

**Albrecht, Linda**

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**From:** Andrew Willis <ajwillis@shaw.ca>  
**Sent:** Monday, July 17, 2017 9:35 PM  
**To:** City Clerk; Communications & Community Liaison Ward 7  
**Cc:** Office of the Mayor  
**Subject:** [EXT] CPC2017-273: ARP Amendment for 1616 11 Ave NW

Dear City Clerk

Bylaw 47P2017 - A proposed amendment to the Hounsfield Heights - Briar Hill Area Redevelopment Plan would change the land use policy for the site located at 1616 11 Avenue NW to exempt the site from the restrictions on subdivision and development in the Area Redevelopment Plan.

I understand that City of Calgary Planning Department and the Calgary Planning Commission are recommending APPROVAL and ADOPTION of this item at City Council on July 31st.

As a resident of this community and nearby neighbor of the affected property, I have previously expressed my concern to both the City Planning Department and Ward 7 Councilor Farrell that the precedent set by allowing this site to be exempted from the ARP solely for the financial gain of a single property developer and against the wishes of the community residents and Community Association is democratically unacceptable. This developer has submitted a series of development proposals for this site over the years, all of which have been rejected. Allowing a single otherwise unremarkable site to be exempted from the ARP seriously jeopardizes the integrity and future applicability of the ARP. I wish to strongly object to this exemption and am copying Councilor Farrell's office again on this message with the request that she vote against this proposal on behalf of her Ward residents.

I sincerely hope that the other city councilors respect the wishes of the HHBH Community association and other community residents who have expressed their concerns over this proposal and vote to reject it on July 31st.

regards,  
Andrew Willis  
1339 15 ST NW.  
Calgary. AB  
T2N 2B7  
ajwillis@shaw.ca

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**From:** "shane gagnon" <Shane.Gagnon@calgary.ca>  
**To:** "Andrew Willis" <ajwillis@shaw.ca>  
**Sent:** Tuesday, 23 May, 2017 14:25:07  
**Subject:** RE: ARP modification 1616 11 AVE NW

Dear Mr. Willis,

Thank you for your email. Your comments will be considered during review of this application.

Please feel free to contact me at any time should you have any questions or further comments.

Sincerely,

**Shane Gagnon**

Planner, North Planning Area  
Community Planning  
The City of Calgary | Mail Code #8076  
Municipal Building, Floor 5, 800 Macleod Trail S.E.  
P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5  
T: 403.268.8701

**From:** Andrew Willis [mailto:ajwillis@shaw.ca]  
**Sent:** Saturday, May 20, 2017 9:29 AM  
**To:** Gagnon, Shane <Shane.Gagnon@calgary.ca>  
**Cc:** bmacinnis@shaw.ca; land.use@hh-bh.ca; Communications & Community Liaison Ward 7 <caward7@calgary.ca>; leaprice <leaprice@shaw.ca>  
**Subject:** ARP modification 1616 11 AVE NW

Dear Mr Gagnon,

RE:Amendment to the Hounsfield Heights Briar Hill Area Redevelopment Plan related to 1616 11 AVE NW

It has come to my attention that the developer of this property has once again (I believe this is now the fourth attempt) submitted a proposal to subdivide this lot, this time by exempting the property from section 2.1.3.4 of the ARP.

section 2.1.3.4 states that "subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation"

The developer purchased this lot with full knowledge of this restriction and the style of the neighborhood it is designed to maintain, as did all of the adjacent home owners and the larger community of Hounsfield Heights Briar Hill. Subdivision applications by this developer for the lot have already has been rejected twice by the City's subdivision authority and canceled once. Having been rejected, the developer is now trying to gain an exemption from the very rules which caused the rejection, which is unacceptable if an ARP is to have any value. Amendments to an ARP should be made to benefit the wider community which they were created to protect, not for the one time financial gain of developers.

Since subdivision of the lot clearly DOES NOT respect the general development and subdivision pattern of the adjacent area, I urge you most strongly to reject the application to amend the ARP.

I am copying our Ward 7 office on this email and trust that Councillor Farrell will support the community in opposing this amendment to the ARP.

regards  
Andrew Willis  
1339 15 ST NW

**Albrecht, Linda**

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**From:** Jason Bieber <jjbieber@yahoo.com>  
**Sent:** Monday, July 17, 2017 10:04 PM  
**To:** City Clerk  
**Cc:** Jason Bieber  
**Subject:** [EXT] CPC2017-273: ARP Amendment for 1616 11 Ave NW

To whom it may concern,

I, Jason Bieber, resident of Briar Hill/Houndsfield Heights located at 1220-18a Street NW, object to the proposed amendment to the HHBH ARP on the grounds that the precedent it sets is unacceptable. It would undermine the future applicability of the ARP and is highly preferential to exempt an individual location from the existing community redevelopment rules without first examining a broader change to the ARP.

Regards,  
Jason

Sent from my iPhone

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# Support for ARP Amendment

1616 11 Ave NW.

Approved by Administration & Calgary Planning Commission

1. 4 blocks to North Hill LRT Station.
2. 4 blocks to North Hill Shopping Centre.
3. 11<sup>th</sup> Ave is main feeder road for the areas north & south.
4. The policy in the ARP is 30 yrs. old and does not fit in today's Planning & Development guidelines. As stated in "Plan it Calgary"
5. Other lots in area that are the same width have been subdivided.
6. The Community Assoc. is not opposed to the Development.  
as stated in a email, but they support the neighbors.
7. 2 Single houses have a smaller footprint than one house 72' wide.
8. The 2 homes are only 35% coverage on each lot. Not 45%
9. Development needs no relaxation. As approval in 2010
10. All decks face south to accommodate the neighbor and give privacy.
11. More green spaces with 2 houses.
12. One house would have more massing at 72' wide
13. Today's homebuyers want smaller houses & yards.
14. The lot is close to Transportation Oriented Development. "Density"
15. Managers of Development & Subdivision talk density.
16. There are no privacy issues as stated by an email sent by the Manager of New Community's & Subdivision "Scott Lockhart"

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**New Casa Company Ltd.**

Peter (Pierino) Mauro

c: 403.850.6074  
p/f: 403.284.2360  
e: 1211quattro@gmail.com

P.M.

