

From: [Smith, Theresa L.](#)
To: [LaClerk](#)
Subject: FW: Online Submission on LOC2017-0186
Date: Thursday, November 02, 2017 3:55:05 PM

From: cmwong21@hotmail.com [mailto:cmwong21@hotmail.com]
Sent: Thursday, November 02, 2017 3:41 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: Online Submission on LOC2017-0186

November 2, 2017

Application: LOC2017-0186

Submitted by: Calvin Wong

Contact Information

Address: 463-28 Avenue NW

Phone:

Email: cmwong21@hotmail.com

Feedback:

Dear Council, Me and my wife moved to Mt. Pleasant almost 10 years ago because of its family friendly community feel while still allowing us to stay in a central part of the city. We now have two young sons and we are concerned that this new proposed 11-unit complex will have negative impacts on our community, especially given that we live 1 block away from the proposed site. This includes increased traffic (cutting through our side streets and alleys), safety to young children (schools in the area), parking, less-invested neighbours (renters and absentee landlords), and property values of our home. I understand the desire to increase density by the city, but I do not believe that this type of development is consistent with the neighbourhood showing a lack of holistic planning. Most if not all of the homes in the area are single detached/duplexes and adding an apartment building of this density is a considerable change to the area especially given this location. There is already considerable development of multi-unit buildings along Centre St and 20 Ave, but one of the biggest differences is that those buildings already face the main street. Virtually every single resident lot that is adjacent to 4th St faces north-south or away from the main road. However, on 20 Ave and Centre St, most of the existing single residential lots are facing the main street. This means that the main road (or backlane) would absorb the parking impacts from a multi-unit redevelopment. For homes along 4 St, the parking effects spill into the avenues negatively affecting all of the single resident homes. Another key point is that the lots on Centre and 20 Ave all face the main street and any of the impacts are inherently present. Adding another multi-unit site to these areas would be less of an impact. Whereas, adding a multi-unit building along 4

It is a bigger change and have much more of a significant (negative) impact on safety, parking, traffic, and property value, etc. In addition to this, an 11-unit apartment building will only increase the number of renters living in the neighbourhood who generally are not as committed to the community. We have already noticed an increase in crime in the neighbourhood and have seen first hand how some transient type residents treat the neighbourhood compared to residents who are invested and share in the community. Many of my neighbours have voiced similar concerns regarding this development and specifically the density. Please note that the height of the building is not the issue. Many of my neighbours have expressed that a four-plex would be acceptable and keeping with the community while increasing density. We implore Council to consider the concerns of the residents that are most immediately affected and amend the application to reduce the building density to a 4-plex. Thank you for your time and consideration.

From: [Smith, Theresa L.](#)
To: [LaClerk](#)
Subject: FW: Online Submission on LOC2017-0186
Date: Thursday, November 02, 2017 3:53:08 PM

From: Adrockwe@gmail.com [mailto:Adrockwe@gmail.com]
Sent: Thursday, November 02, 2017 3:29 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: Online Submission on LOC2017-0186

November 2, 2017

Application: LOC2017-0186

Submitted by: Andrew Rockwell

Contact Information

Address: 456 28 Ave NW

Phone: (403) 471-2673

Email: Adrockwe@gmail.com

Feedback:

I am a neighbor of this development, living just one street south. While I support some degree of densification of this area, I encourage City Council to consider placing restrictions on this development if multi-unit zoning is approved. I believe that the current restrictions placed on multi-unit dwellings are too lax for this neighborhood, as evidenced by the fact that it would allow up to 11 dwellings on the lot of what is currently a single family home, in a neighborhood of detached and semi-detached dwellings. I would have no reservations about a townhouse development, or even a 4- or 6-plex, (with certain considerations met); but the idea of having up to 11-units on this lot is ludicrous. 29th Avenue, and the surrounding streets are quiet, residential streets with limited on-street parking. In our neighborhood, I believe any multi-unit building should be required to have more than one parking space per dwelling, leaving street parking predominantly for visitors. I would also have concerns about traffic congestion at this location, as 4th Street is already a busy street for pass-through traffic that is difficult to turn south on from the avenues during peak periods. Adding too much population density right at 29th Avenue and 4th street would no doubt exasperate this issue for existing residents of Mount Pleasant. Please consider restricting the development at this location if the conversion multi-family zoning is allowed.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Monday, November 06, 2017 7:43 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

Follow Up Flag: Follow up
Flag Status: Flagged

From: iwong82@yahoo.com [mailto:iwong82@yahoo.com]
Sent: Friday, November 03, 2017 10:11 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 4, 2017

Application: LOC2017-0186

Submitted by: Irene Wong

Contact Information

Address: 463-28 Avenue NW

Phone:

Email: iwong82@yahoo.com

Feedback:

To Council, My family and I live a block away from the proposed site are in direct opposition of this re-designation. Density. This is the biggest concern as we feel that this will make safety, cut through traffic, and parking worse than it already is. An 11 unit complex is simply unacceptable and would stick out as a sore thumb in this area. A 4-plex would be a more acceptable solution that we feel blends into the community better while still providing the city with densification it desires. This is not a case of NIMBY mentality. During the election there was a town hall for Mount Pleasant where residents were able to submit questions for the candidates via the community association. The three biggest themes were density, cut through traffic, and taxes. This isn't a concern for this specific site and its nearby residents. It is one of the most important issues that the community as a whole is concerned about. This isn't just a resident's impression, but one that has been covered in the media. There have been multiple news articles reporting the same sentiment from the town hall and one where the community association noted that density was not just a concern for this proposed site but also the entire community. Links are below in case you want to read, but the addresses indicate the headline. At the town hall, all but the incumbent councillor were in agreement that re-zoning was the incorrect strategy to redevelopment. I point this out because Ward 7 was one of the closest races so one could draw that this is a very divided issue.

