

de Grood, Anna

From: lois silvester <loissilvester2@gmail.com>
Sent: Tuesday, October 08, 2019 11:02 AM
To: Public Submissions
Subject: [EXT] Proposal for rezoning for development LOC2019-0022

Dear Sirs:

I am a home-owner, resident of Mount Pleasant. The developer wants permission to build a 5 storey apartment block at this location. Presently there is a detached home on this lot. It is across the street from a playground, the community centre, an outdoor swimming pool, and an indoor hockey arena. It is in a community of families and we would like it to remain family-friendly. There are many duplexes being built and some row housing, but I feel that a 5 storey apartment block would not be appropriate for this location. It would increase the amount of traffic in this playground zone where there are lots of community activities in the community centre and arena and swimming pool. Parking congestion is already an issue in our community.

Thank you for your consideration.

Lois Silvester
447 21 Ave. NW
Calgary
T2M 1J6

From: [Sheila Dennis](#)
To: [Public Submissions](#)
Subject: [EXT] LOC 2019-0022
Date: Sunday, October 06, 2019 3:11:56 PM

Land Use change, 5th street nw and 23rd ave nw in the community of Mount Pleasant.
I STRONGLY object to the land use change application.

Increased height means that any building would tower over it's neighbours. Privacy for surrounding area would be compromised. The Increased height is EXCESSIVE and any building height should be reduced to fit in with what is already there. That includes plans for any current R2 infills.

A small apartment building goes against the wishes of this community for higher density housing.

Higher density brings increased:

- traffic
- noise
- safety concerns
- parking issues
- loss of privacy
- construction noise all day, every day

Why is the city trying to turn every established neighbourhood into a high density area?

Why is every developer seeing a corner lot as a cash grab where there are still many infills that have been built in our community which remain empty and for sale.

When many of the current residents bought in this area years or more ago they did so because it was a quiet single family neighbourhood. If we had wanted to live in a high density area we would have moved there in the first place. This is NOT acceptable at all.

Communities like Marda Loop and Hillhurst have become aesthetically displeasing nightmares with tall townhomes and higher density housing squeezed on to every corner. Doesn't City Planning ever look closely at some of the designs developers submit? Some of the infills are just hideous. I enjoy contemporary architecture as well as older homes but most of the time infills are neither inspiring nor beautiful nor vernacular.

From 25 year resident of Mount Pleasant,
S. Dennis
825 21 Ave NW, Calgary T2M 1K5
Sent from my iPad

From: [Pat Harris](#)
To: [Public Submissions](#)
Cc: [Pat and Dawn Harris](#)
Subject: [EXT] Reference Number: LOC2019-0022
Date: Monday, October 07, 2019 1:40:34 PM

City of Calgary,

I am writing to let you know that I am **not** in favor of allowing suites across the board in communities located within the City of Calgary North Hill district where duplex units are currently allowed to be built (R2 zoning).

If the City wants more density then we should look at opening up R2 zoning in other areas within the City of Calgary that are currently zoned R1.

Pat Harris
646 – 24th Avenue NW
Calgary Alberta
T2M 1X5

From: [Barbaatar, Davaa](#)
To: [Public Submissions](#)
Subject: FW: Proposed Land Use Change 5 St & 23 Ave NW LOC2019-0022 (Mount Pleasant)
Date: Monday, October 07, 2019 11:55:24 AM

From: Don Pasquini [mailto:dpasquini@pasquini.ca]
Sent: Monday, October 07, 2019 9:23 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Proposed Land Use Change 5 St & 23 Ave NW LOC2019-0022 (Mount Pleasant)

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?

The only way I learned about this application is because a neighbor happened to walk by the sign and inform the rest of the community. It is difficult to obtain this information on line.

I appreciate the opportunity of providing input into the above noted application.

Don Pasquini
808, 24 Ave. N.W.

Donato (Don) Pasquini, P.Eng.

President

D: (403) 984-5615

T: (403) 452-7677

F: (403) 452-7660

E: dpasquini@pasquini.ca



300, 929 - 11th Street S.E., Calgary, AB T2G 0R4

T: (403) 452-7677 F: (403) 452-7660

www.pasquini.ca

de Grood, Anna

From: macusano@telus.net
Sent: Wednesday, October 09, 2019 12:22 PM
To: Public Submissions
Cc: macusano@telus.net
Subject: [EXT] RE: Application #LOC2019-0022 -- Bylaw 201D2019

October 10, 2019

To whom it may concern,

RE: Application #LOC2019-0022 -- Bylaw 201D2019 Proposed Land Use change for the above address as well as all the other similar applications within this community (MOUNT PLEASANT).

