

November 01, 2019

Dear Council,

RE: Application #**LOC2019-0150**

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 rowhouses (3 stories), as well as rowhouses of three units, single detached, side-by-side and duplex homes in which the building exceeds 10 meters high, 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!

One again I will reiterate:

Undesirable Features of Row Housing and Apartment Buildings and those higher than 3 stories:

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.)

Garbage & Recycling Bins - There will be 3 bins for every unit...where are these going to be stored? The alleyways are already mayhem.

Parking 24th 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.

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 – 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 councillor 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 unhospitable 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 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.

Sincerely,
Melina Cusano
819-21 Ave NW

From: [LAURIE FRANTZ](#)
To: [Public Submissions](#)
Subject: [EXT] Proposed apartments 720,721 and 725 20 Ave
Date: Sunday, November 10, 2019 3:57:19 PM

To whom it may concern:

I am a long term resident of 621 19 Ave NW and am strongly opposed to the proposed development(s) at 720,721, and 725 20 Ave. I have watched with horror the increased density in our neighbourhood which will result in daily parking problems and increased crime. This used to be a beautiful quiet neighbourhood that is being destroyed. A four story apartment is way too large for the area. I feel that concerns of long term residents have been repeatedly ignored with all the new apartments built in the area. It seems the city has an agenda and planners do not care about the long term residents concerns which seem to repeatedly fall on deaf ears. It seems like a game where the city pretends to listen and then does exactly what they want.

Laurie Frantz

Sent from my iPhone

From: [Nancy McDermid](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2019-0050 Proposed Land Use Amendment for 721, 725 and 729 20 Avenue, NW
Date: Sunday, November 10, 2019 4:51:32 PM

> Office of the City Clerk

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> I am writing in opposition to the application by O2 Planning + Design to have the land use designation amended for 721, 725 and 729 20 Avenue NW (LOC2019-0050) and the recommendation of the Calgary Planning Commission to City Council to approve the amendment.

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> I recognize that the City has a policy of encouraging increased density in the inner city. Many of my neighbours and I have come to terms with that. We have experienced a marked change in our neighbourhood over the past years with the construction of infills, semi-detached houses, townhouses, condos and apartment buildings. Condo and apartment development was part of the City's plan when the widening of 16 Avenue was undertaken a number of years ago. There are now condominiums and several large apartment complexes along the south side of 17 Avenue NW and construction continues. Redesignations have been approved for a number of corner sites along 20 Avenue and there is much building underway there and elsewhere in the community. The City's project to build homes for moderate to low-income Calgarians next to St. Joseph's Church, also along 20 Avenue, is moving ahead.

> But times have changed in Calgary as evidenced by the abundance of vacant commercial space in the downtown core, problems with the impact property tax increases have had on small businesses and the City's need to revisit its own budget. At what point will the City put on the brakes and examine its planning strategy related to inner-city redevelopment? Or will Council continue to approve almost every land use amendment application that is filed with the Planning & Development Department so our inner-city neighbourhoods end up with an oversupply of vacant properties that cannot be rented or sold?

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> The proposal for the three lots on 20 Avenue is in a very different category from redesignations previously applied for and approved by the City. These three properties combined are 175 feet wide and what is being asked for is approval to allow for a building or buildings higher and denser than any other structure on 20 Avenue between Centre Street west to 14 Street and beyond. And the applicant's agreement as reported in Planning & Development's report "to limit the building to a total of 4 storeys" is no kind of concession.

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> I live on 19 Avenue NW, immediately across the back alley from these three properties. I object to the redesignation for a number of reasons. The issues that such a building or buildings would create relate to traffic congestion (20 Avenue is an extremely busy street); lack of parking (many of the streets close to these properties are part of the City's residential permit parking system); noise (we already struggle with this in connection to some events held at the Scandinavian Centre); lack of privacy and sunlight for those who live across or behind these properties; and conflict with the character of the neighbourhood. We are told not to worry, that neighbourhood concerns will be adequately reviewed and assessed at the development permit stage. I find absolutely no comfort in that promise.

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> The current land use for these three properties allows for the construction of two storey single family houses and semi detached homes. Why is there a need for a change to the zoning? Why must bigger always be considered better? I understand the owners of these properties want to get as much money as possible from the sale of their houses and O2 Planning + Design seeks maximum financial gain, but at what point does the City take seriously the opposition from residents of Mount Pleasant to what seems like relentless development in our neighbourhood?

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> There is no need to approve this land use amendment. The current zoning allows for modest development on these properties that is in keeping with the character of our neighbourhood. We do not need or want a development that is as high and dense as this land use amendment would permit.

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> Nancy McDermid
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