<http://calgaryherald.com/news/local-news/high-density-developments-and-taxes-among-ward-7-residents-top-concerns-at-election-forum> <http://calgaryherald.com/news/local-news/densification-causes-some->

[growing-pains-in-the-inner-citys-ward-7](#) Another concern is that the planning commission only recommended architectural changes to the proposed building but did not see any issue with the proposed density. This was something that the CA specifically requested in a response to the city (copied to the residents) that the density of the unit be decreased from 11 to 4. This is not one isolated resident commenting but the CA who has taken feedback from multiple residents, yet this request was ignored and not amended in its form to council. In fact I have been told that as long as the building exterior and size/height meet the rules, the rezoning would unlikely get rejected. Where is the development planning in this? This is an existing subdivision with challenges in redeveloping but according to the CA this lot is outside the designated Neighbourhood Corridor in the Municipal Development Plan where higher density has been agreed to. Did the planning commission look at this specific site/location to see if it was in line with the ARP and how this type of building would fit in with the community (traffic, parking, safety, etc.)? Not only does this break the contract with the community in regards to the Municipal Development Plan but it is ignoring any sound planning principles. There are no multi units in the area so this looks like a situation where a developer who wanted to build this type of building in an area and found an owner willing to sell and made a DP application regardless of zoning. In an ideal world they would have found and purchased a lot previously zoned (based on proper city planning) for this type of building and then make the appropriate application. I realize this is a big challenge in an existing area but a process that looks only at the physical building and not how it fits into the community shows a serious lack in planning. “Top run” and “broken process” were common phrases during the election. The fact that this application has made it to public hearing in its current form shows that the process is broken. It’s time for council to listen to its residents. This is irrespective of those citizens that voted for you or not. This is irrespective of if this applies to your ward. The flawed system affects the entire city. It’s time to fix the process and break the stereotype of a top run organization. Amend the application to reduce the density to a 4 unit building.

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 7:57 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

Follow Up Flag: Follow up
Flag Status: Flagged

From: don.mikalson@gmail.com [mailto:don.mikalson@gmail.com]
Sent: Tuesday, November 07, 2017 10:44 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 8, 2017

Application: LOC2017-0186

Submitted by: Don Mikalson

Contact Information

Address: 462 29th Ave NW

Phone: (403) 463-0501

Email: don.mikalson@gmail.com

Feedback:

I am contacting you about the proposed re-designation for 466 29 Ave NW. I want to state that both my wife and I oppose the proposed 11 unit apartment development located at 466 29 Avenue NW. I understand that the city is looking at proposals for increasing the density of the Mount Pleasant community. I am not convinced that building small apartment buildings accomplishes this goal. First, no one in the community was consulted about this proposed rezoning change. The only correspondence was three rounds of posted signage and posting signage is not consultation. I struggle how such a rezoning proposal is put forth when it disproportionately negatively affects community members that happen to own houses near the proposed rezoning location of 466 29 Avenue NW. I am not against increased density. My wife and I chose the Mount Pleasant community because of its access to organic local commercial development. We used to live downtown and support and enjoy pedestrian lifestyles. However, we feel that the proposed apartment is not the appropriate redevelopment needed or supported by the community. First, putting an 11 unit apartment building on a 50-foot lot does not seem feasible without significantly impacting the surrounding neighbours. Parking is already tight on 29th Avenue. Adding 11 apartment units will exacerbate this problem. We have not seen any plans provided by the architect, especially ones that address the parking issue. Second, Mount Pleasant has constantly been experiencing increased density. My wife and I live in a new side-by-side. There are 4+ redevelopments on-going in just the two block radius of our house. I do not understand the apartment proposal as justification for increased density. Mount Pleasant's density is already increasing! If

Council wants to increase density, it can simplify the secondary suite approval process. The proposed rezoning is inconsistent with the approved Area Redevelopment Plan and with the Municipal Development Plan. We encourage the architect to either pursue the project at a location that supports the rezoning or alter/modify the plan so it is consistent with the ARP and MDP for the Mount Pleasant Community. Third, the proposed apartment building will be remove any privacy my family has in our backyard. This will surely negatively affect the property value of our house and property. Does the City of Calgary plan on repatriating affected neighbours for the negative impact to their property values? Lastly, There are about 10 children that live within a 5 house radius of the proposed 466 29 Ave NW. Fourth Street NW is already busy. We already fear for the safety of our children. People constantly race down 4th Street, sometimes 30km/hr over the posted speed limit. Most intersections are uncontrolled for pedestrians. Adding apartment level density will exasperate this problem. Thank you for your time. Regards, Don Mikalson and Sophie Pilon