I STRONGLY OBJECT to any land use change involving row houses (3 stories) as well as apartment buildings exceeding 10 meters high (6 stories), 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://urldefense.proofpoint.com/v2/url?u=https-3A__www.mpca.ca_ptl-2Du-2Dblog.html&d=DwlFaQ&c=jdm1Hby_BzoqwoYzPsUCHSCnNps9LuidNkyKDuvdq3M&r=k9F_06FbywnH2TQ5-aMCLBZGUGIRzrYefta1b63aY8s&m=xWgRubme9vdmWyVUg5BxH7K75gar_7_0GmmxB91hNFQ&s=zSEm-2dXpWs4_Sdd7SK5Ow9Upk16g_p-xSABTMTh0s4&e= 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 and Apartment Buildings:

TRAFFIC

For row houses/apartment buildings, there will be numerous extra vehicles to be accommodated. (4 row houses and 4 garages but possibly 8 cars, and apartment building which will have substantially more tenants with more cars.)

PARKING

23rd Avenue is already a congested street, being across from the community centre and rink, 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. This is a playground zone and many people walk with their children to school, the rink, community centre, and pool, and I think it will become much a more dangerous intersection.

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.

POPULATION DENSITY

With higher density dwellings, come more people. It feels like we are being suffocated. Why is the city constantly seeking to turn our family community of Mount Pleasant into a high density area? Perhaps we need a new councilor

who is more aligned with the views of their community members, instead of what is good for their term on council, what is profitable for the developers, and how much tax revenue the city can make. An excellent example of this poor planning and redevelopment is Marda Loop - what a disaster!

DEPRECIATION values of existing and well-kept homes Allowing the developers to create a high density dwelling does not bode well for existing home owners. I don't believe living beside one of these apartment buildings/row houses will increase one's property value. I highly doubt it will be an increase or a benefit to a property owner - it will only benefit the city with tax dollars and the developers with a padded wallet. It will most definitely bring our property value down substantially. This is unacceptable. Should this proposal for a 5 storey apartment building go through, this will definitely make it easier for more developers to also obtain approval for more of these types of projects.

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 and garden, and daily life, as well as the nice quiet community we have.

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 inhospitable conditions. The alley is a daily disaster (and is still a 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.

Currently we have a LOT of houses for sale in Mount Pleasant. I'm wondering if there is some disgust with the number of row house applications/construction becoming a big concern. I know it is for me. Frankly, many, if not all of us, are drained from this constant and on-going activity in our community and it needs to come to an end.

I would ask and appreciate that Council refuse this Planning Application and to adhere to the aforementioned link in regards to Mount Pleasant Re-zoning. Isn't an R2 zoning enough??

Sincerely,
Melina Cusano
819-21 Ave NW

From: [Estelle Ducatel](#)
To: [Public Submissions](#)
Subject: [EXT] Comments regarding Reference LOC2019-0022
Date: Saturday, October 12, 2019 11:55:10 AM

Hello,

I was unable to view details for this reference on the City Website, not sure why clicking on Details wasn't launching anything. I was hoping to submit comments directly through this site but since I'm unable to do so I will submit them via email.

1. This location is in the heart of Mount Pleasant and not on a busy road. Only directly backing onto the Transcanada Highway do we see such tall developments. 20th Avenue is a much busier road than the proposed location, and no 5 stories have been built. A 5 story building would stick out and not blend in at all with the area. New development must respect the surrounding area so as to not erode the beauty of the community and the enjoyment by its members. Would Planning allow a huge complex like is being proposed amongst single dwelling properties in an suburban neighbourhood? If not, then why allow it here?
2. Mixing housing types like is being proposed is extremely unfair to offsetting properties. The townhouses located directly to the North (and the 2 other homes) will never get to see sunlight again. They will lose any privacy they had in their little yards. Respecting the privacy of our neighbours was a requirement when we designed our new home; why shouldn't the standards be maintained?!
3. There is a Montessori school right next door and a playground. A large condominium will add tremendous traffic to an already very busy 23rd Avenue (I bike on it every day to get to and from work). McDonald's brings a lot of traffic too. Lots of traffic right next to the Mount Pleasant community centre and the playground doesn't seem to be very safe.
4. Parking: where will all the condo owners' guests park?!
5. Is this really the best place for a such a high density re-designation? This isn't the most walkable location (grocery stores are not in walkable distance). Transit service is weak from this location: other than bus 2 that takes people North or downtown there isn't even a convenient access to SAIT nor U of C (transfers are required despite being so close...) High density development should be reserved for locations that are truly fully serviced by Transit (more bus routes and / or proximity to LRT) otherwise they will bring a lot of cars / parking problems with them.