1004 - 1726 - 14 Ave N.W.  
Calgary, Alberta, T2N 4Y8

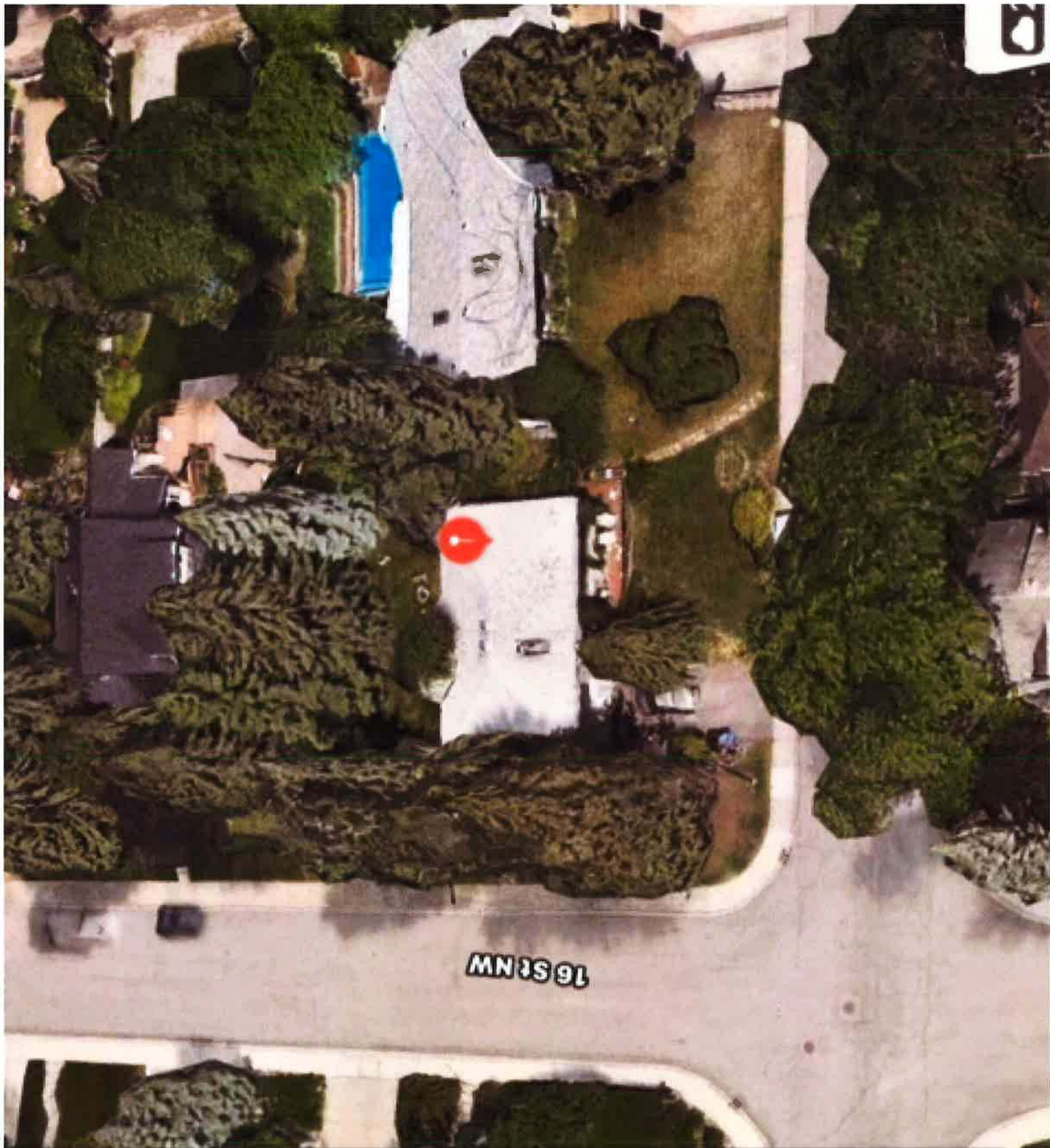












16 St NW



G9

contact



1616 11 Ave NW

Directions

1616 11 Ave NW  
Calgary AB T2N 1G9

Add to Favorites

Create New Contact

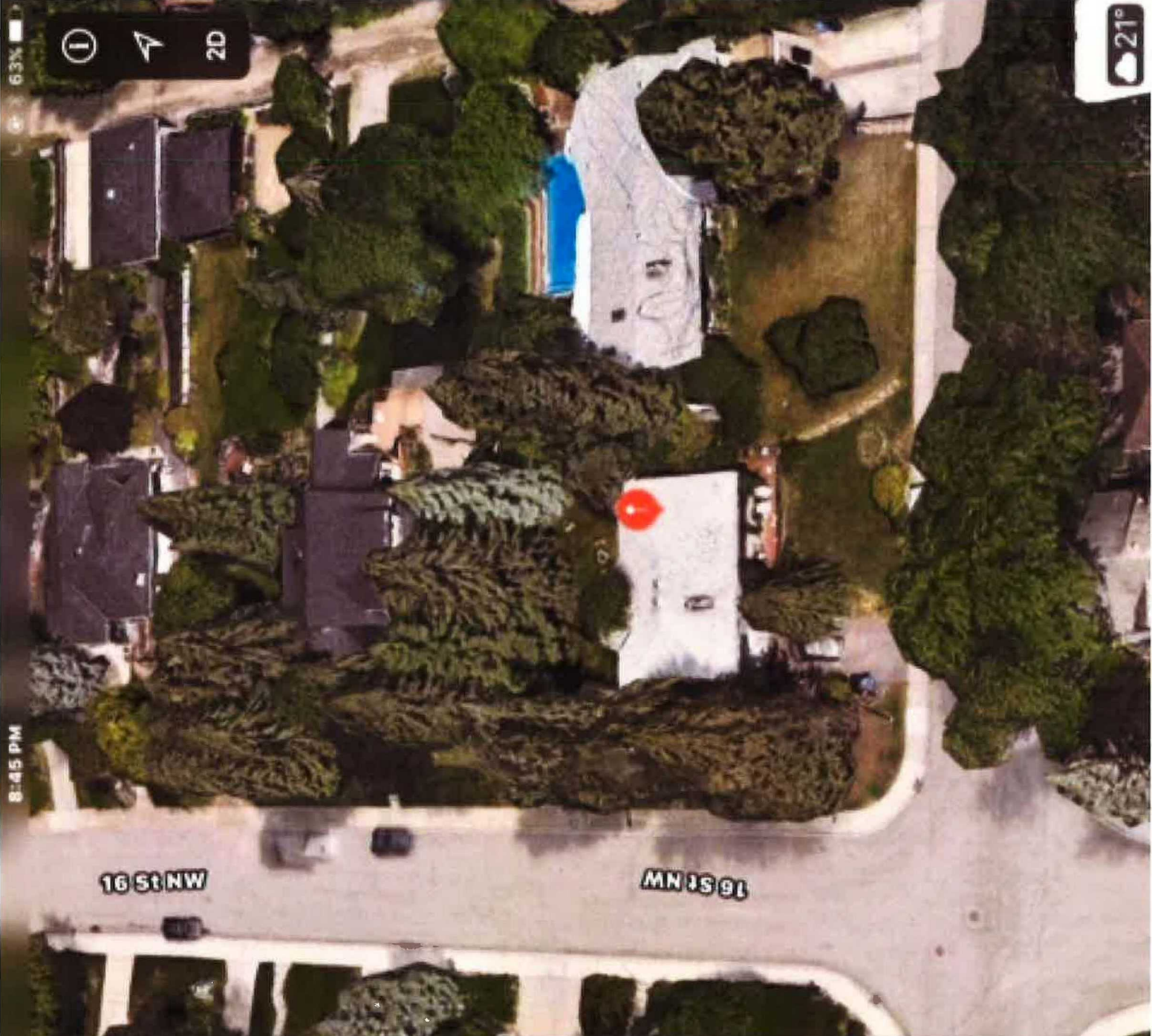
Add to Existing Contact

Report an Issue



16 St NW

16 St NW





**Albrecht, Linda**

**From:** Candace <ccloken@shaw.ca>  
**Sent:** Thursday, July 20, 2017 1:44 AM  
**To:** City Clerk  
**Subject:** [EXT] RE CPC2017-273

Honorable Members of Council,  
Thank you for your hard work but

1. I urge the City Council to reject the proposed amendment to exempt the lot located at 16<sup>th</sup> St NW and 11 Ave NW from the Hounsfield Heights/ Briar Hill Area Redevelopment Plan, relying on s 2.1.3.4 of the ARP: "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent terms of parcel size, dimensions and orientation."
2. The applicant (Peter Mauro New Casa Holdings Ltd) has already been denied his application to subdivide the lot at 16<sup>th</sup> St NW and 11<sup>th</sup> Ave NW. This denial was upheld by the Subdivision Appeal Board
3. I submit that the file manager ignored the objections of 26 homeowners, and the objections of the Hounsfield Heights/ Briar Hill Community Association.
4. Agreed that the area does have a number of 1950's bungalows, many of which have been renovated inside and out by the owners or new owners.
5. The applicant states "Today's new home buyers...are looking for smaller homes on smaller lots". I would submit that the statement is a very global one and not all home buyers want the aforementioned. Some want to buy a bungalow and renovate it
6. There are newly built homes which have been built in compliance with the ARP.
7. In addition there are older homes dating from 1911. This would include the "Riley" home on 16 A St.
8. Within the Municipal Development Plan, the City should be respectful of the unique characters embodied in the ARPs.
9. While our ARP might have been passed in 1989, to chip away at it in such a haphazard manner is very disrespectful. It is a very slippery slope for more applications for exemption. Finally, this process should not be adversarial.
