

From: [gone4lunch gone4lunch](#)
To: [Public Submissions](#)
Subject: [EXT] Office of the City Clerk - Dec 16 - Item 12 (717, 721, and 723 McDougall Road NE, LOC2017-0405, CPC2019-1301)
Date: Monday, December 09, 2019 3:43:14 AM
Attachments: [Bylaw 253D2019.docx](#)

Attn: Office of the City Clerk,

Please find my attached concerns and objection to the rezone proposal. I have included these objections to be considered / included in the evaluation of the rezoning proposal.

Please let me know if you have any questions.

I will not be attending the review unless it is necessary. Please let me know if you need me to attend.

Thank you for your consideration on this matter.

Regards,
Sam Leeds
31 McDougall Court NE
Calgary AB, T2E8R3

Sam Leeds
31 McDougall Court NE
Calgary AB, T2E8R3

Attn: Office of the City Clerk

Regarding Item 12 Policy Amendment and Land Use Amendment in Bridgeland / Riverside (Ward 9) at 717, 721, and 723 McDougall Road NE, LOC2017-0405, CPC2019-1301 Bylaws 86P2019 and 253D2019.

I have been a resident at the property adjacent (east side) to the property under consideration for 20 years. I have experienced numerous floods (see the attached image) in this neighbourhood and am certain there will be more. The infrastructure and area that was damaged the most is exactly where this property being purposed for re-zoning is. Over the years, I have seen the pace of development in Bridgeland (through booms and busts). The community has experienced both organic (smaller development sites along Riverside) and well-planned growth (General Hospital and old Bridgeland Community Centre). That said, one of the key features of zoning it to prevent opportunistic developments that occur organically from disrupting larger more well-planned growth.

Previous planning for this property has been shared with the Bridgeland community with the assumption that the rezoning would be approved. The proposed development was rejected on many concerns from the residents of the community. This can be reviewed in the case below for more details:

file number is LOC2017-0405

Contact: City of Calgary Planning & Development BRC Planning: planning@brccalgary.org, Brad Bevill: brad.bevill@calgary.ca

The proposed property would isolate the property on the east site (6 unites) from being re-developed inclusively with this property. A condition should be held to rezone if and only if the applicant is applying on behalf of all properties that may result in a isolated property.

Bridgeland-Riverside is a distinct inner city community and will:

- provide a **diverse range of housing types** to increase overall density in appropriate locations;
 - the property that used to occupy this spot were single family homes that with the current zoning M-C1 would more than adequately fulfill the increase in density factor of 3x that the city is looking for. Even this is too much for the current infrastructure. The increase to M-C2 would be far too much of an increase in density for the community to adequately absorb. There are both social and infrastructure challenges that prohibit this increase in density along this block. I will touch on these in the subsequent sections.