Thank you,

Estelle Ducatel
625 24 Avenue NW

From: Joe Ng <Joe.Ng@huskymidstream.com>

Sent: October 6, 2019 10:11 AM

To: Linda Davidson <lindawhit@shaw.ca>; Peggy Wittrock <wittrockpeggy@gmail.com>

Cc: Pangia Joe <joepangia@shaw.ca>; Scholz, Dave <scholz_dave@yahoo.com>; Semenoff, Kevin <ksemenoff@shaw.ca>; Teulon, Ashton <ashton.teulon@gmail.com>; Hanson, Lee <lee@barrelhunter.com>; Klucker, Urs <ursklucker@gmail.com>; Ferrier, Isla <islaferrier@me.com>; Karvinen, Trisha <tmmkarvinen@gmail.com>; Kilmer, Alicia <alicia.kilmer@gmail.com>; Kirkham, Phil <pkirkham@urbansystems.ca>; president <president@mpca.ca>; Watterworth, Mikelle <mikelle.watterworth@gmail.com>; Savage, Todd <savageta@icloud.com>; Pasquini, Don <dipasquini@pasquini.ca>; grimmc19 <grimmc19@gmail.com>; Mak, Eileen <EMak@pembina.com>; Rempel, Darren <darren.rempel@icloud.com>; mak, darren <darren.mak@shell.com>; Gray, Anne <annecgray@googlemail.com>; Costanzo, Shelley <shelleycostanzo3@gmail.com>; Bouchard, Justin <justin.bouchard@gmail.com>; barber, allan <allan.r.barber@gmail.com>; vs karen <vs.karen@shaw.ca>; orange-gerbera@hotmail.com <orange-gerbera@hotmail.com>; jeff gerlitz <jeff_gerlitz@outlook.com>; murray@andersonplumbing.ca <murray@andersonplumbing.ca>; claire serdula <claire.serdula@intl.cnoc ltd.com>; katherine denoudsten <katherine.denoudsten@gmail.com>; patternsampler@yahoo.com <patternsampler@yahoo.com>; jgerlitz2@shaw.ca <jgerlitz2@shaw.ca>; owen tobert <owen.tobert@shaw.ca>; szarusky@hotmail.com <szarusky@hotmail.com>; alex watterworth <alex.watterworth@gmail.com>; Dennis, Sheila <sheila.m@shaw.ca>; Cusano, Melina <macusano@ucalgary.ca>; Family, Harris <fivebeached@hotmail.com>; Pat Harris <Pat.Harris@huskyenergy.com>; Stewart <jeantay2@telus.net>; m tatebe <m.tatebe@shaw.ca>; dmacgreg@telus.net <dmacgreg@telus.net>; loissilvester2@gmail.com <loissilvester2@gmail.com>; cpfazari@yahoo.ca <cpfazari@yahoo.ca>; deanhkthai@gmail.com <deanhkthai@gmail.com>; marisarosetti@usa.net <marisarosetti@usa.net>; mosenton@hotmail.com <mosenton@hotmail.com>; roger leach <roger.leach@shaw.ca>; ajmellis@outlook.com <ajmellis@outlook.com>; Estelle Ducatel <estelle_ducatel@hotmail.com>; mardellun@yahoo.com <mardellun@yahoo.com>; leung martin <leung.martin@gmail.com>; kitchow97@gmail.com <kitchow97@gmail.com>

Subject: RE: Row House Update & Thank You

Hi all,

A quick follow up on how to submit comments to the city. The website is not very user friendly so I'm just sending along the submission information in case you are interested in submitting comments.

The deadline for written comments is **before noon on October 15, 2019**. The reference is "**LOC2019-0022**"

Submission can be made to as follows:

- City website - <https://developmentmap.calgary.ca/?redirect=/development#> - you have to use

the dropdown menu to filter public hearing and then find the location on the map to submit comments.

