

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 1404 22 AV NW - LOC2019-0075 - Comment from Development Map
Date: Monday, November 11, 2019 6:31:53 PM
Attachments: [Re LOC2019-0075 - Nov 2019.pdf](#)

Application: LOC2019-0075

Submitted by: Susan and Wolfgang Stampe

Contact Information

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Feedback:

Please see attached.

With regard to the application for a Land Development Use Amendment **LOC 2019-0075** to increase the number of dwellings to be developed at 1404, 1406, and 1408 22 Ave. NW. and to change the height restriction:

We have previously responded on two occasions to the request for input related to the development of the three lots identified above. We thank Mr. Allan Singh for his response to our input.

This three-lot parcel of land was zoned for the development of six new homes. The signage on this lot now refers to a request to develop an 11-unit building with a relaxation in height restriction so that the homes could be four storeys high.

We attended the information session at the Capitol Hill Community Hall on October 23rd and had the opportunity to look at the developer's tentative plans. It was not clear exactly how many dwellings would actually be built (perhaps only 9) but the height seemed to be a non-negotiable part of the plans.

As residents of 23 Ave NW, who have enjoyed our proximity to Confederation Park and to the centre of the city for 28 years, we have not been opposed to densification of our community through the development of 24 dwellings (where 5 once stood) across the street from our home. We have accepted the fact that the City needs to develop in a way that can accommodate more residents in older areas of the city such as Capitol Hill. However, the addition of 11 *more* dwellings, where one home now stands, would result in an overall increase of 35 homes within one block. To be clear, in place of 6 of the original homes on our block, there would be 35 new ones!! Even without secondary suites and potential Airbnb use, this would be huge growth in one small area of our community within a very short period of time and we feel that such rapid growth would diminish the quality of this neighbourhood and result in safety, traffic, and parking concerns.

We have attended and provided feedback regarding growth planning for Capitol Hill when opportunities have been offered by the City. Our understanding was that densification would be encouraged along main roads such as 14 St. NW, 20 Ave. NW, 16 Ave. NW. but that streets through the neighbourhoods would not be re-designated for multi-family housing. Adding another condo in the location being considered is not in keeping with our understanding of the growth plan as we have seen it.

With reference to the specific draft plan as it was displayed at the developer's Open House on Oct. 23rd, we have some serious concerns about the impact of this condo development on current residents of this neighbourhood as well as concerns about aspects of the plan that will impact potential owners of these new homes.

A modern, flat-roofed, four-storey building is not in keeping with the current character of the neighbourhood. When nine lots on 23 Ave. NW were sold by the City of Calgary in the 1990's, architectural guidelines helped create a coherent sense of neighbourhood. Further development, including most recently the Wilderness Ridge development on 23 Ave., has maintained the peaked roofs that characterize this block. The maximum height of three storeys has been consistently maintained over the course of the neighbourhood's development, even in Brava's recent condo development on 23 Ave.. There have been no apparent exemptions for over-height developments in this neighbourhood and, in fact, we are aware of one request for such an exemption that was denied (1420 23 Ave. NW).

As well, this new development, with its under-drive garages facing west, would have a very detrimental effect on the closest neighbour who would be facing this tall building, its garbage cans, and the garages beneath. Neighbours across the lane would also face a large increase in traffic as residents from these eleven units exit into the lane.

This building site is quite unique in its topography. The current design of the building calls for individual under-drive garages. The lot has a fairly significant slope uphill to the west so residents would be driving up out of their garages into the lane that runs downhill from 14 St. to 13 St.. This is a very steep gravel lane which is quite icy and treacherous in winter. (Garbage trucks always follow a sanding truck!) Having lived in this area for nearly 30 years, we know that many residents do not use the lane in the winter. The new residents would be driving up out of their shared driveway into the lane, making a sharp right turn and then negotiating the hill for about 10 metres down to the bottom of the hill, where the lane meets 13 St.. Returning to their garages would be equally challenging in winter.

