

Sadly, the current trend seems to be that in order to get Council's attention, it's necessary to protest and have large groups converge at City Hall. Well we are a small but strong community and the fact that 247 people submitted signed letters in opposition to this, and the fact that our community visioning event clearly shows that almost 90% of our residents disapprove of this should count for something. Not everyone has the flexibility to take time off work to attend public hearings, so I appreciate the opportunity to submit comments using this forum.

What's appalling to me is that during the first consultation stage in March, a number of residents cited key issues with this development, drawing references from both the current ARP and MDP to support their position. What does the City do? They use this information against the community. Essentially the City is saying "hey, these are all valid points. The current ARP and MDP do not support this type of development so after all this community feedback and consultation, lets just amend the ARP. Rather than actually listen to the community, lets just change the guidelines that we originally created on a whim and call it a day". How considerate to our community. Par for the course for some members of this administration as far as I'm concerned.

This has been a rather contentious issue in our community. It has appeared in many monthly community newsletters via our presidents message column, as well as the local news. I attended the developer's makeshift open house on this and shame on Council if they vote to approve this. The residents of this community deserve better.

Joan

Palaschuk, Jordan

From: Peggy Wittrock <wittrockpeggy@gmail.com>
Sent: Monday, September 02, 2019 1:33 PM
To: Ward7 - Katie Dekruyf; Public Submissions
Cc: artisanglass@shaw.ca
Subject: [EXT] LOC2019-0029 Housing development re-zoning. Bylaw 179D2019

Dear Druh and city development:

Please note I attempted to submit an email through the ward 07 website but an error occurred so I am including a reiteration as follow, also highlighting additional information specifically to Calgary development.

As a long time resident of Mount Pleasant (30 years), we have seen some changes and growth in our special community. The influx of recent development changes and requests are difficult to keep up with, especially this summer. You would need to walk, cycle or drive around our community on a daily basis to be aware of the number posted. As recent retirees, we are concerned these row house proposals will impact our quiet hamlet along with lowering single housing desirability and property value for those who choose to stay and live in Mount Pleasant. As well, we already have street parking congestion and limited availability. With widening of 16th Avenue, this was supposed to control the high traffic on 20th avenue, however, this has not been the case and usage has increased incredibly, too much for a small community to absorb.

Additional concerns below:

. Proposed height of buildings - there are still many original 'heritage homes' making up the uniqueness of Mount Pleasant. Our own home is 80 years old and we love and maintain the character of our house. We cannot enjoy a private life if towering row houses will be able to view our every move.

. Continuous construction. For quality of life, we cannot be subjected to the constant noise and traffic of large construction vehicles on every corner of our streets and avenues. The infrastructure of our roads and current houses cannot absorb that type of construction. This is the reason Mount Pleasant residents have chosen to live here, far away from new developments. The proposed changes would significantly interfere with our choice to live in this area.

. In recent years we have seen a wonderful resurgence of families with young children embrace this many decades old community, adding to the value of this neighbourhood. If more 'condo' type/row houses are introduced, these families will leave and move to a more suburban type community. The mix of old and new both people and structures maintain the current character of our community but it cannot embrace an even heavier load of building and quadruple populations on every corner. Keep in mind most of the original dwellings were single family homes.

. What is the purpose of allowing these developments, is it an increase in property tax dollars that are the attraction? I understand that our neighbours in Crescent Heights have been successful in stopping these applications and I would hope Mount Pleasant would also be considered in the same manner. Would Rosedale residents who are closer to downtown be considered in re-zoning? I believe that would be highly doubtful.

. We will be arriving at city hall this forthcoming September 3 to air our grievances and concerns. Please reconsider the allowance of this reasoning, it must be taken seriously or this much loved and many decades old community will suffer the consequences.

Thank you for your time and consideration.

Sincerely,

Peggy and Daryl Wittrock
708 21 Avenue NW
Calgary, AB. T2M 1K2

403 880 8046

Sent from my iPad

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Monday, September 02, 2019 3:28 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map
Attachments: 802 23rd Ave.pdf

Application: LOC2019-0029

Submitted by: Joseph A. Pangia

Contact Information

Address: 724 23rd Ave NW

Phone:

Email: joepangia@shaw.ca

Feedback:

I regret not being able to attend the public hearing on this particular matter. Please accept this letter in my absence. I am requesting that the attached letter be presented and read by a city representative at the hearing.

Thank you and best regards,

Joseph A. Pangia

August 2019

To: Councillors

Re: LOC2019-0029

Regretfully, I am unable to attend the public hearing for this particular zoning application. In my absence, please accept this letter as opposition to file LOC2019-0029.

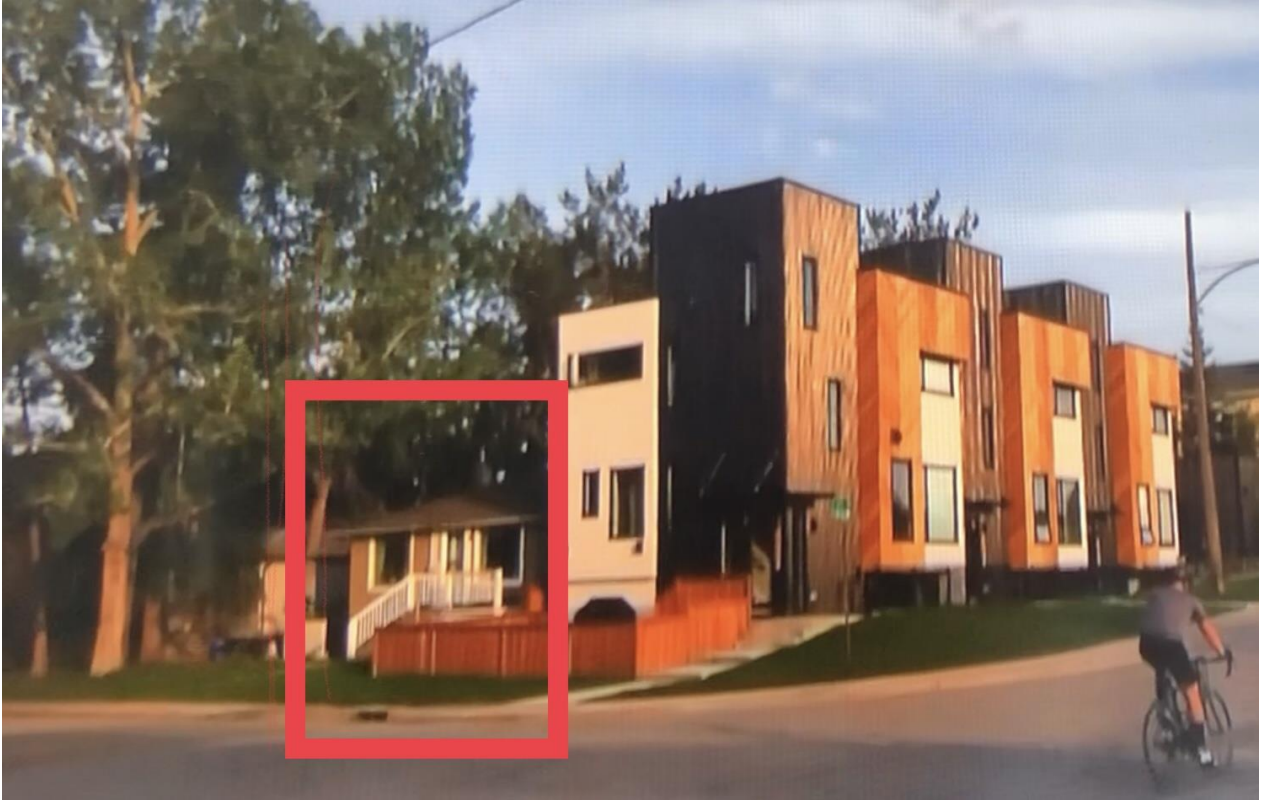
Community Position and Engagement:

The community of Mount Pleasant is in the midst of transition. As such, our community Planning, Transportation and Land Use committee hosted an open house visioning event where our membership voted overwhelmingly (**87.5%**) in favour of limiting R-CG developments to the major roadways in our community, namely 20th Avenue, 4th Street and 10th Street. This position was ratified by our Board of Directors at the community's Annual General Meeting.

These types of development applications have also garnered extensive media coverage, having been featured on CTV news several times in the month of June. Four different news reports aired outlining the growing frustration of the residents of this community with decisions being made in favour of developers at the expense of the residents. There have been over **250** letters submitted with respect to row house developments on our quiet residential streets. The public notice posted by the City of Calgary on the subject properties asks and encourages public opinion. It is abundantly clear by the supporting data, community opposition and the position of the community PTLU committee that these re-zonings are unwelcome on our quiet inner community streets and best suited on the busier roadways in our neighbourhood.

I offer a quote from our Ward Councillor Druh Farrell from an October 14, 2017 article published in the Calgary Herald. "We need to build communities that are more stable and more diverse. Part of that is to build a diversity of housing — housing that is more affordable for young families to move into a neighborhood. (Though) how we bring in that diversity needs to be done very sensitively."

The photo below was captured from a City of Calgary poster board at a recent open house. Surely this isn't the sensitivity which Councillor Farrell was referring to. The home owner outlined in the rendering below has essentially seen their privacy eliminated by an 11 meter wall with 4 units of windows peering into their backyard. This home has depreciated in value and is suddenly very difficult to sell. City representatives at the open house confirmed as much. Is this the sensitivity to the community that we were promised?



On one hand, the City asks for community involvement and input. They “want to hear from you”. When the community and the residents provide their feedback, is it considered? Are we heard? We are labelled “anti development”. We are told we “need to change with the times” and that “we will get used to it, it’s not so bad, you’ll see”. In the past 6 months, our community has seen:

- An approval for affordable housing on 20th Avenue and 6th Street
- An application for an 8 storey apartment complex on 17th Avenue and 9th Street
- An application for a 4-5 storey apartment complex on 23rd Avenue and 5th Street
- An application for a 5 storey apartment complex on 20th Avenue and 7th Street (Note: this is a larger building than the “Centro” building on Center Street and 20th Avenue which was approved on the basis of the Green Line Completion).

Again, this is only representative of a 6 month window. 17th Avenue between 4th street and 10th street has been redeveloped with several large scale apartment complexes and multi family units. Some of these are appropriate given the zoning and the commercial nature of the neighbouring properties. This hardly sounds like a community that is “anti development”. It merely sounds like a community that would like the developments to be in places with minimal disruption to the adjacent properties. This is something that is referenced and stressed in both the Municipal Development Plan and the Area Redevelopment Plan.

Councillor Farrell questioned on her twitter account on December 1, 2017 “Why isn’t cottage/cluster housing taking off in Calgary?” Perhaps because the families that the Councilor is trying to attract to these communities aren’t flocking to purchase \$600,000 row houses with no back yards and prefer

semi detached and detached homes. All we have to do is look to our neighboring community to the west, Capitol Hill, who actually favors and encourages this housing type. A developer constructed a 10 unit row house complex on multiple lots between 15th and 16th street and 20th Avenue. 11 months after completion, 8 units remain unsold.

7th Street as a Collector Road

I find it quite disingenuous that 7th Street is considered a “Collector Road” and being labeled as such to facilitate these types of re-zonings. When row house projects on 20th Avenue were approved, the rationale provided by City of Calgary planners was as follows:

The subject parcel(s) are located on a corner of a collector road, and have a major east-west traffic corridor which mitigates the impact redevelopment may have on adjacent properties.

7th Avenue runs north-south for 8 blocks. It is ended by 16th Avenue to the south and 24th Avenue to the west. How on earth could this be classified as a collector road? If it is, then so is 5th Street, 6th Street, 8th Street and 9th Street or any street in our community. 7th Street sees 1/40th of the traffic that 20th Avenue sees. I invite Councilors to stumble across this roadway in our neighborhood and justify this classification. I will meet them there and we can watch the street hockey games that take place on this “collector road”. I will even buy the coffee. It’s quite disingenuous to say the least. The picture below was taken during rush hour traffic on a Tuesday afternoon. Other than parked cars, there is not a vehicle in sight on this street from 24th Avenue to 16th Avenue.



The bus that runs along 7th is a community shuttle with no downtown access. It’s a small, community bus ¼ the size of a regular bus and runs a limited, reduced schedule. This route has 1 stop along 7th

street and basically circles our community to Briar Hill and back. This hardly makes 7th street a “collector road”. If anything, 6th street would be more of a collector as it has direct access to the community pool, hockey rink and has a street light for residential vehicular traffic that accesses 16th avenue. 7th street has none of these characteristics.

Municipal Development Plan & Area Redevelopment Plan

Both of these documents stress that the “established pattern of development” shall be respected. To date, all row housing construction has been in line with our community’s vision and limited to the major thoroughfares in our neighborhood. The established pattern of development is clearly either single detached homes or semi detached homes. Aside from 24th Avenue and 5th Street which has a unique mixed use zoning which includes residential, commercial (ReMax Central office building, Montessori Pre-School), retail (7-11, The Block Restaurant) and a large parking lot, there is not another inner residential intersection that holds a 4 unit townhouse/rowhouse.

Mount Pleasant is defined in the Municipal Development Plan (MDP) as a Developed Residential Area. As such, I reference the following, quoted directly from section 3.5 page 3-16 of the MDP:

- Recognize the predominantly low density nature of Developed Residential Areas and support the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood.
- Redevelopment within predominantly multi family should be compatible with the established pattern of development.