- By email – PublicSubmissions@calgary.ca – must include your name and address
- Through email or letter – Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5 – must include your name and address

Documents are stored here- <https://www.calgary.ca/PDA/pd/Pages/Public-notice/Public-hearing-on-Planning-Matters.aspx?redirect=/planningmatters>

Thanks,

Joe

From: Linda Davidson <lindawhit@shaw.ca>

Sent: Saturday, October 5, 2019 3:31 PM

To: Peggy Wittrock <wittrockpeggy@gmail.com>

Cc: Pangia Joe <joepangia@shaw.ca>; Scholz, Dave <scholz_dave@yahoo.com>; Semenoff, Kevin <ksemenoff@shaw.ca>; Teulon, Ashton <ashton.teulon@gmail.com>; Hanson, Lee <lee@barrelhunter.com>; Klucker, Urs <ursklucker@gmail.com>; Joe Ng <Joe.Ng@huskymidstream.com>; Ferrier, Isla <islaferrier@me.com>; Karvinen, Trisha <tmmkarvinen@gmail.com>; Kilmer, Alicia <alicia.kilmer@gmail.com>; Kirkham, Phil <pkirkham@urbansystems.ca>; president <president@mpca.ca>; Watterworth, Mikelle <mikelle.watterworth@gmail.com>; Savage, Todd <savageta@icloud.com>; Pasquini, Don <dpasquini@pasquini.ca>; grimmc19 <grimmc19@gmail.com>; Mak, Eileen <EMak@pembina.com>; Rempel, Darren <darren.rempel@icloud.com>; mak, darren <darren.mak@shell.com>; Gray, Anne <annecgray@googlemail.com>; Costanzo, Shelley <shelleycostanzo3@gmail.com>; Bouchard, Justin <justin.bouchard@gmail.com>; barber, allan <allan.r.barber@gmail.com>; vs karen <vs.karen@shaw.ca>; orange-gerbera@hotmail.com; jeff gerlitz <jeff_gerlitz@outlook.com>; murray@andersonplumbing.ca; claire serdula <claire.serdula@intl.cnooltd.com>; katherine denoudsten <katherine.denoudsten@gmail.com>; patternsampler@yahoo.com; jgerlitz2@shaw.ca; owen tobert <owen.tobert@shaw.ca>; szarusky@hotmail.com; alex watterworth <alex.watterworth@gmail.com>; Dennis, Sheila <sheila.m@shaw.ca>; Cusano, Melina <macusano@ucalgary.ca>; Family, Harris <fivebeached@hotmail.com>; Pat Harris <Pat.Harris@huskyenergy.com>; Stewart <jeantay2@telus.net>; m tatebe <m.tatebe@shaw.ca>; dmacgreg@telus.net; loissilvester2@gmail.com; cpfazari@yahoo.ca; deanhkthai@gmail.com; marisarosetti@usa.net; mosenton@hotmail.com; roger leach <roger.leach@shaw.ca>; ajmellis@outlook.com; Estelle Ducatel <estelle_ducatel@hotmail.com>; mardellun@yahoo.com; leung martin <leung.martin@gmail.com>

Subject: Re: Row House Update & Thank You

The City seems to think the North Hill is THE place for density. I noticed there was a sign about allowing suites in duplexes now, thus increasing the density in R2 areas even more! Apparently there was a City council

meeting about this earlier

this week, but no one from the public went to it. I did not know about it?
Did anyone else?

Mount Pleasant is definitely under siege along with Banff Trail and
Capitol Hill. We really do have to keep atop of all this
proposed redesignation of zoning.

If the City wants more density why don't they change R1 zoning to R2
and leave the rest of us alone?!