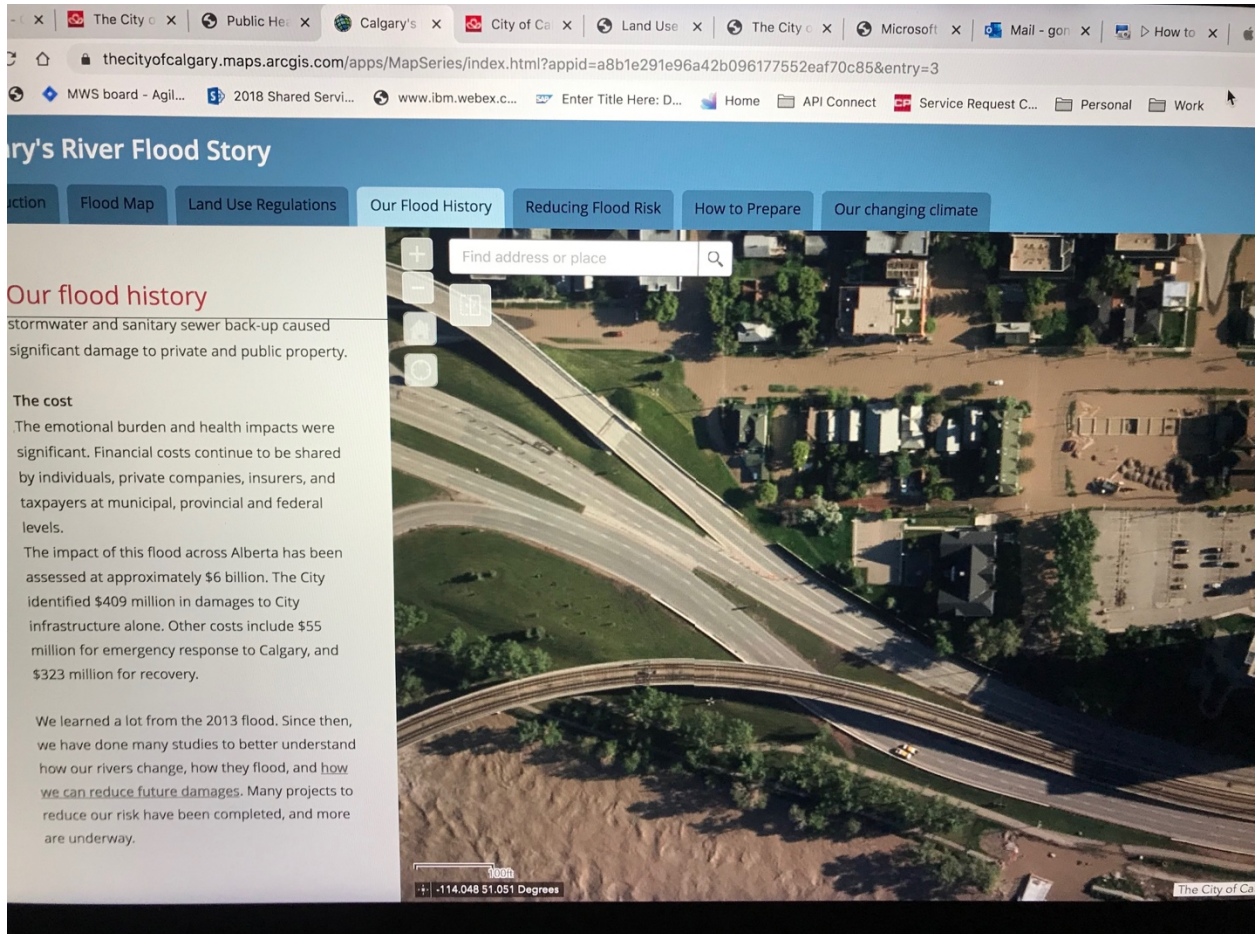
- It is critical that re-zoning only be permitted in a controlled way to help guide the diversity of the range of housing types. We have seen both positive and negative effects of low-income (of which 3 exist in the west riverside community already and 2 have been built on this road alone in the last couple of years. Brookfields development on the east side block of McDougall Court was flooded during the previous flood and it was shelved while the foundation rotted until they floods water receded. After construction, a single family unit was left behind that has resulted in an unpleasant “diverse range of housing types” on that block with a single family house sandwiched in between two M-C1 multi density structures. This is unlikely to change within my lifetime. That said, the proposal must not go ahead and or should only be considered if you are going to increase the entire block as a single application or at least be considered with the adjacent properties to not alienate those to create an inconsistent look as well as an unbuildable or unattractive development side of the adjacent properties. This will allow for a progressive redevelopment plan that is more inclusive and complimentary to the community.
- **integrate new development** into the **evolving community character** with that continue to serve the community needs to accommodate all age groups;
 - This will not happen with major gaps in the density of the properties adjacent to each other. This has been illustrated in this community already with a number of isolated structures that are no-longer integrated into the community due to selfish interests of developers and lack of planning. It also has a strict contrast with the re-development along 1st Ave and the old General Hospital site, of which I watched being leveled a couple of years after I moved into the community. This resulted in some well though planning. It took time and proper / timely re-planning that is ongoing today. I believe we should continue to focus on this long-term planning than allow re-zoning that will further agitate and disrupt the character of this community and it’s organic rate of growth that is above the cities density growth forecasts / planning.
- **preserve local history and historical buildings**, and support development that complements historic development patterns and architectural features wherever possible.
 - This is difficult to do when you live in a flood plain that has seen 3 separate major floods since I have lived here. As noted above, the final one forcing the previous residents to sell. Again, another reason why it is not advisable to increase the zoning of this block as you cannot build subsurface without a great deal of expense. You will most likely build something that will not be able to withstand future flooding that will most certainly happen with current environmental and extreme weather patterns that was released in the latest Environment Canada report on Canadian climate change (growing at 3x the global average).
- encourage **transit-oriented development** through guided intensification of the land near the Bridgeland/Memorial LRT Station;