The current North Hills ARP offers the following:

- Maintain the general development and subdivision pattern of the adjacent area, parcel size, dimensions, orientation, usually to the avenue rather than the street, and the historic pattern of subdivision should be respected.
- Maintain and preserve the stability and character of the communities.
- Generally the maximum height allowed should be in the 9-10 meter range of the predominant R-C2 designation.

Our community is participating in the North Hills Working Group to update the ARP and establish clearer goals and visions for our community. I struggle to find the logic in allowing these re-zonings prematurely as these workshops continue. The completed and revised ARP has not yet been released and according to the City of Calgary will either be released in Q4 of 2019 or Q1 2020. How can the City arbitrarily alter the current ARP or pick and chose which policies apply until the new ARP is released? Especially when the public notice clearly states that the rezoning requires support to amend the ARP. Clearly the community and its residents have no appetite to amend the ARP in favor of rezonings of this nature. With this in mind, what does the City do? They propose to amend the ARP to allow for this and other similar developments. So much for community engagement and consultation.

Conclusion

“My message to council is that they were elected by the people and they must be accountable to the people” Kaycee Madu, Minister of Municipal Affairs July 10, 2019

A few months back I attended an open house in a neighboring community. A Councilor from another ward, Giancarlo Carra was in attendance and was asked by a concerned resident to articulate the benefits to the community relative to the specific development in question that evening. As if this was a joke to him, He stood there and smugly replied "how else are the developers going to make money". If the end game is to simply acquiesce to the developers then what is the purpose of the public notice, call for community opinion and public hearing? Simply send out a letter to the affected residents, similar to a contextual development, advising them that the development is proceeding and save everyone the hassle of believing that their input matters. Below is a snapshot of a twitter post by Dale Calkins, senior planner for Councilor Farrell's office. It speaks to the sheer lack of respect and lack of consideration to the community and residents affected. Again, this may be a joke to Council, Councilor Farrell and her office but it absolutely is not a joke to OUR community.



DALE CALKINS
@DaleCalkins



I assume he came for the public hearing to express outrage at the new multi-cougar development being proposed in his exclusively single-den community. Damn cougars are terrible for property values, I hear. [#nimbybear](#) [#yycplan](#)

 **4029news**  @4029news · Jul 19

Bear wanders into city hall building in California
4029tv.com/article/bear-c...



6:10 PM · Jul 20, 2019 · [Twitter for iPhone](#)

My hope is that the process isn't flawed and that the voice of our community, its membership, its residents and our association is considered, especially in the absence of a completed and revised Area Redevelopment Plan which is still in progress. I'm certain that council has larger, macro level issues to concern itself with but these micro level problems are very important to the residents of our community. People's livelihoods are at stake. It is my sincere hope that Council considers the supporting data collected by the constituents which they represent and continue to limit these developments to appropriate locations. Again, this is not a position of anti-development, but simply a position of development in the appropriate places with appropriate community consultation, which aligns with Councilor Farrell's published comments, the Municipal Development Plan and the current Area Redevelopment Plan.

Yours respectfully,

Joseph A. Pangia

References and Citations

https://www.mpca.ca/uploads/Visioning_Report_3.pdf

<https://calgaryherald.com/news/local-news/densification-causes-some-growing-pains-in-the-inner-citys-ward-7>

<https://twitter.com/DruhFarrell/status/936615174949126144>

<https://calgary.ctvnews.ca/proposed-development-and-land-use-change-has-mount-pleasant-residents-concerned-1.4452291>

<https://calgary.ctvnews.ca/video?clipId=1700646>

<https://calgarysun.com/opinion/columnists/bell-madu-reads-calgary-city-hall-the-riot-act>

<https://twitter.com/DaleCalkins/status/1152732625729216514>

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Monday, September 02, 2019 3:38 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map

Application: LOC2019-0029

Submitted by: Marisa & Walter Zarusky

Contact Information

Address: 927 25th Avenue NW Calgary AB T2M 2B5

Phone:

Email: marisarosetti@usa.net

Feedback:

As impacted residents of the proposed redevelopment, this development will have negative consequences on our community. Mount Pleasant is first and foremost a quiet family oriented area, building row housing onto what was originally a single family parcel, is unacceptable. We have already seen traffic congestion in our once peaceful neighborhood, this will cause additional traffic, noise and no doubt lead to speeding problems in our peaceful area.

Also concerning is the parking issue, as most people today have 2 vehicles. Even if this development provides parking it will probably be for one vehicle per unit. What happens when these residents wish to entertain family and friends? Where will these people park? The city will HAVE to implement permitted parking, which is something that most residents in this community do not want to see. Another issue is the fact that each unit will have 3 pickup bins, 1 each for garbage, recycle and compost. Where will all of these bins be placed in an already narrow and congested back alley?

Mount Pleasant is designated as a R-C2 area primarily for SINGLE detached, side-by-side and duplex homes. Thus, we are very much OPPOSED to allowing the city to redevelop our beautiful, quiet family neighborhood into a HIGH DENSITY row housing/apartment style area, which is precisely what our neighborhood is destined to become if the city allows this redevelopment to proceed.

Marisa & Walter Zarusky

Palaschuk, Jordan

From: Dean Thai <deanhkthai@gmail.com>
Sent: Monday, September 02, 2019 8:28 PM
To: Public Submissions
Subject: [EXT] LOC2019-0029

Hello,

I'm writing to vote against the proposed re-zoning of address 802 - 23 Ave. NW.

Regards,

Dean Thai
706 - 24 Ave. NW

Palaschuk, Jordan

From: Melina Cusano <macusano@telus.net>
Sent: Monday, September 02, 2019 8:38 PM
To: Public Submissions
Cc: macusano@telus.net
Subject: [EXT] RE: Application #LOC2019-0029

RE: Application #LOC2019-0029 --Proposed Land Use change for the above address as well as all the other similar applications within this community (MOUNT PLEASANT).

To whom it may concern,

I STRONGLY OBJECT to any land use change involving row houses and 3 stories tall, in the community of Mount Pleasant.

Our community association in Mount Pleasant voted against allowing such changes in land use within the community. We agreed to allow such changes on the major arteries ONLY -- 20th Ave NW, 10th Street NW, and 4th Street NW. See the link: <https://www.mpca.ca/ptl-u-blog.html> and now these row houses seem to be spilling over into areas that were not approved for this type of land use, and developers seem to be trying to slip them in, in hopes that no one will notice. WE NOTICE!