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Wednesday, November 08, 2017 7:58 AM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0186

From: james.nasen@gmail.com [mailto:james.nasen@gmail.com]
Sent: Tuesday, November 07, 2017 4:49 PM
To: City Clerk
Subject: Online Submission on LOC2017-0186

November 7, 2017

Application: LOC2017-0186

Submitted by: James

Contact Information

Address: 529 29 Ave NW

Phone: (555) 555-5555

Email: james.nasen@gmail.com

Feedback:

The proposed redesignation associated with this property would not be an additive change for the community surrounding it. The current density modifier proposed would allow an 11 unit apartment building on a 50 foot lot. This design would not be in line with all other buildings in the area. A development of this size would hinder parking, travel through the neighborhood, community inclusion, and safety. Furthermore, this property is located outside the designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). If this application is approved, then the residents of Mount Pleasant and other inner city communities must ask, if the MDP is not going to be followed, what was the purpose in creating it at all? I believe that residents of Mount Pleasant support density in alignment with the MDP within our community. However, placing density outside of our Neighbourhood Corridor, we feel, will erode the future success of our Main Street. When walking through this neighborhood it is clear that a building of this size and density is better suited to the area laid out in the MDP (4th Street NW, from 22nd Avenue to 27th Avenue). Outside of this area it would make sense to increase density through townhome type development. The apartment form proposed in the development permit application is dramatically out of context for the neighbourhood. I believe the developer needs to amend the design to only include 5 or less units, and 2 stories and then reapply for a smaller density modifier.

Note: Letter 6 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Members of Council,

I am writing as a concerned resident of Mount Pleasant regarding the rezoning application (LOC2017-0186) and proposed development plans. I live one block away on 28 Avenue NW from the subject parcel (466 29th Avenue NW) and I am opposed to the development based on the following:

This development application is not in alignment with City Policy, planning principles and long term plans

This proposed development is located outside designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). The MDP supports higher density within Neighbourhood Corridors and sensitive intensification (secondary suites, semi-detached dwellings and townhomes) within all other areas of the Inner City.

This application does not incorporate the principles of whole community planning and it doesn't fit with the existing homes in the community

As expressed by the Mount Pleasant Community Association and the residents of the community, I am not against increasing density, if it's done in a thoughtful manner that considers the other homes in the community and the people who live there. When increasing density, we must consider whole community planning and sound planning principles so that developments are not just approved as one-off projects. Development must fit well with the existing homes in the community and be located in the right places. This proposed 11 unit building does not fit with the community. There are no other multi-unit, three level apartment style buildings in Mount Pleasant. The development being proposed as is, would allow an 11 unit apartment building on a 50 foot lot. This will not achieve the dual facade and street orientated family style units required within Mount Pleasant. I would support townhomes and/or stacked townhomes which would be more in alignment with the goals of the MDP in this location, and would enable increased density that fits well within the existing community.

This is not a NIMBY issue

During the Mount Pleasant all candidates' election forum in October, density and the impacts on the community was one of the top three issues for the residents of Mount Pleasant. One of the others issues was increased traffic, which is directly related to increased density. Residents expressed that their concerns were not just related to the proposed development site on 29 Avenue, but for the whole community. Residents raised several questions about how the candidates would address density and Area Redevelopment Plans going forward. All of the candidates, with the exception of the incumbent ward councillor, strongly agreed that density needs to be done in a very sensitive and thoughtful way that reflects community interests, incorporates principles of whole community planning, (not one-off developments), and fits well within the community. All candidates with the exception of the incumbent ward councillor felt that the re-zoning application was the incorrect strategy to redevelopment.

In addition, candidates felt that community residents must be engaged much more in these types of decisions as they have an enormous impact on traffic; parking; noise; the safety of pedestrians and children; and people's experience and enjoyment of their homes and their neighbourhood. The proposed development as is, would result in increased traffic in an already very busy area right off of 4 Street NW which experiences high cut through traffic off of 4 Street and Centre Street, as well as increased safety and noise concerns. In addition, parking will become a bigger issue with the density that is being proposed. It is already very challenging to park on 28 and 29 Avenue due to increased spillover from other avenues in the area, and with an increasing number of "visitors" parking there.

Development permit application

The apartment form proposed in the development permit application is out of context for the neighbourhood. I support the recommendations of the Mount Pleasant Community Association and residents, and ask that the applicant significantly amend the project to include the following:

- Human-scale built form in either stacked townhomes or townhomes
- Street orientated units with direct access to the street.
- Units facing both 4th Street and 29th Avenue
- Garages/parking accessed off the lane
- The density modifier be amended to support grade-orientated units that face both 4th Street and 29 Avenue.

This application, as proposed, does not meet requirements in the existing Area Redevelopment Plan and it breaks the contract with the community and its residents. There are no other multi-unit buildings in the area and there is no evidence of thoughtful community planning or the use of “sound planning principles.” regarding this application. The developer could easily have chosen to develop in another area where multi-units are already a part of the community fabric and the community plan. This is a situation of a one-off development, without consideration for residents or the existing community plan.