- this development would not compliment or enhance use of the LRT system as it is just as close to and more convient to walk to the downtown platforms.
- **support a mix of compatible uses** including retail, office, residential, live work units, as well as amenities such as parks, green space, and public spaces;
 - this development would reduce greenspace, increase shading and destroy mature trees that are on my property. With the new zoning, there would be no setback and the developer could build the foundation right up to the property line most certainly destroying the roots of the mature trees on my property.
- create **vibrant and safe public realm space**, along the Urban, Neighbourhood Main Street through buildings and public space design;
 - This property only sees transient traffic and with higher density, would only see more of this type of traffic. In the Old General Hospital site, this makes sense. With a higher density structure here, it would provide more cover for mischief to occur in the vacant space behind this property that also has a wall that shields it from memorial drive. A massive structure here would only provide better cover for unsafe and mischief activity.
- enhance existing local amenities and prioritize **safe pedestrian and cyclist connection** network;
 - quite the contrary. The sharp turn at the West end of McDougall road is hazardous for the current volume of pedestrians on this street. With an increase zoning to this property and a likely increase to density with a new structure to maximize the land use would result in a higher degree of accidents on this road at that turn. The ally behind this property would also see an increase in traffic that would also have a blind entry northbound intersecting the West end of McDougall road. You would need a traffic light to manage anymore traffic for both automobile and passenger traffic at that intersection. This intersection would become a T-intersection with multi-directional blind spots (westbound, northbound and southbound). Strongly suggest you do some traffic studies on that section of McDougall before you proceed.
- provide a **range of multimodal transportation choices** to facilitate efficient movement of all modes of travel;
 - There is not enough parking and regular accidents along the street in front of this property. Increase traffic would agitate this that much more.
- encourage transit and active modes as the preferred transportation option, **and strengthening the connections** to the Bridgeland Memorial LRT station; and
- encourage **community cohesiveness** shaped by a high level of engagement, social programing, and a diverse mix of residents.
 - Without bias, I do not believe this applicant has community cohesiveness at heart. The engagement to date has been more mechanical than meaningful and has further alienated the community from this development.

This said, **I do not support the rezoning application for this property** and would like this stopped to ensure the proper focus can be made on the east side development of Riverside in

the interim and a more comprehensive and inclusive plan can be developed to ensure many of the core values above are achieved.

2013 flood in Riverside:



From: [Karen Pike](#)
To: [Public Submissions](#)
Subject: [EXT] Submission: PublicHearing Dec16-2019_LOC2017-0405
Date: Monday, December 09, 2019 9:32:56 AM
Attachments: [PublicHearing Dec16-2019_LOC2017-0405.pdf](#)

Dear Council,

Please see attached my comments regarding DP2017-5863 at 723 McDougall Rd NE.

Thank you for permitting me to send comments. I sincerely hope you consider these in the manner they are intended - as an attempt to have density done right in West Riverside.

Regards,

Karen Pike
25 McDougall Crt NE
Calgary, AB

2019-12-09

Dear Council,

I am writing you about the change requested LOC2017-0405 (and associated CPC2019-1301) for Land Use of lots located at 717-723 McDougall Rd NE.

I own a property directly adjacent, 25 McDougall Crt NE. I share a property boundary with 723 McDougall Rd NE. I have lived in the area since 2009 and am active in making my community a healthy and vibrant place to live. I care about my community and want it to be a strong, connected one, a neighbourhood of moderate density, reasonable building height, with a healthy environment for all.