In considering the planned parking arrangement, we also realized that snow in this "courtyard" driveway would have to be cleared out into the lane and down the hill onto 13 St.. From there, we're not sure where it would be taken. A steel guardrail separates the driving lanes of 13 St. from Confederation Park between 22 and 23 Ave..

Further, in our conversation with the architect on Oct. 23rd, we pointed out the negative impact on drivers' sight lines of the planned unit positioned very close to the corner of 13 St. and the lane.

We understand that the current request for Land Use Amendment does not relate to traffic, parking, or placement of the dwellings on the lot. However, as we expressed in our previous submissions, these are concerns that we feel need to be addressed before a decision is taken on the near-doubling of the initially-proposed density of the identified parcel of land. Recently, we have noticed that "No Parking" signs have been installed by Calgary Parking Authority on 13 St. between 22 and 23 Ave. NW which mitigates some of the concerns we expressed previously regarding pedestrian and traffic safety in this area of our neighbourhood. We were pleased as well to note that the developer's plan would include a sidewalk which would provide a level of pedestrian safety on this narrow street.

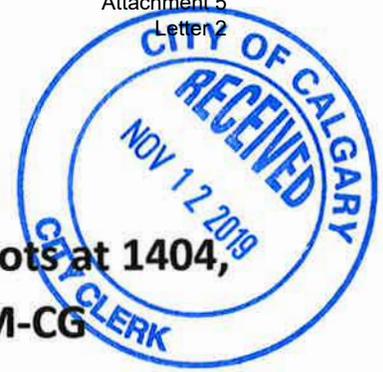
We still have concerns about the potential effect of the addition of traffic from 11 new dwellings in addition to that of the residents of the 24 new homes at Brava's Wilderness Ridge on this narrow roadway since the exit of 23 Ave. onto 14th Street is an unregulated intersection. Most people wanting to drive south on 14th St. (toward downtown) will choose to exit down the 23 Ave. hill and up 13 St. onto 20th Ave..

Parking for guests is, of course, another issue. We do not think that one guest parking spot is going to be sufficient for a condo development of this size.

We would respectfully request that the current land use for this parcel of land be maintained, i.e. that there be no more than six units with a maximum height of ten metres, and that the request for amendment in density and building height be denied.

Thank you for considering our local knowledge and concerns.

Susan and Wolfgang Stampe
1425 23 Ave. NW



Hearing Submission

Objection to LOC2019-0075, the re-designation of lots at 1404, 1406, and 1408 22nd Ave NW from RC-2 to M-CG

Submitted by Peter Williams. 1410 22nd Ave NW, Calgary, T2P 1M8

I am the owner (and resident) of the 1410 22 Ave NW, the property adjacent to the proposed M-CG development.

I strongly object to the proposed re-designation.

- This development is out of scale, both in height and density with what exists in the area.



This is the view from 13th Street. Note **four** storeys above street level. Also note the lack of front yards, which are present in all the surrounding neighbourhood houses.

- The higher density row house developments currently being installed in the North Hill area are typically **four** units of **two** storeys above street level.

Below is a top view showing the proposed development of 11 units



- This is clearly out of scale with the neighbouring houses. Again note the lack of front yards for the houses crammed in on 13th Street.
- I bought an infill house so I could be close to downtown and have a small environmental footprint.
- I chose a hillside location so I would have lots of light in my house and in my yards. My house is bright and cheerful. An M-CG development will make my house dark and dreary.
- If I had known someone would put 6, 8, or 11 M-CG units next to my property, I would not have bought my house.



- This is the front of my house. It gets lots of light.
- I love gardening. My yard has no grass. It is all flowers and flowering shrubs. Lots of bees, butterfly, and birds
- In addition, I have about 100 flower pots, window boxes, and hanging baskets. I grow flowers, herbs, and vegetables such as lettuce, carrots, spinach, and beans.
- If the proposed development occurs the flowers at right disappear. Not enough light to grow them.





- If the proposed MC-G development goes ahead, the flowers, herbs, and vegetables shown above disappear – not enough light for them to grow.

