

From: [rlt2m0p4 t2m0p4](#)
To: [Public Submissions](#)
Subject: [EXT] Fw: mount pleasant bylaw 218d2019
Date: Monday, November 04, 2019 12:38:37 PM

From: rlt2m0p4 t2m0p4 <rlt2m0p4@hotmail.com>
Sent: November 4, 2019 10:47:13 AM
To: publicsubmissions@calgary.ca <publicsubmissions@calgary.ca>
Subject: mount pleasant bylaw 218d2019

as a long time owner and resident i am against this redesignation.

it changes the whole nature of this neighbourhood,

in the meeting points were made

- * parking- they stated that multiunit residents cannot apply for residential parking permits-- not true . if you live in the area and can prove it you can apply
- * the owners are going to change the parking on their side of the street as soon as they can. i know-i got those signs put up and i know what it takes,
- * and really, do you think short term parkers, customers of the stores are going to worry about an overtaxed parking authority catching them? there,s not going to be enough parking.

traffic will be increased an an already busy street.

we will not see the sun, moon or stars again, despite their assurances. i'm not looking forward to that.

rp lynn
1018 17 ave nw, calgary

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 1013 17 AV NW - LOC2019-0087 - Comment from Development Map
Date: Wednesday, November 06, 2019 3:51:48 PM
Attachments: [LOC2019-0087-1013-17AveNW.docx](#)

Application: LOC2019-0087

Submitted by: David Mulligan

Contact Information

Address: 2009 5th Street NW, Calgary, AB, T2M 3C5

Phone:

Email: djmul2006@hotmail.com

Feedback:

See attached docx. I am against the proposed zoning change. There are good shopping options at nearby North Hill Mall.

Proposed change in zoning for properties adjacent 1013 17Ave NW
loc2019-0087 by David Mulligan 2019-11-06

I am against this proposed change.

The existing R-C2 designation permits residential development to about 3.5 stories and recently there has been building of apartment style buildings further east on 17th Ave NW. A development including partial commercial would increase traffic in the vicinity considerably. The 16th Ave & 10th Street intersection is already busy with frequent speeders and would become more dangerous especially for cyclists and pedestrians.

Further to the west between 14th and 19th Streets there is already the North Hill Mall. This mall has a wide variety of stores and plenty of parking. On the north side of 16Ave NW in the vicinity of 10th Street NW there is a variety of stores, gas stations and restaurants (all less than 29 metres). I do not see the need to develop a part of 17th Ave to about 8 stories for partial commercial purposes as permitted under MU-1 designation. It is out of context to all existing buildings in the area and pushes commercial into what is currently residential.

If more commercial buildings are needed in the area (and I doubt this), I think it would be better to look at the area occupied by North Hill Mall. Here there is existing infra-structure eg parking, C-train and existing commercial to complement.

Regards,

David Mulligan 2019-1106.

From: [Shelley Svetanova](#)
To: [Public Submissions](#)
Subject: [EXT] Opposition letter re: Land Use Redesignation for 721,725, and 720 20 Avenue NW
Date: Tuesday, November 12, 2019 10:39:11 AM

To Whom it May Concern,

Re: LOC2019-0050, Proposed Land Use Change for 721, 725, and 729 20 Avenue NW

I live at 724 20 Avenue NW, directly across the street from the three properties that are proposing a land use change.

I am writing to oppose the land use change for the following reasons:

Parking: We already share our specific stretch of the street with the Scandinavian Centre, which often has events and weddings, so parking can be congested on our block at the best of times. Adding high density housing will most definitely exacerbate parking along our stretch of 20 Avenue.

Negative impact to our home business: We do not want to see permitted or paid parking along our street; this poses a significant challenge for us as we own and run a small business from our home and one of the benefits we offer our clients is hassle-free parking.

Aesthetic and cultural reasons: An apartment building would not add to the aesthetic value of 20 Avenue. Part of Mount Pleasant's charm is the mix of newer expensive houses coexisting beside heritage homes from the early 1900s. This gives it the feel of an authentic and classy inner city neighbourhood. Our house for example is a completely upgraded home from 1912 and we love the charm of our neighbourhood and our street. We do not believe we need high density housing to "make 20 Avenue a great Calgary street" - it already is great the way it is! We have seen many new condo/apartment developments go up on 17 Avenue NW and one look at real estate prices show it's a less desirable street as a result. It makes the street dark, noisy, and difficult to park on.

Noise/traffic: increased residential density would just bring more traffic to an already busy street. An increase in traffic could reduce the value of existing properties along 20 Avenue.

Other existing land use changes: a low income multi-residence housing plan is in the works a mere one block away from this proposed development. We were in favour of this development because the existing land is an ugly gravel parking pad and an eye sore. Despite the common NIMBY concerns, we see the value of such a development for the community and we supported it. That said, I would not have supported it if I had known about this proposed land use change for the properties across the street. The low income housing was a hit we were willing to take, but not in combination with another multi-residence development. It's important to look at 20 Avenue holistically when making a decision like this.

Overall reduction in the value of our home and negative impact on our well-being:

all of these concerns combined contribute to my primary concerns that my home value will go down, and the quality of my life (and my family's life) will be negatively impacted. It's the simple things, Mr. Mulholland, like during our long cold winters when the sun is low in the sky it shines right through our front windows. An apartment building will block that beautiful sunlight that makes our home cozy in the coldest months.

To summarize, we do not want, and absolutely oppose, any kind of apartment style building. We would be okay with a row of townhouses, as long as they have designated parking/garages in the back similar to the development 2 blocks away on 20 Avenue and 5 street NW.

Thank you for your time and consideration in this matter. Please feel free to contact me if you'd like to discuss further.

Shelley Svetanova
Owner, 724 20 Ave NW
403-607-6367