Recommendation put forward to Council by the Calgary Planning Commission

Finally, I have concerns about the recommendation put forward to Council by the Calgary Planning Commission. The CPC only recommended architectural changes to the zoning and did not note any density changes. This recommendation does not reflect, but ignores, the Mount Pleasant Community Association request to have the building units decreased from 11 to 4, along with other design requests that would enable the development to be a best fit with the community, (as stated above). The Community Association submitted their request to CPC based on the feedback from many community residents, so it is very concerning and disheartening that CPC did not amend their recommendations to Council to better reflect the community and the residents. “Top run” and “broken down” were common phrases used during the election. It’s time for Council to start listening to residents. The current system is flawed and it not only impacts Mount Pleasant, but all of the communities in Calgary.

Council can show that it is listening to residents and the community starting with this application. I respectfully request that the proposed application be amended to reduce the density from 11 units to 4, including the other design requests as submitted by the Mount Pleasant Community Association. Please take this request into serious consideration. It is the right thing to do.

Respectfully,

Allison Carnahan

Resident and homeowner of Mount Pleasant, and citizen of Calgary

November 9, 2017

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

**RE: BYLAW #366D2017 – Request for Comments – Land Use Bylaw Amendment at 466
29 Avenue NW**

As a neighbouring resident, I oppose the land use bylaw amendment proposed for the land parcel at 466 29 Avenue NW (herein referred to as the "Subject Property"), being developed as a multi-residential development (M-C1), as it does not align with the residential low density conservation intention of the North Hill Area Redevelopment Plan (ARP)¹. The Subject Property is located at the corner of 29 Avenue NW and 4 Street NW. I based my decision to live in the Mount Pleasant community on the premise of the quiet streets and low density neighbourhood.

I have submitted comments to the land use bylaw amendment application in August 2017 and the development permit application in October 2017, and I find each request for comments process a piece of garbage, considering there is no consultation process from the City of Calgary to follow-up with affected stakeholders on any concerns raised. I find it ridiculous that neither planner responsible for each application have contacted me to discuss my concerns. Asking for comments and then not circling back with stakeholders to close out concerns raised is an absurd process. What's the point in asking for comments? Seems like the planners in charge have made up their minds long before asking for comments from affected stakeholders.

As per the September 2017 North Hill ARP, section 3.3 (2) states the Mount Pleasant and Tuxedo policies are to "support a low density housing conservation and infill policy to maintain stability while allowing appropriate new low density housing (single detached/duplex/semi-detached housing)" and section 3.3 (4) states the policies are to "discourage the redesignation of low density residential land to higher density residential or commercial uses, except as supported by this ARP, in order to maintain and preserve the stability and character of the communities."

The reality of having a multi-residential development built on 29 Avenue NW will impact the residents in the vicinity of the proposed development. 29 Avenue NW is a quiet roadway and has lots of young children playing; the proposed multi-residential development would change the street into a busy and congested roadway. Not only is on-street parking currently at a premium during non-work hours, but when residents have visitors over, the on-street parking is greatly impacted. If a multi-residential development is built with 11 units, the on-street parking will be non-existent.

As seen in Figure 1 below, the parcels adjacent to 4 Street NW are designated as R-C2 low density land use (with the exception of some commercial parcels). The medium density land

¹ The City of Calgary. North Hill Area Redevelopment Plan – A Community Plan for The Capitol Hill, Tuxedo and Mount Pleasant Communities. September 2017. <http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/north-hill-arp.pdf>

use parcels are seen adjacent to Centre Street N. This makes sense since the Green Line LRT will be utilizing Centre Street N in the future. It's out of character to have a multi-residential medium density development along 4 Street NW. In fact, Subject Property is located outside designated Neighbourhood Corridor (4 Street NW, from 22 Avenue to 27 Avenue) in the Municipal Development Plan (MDP)². The MDP supports higher density within Neighbourhood Corridors and sensitive intensification (secondary suites, semi-detached dwellings and townhomes) within all other areas of the Inner City.