Linda

From: "Peggy Wittrock" <wittrockpeggy@gmail.com>
To: "Pangia Joe" <joepangia@shaw.ca>
Cc: "Scholz, Dave" <scholz_dave@yahoo.com>, "Semenoff, Kevin" <ksemenoff@shaw.ca>, "Teulon, Ashton" <ashton.teulon@gmail.com>, "Hanson, Lee" <lee@barrelhunter.com>, "Klucker, Urs" <ursklucker@gmail.com>, "ng, joe" <joe.ng@huskyenergy.com>, "Ferrier, Isla" <islaferrier@me.com>, "Karvinen, Trisha" <tmmkarvinen@gmail.com>, "Kilmer, Alicia" <alicia.kilmer@gmail.com>, "Kirkham, Phil" <pkirkham@urbansystems.ca>, "president" <president@mpca.ca>, "Watterworth, Mikelle" <mikelle.watterworth@gmail.com>, "Savage, Todd" <savageta@icloud.com>, "Pasquini, Don" <dpasquini@pasquini.ca>, "grimmc19" <grimmc19@gmail.com>, "Mak, Eileen" <EMak@pembina.com>, "Rempel, Darren" <darren.rempel@icloud.com>, "mak, darren" <darren.mak@shell.com>, "Gray, Anne" <annecgray@googlemail.com>, "Costanzo, Shelley" <shelleycostanzo3@gmail.com>, "Bouchard, Justin" <justin.bouchard@gmail.com>, "barber, allan" <allan.r.barber@gmail.com>, "vs karen" <vs.karen@shaw.ca>, orange-gerbera@hotmail.com, "jeff gerlitz" <jeff_gerlitz@outlook.com>, murray@andersonplumbing.ca, "claire serdula" <claire.serdula@intl.cnoc ltd.com>, "katherine denoudsten" <katherine.denoudsten@gmail.com>, patternsampler@yahoo.com, jgerlitz2@shaw.ca, "Lindawhit" <lindawhit@shaw.ca>, "owen tobert" <owen.tobert@shaw.ca>, szarusky@hotmail.com, "alex watterworth"

<alex.watterworth@gmail.com>, "Dennis, Sheila" <sheila.m@shaw.ca>, "Cusano, Melina" <macusano@ucalgary.ca>, "Family, Harris" <fivebeached@hotmail.com>, "pat harris" <pat.harris@huskyenergy.com>, "Stewart" <jeantay2@telus.net>, "m tatebe" <m.tatebe@shaw.ca>, dmacgreg@telus.net, loissilvester2@gmail.com, cpfazari@yahoo.ca, deanhkthai@gmail.com, marisarosetti@usa.net, mosenton@hotmail.com, "roger leach" <roger.leach@shaw.ca>, ajmellis@outlook.com, "Estelle Ducatel" <estelle_ducatel@hotmail.com>, mardellun@yahoo.com, "leung martin" <leung.martin@gmail.com>

Sent: Saturday, October 5, 2019 2:51:57 PM

Subject: Re: Row House Update & Thank You

Thanks for the updated info from Joe Ng. I will walk by this signage tomorrow and share the housing development code with you. If you're interested in sending in your comments.

Is it just me, or do we have a LOT of houses for sale in Mount Pleasant? I'm wondering if there is some angst with the number of row house applications/construction and is becoming a big concern.

Peggy

On Mon., Sep. 9, 2019, 10:24 p.m. Joe Pangia, <joepangia@shaw.ca> wrote:

Hello everyone,

Today was the scheduled public hearing for the Row House project at 802 23rd Ave NW. As requested, I am following up with the results of today's hearing. I will try and be brief.

The designer/developer presented to Council and was still wishy washy as to what he actually intended to build on that land, saying that he applied for this rezoning to allow his client the flexibility to chose one of: single family, semi-detached or row housing based on the fluctuating real estate market. Some councilors were not quite satisfied with his rationale and a motion was suggested to suspend this application until he could provide further clarity and a concurrent Development Permit application so that council and the community could see exactly what they were voting on and contesting, respectively. This vote was split 6-6. Mayor Nenshi then brought forth another motion to vote on an outright rejection of the proposal. This vote was 9-3 in favor of rejecting the application.

What happens next is any ones guess. The developer cannot re-apply for rezoning for a

period of 6 months at which point he would essentially have to start the whole process all over again, pay the application fees again, go through the waiting public notice period, planning commission etc, costing him both time and money. He may decide to build a semi-detached, single family, sell the property outright, who knows. Councillor Farrell and Carra along with Mayor Nenshi seemed unfazed at the number of residents opposing this. Councillor Carra went as far as to somewhat lecture the residents in attendance on the merits of Row Housing and how we, as a community, should reconsider our position. We seemed to have more genuine concern for our community issues like parking, waste bins etc from Councillors outside of our ward like Jeromy Farkas, Sean Chu, and Shane Keating.

We had a number of residents attend Council chambers today. Our Planning and Land Use director Chris Best gave a very compelling presentation followed by 9 or 10 speeches from residents which was great to see. Speaking in front of Council was not an easy thing to do and I commend them all for representing our community in the manor in which they did. I wanted to thank all of you who rallied the troops, submitted letters, took time off work to attend today and for the support in seeing this through. The City does not make it easy, and the whole process leaves a lot to be desired.