10. I submit that the application should be rejected.

Respectfully submitted,  
Candace E Loken  
1315 16<sup>th</sup> St. N.W.

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## Albrecht, Linda

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**From:** Candace <cloken@shaw.ca>  
**Sent:** Thursday, July 20, 2017 1:25 AM  
**To:** City Clerk  
**Subject:** [EXT] Re CPC2017-273

Honorable Members of Council,  
Thank you for all of your hard work, and

1. I urge the City Council to reject the proposed amendment to exempt the lot located at 16<sup>th</sup> St NW and 11 Ave NW from the Hounsfield Heights/ Briar Hill Area Redevelopment Plan, specifically s 2.1.3.4 of the ARP: "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent terms of parcel size, dimensions and orientation."
2. The applicant (Peter Mauro New Casa Holdings Ltd) has already been denied his application to subdivide the lot at 16<sup>th</sup> St NW and 11<sup>th</sup> Ave NW. This denial was upheld by the Subdivision Appeal Board
3. I submit that the file manager ignored the objections of 26 homeowners, and the objections of the Hounsfield Heights/ Briar Hill Community Association.
4. Agreed that the area does have a number of 1950's bungalows, many of which have been renovated inside and out by the owners or new owners.
5. The applicant states "Today's new home buyers...are looking for smaller homes on smaller lots". I would submit that the statement is a very global one and not all home buyers want the aforementioned.
6. There are also very newly built very expensive homes approved in compliance with the ARP, and older homes dating from 1911. This would include the renovated original "Riley" home on 16 A St.
7. Within the Municipal Development Plan, of course the City is respectful of the difference and range of neighborhoods in the City. Each of the older neighborhoods has a unique character.
8. While our ARP might have been passed in 1989, to chip away at it in such a haphazard manner is very disrespectful and unnecessary.
9. I submit that the application should be rejected.  
While the ARP dates from