Undesirable features of Row Housing:

1. **Traffic** (4 row houses and 4 garages but possibly 8 cars) For each set of row houses there will be numerous extra vehicles to be accommodated.
2. **Parking** (Have you ever seen what parking is like on a weekday during a school day in the fall? It is atrocious. You can't see around the cars to even turn onto 20th Avenue.) 20th Avenue is already a busy and congested street and this additional concentration of traffic and roadside parking will cause problems and create a safety hazard for other motorists as well as pedestrians trying to cross a street with poor sight lines.
3. **Noise & Pollution** – I have lived in Mount Pleasant most of my life and it is quickly becoming not very “pleasant” anymore. With the additional vehicles, visitors, construction noise, there is rarely a quiet time. And with more people in higher density housing comes more noise, pollution, traffic, and dust at all times of the day and night. This exacerbates the impact.
4. **Depreciation values** of existing and well-kept homes – Allowing the developers to scoop up any 50 ft lot and double the house on it...and now the idea is to quadruple the number? And I don't believe living beside one of these row houses will increase one's property value. I highly doubt it will be an increase or a benefit to a property owner.
5. **Privacy** – The apartment block will overlook adjacent properties; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of one's home, garden, and daily life.
6. **Constant construction** - Living in a community that is fast becoming an ever-constant building site is unfair. The builders and developers do not care what noise or mess they make,

they just are out there to do their job and make a buck. Every summer we must suffer through the constant noise and disruption to our lives – we can't even enjoy or work in the garden, or have guests over to sit on the patio due to the noise and overall unhospitable conditions. The alley is a daily disaster...dust, pot holes, digging, mud, rocks, garbage bits flying around in the wind, noise, pollution from diesel engines, and large construction delivery trucks parked in front of the house blocking access to driveways, etc.

Currently there are many unsold infills in our neighbourhood, on the market for a year or more with badly tended yards and the developers wish to increase the density? Does this make sense? Building a duplex is bad enough by doubling the density, but quadrupling is just a money grab, and not taking into account concerns of the neighbours or community, and the long-term impact it has on everyone. This is not acceptable to me.

Frankly, many, if not all of us, are drained from this constant and on-going activity in our community and it needs to end.

I would ask and appreciate that Council reject this Planning Application and adhere to the aforementioned link, and issues voted on by community members, in regards to Mount Pleasant Re-zoning.

Sincerely,

Melina Cusano

819-21 Ave NW

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Monday, September 02, 2019 8:52 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map
Attachments: 5th Street & 20 Avenue, NW. 60% land coverage..JPG

Application: LOC2019-0029

Submitted by: Kate Behr

Contact Information

Address: 739 - 24 Avenue, NW

Phone: 4032774396

Email: kbbbeh@gmail.com

Feedback:

August 31, 2019

RE: Public Hearing, Monday September 9th 2019, specifically LOC2019-0029

I am writing regarding concerns raised by myself and 261 other Mount Pleasant neighbours who oppose the rezoning of the land located at 802 – 23 Avenue, NW (LOC2019-0029).

According to the video of Calgary Planning Commission meeting held in Council Chambers on July 18, 2019, Commissioner Mr. Gedye raised concerns regarding the LOC2019-0029 land change usage. Mr. Gedye noted that the planning department had received 262 letters of opposition to this permit, the most he had ever seen. Mr. Gedye's concerns were incorrectly addressed by Ms. Stengal, when she replied that most issues devolved around the "little misunderstanding" that four units, not eight, were being considered for this interior Mount Pleasant lot. This is incorrect. The number of units was only a single issue among many raised by local residents.

The majority of concerns raised pertained to:

- Rezoning the corner lot at 802 – 23rd Avenue, NW, and this being a potential watershed for rezoning of other corner lots in the interior of the Mount Pleasant Community.
- The increase in land coverage (from 45% to 60%) allowed for a zone from R-C2 to R-CG. This is a huge issue.(please see attached example)
- Row housing in the community's interior area (against the current ARP and opposed by 87.5% of Mount Pleasant survey respondents)
- Overall size of the proposed structure, particularly in relation to the current streetscape and neighbouring homes.
- Height (including a requested relaxation of current height restrictions) of the proposed building
- Child safety issues – 7th Street lies equidistant between two elementary schools (King George and St. Joseph's) and many neighbourhood children cross 7th on their way to school. There are currently no traffic slowing measures/crosswalks on the 7th Street and there are no stop signs between 20th and 24th Avenues. Vehicles regularly cut through this area to avoid the stop signs on other streets. This is already a concern for residents in the area.

- Increased traffic and parking issues along adjacent streets and avenues. The four units with four off-street parking areas allowable under R-CG guidelines directly violates the existing R2 codes of two parking spots per unit of the majority of homes in the neighbourhood.
- The 60% land coverage allowed under R-CG guidelines dwarfs adjacent homes – (both newer and older), blocking sunlight, views, and enjoyment of gardens. This lowers property values of nearby homes. Examples of row house developments currently underway on 20th Avenue NW (at 5th and 6th street) significantly overshadow neighbouring homes.
- Uncertainty surrounding future developments in the interior of the Mount Pleasant Neighbourhood because of proposed amendments to the existing Area Redevelopment Plan (ARP) to allow for rezoning to R-CG, row housing, and greater density.
- Increased numbers of garbage/compost/recycling bins (12), and their impact on traffic/lane/garage access.
- Other related issues, including increased demand on water and sewage mains, loss of light to neighbouring homes, privacy issues, and so forth.
- Potential demographic shift away from a multi-generational, multicultural friendly neighbourhood, which supports local schools, soccer programs, seniors' programs, and the like, to high-density housing which doesn't include homes with outdoor areas for families and friends to gather, or kids to play.

The July 18 Planning Commission addressed none of these concerns. In fact, these issues were dismissed as a "little misunderstanding" (quoted directly from Ms. Stengel in the video of the meeting, approximate time 4:07-6:12 minutes). This is a gross misrepresentation of the multiple concerns raised by the residents of Mount Pleasant Community.

I would like to present my objections to permit LOC2019-0029 to the Council, during the September 9th, meeting.

Sincerely,
Kate Behr



Palaschuk, Jordan

From: Christine Fazari <cpfazari@yahoo.ca>
Sent: Monday, September 02, 2019 8:53 PM
To: Public Submissions
Subject: [EXT] Reference LOC2019-0029

Hello,

We are residents of 710 23 Ave NW (T2M 1S9) and are OPPOSED to the re-zoning of 802 23 Ave NW.

Thank you,
Christine & Matthew Forfar

Palaschuk, Jordan

From: tcusano@telus.net
Sent: Monday, September 02, 2019 10:08 PM
To: Public Submissions
Subject: [EXT] Application #LOC2019-0029 --Proposed Land Use change
Attachments: Rejection Letter.docx

Please see attached letter regarding my opposition to this land use change for Mount Pleasant.

Sincerely,

Teresa Cusano
817 21 Avenue NW

September 2, 2019

RE: Application #LOC2019-0029 --Proposed Land Use change for the above address as well as all the other similar applications within this community (MOUNT PLEASANT).