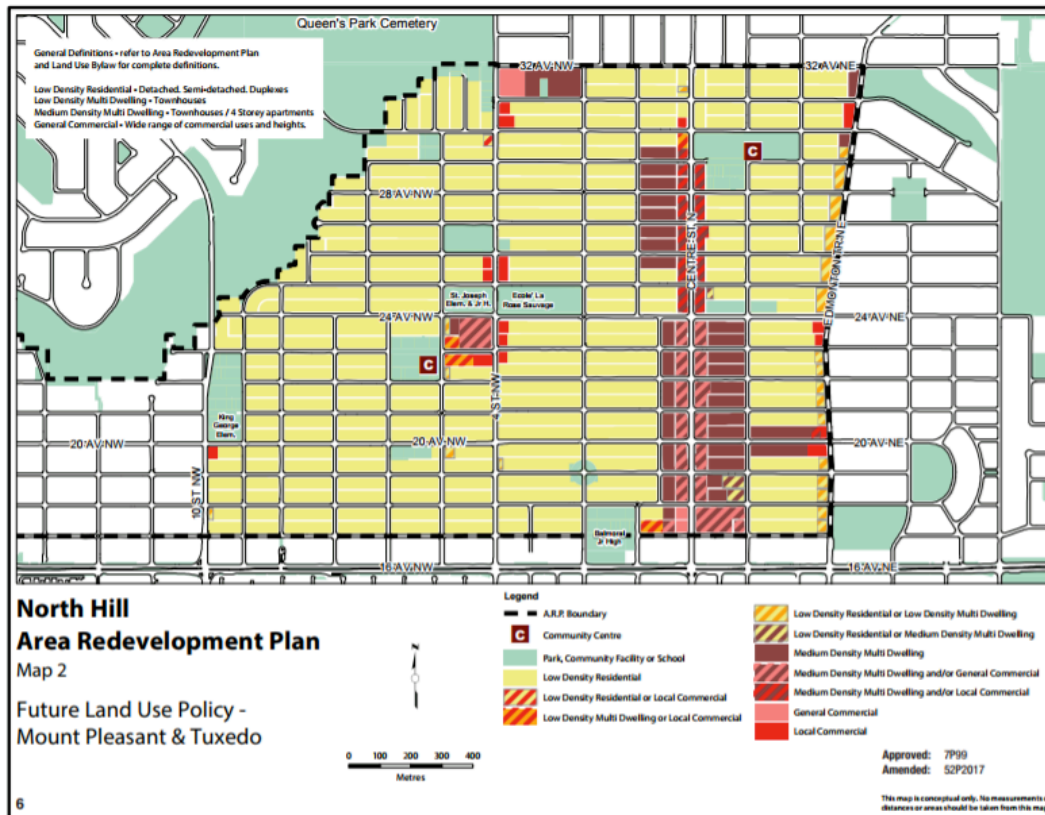


Figure 1: North Hill ARP Future Land Use Policy

4 Street NW is a main north-south connector road, has been classified by the City of Calgary as a truck route³ and saw on average 14,000 vehicles per day in 2016⁴. I have never seen anyone attempt to park on 4 Street NW due to the amount of traffic that utilizes the roadway. When you factor in the stop sign located in front of the Subject Property and the required 5m parking setback noted in section 3(1)(a) of the Parking Bylaw 41M2002⁵, on-street parking is further decreased on the road. 29 Avenue NW is already busy with on-street parking from the residents in the area; if 11 units are built on the Subject Property, there will not be an adequate

² The City of Calgary. The City of Calgary Municipal Development Plan. September 2009. http://www.calgary.ca/PDA/pd/Documents/planning_policy_information/mdp-municipal-development-plan.pdf

³ The City of Calgary. 2017. Calgary Truck Route Map. 2017. <http://www.calgary.ca/Transportation/Roads/Documents/Truck-and-dangerous-goods/calgary-truck-routes-map.pdf>

⁴ The City of Calgary. 2016 Average Daily (24hr) Weekday Traffic Volume. 2017. http://www.calgary.ca/Transportation/TP/Documents/data/traffic_flow_maps/2016-flowmap_City.pdf

⁵ The City of Calgary. Parking Bylaw 41M2002. <http://www.calgary.ca/CA/city-clerks/Documents/Legislative-services/Bylaws/41m2002-Parking.pdf>

amount of on-street parking for a medium density residential development to co-exist with the current low density residential developments.

Based on the 11 units being proposed, the Motor Vehicle Parking Stall Requirements laid out in the Land Use Bylaw 1P2007⁶, section 558 outlines the number of parking stalls required for resident parking and visitor parking. Taking into consideration Area 2 of the "Parking Areas Map", and the minimum required motor vehicle parking stalls for residents (1.0 per unit) and visitors (0.15 per unit), 11 resident and 2 visitor parking stalls would be built on the Subject Property, including an additional 1 handicap parking stall, for a total of 14 parking stalls.

Considering there will be 9 x 2 bedroom units and 2 x 1 bedroom + den units, the reality is that units with over 1 bedroom occupy more than one resident, in which one or more vehicles per unit will be present. Increased traffic and on-street parking associated with those units will adversely and negatively impact the quiet roadway and alley along 29 Avenue NW.

The alley servicing 29 Avenue NW and 30 Avenue NW will be negatively impacted with the addition of a multi-residential development on the Subject Property. It is currently difficult to turn onto 4 Street NW from the alley due to the obstructions and slope of the alley; adding a multi-residential development so close to the alley entrance off 4 Street NW will increase congestion and reduce access. There is an existing overhead distribution line structure in close proximity to the underground parkade entrance being proposed with the multi-residential development. When factoring in the current access difficulties into the alley with the existing structure, there will not be enough room to have two-way traffic in the alley.

29 Avenue NW has become a crossover street between Centre Street N and 4 Street NW. The amount of traffic cutting between these two roadways has decreased the safety experienced by residents. Adding more traffic associated with the multi-residential development on the Subject Property will further decrease the safety of residents and further increase the congestion of 29 Avenue NW and the ability to turn safely onto 4 Street NW.

The proposed development will be 3 storeys in height (approximately 11.53m), resulting in a taller building than the existing homes in the area, and will create an increased shadow effect in my backyard. Additionally, the increased building height will decrease my privacy with unit windows and balconies overlooking, impacting the enjoyment of my backyard.

I believe the land use bylaw amendment at 466 29 Avenue NW should be reduced to a smaller number of units, such as a duplex, four-plex, or townhomes with entrances from the sidewalks to each unit, which are more common developments already seen in the neighbourhood and would better align with the low-density intent of the neighbourhood.