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**Albrecht, Linda**

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**From:** Robert Mc Laughlin <robbiemclaughlin@me.com>  
**Sent:** Wednesday, July 19, 2017 11:00 PM  
**To:** City Clerk  
**Cc:** Bob MacInnis  
**Subject:** [EXT] CPC FILE NUMBER ..... CPC 2017 -- 273

Dear City Clerk

Re Hounsfield Heights / Briar Hill Area Redevelopment Plan ( ARP )

We are writing to you with respect to the recommendation of the City's File Manager (Shane Gagnon ) to the Calgary Planning Commission (CPC ) that it approve the proposed amendment to exempt the subject property 1616, 11th Avenue NW from the following policy:

"2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation."

This email is a follow up to the email we sent to Shane Gagnon on May 30th 2017 last in which we objected to the proposed amendment to the ARP being sought by New Casa Company Ltd.

We wholeheartedly support and endorse the position take by the Briar Hill Hounsfield Heights Community Association as outlined in their letter under the heading S Gagnon Appendix III "Letter From Hounsfield Heights/Briar Hill Community Association" signed by Lara Hunt , President Carol Sandhal et al and remain opposed to the proposed amendment for the reasons stated therein.

To quote Jane Jacobs ( 1916 - 2006 ) the famous Toronto based Canadian - American journalist, writer and activist best known for her influence on urban studies ..

"Cities ( read the Hounslfiel Heights / Briar Hill neighbourhood and property owners ) have the capability of providing something for everybody, only because, and only when, they are created by everybody"

This proposal to amend the ARP is the creation of a single individual while the voices of the overwhelming majority of homeowners ( 1018 occupied dwellings and population of 2921 in 2014 according to the City of Calgary community profile ) who oppose this creation and live in the neighbourhood are, it would appear, resolutely ignored by City Hall.

A sorry state of municipal affairs indeed.

Yours sincerely

Robbie Mc Laughlin & Sharmilla Naidoo ( homeowners)  
1604 10th Avenue NW  
Calgary  
Alberta T2N 1G1  
Cell 403 818 4146

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**Albrecht, Linda**

**From:** Shirlene McGovern <fivemcpins@shaw.ca>  
**Sent:** Wednesday, July 19, 2017 11:43 PM  
**To:** City Clerk  
**Subject:** [EXT] Application for amendment/exemption to Hounsfeild Heights/Briar Hill ARP at 1616 11 Avenue NW

July 19, 2017

City of Calgary Council  
c/o City Clerk

**E-mail:**cityclerk@calgary.ca

Calgary City Council:

**Re: Application for amendment/exemption to Hounsfield Heights/Briar Hill ARP at 1616 11 Avenue NW.**

We are adjacent owners (1124 16 ST NW) to the above subject property.

We strongly oppose this application. It is without merit. There is no justification for an ad hoc amendment to our local ARP for this otherwise unremarkable site. These types of ad hoc amendments should only be considered when there are extenuating circumstances which is not the case here. The integrity of our local ARP is important and should not be subject to these attempts to undermine it for private gain at the expense of our community.

We further note that this application garnered complete opposition from 26 local property owners as well as our community association all of whom wrote into city administration when this application became public. There was only one letter of support from presumably the applicant.

We are unable to attend the July 31st meeting when this matter will be considered. I understand that my neighbor, Robert MacInnis, will speak to this matter and certainly we authorize him to register our opposition to this application on this occasion.

We strongly urge you to reject this application as it is without merit and is broadly opposed in our community. The ARP needs to be respected and not subverted for the private benefit of a developer over the common interests of the community at large which the ARP is meant to protect.

Sincerely,

James Pinilla and Shirlene McGovern

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**Albrecht, Linda**

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**From:** Kellie Johnston <kelliejohnston@shaw.ca>  
**Sent:** Thursday, July 20, 2017 9:32 AM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison - Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14  
**Subject:** [EXT] CPC2017-273: ARP Amendment for 1616 11 Ave NW

I am a resident of Hounsfield Heights Briar Hill and I am writing with respect to CPC2017-273: ARP Amendment for 1616 11 Ave NW.

I vehemently object to the application to be exempt from the Area Redevelopment Plan (ARP). Allowing a single otherwise unremarkable site to be exempted from the ARP seriously jeopardizes the integrity and future applicability of the ARP, and is contrary to the purpose and intent behind the ARP. The ARP is both current and relevant based on how recent and frequent it is used by residents to shape redevelopment within the community and it is of the utmost importance that the ARP be upheld. Also, residents in the immediate vicinity of the site continue to object to proposed subdivision of the property.

Regards,  
Kellie Johnston  
1411 22A Street NW  
Calgary

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**Albrecht, Linda**

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**From:** Jeff Marsh <strategic.planning@hh-bh.ca>  
**Sent:** Thursday, July 20, 2017 9:41 AM  
**To:** City Clerk  
**Cc:** Communications & Community Liaison Ward 7; Executive Assistant Ward 7; president@hh-bh.ca; vp@hh-bh.ca; secretary@hh-bh.ca; treasurer@hh-bh.ca; communications@hh-bh.ca; land.use@hh-bh.ca; sears.plume@hh-bh.ca  
**Subject:** Submission regarding CPC2017-273 Bylaw 47P2017 (M-2017-017, The City of Calgary)

**CPC2017-273 Bylaw 47P2017 (M-2017-017, The City of Calgary)**

The Hounsfield Heights Briar Hill Community Association respectfully requests that City Council REFUSE the application to exempt 1616 11 Avenue NW from provisions of our ARP.