I purchased the property expecting, and looking forward to, a 3-4 story, moderate density development to occur in the neighbouring properties. I am a supporter of development in West Riverside, and **I understand and support the need for increased density in inner city neighbourhoods, however, as someone who cares deeply about the success of all people in my community, I feel that development in this area must be done right and support community connection while decreasing risks for social dysfunction:**

- Take into consideration the special strengths and challenges of the area
- Understand what current residents feel will lead to a better, stronger community for all
- Balance the financial benefits to individual developers against the overall benefit of all community stakeholders

My thought on this LOC:

1. An M-C2 designation does not fit and should not be approved as it is not in alignment with the successful recent development along McDougall Rd. This immediate neighbourhood has had recent development that is well suited and well liked by the community members. These suitable developments includes private developer builds 2009-2018, as well as Calgary Affordable Housing development completed in 2017. **These recent developments have been embraced and welcomed by the community because they are doing density and design right. None require M-C2 designation.**

The common features of these suitable and successful developments include:

- spacing around the development that respects neighbouring resident properties – not overly shadowing, not being too close and seriously impacting neighbouring enjoyment of property
- design features that blend with other properties of recent and less recent build
- 3 storey height
- maintenance or re-introduction of canopy trees – with adequate number, space and lighting

Karen Pike - Resident & Owner: 25 McDougall Crt NE, Calgary

2. An M-C2 designation should not be approved as it is not in alignment with the special neighbourhood considerations – heavily engaged on during development of the West Riverside part of the recently abandoned but still relevant new Bridgeland ARP. This recently engaged upon ARP **determined that this area of McDougall Rd NE SHOULD BE designated for “Neighbourhood Low-Rise” defined as 3-4 storey, apartment, townhouse, multi-residential.** The planning professionals who developed this ARP listened and analysed the true needs of this area and landed on 3-4 storeys, low-rise. This key analysis should be weighted heavily when reviewing this application for redesignation to M-C2. This application is not in the best interest of the West Riverside neighbourhood, and the developer application should be rejected for good reasons.
3. In developed Calgary neighbourhoods, higher density, taller structures are intended for the 500m area around LRT hubs and Main Streets. The property is **more than 600m from an LRT hub, blocks from established Main Streets, with limited access. This residential street should not have a zoning designation M-C2 with height of 16m – it would permit a structure taller than the 15.18m new Calgary Central Library** which sits in the heart of downtown. This is unreasonable, inadvisable, and should not be permitted.
4. **The lots targeted by this application are mid-block and unsuited to a M-C2 designation.** Good urban design would anchor a tall building at a block end. In this case the 16m maximum height would dwarf the neighbouring properties, produce an unattractive streetscape - blocking many resident views (both on the street but also throughout Bridgeland) of the downtown and views of passersby looking into Bridgeland. **Additionally the M-C2 designation would have building access challenges, as the main entry point would be from the narrow, telephone-pole-lined, unpaved lane.**
5. An M-C2 property would have a huge negative impact on sunlight in the area. At max height (16m) a structure would significantly shade the 3 story structures in the block, as well as impacting structures on nearby blocks. 1992 Amendment to The Bridgeland-Riverside Area Redevelopment Plan p. 60 says “new developments should be neighbourly by respecting the views, the sunlight and backyard privacy of neighbours.” **In the spirit of this 1992 Amendment, the M-C1 Land Use should remain, and any developments under it should be looking to be “good neighbours” with regard to sunlight access for adjacent properties by ensuring height does not significantly negatively impact the enjoyment of property of established property residents.**
6. The City of Calgary recognizes the value of urban canopy by committing budget to recover from tree loss brought on by recent early winter storms. Abundant **scientific research indicates that urban canopy contributes directly to healthy neighbourhoods. An M-C2 designation would seriously and negatively impact the urban canopy** in this neighbourhood. The proposed application would mean direct loss of mature trees on the property and then further damage due to a much larger shade footprint on the whole area. The neighbouring properties – including mine – would be deprived of significant, adequate

light required for our current/future trees to provide street-visible, urban canopy. I am significantly concerned that the mature trees lining the back of my property (some of the last in the area) will be damaged and lost due to an unduly tall or unduly close build. These are personal concerns – but valid none the less. Good development is good for all.