To whom it may concern,

I **STRONGLY OBJECT** to any land use change involving row houses and houses that are now 3 stories tall, in the community of Mount Pleasant.

Our community association in Mount Pleasant voted against allowing such changes in land use within the community. We agreed to allow such changes on the major arteries ONLY -- 20th Ave NW, 10th Street NW, and 4th Street NW. See the link: <https://www.mpca.ca/ptl-u-blog.html> and now these row houses seem to be spilling over into areas that were not approved for this type of land use, and developers seem to be trying to slip them in, in hopes that no one will notice. WE NOTICE!

I am opposed to Row Housing because it causes an increase in traffic in the area, thus causing more issues with parking. It will cause stress on the neighborhood and all infrastructure that exists and is not able to carry. These row houses are not suited to our peaceful and quiet community and I don't feel that it is necessary here.

I chose to live in this community because of its character, charm, peace and quiet. Now each and every year, it is losing its peace and quiet. We are tired of construction here, we are tired of developers coming into this community and snapping up lots where they are slapping up these cheap houses as a cash grab. Developers and builders are constantly digging up our road, our alley ways and making noise at all hours of the day. They are careless and noisy and never stop disrupting our lives. Our community is comprised mostly of homeowners not renters. We take pride in our homes and look after them. We do not need high density row housing in our community where most likely renters will occupy them and those that rent typically do not care about their home or yard or community.

There is no need for this row housing here in our community. We have voted before and expressed our concerns and are not interested in supporting this type of development.

I advise that Council reject this Planning Application and adhere to the aforementioned link, and issues voted on by community members, in regards to Mount Pleasant Re-zoning.

Sincerely,
Teresa Cusano
817-21 Ave NW

Palaschuk, Jordan

From: John Behr <jbehr@telus.net>
Sent: Monday, September 02, 2019 10:37 PM
To: Public Submissions
Subject: [EXT] LOC2019-0029 Mount Pleasant Rezoning Disaster
Attachments: City Planning Commission Sept 2019.docx

Hi Public Submissions,

I've included this letter to oppose the proposed re-zoning in the heart of Mount Pleasant. Please prove that our votes and our voices matter.

Regards, John Behr

John M. Behr, P. Geoph.
739 24th Ave NW
Calgary, AB, Canada
T2M 1X8
September 2, 2019

RE: Application for Land Use Amendment LOC2019-0029
Location: 802 23 AV NW

Attn: Public Submissions Calgary
Attn: Druh Farrell, Ward 7 Councilor
Attn: Courtney Stengel, File Manager IMC #8076
800 Macleod Trail SE
T2P 2M5
Calgary, AB

Dear Public Submissions, Druh Farrell and Courtney Stengel,

I am writing to recommend that Land Use Amendment LOC2019-0029 be rejected. I hope that this recommendation be passed on to the City Planning Commission, and that the strong negative reaction of the community be heard. The property in question is in the central portion of the Mount Pleasant neighborhood. Rezoning from R-2 to R-CG would significantly lower the quality of life of nearby residents and lead quickly to a general deterioration of the entire community.

Today Mount Pleasant is a great community to live in. The central portion is made up of single family and duplex homes. The periphery has some multi-family buildings, and in places is being planned for higher densities and commercial developments. Strong neighborhood organizations have created a long term plan for the entire area. This stability and planning has made it a very desirable area to move to and to raise families in. Knowing this plan is in-place and enforced has encouraged individuals to redevelop the area with side-by-sides and single family homes, while allowing denser development on the periphery.

Unlike some cities (i.e. Houston) with weak or non-existent zoning regulations, Calgary has tried to provide the regulations needed to create and maintain desirable neighborhoods. A dramatic change in zoning, especially in the central portion of an area completely upsets this concept. A change like the one contemplated should only be contemplated when it can enhance the area. The proposed zoning change from R-2 to R-CG will allow the building of structures that over shadows the streets and uses such a large footprint that it deteriorates both the social and natural environment. Increased

traffic will endanger children and residents not nimble enough to avoid the increased flow. Streets that are already crowded by parked cars will become more congested. There is no practical mass transit available nearby; all the new residents of this behemoth will be tempted to drive everywhere. It is a completely impractical location for a development like the one proposed. It will certainly not enhance the area.

I hope that you can imagine the surprise that the neighborhood felt upon learning of the proposed zoning change and building. It is completely incongruous with the street-scape and neighborhood plan (<https://www.mpca.ca/ptl-u-blog.html>). Besides the huge degradation in the quality of life expected by the residents, the inevitable erosion of property values is a large concern. With the destruction of what makes the neighborhood a pleasant place to live, many people (perhaps myself) will move. If the City Planning Commission thinks this development will increase the city tax base, they will have a very rude awakening.

My neighbors who were informed of the proposed change are very disturbed. They are asking many questions: How can this zoning change even be considered? How often will the citizens of Mount Pleasant be called upon to defend their neighborhood? Is there a hidden long-term plan at city hall to destroy the area? While these may appear to be based on unfounded concerns, many people are not sleeping at night from the stress and worry of these questions.

Property owners have few rights when it comes to protecting their neighborhood from unscrupulous developers (<http://propertyrightsguide.ca/assets/a-guide-to-property-rights-in-alberta.pdf>). Property rights are excluded the Charter of Rights in Canada. Property owners depend on the good judgement of our elected officials and bureaucrats.

I have built a life in the Mount Peasant neighborhood. My family has built a home here and when we moved we purchased the one where we now live. I am a busy person, working full-time and raising my children. I do not have the time to embark on a continuous campaign to save my neighborhood. I implore you to please reject this application and please try to discourage any more from coming forward.

Sincerely,

John M. Behr

Palaschuk, Jordan

From: Mardell Van Nieuvenhuysen <mardellvn@yahoo.ca>
Sent: Tuesday, September 03, 2019 6:49 AM
To: Public Submissions
Cc: Bob Riopel
Subject: [EXT] LOC2019-0029

Thank you for the opportunity to submit comments regarding the re-zoning of 802 23 Avenue NW.

We do not support the change in zoning from RC-2 to RC-G. The proposed change does not align with the development policy in Mount Pleasant. The policy supports increased density along main roads but not outside of those areas. This proposed change goes outside of that parameter and would be a precedent setting change. Mount Pleasant is known as a predominantly low density neighbourhood and has been defined in the Municipal Development Plan as a Developed Residential Area. It states multi-family homes should be compatible with the current development of the community and this proposed zoning change does not meet that criteria as all neighbouring homes are single detached or semi-detached single family homes. This proposal is not aligned with the current scale and character of the neighbourhood. This type of dwelling is more appropriate along the major roadways by the community rather than through the middle of it. There are no other dwellings of this type in the middle community and we do not think it is appropriate for multi-family units to be built in the heart of Mt. Pleasant.