The Capital Hill Area Redevelopment Plan (ARP) currently shows these land parcels zoned for single/semi-detached housing. This is compatible with the existing neighbouring housing. Many residents bought in this neighbourhood because it consisted of single and semi-detached housing. Small but attractive front and rear yards, lots of trees, nice atmosphere with lots of light, etc.

The ARP made no provision for higher density development at the proposed location. Indeed at the ARP open house **many residents said NO MORE** to higher density beyond the ARP.

What is the purpose of an ARP if we continue to allow ad-hoc piece-meal development that is not in the plan? Most residents in my neighbourhood are opposed to eleven, or even six units, at this location.

Additional objections and concerns:

1. **Potential slope stability and **sinkhole** problems at this hillside location.**
2. **Subsurface drainage issues at this hillside location**

Notes for 1&2

- **According to the first residents in the area, there used to be a spring at the bottom of this hill in the vicinity of the proposed 11 unit development.**
 - **There have been several sinkholes develop on 13 St, at the intersection of 22nd Ave N.W. Several sinkholes have developed on the lower portion of 22nd Ave.**
 - **Another early area resident told me of geotechnical issues with the lower part of the hillside.**
3. **Excavating the property at 1408 may adversely affect the foundation of 1410 22nd Ave (my house), resulting in cracking and settling.**
 - **Excavation at 1408 may adversely affect the weeping tile and drainage around 1410 22nd Ave.**
 - **Excavation at 1408 may damage the retaining wall at 1410 22nd Ave (this is in the front yard.**
 4. **I am told by the original inhabitants of 1408 that the bottom floor concrete slab may be thicker than normal. When demolition companies tear down houses like this, they use large bucket excavators to slam down and break up floor slabs. This causes excessive vibrations at adjoining houses. I have already experienced this when the old house at 1413 was torn down. For two days I was subjected to my house shaking as the demolition company broke up the floor slab for house and garage.**

- I am concerned this type of demolition at 1408 will result in cracks to my foundation walls and or the plaster walls in my house.
5. **Parking.** In ARP feedback, many residents expressed frustration over parking in this area.
 - With SAIT students, overflow from the Confederation Park Seniors Centre, and visitors to Confederation Park and local resident needs, parking is an issue at this location.
 - Not only is the city not listening to residents with respect to parking, the city is actively planning to make it worse! Eleven new units will aggravate the parking situation.
 6. 13th street at this location is 7.9 m (26 ft) wide. This is much narrower than the rest of 13th street and 22nd avenue, which are each 10 m (33 ft) wide. The development does not fit in to this location.
 7. **Winter time access:** The steep hills exiting this location present problems to traffic in the winter time. In addition, local residents have observed/experienced numerous collisions and fender benders from cars trying to stop on icy hills or turn the corner from 22nd Ave to 13th street. Eleven new units will make this problem worse.
 8. I am concerned about a reduction in property value of my house. Having six to M-CG row houses crammed in immediately adjacent to my property will reduce the re-sale value of my property.

Objection of Local Residents to LOC2019-0075

Submitted by Peter Williams. 1410 22nd Ave NW, Calgary, T2P 1M8

Attached please find the signatures of 46 local residents who object to the re-designation of lots at 1404, 1406, and 1408 22nd Ave NW from RC-2 to M-CG



Above is a view from 13th Street of the proposed development

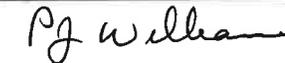


MC-G re-designation permits a development that is out of scale both in height and density with the existing houses in our neighbourhood.