Our reasons are the same as those outlined in our June 1, 2017 correspondence to the Administration, namely: (i) there is no compelling reason to do so, and (ii) the precedent which would result may substantially limit the future effectiveness and utility of our ARP. The content of our previous correspondence is not repeated here as it is already included in the CPC Report to Council. Instead, the purpose of this letter is to comment on the Administration's recommendation to Calgary Planning Commission - this is our first opportunity to do so.

First, with all due respect, the Administration's reasoning for its recommendation for approval is flawed and without basis in policy or practice. In particular:

a) The Administration contends that Section 2.1.3.4 of the ARP "seeks to restrict infill development". This assertion is unsubstantiated in the report and is untrue.

i) The intent of ARP section 2.1.3.4 is the same as section 2.2.5 of the MDP (cited by the Administration earlier in its report) - to ensure compatible and complementary infill redevelopment. Maintaining 'relative' lot size, which is explicitly mentioned in the ARP, is simply one of many factors to be considered when determining the compatibility and complementary nature of an infill redevelopment. In this regard the ARP aligns completely with the MDP.

ii) From a practical perspective, the rapid pace of infill development within Hounsfield Heights Briar Hill since 2010, including projects involving subdivision, demonstrates that interpretation of this provision of the ARP has not and does not restrict infill development within the community.

b) The Administration's acknowledgement that "... there are no special circumstances or characteristics of the subject site and that a site specific amendment is not preferable to a comprehensive review of the policy; however, this is consistent with established practice and is appropriate until such time as a comprehensive review of the ARP occurs", directly contradicts sections 1.4.4 and 1.4.6 of the MDP which state:

"ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context. Future reviews of, and amendments to, those ARPs and ASPs will be required to align with the policies of the MDP."

and

"In areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority."

It is clear from the above that the ARP - which does contain guidance on infill redevelopment - is, despite pre-dating the MDP, to provide direction in making land use decisions and is to remain in effect unless and until it is amended. Respectfully, the Administration's recommendation to approve the exemption from the ARP is in

contravention of the principles in the MDP.

Second, we submit that the Administration has mishandled this application to the extent that the integrity of its recommendation must be questioned:

- a) The Administration failed to undertake adequate public consultation before rendering its recommendation.
  - i) While the Administration has verbally informed us that there is a statutory notice requirement for "Minor ARP Amendments", the advertisement it undertook in the case of this application was minimal. The Community Association did not receive notification. In fact, the only persons who received any notification were the approximately half dozen directly adjacent property owners. ARP amendments are typically afforded a significantly higher level of public consultation ranging from advertising directly to the community as well as through the Community Association to formal engagement processes through Calgary Engage program. While the potential impact of a single low density residential site redevelopment may be perceived to be "minor", the policy implications associated with this ARP Amendment application are NOT and thus, we submit, a greater degree of public consultation should have been undertaken.
  - ii) The Administration report to CPC indicates that it received 26 letters of objection and 1 letter in support of the application. The fact that the number of responses were 4 times the notices provided by the Administration is indicative that a greater degree of community consultation was required. However, the Administration did nothing to expand the scope of consultation.
- b) The Administration failed to follow the process that it itself set out for evaluating the application. For example, the file manager confirmed on numerous occasions to both the Community Association and residents that the deadline for submissions was June 1, 2017 and that submissions received before midnight that night would be compiled and considered the following day. However, on June 1, 2017 at 3:07pm, the Community Association received an email from the Administration advising "that the proposed policy amendment will be going forward to CPC on 15 June with a recommendation of approval" and included an excerpt from the report. Apparently, the Administration had not only made its decision but also had finished writing the report before the period for comments had closed.
- c) The Administration did not take adequate time to substantively consider the comments provided by the Community Association in its written submission. The submission was emailed to the Administration on June 1, 2017 at 2:31 pm and, as mentioned above the Community Association received notice of decision including excerpts from the report, a mere 36 minutes later.
- d) Despite requests from the Community Association and residents for all available information regarding the application, the Administration provided only the one page City of Calgary Notice of Application document. The existence of the Applicant's Submission (Appendix I in the CPC Report to Council) was never acknowledged or provided to any party until it was published as Appendix I in the Administration Report to CPC.

For all of these reasons, we respectfully request that City Council REFUSE the application to exempt 1616 - 11 Avenue NW from provisions of our ARP.

Sincerely,

Laura Hunt, President  
Carol Sandahl, Vice President  
Joanna Greco, Secretary  
Sarah Zhu, Treasurer  
Sandra Falconi, Director, Communications  
Terry Woods, Director, Land Use

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Rocco Giammarino, Director, Sears Plume  
Jeff Marsh, Director, Strategic Planning & IT

Hounsfield Heights - Briar Hill Community Association  
Box 65086, RPO North Hill  
Calgary, AB  
T2N 4T6  
(403)282-6634  
<http://hh-bh.ca/>

Albrecht, Linda

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**From:** Molnar, Gary <Gary.Molnar@cenovus.com>  
**Sent:** Thursday, July 20, 2017 9:49 AM  
**To:** City Clerk  
**Cc:** Gagnon, Shane; Bob MacInnis; land.use@hh-bh.ca; Communications & Community Liaison  
Ward 7; Lise M. I. Houle  
**Subject:** CPC2017-273 - For public Hearing on July 31, 2017

We are writing in opposition to the proposed policy amendment (CPC 2017-273) that was initiated by New Casa Company Ltd. (the "Developer") regarding the Hounsfield Heights/Briar Hill ("HHBH") Area Redevelopment Plan ("ARP") specific to the subject property, 1616 11<sup>th</sup> Ave NW (the "Property").