Thank you,



Sincerely,
Dan Burton

⁶ The City of Calgary. Land Use Bylaw 1P2007. July 23, 2007. http://www.calgary.ca/PDA/pd/Documents/Calgary-Land-Use-bylaw-1P2007/bylaw_1p2007.pdf

From: [Smith, Theresa L.](#)
To: [LaClerk](#)
Subject: FW: Objection to property redesignation of Mount Pleasant
Date: Thursday, November 02, 2017 4:01:58 PM
Attachments: [image001.png](#)

From: Neufeld Cory [mailto:Cory.Neufeld@interpipeline.com]
Sent: Thursday, November 02, 2017 3:05 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Objection to property redesignation of Mount Pleasant

I would like to personally object to the proposed Land Use Redesignation in Mount Pleasant at 466 29 Ave NW.

I have lived in the Mount Pleasant area for the past 12 years and have lived on the 500 block of 29th Ave NW for the past 3 years after recently constructing a house. I choose to build in Mount Pleasant and 29th Ave based on the curb appeal of the street and the fact that it is zoned for R-C2. Modifying the above address to M-C1 will decrease the curb appeal of the street and significantly lower the property value of my home. Further traffic congestion on 4th Ave will be impacted by this change. Furthermore allowing for this change at this address will pave the way for further requests for Land Use Redesignation in Mount Pleasant. This can not be allowed to happen.

Sincerely

Cory Neufeld
532 29th Ave NW
Calgary Alberta
T2M 2M5
cneufeld@interpipeline.com

From: Zubcic Sonja
Sent: Thursday, November 02, 2017 2:44 PM
Subject: Mount Pleasant - property redesignation that may affect property value
Importance: High

Dear Mount Pleasant neighbors:

I have just seen today's Herald and the notice about condo building coming up at the corner of 4 Street and 29 Avenue NW (please see the attachment). Mount Pleasant is zoned for RC1 and RC2, which is the reason why most people choose to buy in this area. A proposal is going before the City Council on Monday, November 20, 2017 to redesignate 466 – 29 Avenue from RC2 to Multi Residential – Contextual Low Profile (M-C1). If it passes, it will likely lead to more redesignation in the area.

I will voice my concern by sending an email to cityclerk@calgary.ca before midnight on November 13, 2017 (MONDAY) and oppose the redesignation on the grounds of diminishing my property value. In the times of economic downturn, tax increases, condo building market being saturated, proposals like can alter the residential nature of neighborhood that was the main motive why most people choose to buy in this area. If / when the Green Line goes ahead, the current character of the neighborhood will be most likely lost.

If you feel the same way, I urge you to take action and do the same. Please make as much noise as you can by contacting:

Mount Pleasant Community Association – Philip Carr, President president@mpca.ca

Craig Coolahan, MLA for Calgary-Klein at <https://craigcoolahan.albertandpcaucus.ca/contact>

Druh Farrell, Alderman, Ward 7 <http://www.calgary.ca/citycouncil/ward-7/Pages/Contact-Ward-7.aspx>

Please try to involve as many fellow neighbors as you can. Maybe there is a petition already in circulation that I may not be aware of.

Thanks,

Sonja

PS I apologize for using the work email for this “call to arms” but the deadline for response is very short.

Sonja Zubcic, LLM

Sr. Regulatory Analyst,
Public & Regulatory Affairs



Inter Pipeline Ltd. | Suite 3200, 215 – 2nd Street SW, Calgary, AB T2P 1M4
T: 403 290 6128 | E: szubcic@interpipeline.com

Confidentiality Warning: This e-mail (and any attachment) was intended for a specific recipient. It may contain information that is privileged, confidential or exempt from disclosure. Any privilege that exists is not waived. If you are not the intended recipient: do not copy it, distribute it to another person or use it for any other purpose. Please delete it and advise me by return e-mail or telephone.

Thank you for the opportunity to provide comments on the land use and development permit for 466 29 Ave NW. I am the resident of 458 29 Ave NW, a home adjacent to the proposed re-designation and redevelopment for 466 29 Ave NW, and am not in support.

Mount Pleasant is intended to be a family oriented neighborhood, which is supported by the many schools and parks located within it. A major part of why we have chosen this neighborhood to raise our young children. We are not unlike most of the neighborhood which is comprised of a demographic that is 61%¹ between the ages of 25 – 54, where 41% are of the demographic of whom would be with young families or starting families.

As stated in the recently updated North Hill Area Redevelopment Plan (ARP), Policies Bylaw 12P2016, it is within Mount Pleasant's policies to retain the traditional role and function as a predominantly low density, family oriented community. The proposed 11-unit complex at 466 29 Ave NW is in direct conflict of this, and is not considered a low-density family dwelling (C1 designation).

Furthermore, the ARP discourages re-designation of low density residential land to higher density residential or commercial uses, in order to maintain and preserve the stability and character of the community. 466 29 Ave NW is designated as a low-density lot within the ARP and is not sited as a proposed re-designation site. In keeping with the community's ARP, this should be respected and followed.

The City's Municipal Development Plan (MDP), does support higher density within designated Neighborhood Corridors, which within Mount Pleasant are the areas along 4th street NW between 22nd Ave and 27th Ave NW. 466 29 Ave NW is outside of this corridor where low-density housing is supported by both the ARP and MDP as well as the mount pleasant community.