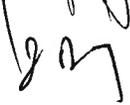
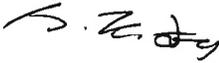
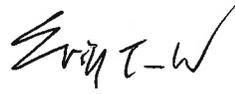
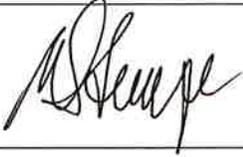
Objection to LOC2019-0075

We, the undersigned are opposed to the re-designation of 1404, 1406, and 1408 from Residential Contextual One/Two District (R-C2) to Multi- Residential – Contextual Grade – Oriented Infill (M-CG) District

Name(print)	Address	Signature	Date
Peter Williams	1410 22nd Ave SW		Nov 3 2019
Billie Y. Orr	1405-22 Ave NW		Nov 03 2019
Penny Andersen	1407 22nd Ave NW		Nov 3 2019
BRYAN KRAWCZYSHYN	1414 22nd Ave NW		Nov 3 2019
Amanda Faldi	1421 22ave NW		Nov 3/19
Sanel HadzisaKovic	1421 22ave NW		Nov 3/19
Catharine PARADOSKI	1428 22 Ave NW		Nov 3 2019
Nicole Ducharme	1414-22 AVE NW		Nov. 4 2019
MELISSA GRIFFITHS	1409 22 Ave NW		Nov. 4 2019
Doug Andersen	1407 22nd Ave		Nov. 4 2019

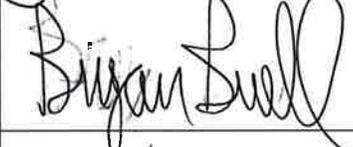
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Name(print)	Address	Signature	Date
Kim Little	1405-23 Ave NW		2019/Nov/04
JOSE Olmedo	1405-23 Ave NW.		2019/Nov/04
David Foy	1409 23 Ave NW		2019/Nov/04
Beverley Foy	1409-23 Ave NW		2019/11/04
Erin Thorburn-Watt	1411 23 Ave NW		2019/Nov/04
TONY ALLEN	1417-23 AVE. NW.		2019/11/04
MIKASI ALLEN	1417-23 AVE. NW.		2019/11/14
TYLER ALLEN	1417-23 AVE. NW.		2019/11/14
JINSUN SONG	1419-23 Ave NW		
WOLFGANG STAMPE	1425-23 AVE NW		2019/11/04

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Name(print)	Address	Signature	Date
SUSAN STAMPE	1425 - 23 AVENUE NW		Nov. 04/19
Jen Biegler	1420 23 Avenue NW		Nov. 4/19.
Mike Sparkes	1427-23 rd Ave NW		Nov 4, 2019
Shannon Oseen	1427 23 rd Ave. NW		Nov. 4/19
Bryan Buell	1429 - 23 rd Ave NW		Nov 4/19
IRENE REYNOLDS	1416 - 22 Ave NW		Nov. 7/19
Tom Hillias	1416-22 Ave NW		Nov 7/19
Jason Lynch	1420 22 Ave NW		Nov 7/19
Kelsey Stan	1412 21 Ave NW		Nov. 7/19
Arnon Simms	1420 21 Ave NW		Nov 7/19

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Name(print)	Address	Signature	Date
Stacey Dawson	1422 21 Ave NW		Nov 7/19
Rob Pearson	1424 - 22 Ave NW		Nov 7/19
Jacqueline Pearson	1424 - 22 Ave NW	J. Pearson	Nov 7/19
VINCENT SITU	1427-22 Ave NW		Nov 7/19
Venus Chung.	1427-22 Ave NW		Nov 7/19
CRAIG COLAHAN	1437 22 nd Ave		Nov 7/19
MARK VAN K... ...	1439-22 AVE NW		Nov 7/19
Leila J. Gosselin	1428 - 21 AVE Colberg NW	Leila J. Gosselin	Nov 9/19
Robert G. Warren	1416-21 Ave NW		Nov 9/19
Sarah. Brisbin	1416-21 Ave NW		Nov 19/19

6/16

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Name(print)	Address	Signature	Date
Dali Festa	1410 21 Ave NW		Nov 9/19
Chri) Haddon	1408 21 Ave NW		Nov 9/19
Michael Taylor	1404 21 Ave NW		Nov 9/19
Andre Lucelle	1336 21 Ave NW		Nov 9/19
Kevin Hoang	1332 21 Ave NW		Nov 9/19
Jason Su	1330 21 Ave NW		Nov 9/19