We understand that City File Manager, Shane Gagnon, and the Calgary Planning Commission ("CPC") are recommending Council approve the proposed amendment for the benefit of the developer despite the objections of 26 homeowners in the area and the objection of the Hounsfield Heights/Briar Hill Community Association. We understand there was only 1 letter of support, and we do not know the nature or source of that letter.

We also understand that this is the third such attempt by the Developer to subdivide the Property. In previous instances, the City of Calgary Subdivision Authority and Subdivision and Development Appeal Board rejected the proposal. We would submit that nothing has changed since these previous rejections to warrant the City of Calgary re-visiting the same facts and issues again. No detailed analysis or rationale has been provided that would warrant a reversal of the City's position.

In particular, we have read the reasons for the recommendation (CPC report to council 2017 July 31), and offer a careful breakdown of those reasons, along with our response to each:

- 1) ***"subdivision ...would facilitate sensitive and appropriate infill development, in accordance with Municipal Development Plan (MDP) direction"***. – We submit that, as described elsewhere, this application does not meet the requirement of "sensitive and appropriate infill development". The lot is in the middle of the neighborhood, away from the mostly "50's bungalows" alluded to, and is surrounded by large, newer two-story homes. **Much re-development has already occurred in the neighborhood, and all development to date has involved either significant renovations of heritage homes or the demolition of older bungalows, replaced by larger estate homes.** A comparison of the average square footage of all new development in the neighborhood would reveal that the square footage of an infill, proportional to lot size, would be noticeably incongruous to the rest of the neighborhood.
- 2) ***"the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) seeks to restrict infill development and is therefore not aligned with the MDP"*** – If the ARP is out of date and needs re-alignment or re-consideration, then the right thing to do is for the City to initiate a complete review of it. It is not appropriate to undermine, and essentially overturn, the ARP through the back door, via a single subdivision, before the City has had a chance to do a fulsome, overarching review of the plan. To allow otherwise, is to seek to do indirectly what a strategic, principled municipal development process should be doing directly.
- 3) ***"It is acknowledged that there are no special circumstances or characteristics of the subject site and that a site specific amendment is not preferable to a comprehensive review of the policy"*** – we support this finding. This statement clearly acknowledges that this subdivision is not "special", and that a full review of the ARP is preferable. If the City's objective in municipal planning is to approach development in a holistic and principled way, then the right approach is to initiate a full review of the ARP before permitting an adhoc subdivision that reveals no pressing need or circumstance.



4) ***"however, [a site specific amendment] is consistent with established practice and is appropriate until such time as a comprehensive review of the ARP occurs"*** - We strongly object to this conclusion for two reasons:

- I. There is no explanation of how this subdivision is consistent with "established practice": what practice is being referred to, exactly? – it is certainly not "established practice" in HHBH – indeed, just the reverse, given the longstanding ARP. We also question whether such "established practice" applies to other inner city neighborhoods like Elbow Park, Scarborough or Rosedale?; and
- II. a site specific amendment in this case could not, by any measure, be "appropriate" when:
  - a) it would have the effect of completely negating the ARP, and makes a "comprehensive review" after the fact, moot. Would the site specific amendment be valid only "until such time" as a review of the ARP occurs? Obviously not. Once the infills are built the proverbial horse is out of the barn;
  - b) there are no special circumstances or characteristics of the subject site that warrant it be given special consideration at this time, or at all; and
  - c) the overwhelming opposition of at least 26 neighboring homeowners, compared to one unidentified letter of support.

The HHBH community is a very distinct, diverse and stable inner-city neighborhood and home to estate residences dating back nearly 80 years. As one of the last remaining R-1 zoned districts in Calgary, the community has worked hard to maintain the character and personality of a small close knit community.

The proposed amendment by the Developer would result in a subdivision of an existing lot that in no way would respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation or the neighborhood's traditional character. Such an amendment would go against HHBH's long standing ARP of maintaining and reinforcing the continued viability of the community as an attractive, family-orientated residential neighborhood.

The community already incorporates medium-density apartments, an LRT line, commercial development (Northhill Mall) as well as major health care and youth treatment facilities. The HHBH community fully supports, and already assumes its fair share of, high density use and high traffic areas. **There is absolutely no need to erode the community through the subdivision of a lot in the heart of HHBH for the financial gain of one developer.**

I strongly urge you to reject the proposed policy amendment and respect the long standing character and history of the Hounsfield Heights Briar Hill Community and its established ARP.

Respectfully,

Gary Molnar and Lise Houle  
1115 15 Street NW  
Calgary Alberta  
T2N 2B5

Gary F. Molnar  
Email: [gary.molnar@cenovus.com](mailto:gary.molnar@cenovus.com)  
Telephone: 403.766.4660

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**Albrecht, Linda**

**From:** Robert MacInnis <bmacinnis@shaw.ca>  
**Sent:** Thursday, July 20, 2017 9:53 AM  
**To:** City Clerk  
**Subject:** [EXT] Fwd: Proposed Amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) - CPC2017-273, Bylaw 47P2017  
**Attachments:** CRC2017273Presentation.pptx; HHBH161611AveNWLots.jpg; Ward7HHBHMap.JPG; SDAB2010-0082.pdf; HHBH161611AveNWPic.PNG

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THE CITY OF CALGARY  
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----- Original message -----

**From:** Bob MacInnis <bmacinnis@shaw.ca>  
**Date:** 07-20-2017 9:24 AM (GMT-07:00)  
**To:** bmacinnis@shaw.ca  
**Subject:** FW: Proposed Amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) - CPC2017-273, Bylaw 47P2017

**From:** Bob MacInnis [mailto:bmacinnis@shaw.ca]  
**Sent:** July 20, 2017 9:23 AM  
**To:** 'cityclerk@calgary.ca' <cityclerk@calgary.ca>  
**Cc:** 'Communications & Community Liaison Ward 7' <caward7@calgary.ca>  
**Subject:** Proposed Amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) - CPC2017-273, Bylaw 47P2017

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: Proposed amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) – CPC2017-273, Bylaw 47P2017

Dear City Clerk,

My name is Robert MacInnis and I am co-owner of the property located at 1312 – 16<sup>th</sup> Street NW Calgary, Alberta.