Thank you

Mardell Van Nieuvenhuysen and Bob Riopel
819 22 Avenue NW

Palaschuk, Jordan

From: Suzanne Marisa <szarusky@hotmail.com>
Sent: Tuesday, September 03, 2019 7:39 AM
To: Public Submissions
Subject: [EXT] LOC2019-0029

Importance: High

Good morning,

With the above application - I was told that the city is accepting written submissions until 12:00 pm September 3.

I currently reside at 2203 6th Street NW and I oppose the rezoning/redevelopment of this lot on 23rd Ave and 7th Street.

I have been negatively affected by two sets of row housing on 20th avenue and 6th Street already and no residents have moved in yet. The construction of two sets of row housing at the same time in one word, dreadful.

I park on the street because my garage is being used by my houseguest and I have had to move my car multiple times to accommodate construction, increased traffic, road closures, and rude neighbor who thinks the parking in front of his house belongs to him. I am limited to one spot on 6th street. Please note - there is NO ONE living in these units YET and I have to put up with this.

Once the new owners move in, I anticipate an increase in traffic, parked cars, garbage, the possibility of permitted parking and an overall change in the "climate" of Mount Pleasant.

I moved to Mount Pleasant because it is just that, a neighborhood and a community. Not just a place to live. As an individual who has lived here for 7 years, this neighborhood has a family atmosphere and is low density. It prides itself on low density.

I oppose any new high density or row housing developments. If I wanted that in my neighborhood I would have moved to a condo or a neighborhood that had those qualities.

Kind regards,
Suzanne M Zarusky

From: Stevens, Jodie on behalf of City Clerk
Sent: Tuesday, September 03, 2019 9:02 AM
To: loissilvester2@gmail.com; Public Submissions
Subject: FW: [EXT] Reference LOC2019-0029

Good morning Public Submissions,

Please see Lois Silvester's feedback for proposed rezoning of 802-23 Ave.

Thank you

Jodie Stevens
Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice ISC: Protected -----Original Message-----

From: lois silvester <loissilvester2@gmail.com>
Sent: Saturday, August 31, 2019 12:41 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Reference LOC2019-0029

Hello,

I am writing about the proposed rezoning of 802-23 Ave. NW to allow for row housing. I am unable to attend the public hearing Sept. 9, 2019.

I am a resident (home-owner) in Mount Pleasant. I don't think row housing should be allowed at this address. Recently there has been row housing built along main thoroughfares in our neighbourhood. However, this address is on a quiet street of single family homes and side-by-side duplexes. There are many families with children here; it is close to schools, playground, community centre, which makes it suitable for families with children. We residents want to continue to encourage families with children to live here. Row housing is more likely to be bought by childless couples, as they are too small for families with children.

Another issue is parking. Row housing will create parking issues, unless parking off-street is provided.

Thank you for your consideration.

Lois Silvester 447 21 Ave. NW

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Tuesday, September 03, 2019 9:04 AM
To: Blaine Norton; Public Submissions
Subject: RE: [EXT] Reference No. loc2019-0029 802 23 Ave NW, Calgary

Good Morning Public Submission,

Please see the below feedback for proposed rezoning of 802-23 Ave.

Thank you

Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice



ISC: Protected

From: Blaine Norton
Sent: Sunday, September 1, 2019 5:39 PM
To: City Clerk ; Blaine Norton
Subject: [EXT] Reference No. loc2019-0029 802 23 Ave NW, Calgary

I would like to register a NO vote to Calgary Council and to The Development Appeal Board regarding the the change to allow for row houses at the above noted address.

This property is in the heart of a Mount Pleasant community that deserves better than to have the purchaser of a corner lot being allowed to maximize the footprint to what typically has been ugly and inconsiderate row housing developments. This "increase in density" should be limited to the primary avenues and streets which border a community NOT within its center area. It appears that only the greed of the developer to enlarge his potential buyer base, and the willingness of the City to oblige his desires, are at play.

With the negatives being many and the positives few, especially compared to what can easily be done within the existing community guidelines, I sincerely hope that the DAB (if that is the entity holding sway in this case) votes to not provide the relaxations requested. There is no need in Calgary at this time for such a relaxation, and when there is need, then it should be thoughtfully considered.

IF APPROVED, THIS COULD SET THE PRESCIENT THAT WILL ENCOURAGE AND ENABLE ALL DEVELOPERS TO PURCHASE ALL POSSIBLE CORNER LOTS WITHIN SIMILAR ESTABLISHED COMMUNITIES, REGARDLESS OF LOCATION, FOR THE PURPOSE OF ROW HOUSING DEVELOPMENT.

If this corner lot is allowed to develop as row housing, what possible justification can be used if all nearby corner lots in the community have a similar request to be developed as row housing ?

Regards,

Blaine and Susan Norton (3203 5th St. NW)

By separate email to Mayor Nenshi and Councillor Farrell

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Tuesday, September 03, 2019 9:06 AM
To: Christa Sayavong-Leung; Stengel, Courtney G.; Public Submissions
Cc: Farrell, Druh; info@mpca.ca
Subject: RE: [EXT] LOC 2019-0029 (Bylaw 179D2019)

Good morning Public Submission,

Please see the below concern for LOC 2019-0029 (Bylaw 179D2019).

Thank you

Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety City Clerk’s Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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-----Original Message-----

From: Christa Sayavong-Leung <christa.sayavong@gmail.com>
Sent: Monday, September 2, 2019 11:21 AM
To: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Cc: Farrell, Druh <Druh.Farrell@calgary.ca>; info@mpca.ca
Subject: [EXT] LOC 2019-0029 (Bylaw 179D2019)

Hello,

I am writing to you with regards to the proposed change in development of my direct neighbor 802 23 Ave NW. I am OPPOSED to the change the developers are proposing to build 4 units on that property with the potential of basement suites that could lead to 8 suites.

I am not against new developments, but for the space provided, I fear that allowing the developers to expand and build 4 units with only 1 car parking spots on this lot will increase the amount of traffic, noise pollution, decrease our privacy and most importantly, limit the amount of street parking in which we struggle with now.

I am finding that it is a struggle to find street parking in front of my own house or on my block due to individuals who decide to park in our neighbourhood to be closer to downtown or even a walkable distance to SAIT to avoid paying high parking fees.

When choosing a neighbourhood to move into, where we could raise our children and grow old in, Mount Pleasant was at the top of our list. We loved the community for being amongst other young families and older people in retirement. We loved the new developments and what the community had to offer when it came to location and proximity to schools, parks, public transportation and inner city.

Please, as a mother of two young children, I ask that you take into consideration our concerns for higher traffic, our quality of life, our privacy, our children's safety and keep to the development and guidelines that the city originally had for Mount Pleasant. As I have researched, high density complexes were approved on the busier streets which was why we chose to move to the inner quieter streets of Mount Pleasant.

Thank you for your time and consideration.