7. The application property is on the same block as the intersection of 6 St and McDougall Rd. This intersection, which is a blind corner, already experiences high risk traffic/pedestrian/cycle interaction. This M-C2 higher density designation would exacerbate the risks on this corner by adding significantly to traffic in the area. The special nature of this intersection makes it difficult to remediate. I am concerned that introducing much higher density will only make neighbourhood flow more dangerous and reduce the kind of foot traffic that leads to strong, safe neighbourhoods. **ByLaw 16p2000 - The Bridgeland-Riverside Area Redevelopment Plan (pg. 30 Item #8) says: “McDougall Rd be recognized as special needs pedestrian route to ensure safe pedestrian crossing”.** Making this property M-C2 would not serve the intention of this bylaw, nor the best interests of this neighbourhood with its higher than typical proportion of:
- a) Seniors
 - b) Daycare kids
 - c) Walking School buses
 - d) Residents with disabilities
 - e) Non-car commuters

The LUB for M-C2 clearly says that M-C2 “has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts;” such a plan is inadvisable for this particular road.

8. When discussing this application with neighbours, everyone has expressed support for ongoing moderate densification. But residents want density to be done right. No one is opposed to removing single family homes and replacing them with multiple living units. The concern comes with the level of densification brought by an M-C2 designation. **In the last 10 years a large number of new developments have been built on this street with a unit replacement multipliers between 3 and 8 – clearly meeting and exceeding the doubling of density needed for Calgary’s Goal of a Compact City – This is REASONABLE, COMMUNITY SUPPORTED density. MC2 with 25+ unit is not.** Here is a sampling of recent builds and their replacement single-family home replacement units:
- 2018 703 McDougall Rd - 3 stories, 2 units, used 1 single house lot >> increased density by factor of 2
 - 2017 Calgary Housing Affordable Housing Development 816 McDougall Rd - 3 stories, 24 units, used 3 single house lots >> increased density by factor of 8
 - 2016 Phronesis Bldg 830 McDougall Rd - 3 stories, 16 units, used 2 large single house lots >> increased density by factor of 8
 - 2015 28 McDougall Crt - 3 stories, 18 units, used 5 single house lots >> increased density by factor of 3.6

- 2009 Infinity 710-714 McDougall Rd - 3 stories with heavily recessed 4th, 15 units, used 3 single lots >> increased density by factor of 5

All of these builds FEEL appropriate to the community. Why is this developer trying to set the stage for something so out of scale? I don't think this serves the community. Residents feel strongly that an M-C2 designation will increase density by too high a factor. This developer could opt to go to the full 16m max height with even greater densification. The pattern of DPs presented by this developer has always been at maximum or near maximum number of units permitted – far exceeding the best interests of the community as a whole. **Well beyond the currently accepted densification pattern which the community is embracing. Residents are concerned about this application because it is so far beyond the embraced community standard for density.**

9. City of Calgary Goals for a Well-Planned City – Municipal Development Plan section 2.3 – lists as a goal: [Great Communities](#). And says: it should “support building forms that are suitably scaled to the neighbourhood or community”. This request for zoning redesignation is not in alignment with this principle. The maximum height allowable under M-C2 is 16m (5-6 stories). This is significantly taller than the adjacent 3 story buildings and exceeds considerably the tallest building nearby – the Infinity – which has a very recessed 4th story. In the last 10 years, a large number of new developments have been built in this direct area, and have been profitable for developing owners. All are 3 stories, with one exception having a recessed 4th story. They all have 30-40 years lifespan left. **An overly tall, M-C2 designation building at 5-6 stories would stand out negatively, as an unattractive tower scar amongst these new 3 story developments for a long, long time. The 1992 Amendment to The Bridgeland-Riverside Area Redevelopment Plan p. 60 says “new developments should blend into the streetscape and the neighbourhood context”** – This application sets up a scenario that does not align with this Amendment. This application are out of scale and character for this neighbourhood.
10. The City of Calgary has committed considerable resources to the [Enough for All](#) anti-poverty strategy, and has invested heavily in [Affordable Housing initiatives](#) in this neighbourhood. The application area has 3 major Affordable Housing initiatives: [816 McDougall Rd](#), Bridgeland Place, MacPherson Place. This housing is home to Calgarians of limited means. These residents already face economic challenges that increase stress, and introduce barriers to equal participation. It is incumbent on the City to carefully plan the development in this area. **The City must only make zoning changes that safeguard investments it has already made here, it should only green-light changes that inherently add to the well-being of all residents, especially the vulnerable. An M-C2 designation would introduce more crowding, less sunlight, fewer visible trees, more traffic on narrow, already-risky streets which high number of seniors, pre-schoolers, walking-school buses, and the disabled currently utilize.**
11. City of Calgary Goals for a Well-Planned City lists as a goal: Great Communities And says: it should “Support social interaction, activities, well-being and inclusiveness.” **Many studies**