I recently received a notice from the City of Calgary (see attached) regarding an application to amend the ARP.

The application proposes to change the ARP to exempt the Property at 1616 – 11 Ave NW from the following policy:

"2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation."

As an adjacent property owner, I am strongly opposed to this application for amendment to the ARP.

There have been three (3) subdivision proposals for the Property over the last number of years. Two (2) were rejected by the city's Subdivision Authority and one (1) was cancelled. The first attempt was appealed to the Subdivision and Development Appeal Board (SDAB) and the board concurred with the decision of the Subdivision Authority. The SDAB rejected the subdivision appeal due to the fact that it did not conform to the ARP, in particular section 2.1.3.4. Nothing has changed since that decision which would support revisiting that decision.

The proposed subdivision of the Property would result in two (2) lots half the size of an average lot in the area, and almost a third the size of my adjacent lot. The size, dimensions and orientation of the lots has been deemed by the city's SDAB to be out of character with the pattern of the surrounding neighborhood. The proposed amendment is an attempt by the Developer to exempt the Property from the ARP policy that has thwarted their attempts at re-subdivision.

I intend on speaking at the upcoming Public Hearing on July 31, 2017. In light of that I am including attachments with this email of relevant documents that may be referenced at that presentation so that they may be available to Council to refer to at the time of the presentation.

I also urge City Council to reject this application.

Thank you for your consideration in this matter.

Regards,

Robert MacInnis  
1312 – 16 St. NW  
Calgary, Alberta  
T2N 2C6

# Amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP)

Robert MacInnis

Adjacent Property Home Owner

Hounsfield Heights/Briar Hill (Ward 7)

July 31, 2017

CPC2017-273 Bylaw 47P2017 (M-2017-017)



# Executive Summary

- Introduction
- Proposal
  - Background
  - Comments
- Issues/Concerns
  - Citizen Comments
  - Community Association Comments
- Local Context
  - Local Context
- Recommendation
- Questions and Answers



# Introduction

- Mr. / Madame Chair / Your Worship my name is Robert MacInnis and I am the co-owner and resident of the property at, 1312 – 16 Street NW which is adjacent to and abuts the subject property at 1616 – 11 Ave NW, directly to the north.
- I oppose the applicant's proposal to amend the Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) to exempt the subject property from the following policy:
  - 2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions, and orientation.
- The objections stated here are not just the views of a few adjacent owners affected by this proposal but they are also shared by at least 26 nearby home owners.

# Proposal

- Application
  - Details in Report To Council for CPC2017-273
- Background
  - There were three (3) attempts by Applicant to subdivide the subject property in the past
    - SB2010-0100 (Rejected by SA, appealed to SDAB, appeal denied by SDAB)
      - SDAB appeal number SDAB2010-0082
      - The SDAB in its decision on the appeal had regard to the MDP and the ARP policy in question (See Reason 6 of the SDAB's Decision report).
      - The SDAB noted that while the MDP is a statutory document it is a policy document rather than a regulatory document. As a policy document it is general in nature and sets out long term planning objectives as well as goals and proposals for future development. (see Reason 12)
      - The SDAB found that the proposed subdivision would create a lot pattern that was, (and still is), out of character with the existing neighbourhood development within the area. In the Board's opinion, the proposed subdivision was not, (and still is not), consistent with the general character of the surrounding area in terms of parcel size, dimensions and orientation. (See decision reason 20)
    - SB2013-0003 (Rejected by SA)
    - SB2015-0366 (Cancelled)
      - No notice received from city by adjacent home owners

# Proposal

- Comments
  - Regarding MDP
    - MDP policy supports development and redevelopment that is similar in scale and built form (Ref. MDP 2.2 a)
    - MDP policy respects the existing character of low-density residential areas (Ref. MDP 2.3.2 a)
    - MDP policy ensures infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern (Ref. MDP 2.3.2 c)
    - MDP policies recommend that redevelopment opportunities should be focused on the Neighbourhood Activity Centres (Ref. MDP 3.5.3 b).
  - Regarding ARP
    - ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context (Ref. MDP 1.4.4 Local Area Plans)
    - The Hounsfield Heights/Briar Hill ARP was last amended in June of 2008. It is still relevant as demonstrated by the rejection of the previous subdivision applications for the subject property.

# Proposal

- Comments

- Regarding Transit Oriented Development (TOD)

- The following statement can be found in section 1.6, Application of TOD Policy Guidelines, of the city's Transit Oriented Development Guidelines.
    - "These TOD Policy Guidelines will respect existing, stable communities. While redevelopment may occur over time, the TOD Guidelines should not be used to "spot redesignate" individual sites in existing single-detached areas without the benefit of a more comprehensive planning process."
    - Also, with regard to the reference to development within the 600m radius around LRT station, in section 2.1 of the TOD Policy Guidelines it states the following:
    - "Equally as important, this radius may be reduced where existing, stable communities exist around existing stations and in new suburban communities where a smaller radius of transit-supportive development would create a more viable node around the station."

# Proposal

- Comments
  - Regarding Proposal Recommendation
    - Contrary to the suggestion by the city administration that ARP policy 2.1.3.4 restricts infill development, MDP policies outlined above would seem to indicate that these statutory documents work together with the same goal in mind with the ARP providing the local context needed to make the proper planning decision.
    - The SDAB did not identify any conflict in policies between the MDP and the ARP when it made its decision regarding appeal SDAB2010-0082.