Christa

Palaschuk, Jordan

From: Stevens, Jodie
Sent: Tuesday, September 03, 2019 9:07 AM
To: Public Submissions
Cc: Leung Martin; Stengel, Courtney G.
Subject: RE: [EXT] LOC 2019-0029 (Bylaw 179D2019)

Good morning Public Submissions,

Please see the below concern for LOC 2019-0029 (Bylaw 179D2019)

Thank you

Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Leung Martin
Sent: Monday, September 2, 2019 11:23 AM
To: City Clerk ; Stengel, Courtney G.
Subject: [EXT] LOC 2019-0029 (Bylaw 179D2019)

Courtney/City Clerk,

I am requesting to have my concerns below formally submitted on record for the Public Hearing scheduled for September 9, 2019, as to the proposed development at 802 23 Ave NW. If this is not the correct procedure for submitting my comments for consideration at the public hearing, please advise accordingly.

This email is to inform you that I am opposed to redesignation of the subject property and development of row housing, along with secondary suites as proposed by the developer. I'm not anti-development, but would respectfully urge the City to consider the many residents' views and what would be considered responsible/reasonable development for this area, as it is the residents that will experience most of the impact.

My property is directly adjacent to the proposed redevelopment. One of the main reasons my family and I moved to our current home in Mount Pleasant several years ago was based on the location, specifically, it was located far enough away from the busier intersections of Mount Pleasant. Being that we are directly adjacent to the proposed development which could introduce up to 4 household units on a property which originally accommodated 1 single detached unit, I have significant concerns about the impact this will have on privacy, increased traffic, noise pollution, and available street parking. Having available street parking is paramount to our household as we have 2 young children and it is already a challenge to find available parking on our street at various times. With the possibility of 8 households residing on that corner lot, it is a concern to me that this shortage of street parking would become a common occurrence, if not a permanent situation. When we purchased our current home years ago, we had accepted the possibility that 802 23 Ave NW would someday be demolished for construction of a new home, however, we did not envision a scenario where the lot could someday accommodate 4 household units (and this most certainly would have impacted our decision to buy where we did).

Another reason behind my objection is the developer's proposed height extension to 3 stories. We have several vegetable planter boxes in our backyard, along with green space (in both the front yard and backyard) where my children enjoy spending much of their time, which would be adversely impacted since the new development would block a significant amount of the sunlight that reaches these areas.

Directly across the street from us is another lot that has recently been posted for sale, and it is foreseeable that this could bring on similar redesignation proposals (thereby amplifying our concerns above) if the current application is approved. Through various dialogue and correspondence with other members of our community, I'm confident that I'm not alone in my views outlined above. Thank you for the opportunity to provide feedback.

Best Regards,

Martin Leung

806- 23rd Avenue NW

Palaschuk, Jordan

From: Linda Davidson <lindawhit@shaw.ca>
Sent: Tuesday, September 03, 2019 10:00 AM
To: Public Submissions
Cc: City Clerk
Subject: [EXT] LOC2019-0029 Comments for public hearing

Re: LOC2019-0029

Proposed redevelopment at 802 23 Ave NW Calgary

We are owners of 815-24 Avenue NW which is property in the same block as the proposed redevelopment, three lots away from it. We have lived here nearly 40 years.

We object to any change in the zoning for this lot to R-CG

We do not agree with any increase of density by allowing additional secondary suites in the proposed new dwellings on this property.

We do not agree with any increase in height allowing additional overshadowing of the neighbours, the laneway, and adjacent streets.

We do not agree with the proposal of increasing the density from the permitted two units to four units. This will increase the load on services in the community including on street parking, and use of community services.

We do not agree with an amendment to the North Hill Area Redevelopment Plan in support of this application.

Approval of this would create a precedent for approval of similar increase of density on the other lots on the other corners of 7th Street and other end streets where this density of development is not allowed under the present plan. This Redevelopment plan was the result of extensive consultation in our community and should be adhered to.

The increase in density in the neighbourhood by the existing conversion of single family houses to two units has already added to the pressure on on street parking, reduction of green space in the lots of the community putting additional loads on our stormwater system and reduction of greenery. The increase in density also adds pressure on community resources such as our community recreation facilities...playgrounds, schools, community centre, etc. Adding to this by additional density is not something we wish in the community.

Alan Davidson

Linda Davidson

815 - 24 Avenue NW
Calgary, Alberta,
T2M 1X9

Phone 403 284-3526

Palaschuk, Jordan

From: Linda Davidson <lindawhit@shaw.ca>
Sent: Tuesday, September 03, 2019 10:56 AM
To: Public Submissions
Subject: [EXT] Re: LOC2019-0029 Hearing

Re: LOC2019-0029

Proposed redevelopment at 802 23 Ave NW Calgary

I am the owner of 814-23 Avenue NW which is property in the same Avenue as the proposed redevelopment, 100 feet away from it. I have lived here nearly 45 years.

I object to any change in the zoning for this lot to R-CG

I do not agree with any increase of density by allowing additional secondary suites in the proposed new dwellings on this property.

I do not agree with any increase in height allowing additional overshadowing of the neighbours, the laneway, and adjacent streets. Everything is darker with higher buildings.

I do not agree with the proposal of increasing the density from the permitted two units to four units. This will increase the load on services in the community including on street parking, and use of community services. There will not be enough on-property parking.

I do not agree with an amendment to the North Hill Area Redevelopment Plan in support of this application.

Approval of this would create a precedent for approval of similar increase of density on the other lots on the other corners of 7th Street and other end streets where this density of development is not allowed under the present plan. This Redevelopment plan was the result of extensive consultation in our community and should be adhered to.

It will make it too dark and depressing, blocking the morning sun from my property, and increase the number of vehicles parked on the Avenue.

Loraine Marcotte

814- 23 Avenue NW
Calgary, AB
T2M 1T2

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Tuesday, September 03, 2019 12:03 PM
To: Public Submissions
Subject: 802 23 AV NW – LOC2019-0029 – Comment from Development Map

Application: LOC2019-0029

Submitted by: Claire Serdula

Contact Information

Address: 718 24 Ave NW

Phone: 4032845313

Email: claire.serdula@intl.cnoccltd.com

Feedback:

Reference Bylaw179D2019

Unfortunately I am unable to attend the Public Hearing regarding this development as it follows right after summer holidays and I can't get the time off work. Thus please register my opposition to the development as per my original letter submissions. My original concerns are still valid including parking and increased traffic especially so close to the T-intersection at 24th Ave, which is already dangerous and will get worse once more cars start parking there, especially due to proximity to King George School which already results in horribly congested traffic especially in the mornings. We moved to Mount Pleasant as it seemed like a safe area for pedestrians within a wonderful community with lots of beautiful trees and other vegetation. Allowing the change in Land Use in the middle of the community goes against all the Open Houses we attended, where we proposed development along the busier streets (4th St, 10th St and 20th Ave.)