have shown that taller buildings interfere with the ability of residents to connect with neighbours, and weakens the social fabric of neighbourhoods. This McDougall Rd section of Bridgeland has experienced special social challenges due to its proximity to the downtown, its higher than average engagement with homeless and vulnerable populations, its home to many new immigrants with fewer social connections, its high proportion of seniors and the disabled, its low income families with small children. **The good neighbours in this area have rallied to create a more inclusive and connected space – just as the City of Calgary outlines in its future vision – PLEASE HELP US to continue to support and integrate a variety of diverse residents by doing development RIGHT.** Please recommend less-than maximum density, and more than minimum sunlight. Recommend against this M-C2 redesignation.

12. An accompanying feature of greater density is additional noise - especially disruptive at night– from increased traffic. This is exacerbated by reduced urban canopy for sound absorption. An M-C2 redesignation, and its inherent higher density, would add considerably to noise in the neighbourhood thereby reducing overall well-being of residents. This area already has higher density than many other neighbourhoods of Calgary. **Unlike the East Village which was well-planned for higher density, this application area is still narrow roads, with limited set-back. Resident bedrooms are directly beside the lanes and streets which would carry many more vehicles.** This neighbourhood must do density RIGHT. All Calgarians should have a reasonable opportunity for good sleep and a healthy life, including those who would live in this developer’s building.

13. **It would be unsuitable to introduce a higher density development designation to this block of McDougall Rd. NE as it is an area with special access considerations:**

- This section of West Riverside is somewhat encapsulated as it is bounded by Memorial to the South, Edmonton Trail to the West, and escarpment rise to the North. Access is physically limited.
- The City has restricted traffic for safety reasons through one-way access and speed zoning.
- The existing street accesses are minor roads which are already congested with cars and difficult for pedestrians to see between, and navigate around, safely.

These all make entrance and egress more difficult than other similarly situated areas in the inner city and requires special care when it comes to enabling a zoning designation that allows higher density and further access challenges.

14. The 700 block of McDougall Rd was flooded in 2013. The entire street suffered impacts. Any below grade structures – basements and parking garages – were underwater. The street itself developed sink holes. The circumstances that led to the 2013 flood have not removed flood risk. Any construction done in this area MUST be considered in conjunction with any City revision of flood maps and other damage mitigation learnings. **As a resident, I ask that the city limit flood damage risk by maintaining the M-C1 designation and having any development limited such that there is no underground structures that are susceptible to the high water table and inherent flood risk.**

For all of the above reasons, I oppose the LOC2017-0405 application for redesignation to M-C2. I sincerely hope that you balance the needs of the many residents in this community, with the desires of the developer. **A compromise that meets both party's needs is in the best interests of Calgary. This neighbourhood welcomes reasonable densification aimed at integrating with existing properties in a respectful and community-building manner.**

The cost of doing density poorly is very high. Please reject this redesignation to MC2.

Thank you for allowing me to submit my comments.

Regards,
Karen Pike
25 McDougall Crt NE
Calgary, AB

From: [Karen Pike](#)
To: [Public Submissions](#)
Subject: [EXT] CORRECTION Re: Submission: PublicHearing Dec16-2019_LOC2017-0405
Date: Monday, December 09, 2019 9:51:18 AM

Hello

My submission this morning had the wrong label in the email - it should have read LOC not DP:

> Please see attached my comments regarding LOC2017-0405 at 723 McDougall Rd NE. (Bridgeland - West Riverside)

My apologies!

Karen Pike
25 McDougall Crt NE
Calgary, AB

On Mon, Dec 9, 2019, at 09:31, Karen Pike wrote:

> Dear Council,

>

> Please see attached my comments regarding DP2017-5863 at 723 McDougall Rd NE.

>

> Thank you for permitting me to send comments. I sincerely hope you

> consider these in the manner they are intended - as an attempt to have

> density done right in West Riverside.

>

> Regards,

>

> Karen Pike

> 25 McDougall Crt NE

> Calgary, AB

>

> Attachments:

> * PublicHearing Dec16-2019_LOC2017-0405.pdf