Thanks neighbours

Joe

From: [Marisa R.](#)
To: [Public Submissions](#)
Subject: [EXT] Reference LOC 2019-0022
Date: Sunday, October 13, 2019 10:02:10 AM

Proposed Land Use Change - 23 Avenue & 5th Street NW

I am writing with respect to the proposed change of land use at the above noted location in Mount Pleasant. We are very much against the proposal for a 5 storey apartment building to be built in our neighborhood. Mount Pleasant is first and foremost a family oriented community, this apartment block will be constructed directly across from our Mount Pleasant swimming pool and park. We already have drivers "short-cutting" and speeding through our playground zones and throughout our neighborhood on a daily basis. The construction of a 5 storey building will bring numerous more vehicles to our community and add much more vehicle congestion and parking problems to a situation we already are having to contend with.

Changing the zoning designation in our community will most certainly lead the homeowners having the City resort to Permitted Parking. We already see a number of people leaving their cars in front of our homes early in the morning, as they either "walk-in or bike" into the main downtown core. Adding a 5 storey apartment building to busy and congested roads in our neighborhood will negatively impact our family life and forever change the atmosphere of our small community.

We most certainly did not appreciate the comments and being lectured to about the merits of row housing by Councillor Carra at the September 9th, 2019 hearing respecting another proposed land use change in our neighborhood. Perhaps the homeowners in his area of Dover love the idea of "row housing", however I can guarantee that those homeowners in Dover do not pay anywhere near the amount in property taxes that we pay here in Mount Pleasant. This Councillor would be better advised to look after his own area and leave Mount Pleasant alone, we do not need his "help".

In closing we can see that the City of Calgary is deliberately targeting Mount Pleasant to become a "high density" area, in order to garner and obtain as much revenue in property taxes as possible. As homeowners in this community we already pay some of the highest property taxes in the City and we are in complete disagreement with the how the City of Calgary is allowing Developers to change our way of life and atmosphere in our neighborhood.

Yours truly,

Marisa Zarusky, 2203 6th Street NW T2M 4X7

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 534 23 AV NW – LOC2019-0022 – Comment from Development Map
Date: Monday, October 14, 2019 5:52:46 PM

Application: LOC2019-0022

Submitted by: Justine Matsalla

Contact Information

Address: 2410 5 ST NW

Phone:

Email: jmatsalla@gmail.com

Feedback:

I'm concerned that building a high density apartment building here will make our street parking issues worse than they are right now. We already struggle with parking with the community centre and ice rink across the street. If this building is approved, I hope there is enough underground parking for residents and guests of the property so we can all share the street parking fairly. I would prefer if the redevelopment was for townhouses instead, so there will be less people and vehicles on the block (compared to apartments), but while still increasing density. There aren't any apartment buildings in the area currently, so I'm worried this could bring down the property values on our block, and just not really fit with the rest of the neighbourhood.

From: [Kevin and Alishia Klein](#)
To: [Public Submissions](#)
Subject: [EXT] Submission regarding Land Use Designation change Oct 21, 2019
Date: Monday, October 14, 2019 8:02:58 PM

Good Evening,

I am writing to express out concerns with the amendment of the zoning for the properties 534, 540 and 542 23rd Ave NW. The concern that we have as well as our neighbours have, is that the higher density zoning will lead to significant parking issues in our neighbourhood. Being adjacent to a school as well as the community center and hockey arena already does lead to the occasional overflow parking challenges. If there is a substantial change in density it is imperative that the developer have ample parking on site to accommodate not only for residents but also visitors. This must also be considered during the construction phase as well.

As noted in the application, the properties do back on to an alley. There are already established garage units backing on to this lane. This lane is quite narrow and therefore we are concerned that high density housing may lead to parking issues for these established units.

Thank you for your consideration,

Kevin and Alishia Klein
2412 5th Street NW

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[Alishia](#) & Kevin

de Grood, Anna

Subject: FW: [EXT] Proposed rezoning LOC2019-0022

From: Urs Klucker <ursklucker@gmail.com>
Sent: Wednesday, October 9, 2019 4:44 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] Proposed rezoning LOC2019-0022

City Clerk

We are residents in Mount Pleasant and strongly object to the proposed Land Use Change in question. Specifically the 60% increased building height. We want developments to be compliant with current ARP please.

