

From: donotreply@calgary.ca
To: [Public Submissions](#)
Subject: 739 21 AV NW - LOC2019-0090 - Comment from Development Map
Date: Friday, December 06, 2019 10:26:40 AM

Application: LOC2019-0090

Submitted by: Morgan Hordal

Contact Information

Address: 403 30 Avenue NW

Phone:

Email: morganhordal@gmail.com

Feedback:

I feel that, if approved, the multiple applications being put forward in the Mount Pleasant community to rezone R-C2 lots to R-CG are not being respectful of the past consultation conducted with the community and the compromises its members have engaged in. As a community we are open to rezoning for higher density along major routes such as 20 Avenue and 4 Street, such as the recently approved condo complex at 23 Avenue and 5th Street. I think it's important to honour past consultations when making current decisions. The overall plan for the community must also be considered as there are still many lots available along the major corridors such as 20 Avenue that have not been redeveloped to R-CG. Before we consider making changes to the land use designations within the inner community, I think redevelopment should be focused on the corridors so they are developed into well populated and lively sections of our community. Thank you for your consideration of my comments.

From: [Nora](#)
To: [Public Submissions](#)
Cc: [Nora Lamb](#); [Steve Breeck](#)
Subject: [EXT] Redesignation Plan 29340, Block 23, Lots 1&2 - Opposed
Date: Sunday, December 08, 2019 3:16:04 PM

Good afternoon:

I live across the street from 739 21 Avenue NW. I am in opposition to the redesignation of the land from R-C2 to an R-CG district.

7 Street North of 20th Avenue is not a road of high volume traffic, it not does it traverse the community, it ends at 24 th Avenue. The rezoned buildings (row houses) of the community are on major routes through, not embedded in low traffic areas that are not beside community buildings. This redesignation does not appear to align with the overall community structure.

Maintaining the R-C2 zoning still allows to the city to move to increasing urban density. This has been demonstrated with the numerous duplexes that have been built in the area over the last years, that have brought more families into the community. The balance of single dwellings and duplexes have allowed our area to expand while preserving the feel of a vibrant spacious inner city community.

We along with our neighbours already have the potential to face parking issues and increased traffic volumes with the proposed redevelopment / zoning for the houses along side the Scandinavian Centre on 20th and 7th street NW.

Thank you for your consideration.

Sincerely,

Nora Lamb
740- 21 Avenue NW
Calgary, AB
T2M 1K2
nora.lamb@gmail.com

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Nora Lamb
701-6672

December 9, 2019

Re: Application Notice LOC2019-0090, 739 21st 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 understand 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 density increase from the turnover of older bungalows on 50 foot wide lots to infill homes on 25 foot wide lots.

In 2016, 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 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. The PTLU Committee supports this planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

This position was approved by our Board of Directors and ratified at our Annual General Meeting 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 are 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.

We are opposed to the requested re-zoning of 739 21st Avenue NW from an R-C2 to an R-CG designation in principle because of our resident supported policy, specifically because of the lack of appropriate engagement that the developer has conducted with local residents, and because it does not align with our current Area Redevelopment Plan (ARP), and the new North Hill Local Area Plan has not been finalized or adopted.

1. Policy

Our policy is based on solid planning rationale and supporting community desires. This policy has worked effectively to guide the growth of our community. This application is in contradiction to this policy as it will lead to greater density 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 predominantly single detached or semi-detached homes.

2. Engagement

This is one of the first applications of this type in Mount Pleasant; high density within the traditional 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. An application like this requires appropriate consultation and engagement with the community. To date, we are unaware of any mail outs, open houses, or community meetings from the applicant.

It is clear from the number of local residents who have expressed negative opinions, through emails and phone calls to the community association that there is consistent broad opposition to this application.

3. 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 outdated and the proposed R-CG land use did not exist when the ARP was enacted.

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 and in drafting the Local Area Plan itself. 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 plan for Mount Pleasant.

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,

Alison Timmins
Mount Pleasant Community Association Board Director
Planning, Transportation, & Land Use Committee Chair

Asia Walker
Mount Pleasant Community Association Board Co-Director
Planning, Transportation, & Land Use Committee Co-Chair

From: [Steve Breeck](#)
To: [Public Submissions](#)
Subject: [EXT] Bylaw 222D2019 - feedback - opposition
Date: Monday, December 09, 2019 9:27:27 AM

To: Office of the City Clerk

This letter is to document opposition to the proposed land use designation for 739 -21 Ave NW from R-C2 to R-CG.

In previous discussions with the Mount Pleasant community, there has been support for increased housing densification along the major traffic corridors only. This would include construction along 20th Avenue, 10 Street, and 4 Street. This application does not fall under that category, and would lead to further corrosion of the community feel.

Areas of concern include:

- Lack of alignment with previously expressed community and community association priorities
- Increased parking and traffic concerns along roadways
- Increased issues with bin storage in alleyways with condensed housing
- Decreased property value
- Decreased visibility from our property
- R-C2 classification is already in place, providing sufficient opportunities for improved overall densification of area while not destroying it
- 7 Street, while labeled a snow route for the community bus, is not designed nor meant to be a major road. Densification is inappropriate and not aligned with current ARP for the community.

Thank you for your time,

Steven Breeck, P. Eng
740 21 Ave NW, Calgary, AB T2M 1K2
sbreeck@gmail.com
403-835-4374

From: [Philip Carr](#)
To: [Public Submissions](#)
Subject: [EXT] Letter re Bylaw 222D2019 (Development Bylaw 78P2019)
Date: Monday, December 09, 2019 11:03:50 AM
Attachments: [Carr Bylaw222D2019 Dec 9 2019.doc](#)

Dear Sir or Madam:

Please find attached my written submission in opposition to the proposed development which is being requested for 739 - 21 Avenue NW.

Please include this in the materials provided to City Council.

Thank you.

Philip E. Carr
1014 - 24 Avenue NW
Calgary AB T2M 1Y3

(403) 282-7646

Philip E. Carr
1014 – 24 Avenue N.W.
Calgary, AB
T2M 1Y3
(403) 282-7646
carrlp@shaw.ca

December 9, 2019

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary AB T2P 2M5

Dear Members of Council:

Re: Bylaw 222D2019; Bylaw 79P2019
Amendment to North Hill Area Redevelopment Plan
739 – 21 Avenue NW (application for four-unit development)

I am writing to express my opposition to this proposed amendment and the proposed development. I have lived in Mount Pleasant since 1995. This is our “forever home.” When we built our home, we understood that the zoning for Mount Pleasant permitted single-family and semi-detached homes. We wish to preserve the character of our community.

A few years ago, the Mount Pleasant Community Association conducted a visioning exercise for our community. The result of that exercise was a consensus that we wish our community to remain substantially as an area of single-family and semi-detached homes. We were supportive of increased density on the main roads in Mount Pleasant. Those roads are 16th Avenue, 10th Street, 4th Street, and 20th Avenue. We do not wish to have increased density on the quiet residential streets in Mount Pleasant. This proposed development is on 21st Avenue, which is a road within the community. It consists of single-family and semi-detached homes. A four-unit project is completely out of character with this area.

Further, a four-unit project will result in increased need for parking, which is already scarce in this area. Such a project would also require a total of four of the City collection bins, since each unit would receive a black, blue, and green bin. There is simply not enough room to store these on site. If the residents place them in their garage, they will have to park their cars on the street. If they park their cars in the garage, the bins will clutter up the laneway or the limited space beside the building.

I ask you to reject this proposal, and to respect the wishes of our residents.

Yours sincerely,

Philip E. Carr