

**From:** [donotreply@calgary.ca](mailto:donotreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 915 9 AV SE - LOC2018-0038 - Comment from Development Map  
**Date:** Wednesday, December 04, 2019 5:18:22 PM

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Application: LOC2018-0038

Submitted by: Mark Erickson

Contact Information

Address: 1723 13 Avenue SW

Phone:

Email: [mark.ericksn@gmail.com](mailto:mark.ericksn@gmail.com)

Feedback:

This site is of great significance to not only Inglewood, but to the deep history of Calgary itself. Located steps away from the Confluence, where the two rivers meet, this can be considered the historic heart and birthplace of our City. The development that takes place here should be very carefully considered. This site is also very significant because it has the potential to define the 'gateway' in to Inglewood, given that it is the first developed parcel of land on the South side of 9 Ave, and right next to the 9th ave bridge. Good City planning would want to see a gradual build up of height and density as one enters a community.

This development proposes a 15 storey building on this site, which would be wildly out of context with the historic nature of Inglewood. This type of height and density is much more appropriate in the downtown core, such as in East Village. Inglewood should strive to maintain it's more modest scale and historic charm along 9th ave, and any new development should uphold this. A development on this parcel should be no higher than the Avli, which is Inglewood's newest and tallest mixed use development, which stands at 7 storeys tall. Thinking about the procession in to Inglewood, a 15 storey building should not be one's first encounter.

For the reasons listed above, I am very strongly opposed to this land use amendment.

Thank you,

Mark Erickson

**From:** [Kristin Moore](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Land Use Re-designation Bylaw 255D2019  
**Date:** Sunday, December 08, 2019 9:59:46 PM

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Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
T2P 2M5  
[publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

To whom it may concern;

Re: 922 - 8th Ave SE (Plan A2, Block 4, Lot 11)

I'm wishing to submit my comments to be included in the council Agenda for Monday, December 16<sup>th</sup> 2019.

Please accept this email as formal comments for the record in regard to my concerns on the Application for Land Use Re-designation Inglewood Bylaw 255D2019.

I have several concerns around the desire to re-designate a residential house on a residential street to a direct control district. This property has been operating a full fledged not for profit business under a "home occupancy" license for the last 3 years. We have submitted several times our concerns about the amount of traffic, both vehicle and foot that it is generating, as well as the fact that the operators have never adhered to the requirements laid out in the home occupancy license.

The "cost and time" of applying each year for the home occupancy license is the excuse that is given to undergo a radical shift in the designation of the property at 922 from residential to DC. My understanding is that it costs less than \$300 each year for applying for the home occupancy license and having to reapply holds the owners of the property to some sort of accountability as to what is actually happening at 922. With the DC there will be no recourse for the neighbors.

I do not agree to the shift from residential to DC. When the availability of commercial space in the City of Calgary is above 25%, and the lack of residential in the inner city is a big concern, it does not make sense to take a desirable family home off the market and turn it into an institutional operation - especially when it negatively impacts the neighbors.

The amount of traffic that we are experiencing is substantial and unsustainable. Under the DP of the homeowners occupancy there is a limit of 15 individual visits a week. Instead, Calgary Reads boasts on their website of the 7,700 visitors in the last 2 years, substantially more than what is permitted under the DP. We are directly impacted by this traffic. Those numbers do not include all of the other activity next door such as book drop off's and pick ups by the Calgary food banks. This does not include the employees, volunteers, and others that are there for board meetings, or fundraising activities. Calgary Reads also buses in students every week, with numbers as high as 120 kids and

teachers visiting over the course of three hours. During the summer, day camps also use the property.

The timeline of events that we have experienced during the last three years has been submitted to the city several times. We feel that we have not had a voice, and that an agenda is trumping the rights of residents. When we approached our Councillor, Gian Carlo Carra said " we are the only ones in the city that do not want this...and that our concerns have actually held up the process". He also went on to state that "he is in the Calgary Reads camp" which feels completely biased, as a Councillor is supposed to act on behalf of all of his constituents. This is our home, one that we have lived in for 14 years, and our sense of security and peace is being sacrificed. The neighbors have been kept in the dark, and the truth has not been forthcoming at any point in the last 3 years. I also feel that this is going to negatively impact the value of our property, because who will want to live beside a business that is getting 7,700 + visitors over a two-year period?

I strongly disagree with the DC application for 922 8th Ave SE. I feel that it will give Calgary Reads and their board carte blanche to do what ever they want, with no possible arena for accountability. I believe that this sets a negative precedence on the completely residential side of our street block.

Sincerely;

Kristin J. Moore

920 8th Ave SE  
Calgary, Alberta  
T2G 0M3  
[kristinjmoore@gmail.com](mailto:kristinjmoore@gmail.com)

**From:** [Eric Fung](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Bylaw 255D2019  
**Date:** Sunday, December 08, 2019 10:14:19 PM

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Please see mine and my husband's comments regarding Land Use Re-designation Bylaw 255D2019 at 922 8 Ave SE.

We are both in support of the mission of Calgary Reads. However, as immediate neighbours (owners of both 924 and 926 8 Ave SE) of the Children's Reading Place, we do not believe a residential neighbourhood is suitable for the usage that is proposed here.

It is one thing for a home occupation permit to operate in the area. However, as councilmember Carra has readily indicated, Calgary Reads has "stretched" the meaning of this in its use of the property.

The operations of the property should cause only minimal observable activity outside of the residence per the spirit of City of Calgary by-law. This is simply not possible given the volume of activity generated by the Children's Reading Place.

As neighbors, we expect that the application will be successful. We have been pleased to be involved with discussions with Calgary Reads and City of Calgary around plans moving forward. We are hopeful that our wishes around minimizing traffic volumes and outdoor activity can be respected to allow us a full enjoyment of our property.

Sincerely,  
Brian Clark and Eric Fung

**From:** [Robb Wheatley](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Land Use Re-designation Inglewood Bylaw 255D2019 for 922 - 8th Ave SE (Plan A2, Block 4, Lot 11)  
**Date:** Sunday, December 08, 2019 10:29:20 PM

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Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100 Station 'M'  
Calgary Alberta  
T2P 2M5  
[publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

To whom it may concern;

Re: 922 - 8th Ave SE (Plan A2, Block 4, Lot 11)

Please accept this email as formal comments for the record in regard to my concerns on the Application for Land Use Re-designation Inglewood Bylaw 255D2019.

Please include these comments in the council Agenda for Monday, December 16<sup>th</sup> 2019.

Please do not change the land use designation for this property.  
It should remain an RC-2 residence, not a Home Occupancy and not a DC Direct Control District for an Institution or a Business.  
This land use redesignation application inaccurately portrays the use of the property as primarily residential with an additional use of a Reading Place.  
It is, in fact, an Institution that drives an inappropriate level of traffic to a previously residential block, with residents installed as a loophole for obtaining a Home Occupancy permit.

I ask that Members of Council consider what it would be like having 3500+ visits / year to their next door residence where normal residential traffic used to take place and having to spend their time and energy attending meetings and writing letters fighting to preserve the residential character of their home and block, rather than having a residential neighbour.

This is so inappropriate.

Sincerely,

Robb Wheatley  
920 8 Ave SE  
Calgary AB T2G 0M3