In addition to the issues of the 11- unit complex not aligning with maintaining a family community as expressed in the ARP, it also speaks to the impacts to traffic. It specifically states that access and parking should not overly impact adjacent low-density houses. As a home-owner living on this street (29 Ave NW between 2nd & 4th) it is nearing 100% semi-detached homes (duplexes), parking and traffic is already an issue and an 11-unit complex will significantly impact those adjacent, as well as traffic on 4th street.

As a home owner, I acknowledge the city's MDP where there is a desire for more higher density homes, and for this reason as an adjacent resident I am willing to support a more grade oriented housing unit such as a stacked townhome, town homes or a small row-house for the redevelopment of 466 29 Ave NW.

Regards,

Renee and Ian Hjorth

¹ Main Street – Market Outlook

Sonja Zubcic
418 – 28 Avenue NW, Calgary, AB T2M 2K6

November 6, 2017

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

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2017 NOV -8 PM 3:04
THE CITY OF CALGARY
CITY CLERK'S

Dear Sirs / Mesdames:

Re: Calgary City Council Meeting November 20, 2017 – Planning Matters
Land Use Redesignation # 25, Mount Pleasant (Bylaw 366D2017)
466 – 29 Avenue NW (Plan 2617AG, Block 44, Lots 3 and 4)
From Residential – Contextual One / Two Dwelling (RC-2) District to
Multi Residential – Contextual Low Profile (M-C1) District

With respect to the above matter, I wish to voice my concerns and opposition.

I own one of few remaining 1950s bungalows that gave character to this neighborhood. I have seen aggressive development in the area, behemoths built on the lots not originally intended to support such size of an infill, duplexes proliferation, diminishing setbacks, and a substantial tax hike.

The development pretext is, as usual, so vehemently touted "higher density" urban planning. For the existing Mount Pleasant residents, however, this means a decrease in the property value and increase of taxes. In the last seven (7) years, we have been asked to increase our taxes by 52% even though that is considerably higher than inflation and population growth.

I lived in high-density Beltline and the primary reason why I chose Mount Pleasant was to have a modicum of privacy, peace and quiet that a lower-density community affords (and my demographics desperately needs).

Any homeowner who purchased an R-C1/ R-C2 property, paid a steep price for such designation and will not take kindly to his or her investment eroding within a short period of time. The pecuniary loss is accompanied by the loss of the feel of the neighborhood (the non-pecuniary category that Jane Jacobs was so keenly aware of).

RECEIVED

With the new zoning approved, developers can build as high as four-story apartment building in Mount Pleasant. A 14 m development height will most certainly have a negative effect on the privacy and natural sunlight of adjacent neighbors with lower houses. The first 14 m building will, of course, lead to the others, as is always the case...

According to the last civic census, there are 10,600 vacant condos, the collateral damage of the 2014 recession. With such a condo surplus on the market, it is mind-boggling that condos continue to be permitted, in spite of persistent opposition of local residents. Mount Pleasant Community Association has voiced their concerns at several instances.

I urge the Council to consider implications and do not proceed with the forced densification: Mount Pleasant residents have already been overtaxed and do not need to see the most important investment of their lifetimes diminished and the character of the neighborhood irrevocably lost.

Sincerely,



Sonja Zubcic

cc: Philip Carr, President, Mount Pleasant Community Association
Craig Coolahan, MLA, Calgary-Klein
Druh Farrell, Alderman, Ward 7

August 3, 2017

To: Jill Sonogo (planner) via email at jill.sonogo@calgary.ca

**Re: Request for Comments, Land Use Bylaw Amendment from R-C2 to M-C1
Property at 466 29 Av NW**

As a neighboring resident to the property located at 466 29 Ave NW, I oppose the land use bylaw amendment from R-C2 to M-C1 for the following reasons.

When I purchased my home on 29 Ave NW, one of the main drivers was the charming, quiet, low-density neighborhood. A multi-residential development of up to 11 units does not fit into the character of our street in Mount Pleasant. In order for a building of this size to fit onto the land space available, the building would need to be significantly taller than all other surrounding houses in the neighborhood, which is not in line with the aesthetics or the original intent for the development of the area. I would not have chosen to purchase a house with a multi-residential development just a few doors down. When I moved to Mount Pleasant I specifically chose to move away from the condo and apartment type neighborhoods in favor of a quiet, low density residential neighborhood.

Also, with the taller building required to support 11 units, privacy in my backyard would be compromised as the upper units of the multi-residential development would easily be able to view my entire backyard. I also have a strong concern that the taller building will block the sun from reaching my property, affecting the enjoyment of my property.

In addition, I am concerned about the additional traffic on our quiet street that would be generated from 11 additional units, as there are many young children that play out front. I am also concerned about difficulties with parking. Currently, there are many vehicles regularly parked on 29 Avenue NW and parking is often a challenge during evenings and weekends. I cannot imagine how much more difficult and limited parking would become if a minimum of 11 more residents were to reside on this street. In addition, there is usually more than 1 resident in any given unit and more than one vehicle. There would also be visitors creating additional traffic and requiring parking as well.