Respectfully, Urs Klucker



Virus-free. www.avast.com

From: [Al Barber](#)
To: [Mulholland, David C.](#); [Public Submissions](#)
Subject: [EXT] Comments regarding Reference LOC2019-0022
Date: Tuesday, October 15, 2019 10:09:33 AM

Good Morning,

I'm not sure why I can no longer submit comments on the Development Map for this property - the sign on the property says today is the deadline for comments. I'm not sure why there is another comments period as I know I previously commented on this application. Shouldn't once be enough?

Out of fear that your convoluted process has caused my previous comments to be discarded, I am commenting again with a very similar message.

Mt. Pleasant is largely a R2 neighborhood. Most of us here want it to stay that way. That doesn't mean we are completely against densification, but we are very sensitive to the specifics. By specifics I mean exactly how much density and where.

I will remind you that Mt. Pleasant has an Area Redevelopment Plan (ARP) that remains in effect. The North Hill Area Redevelopment Plan is not yet completed. Calgary's Municipal Development Plan (MDP) is under review. The Municipal Government Act (MGA) requires that all ARP's be consistent with the MDP. The direction the City is attempting to take the MDP will cause it to be inconsistent with the ARP, rendering the MDP invalid.

At this time, the applicant's request for M-CG is incredibly optimistic. Just as the City must review this application, however they must also deny it as it is inconsistent with the ARP, MDP, and MGA. The in-process North Hill Area Redevelopment Plan should not even be considered in this application. The City risks legal action should they "jump the gun" or overstep.

A more realistic application would be for R-CG to build some row townhouses. The community (and our ARP) support this type of re-development in select areas. Typically, we would only support row townhouses along busier main roads. However, this location might also be suitable if planned correctly. My justification for allowing row townhouses in this location is due to the odd nature of the 500 block for a few Avenues (from 22nd/23rd to about 26/27th) there is some commercial use in this 500 short block, few residences, and there is already a row townhouse on the corner of 5th Street and 24th Avenue NW. I feel some upscale townhouses here would be well received and blend nicely with the existing community. An apartment or condo building here would be met with fierce opposition.

My concern with greater density in this location is safety of pedestrians and cyclists many of whom are children. It is already a busy corner due to the nearby Montessori school, the playgroup in the MPCA Hall, the playground, the MacDonald's, the hockey arena, the swimming pool, and St. Joseph's School (and its playground) and various parking lots for each. For some bizarre reason there is no sidewalk along the West side of 5th Street NW, further endangering pedestrians.

Any development on this parcel should incorporate adequate off-street parking for all owners/occupants and guests. Preferably this parking would be accessed from the alley and

would be an underground parkade with a single entry/exit point.

Thanks,

Al Barber
625 24th Avenue NW

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 534 23 AV NW – LOC2019-0022 – Comment from Development Map
Date: Tuesday, October 15, 2019 11:16:09 AM

Application: LOC2019-0022

Submitted by: Joe Ng

Contact Information

Address: 601 24 Avenue NW

Phone: 4035161880

Email: joeck.ng@gmail.com

Feedback:

As a resident in the community and living close to the proposed land use change site, we are very concerned about the impacts of these changes to our family and the community.

- Proposed 60% increase in building height for up to 5 floors is out of character for the community. This would be detrimental to the residents in the area as it is out of character for the neighborhood they paid for and chose to live in and the infrastructure is not in place to accommodate such a change

- The area of the proposed land use change has very high foot traffic young children walking to and from St. Joseph (K - 9) and other schools. There is currently a lack of parking in the area with cars lining the street and cars speeding through the playground and school zones. The addition of a 5 storey building without appropriate parking infrastructure for residents and visitors will make for a dangerous situation.

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 534 23 AV NW – LOC2019-0022 – Comment from Development Map
Date: Tuesday, October 15, 2019 11:40:26 AM

Application: LOC2019-0022

Submitted by: Kit Chow

Contact Information

Address: 601 24 Ave NW Calgary, AB T2M 1X6

Phone:

Email: kitchow97@gmail.com

Feedback:

I am very unhappy for the proposal of the 5 storey apartment. It is not on the 4 Ave and parking will be a big issue. Also, it is located close the school and it is very dangerous for kids if the traffic is too busy. There are not much 5 storey building along 16th Ave. Why would the developer proposed on 5th street? Thanks
Kit