Please reject this application for the land use change.

Palaschuk, Jordan

From: Barbaatar, Davaa
Sent: Tuesday, September 03, 2019 3:36 PM
To: Public Submissions
Subject: FW: [EXT] FW: LOC 2019-0029
Attachments: Letter of objection to 802 - 23 Ave NW.docx

From: Daniel MacGregor [<mailto:dmacgreg@telus.net>]
Sent: Tuesday, September 03, 2019 1:00 PM
To: City Clerk
Subject: [EXT] FW: LOC 2019-0029

I was advised by Kelsey Cohen to forward this email to your office.

Regards,

Daniel MacGregor

From: Daniel MacGregor [<mailto:dmacgreg@telus.net>]
Sent: September 3, 2019 11:41 AM
To: 'kelsey.cohen@calgary.ca'
Subject: FW: LOC 2019-0029

To ensure that our letter is included by noon on September 3, this copy is forwarded to you as per the auto reply from Courtney Stengel.

From: Daniel MacGregor [<mailto:dmacgreg@telus.net>]
Sent: September 3, 2019 11:22 AM
To: 'Courtney.Stengel@calgary.ca'
Cc: 'ptlu@mpca.ca'; 'president@mpca.ca'
Subject: LOC 2019-0029

Dear Ms. Stengel,

Please find attached our comments on the above proposed Development Permit application.

Sincerely,

Daniel MacGregor
Harry Ulmer
905 – 22nd Avenue NW
Calgary, Alberta

September 4, 2019

Calgary Planning and Development
Attention: Courtney Stengel
Courtney.Stengel@calgary.ca
Re: File number LOC2019-0029

This letter is to provide our concerns related to the above captioned Development Permit application and specifically the Land Use Re-designation.

Currently the lot in question is zoned as “Low Density Residential” which we understand from the North Hill Area Redevelopment Plan – Map 2 to be restricted to detached, semi-detached or duplex residences. The Development Permit application requests a change to “Low Density Multi Dwelling”, i.e., a four unit townhouse. We object to the change of zoning for the following reasons:

1. The zoning change will damage the character and atmosphere of the community. The premise we were given to believe at the city’s community planning open house was to support and maintain the character and atmosphere of the community. This was to be done by allowing for higher density residential properties along high traffic arteries going through the community. Neither Seventh Street or Twenty-third Avenues are high traffic arteries.
2. Mount Pleasant has well-treed streets as is recognized in the North Hill Area Redevelopment Plan. The Plan further states: “The homes are neatly kept and will landscaped reflecting pride of ownership and a sense of community. The streets are well treed and invite pedestrian use. The homes offer a friendly atmosphere with porches and verandas.” Currently low density residential homes are limited to 46% coverage of the land space. A four unit town house project would significantly exceed that limitation. Landscaping would be greatly reduced – the lot currently has five large sized trees of which at least three would have to be removed to make room for the development. Landscaping would be reduced to lawn along the sidewalk and some very limited walking space between the building and anticipated garages.
3. Four units indicate twelve garbage bins for this property. Assuming a four vehicle separated garage building, all bins would have to be stored in the garages. Comparable garages (four unit building at 702 - 20th Avenue) has about 19 feet of space from front to back which would allow that storage, but the vehicle would have to be moved out of the garage to put the bin(s) in the lane for

pick up. Then the vehicle would have to be returned to the garage, with the door blocked by the garbage bin(s) or the vehicle would have to be parked on the street. Mt. Pleasant's garbage service is Tuesday (black bins) and Wednesday (blue and green bins), suggesting a twice a week problem.

4. The most recent Avenue Magazine summary of the city's best neighbourhoods indicated that 14% of people in Mount Pleasant walked or biked to work. Anecdotal information clearly shows that most residences have two or more vehicles with at least one parked in the garage. One-half of double garages are typically used to store yard tools, sporting equipment, lawn furniture, spare seasonal use tires leaving only one space for a vehicle. The car remains a basis of life in Mount Pleasant, rebutting a comment in the North Hill Redevelopment Plan to the contrary. Most people living in a four unit town house will require at least one vehicle and the very limited garage storage space would well result in vehicles being parked on the street. Seventh Street NW at this location is signed as a snow route further complicating the parking issue.
5. The lane is about 20 feet wide (from garage apron to garage apron) indicating that most vehicles will have to take at least two approaches to allow access to the garage. Entrances to the garages are very narrow with less than one foot of space on either side of the vehicle entrance – not a lot of room to open and exit vehicle doors. Exiting from the garages will be extremely difficult on garbage collection days, not only due to their own bins but also due to the bins from across the lane. Winter snow conditions will further complicate access to garages.
6. The increase in height of the building will result in a greater shadow being cast. This is especially concerning during the winter months. Daytime snow melt will re-freeze during the night and when the shadows are cast across the lane. The lanes will be dangerous to drive and increasingly difficult to navigate. The lane is highly slanted upwards from the street level. The last heavy rain resulted in erosion leaving a significant deposit of gravel and other run-off at the junction of the alley and the street. Rain and melted snow runoff would have to be planned so as to not contribute to this on-going problem
7. Increased roof surface will mean greater run off during rains resulting in surface gravel being moved down the lane to the street resulting in a block to the normal flow of surface water along the gutters.
8. Smaller areas of landscaping will mean less opportunity for water absorption by land and greater runoff to the storm sewer system. The 20th Avenue four unit project has water collection pipes that take all water from the roof during a rain or snow melt and moves it directly into the city storm sewer system. During intense rains this could result in sewer backup not only into the four unit project, but into other nearby homes as well. If this collection system is used at the current

location, unacceptable runoff loads could result in sewer back-up into surrounding neighbourhood homes.

9. Four units will result in increased demand on already marginal water pressure service. Original service was for a single family home. This service would have to be expanded four fold thereby reducing pressure to surrounding homes.
10. The injection of four unit row house developments throughout the community of Mount Pleasant would essentially change the character of the community. The North Hill Redevelopment Plan indicates that redevelopment would attempt to strongly retain the community character.

In summary, the lot is not large enough to adequately provide for a four unit town house project. Garages are not adequate to provide for parking and necessary storage. Landscaping space is severely reduced and is out of character with surrounding properties. Water service and overland sewer service will be subject to severe strain and over-loading. Increased height will result in an increased shadow and reduced sunshine into neighbouring yards during all seasons. The increase in lot coverage results in a loss in green space and space for landscaping and urban forest. More building coverage results in greater direct runoff of rain and melt water resulting in possible flooding, both over land and sewer backup. Alley width and lot proportions do not allow for placement of twelve garbage bins.

We trust our concerns will be taken into account when considering this development permit.

Sincerely,

Daniel MacGregor
Harry Ulmer
905 – 22nd Avenue N. W.
Calgary, Alberta
T2M 1P5