I believe that the land use for the property at 466 29 Ave NW should remain designated as R-C2 in line with the original character and intent for the neighborhood. I cannot see any reason why an exception should be granted. There is no "greater community good" from this. It would only benefit the landowner seeking the exception and would be a detriment to all of the other residents.

Thank you for seeking feedback.

Sincerely,



Angela Haywood

November 13, 2017

To: Office of the City Clerk, The City of Calgary via email at cityclerk@calgary.ca

Re: Land Use Bylaw Amendment at 466 29 Avenue NW – BYLAW #366D2017 – Request for Comments

As a neighboring resident to the property at 466 29 Ave NW, I oppose the land use bylaw amendment from RC-2 to MC-1 (multi-residential).

The multi-residential development (M-C1) does not align with the residential low density conservation intention of the North Hill Area Redevelopment Plan. As per the September 2017 North Hill ARP, section 3.3 (2) states the Mount Pleasant and Tuxedo policies are to “support a low density housing conservation and infill policy to maintain stability while allowing appropriate new low density housing (single detached/duplex/semi-detached housing)” and section 3.3 (4) states the policies are to “discourage the redesignation of low density residential land to higher density residential or commercial uses, except as supported by this ARP, in order to maintain and preserve the stability and character of the communities.”

On August 3, 2017 I stated my objection to and provided comments on the land use bylaw amendment and on October 3, 2017 I stated my objection to and provided comments on the development permit for the subject property at 466 29 Ave NW. I have enclosed these letters and request that both of these letters be put on record for city council to consider, as the comments in these letters are valid and applicable to the city council discussion.

I would also like express my frustration with the process for the bylaw amendment and development permit approval. Why do the departments at City Hall not talk to each other? It is ridiculous that I have to submit so many letters all regarding the same subject matter. There has been no feedback from the City of Calgary on the letters and concerns submitted to date, there have been no updates on the status, no one at the City of Calgary has provided any consultation with the area residents, and no one at the City of Calgary has provided any information on how or if our concerns will be addressed. This is not acceptable, and I am angry and frustrated because of it.

Please consider my comments in making the right decision for my community.

Sincerely,

Angela Haywood

October 3, 2017

To: Joseph Silot (Development Authority) via email at joseph.silot@calgary.ca

Re: Request for Comments, Multi-Residential Development at 466 29 Av NW

As a neighboring resident to the property located at 466 29 Ave NW, I oppose the multi-residential development (1 building, 11 units) in my community for the following reasons.

When I purchased my home on 29 Ave NW, one of the main drivers was the charming, quiet, low-density neighborhood. A multi-residential development of 11 units does not fit into the character of our street in Mount Pleasant and is not in line with the original intent for the development of the area. I would not have chosen to purchase a house with a multi-residential development just a few doors down. When I moved to Mount Pleasant I specifically chose to move away from the condo and apartment type neighborhoods in favor of a quiet, low density residential neighborhood that is safe for raising a young family. Now, I am concerned about safety as well as the negative impact on my property value because of a higher density, busy street. In communities such as Mount Pleasant, a higher density street is not as desirable to potential home buyers and their families.

I am concerned about the additional traffic on our quiet street that would be generated from 11 additional units, as there are many young children that play out front. I am also concerned about difficulties with parking. Currently, there are many vehicles regularly parked on 29 Avenue NW and parking is often a challenge during evenings and weekends. If this 11 unit development proceeds, our already limited parking situation will become much difficult. In addition, there is usually more than one resident in any given unit and more than one vehicle. There would also be visitors creating additional traffic and requiring parking as well. Therefore, even with 11 potential underground/ surface parking stalls, there will still be a large impact on the parking of 29 Avenue NW.

The alley used by residents on the north side of 29 Avenue will also become congested and dangerous. As it is, the alley is very narrow and if there are 2 cars driving in opposite directions there are only a few places along the alley where one car can pull over and allow the other to pass. This is okay right now though because of the low volume of traffic/ low density neighborhood. Now, if 11 additional cars are using this alley on a daily basis, this narrow alley is going to become a real concern.

The entry/ exit between the alley and 4th street is already narrow and partially blocked by distribution poles. Right now, when vehicles are trying to exit onto 4th street and enter into the alley off 4th street at the same time, there is nearly a collision. When entering the alley you cannot see the other vehicle approaching until you have turned into the alley, and you cannot reverse your vehicle out onto 4th street. If this multi-residential development is allowed, this potential collision situation would happen much more frequently and ultimately there would be accidents. This is compounded by the fact that the proposed parkade is right at the end of the alley near 4th street. As soon as people drive up from the parkade they could collide with a car coming into the alley. Adding to this, is that visibility is

already somewhat blocked when trying to see traffic coming from the south, while exiting the alley onto 4th street. In order to see the oncoming traffic, you need to edge forward quite far. With the proposed multi-residential development, the view of oncoming traffic will be blocked even further.

I believe that the development permit for a multi-residential 11 unit building at 466 29 Ave NW should not be approved. It is not in line with the original character and intent for the neighborhood, it will cause parking and alley congestion problems, and likely lead to lower property values for existing residents. There is no “greater community good” from this. It would only benefit the owner of the multi-residential development and would unfairly burden all of the existing nearby residents.

Thank you for seeking feedback.

Sincerely,

Angela Haywood