# Issues/Concerns

- Citizen comments
  - Areas of concern of 26 nearby home owners
    - ARP needs to be respected. Precedent will lead to undermining the effectiveness of the ARP.
    - Less Pedestrian Friendly due to additional driveways on street
    - Increased traffic and parking concerns
    - Privacy concerns
    - Property value concerns
    - Does not respect Local character of community which typically has larger lot sizes (See local context), or general development and subdivision pattern of the adjacent area.
    - Densification more appropriate near LRT station as part of North Hill Mall redevelopment. The community recently held workshops on this matter.



## Issues/Concerns

- Community Association (CA) Comments
  - CA objects to ARP amendment
    - Details in Appendix III of Report To Council

## Local Context

- During the SDAB appeal, SDAB2010-0082, a spreadsheet containing lot size data for over 90 homes in the area was presented to the Board to provide local context. It is included with this presentation for your reference along with a map and 2 charts.
- In the spreadsheet the average lot size is 675 square meters or 7264 square feet. This makes the proposed lot size of 345 square meters or 3715 square feet about half the size of the average lot in the area. The average frontage in the spreadsheet is 64 feet, not 41 feet, as proposed.
- The lot size of my own property at 1312 – 16 St. NW, which abuts the subject property, is 9968 square feet. That is almost 3 times the size of the proposed lots.



## Recommendation

- The Community's Recommendation to Council is to Reject this proposed amendment to the ARP as there is no compelling reason to do so and the precedent which would result from doing so would jeopardize the effectiveness of the community's ARP.
  - CA objects to ARP amendment
  - Overwhelming objection of proposal by Neighbouring Home Owners

# Hounsfield Heights/Briar Hill (HHBH) Lot Size Context

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Hounsfield Heights / Briar Hill (HHBH) Lot Size Context

Ref #	lot	street	front-m	front-ft	depth-m	depth-ft	LA-sqm	LA-sqft	comments
1	1111	16A Street NW	17.54	58	33.53	110	588	6327	
2	1115	16A Street NW	18.31	53	33.53	110	547	5883	
3	1123	16A Street NW	24.09	79	28.85	95	695	7480	
4	1225	16A Street NW	18.29	60	41.44	136	756	8158	
5	1229	16A Street NW	16.94	56	40.33	132	641	6823	built 1910
6	1231	16A Street NW	35.66	117	17.93	59	811	8728	
7	1235	16A Street NW	14.89	49	43.89	144	525	5658	
8	1239	16A Street NW	14.9	49	40.18	132	435	4685	Built 1987, Pre exists ARP, Backs on park
9	1240	16A Street NW	15.26	50	32.24	106	442	4754	
10	1243	16A Street NW	13.57	45	27.26	89	370	3979	Built 1985, Pre exists ARP, Backs on park
11	1247	16A Street NW	21.37	70	16.23	53	347	3739	Built 1983, Pre exists ARP, Backs on park
12	1307	16A Street NW	16.08	53	53.8	178	851	9162	
13	1311	16A Street NW	16.06	53	51.07	168	808	8698	
14	1314	16A Street NW	26.88	88	30.9	101	787	8475	
15	1315	16A Street NW	16.06	53	48.34	159	785	8233	
16	1316	16A Street NW	16.7	55	36.24	119	550	5919	
17	1319	16A Street NW	16.06	53	45.62	150	722	7769	
18	1322	16A Street NW	16.7	55	38.7	127	590	6354	
19	1328	16A Street NW	16.7	55	41.17	135	961	10345	
20	1332	16A Street NW	16.07	53	44.79	147	1042	11214	
21	1340	16A Street NW	42.52	139	44.71	147	1258	13545	built 1912
22	1503	11 Avenue NW	33.53	110	15.24	50	511	5499	
23	1504	11 Avenue NW	33.53	110	22.88	75	766	8249	
24	1507	11 Avenue NW	36.58	120	15.24	50	559	5983	
25	1501	11 Avenue NW	24.42	80	30.48	100	743	8011	
26	1504	11 Avenue NW	22.86	75	18.29	60	419	4510	
27	1505	11 Avenue NW	21.3	70	30.48	100	848	6993	
28	1509	11 Avenue NW	16.77	55	27.75	91	465	5009	
29	1510	11 Avenue NW	25.15	82	27.44	90	691	7433	
30	1513	11 Avenue NW	16.77	55	27.75	91	465	5009	
31	1516	11 Avenue NW	25.14	82	27.44	90	690	7430	proposed subdivision into two lots of 3715 sq ft
32	1830	11 Avenue NW	36.6	120	22.66	75	827	8903	
33	1834	11 Avenue NW	17.2	56	22.88	75	531	5710	

Appeal No.: SDAB2010-0062

Note: Data derived from City My Property/Assessment website, Frontage and Depths are approximate.

July 2, 2010



# Hounsfield Heights/Briar Hill (HHBH) Lot Size Context

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Hounsfield Heights / Briar Hill (HHBH) Lot Size Context

Ref #	lot	street	front-m	front-ft	depth-m	depth-ft	LA-sqm	LA-sqft	comments
34	1102	16 Street NW	15.24	50	50.29	165	767	8258	green space
35	1106	16 Street NW	15.24	50	50.29	165	767	8252	
36	1107	16 Street NW	17.68	58	21.34	70	373	4012	Built 1983. Pre exists ARP. Park on two sides
37	1111	16 Street NW	18.9	62	18.22	60	338	3641	Built 1985. Pre exists ARP. Park on two sides
38	1112	16 Street NW	15.24	50	50.29	165	766	8249	
39	1118	16 Street NW	15.24	50	50.29	165	766	8247	
40	1118	16 Street NW	17.98	59	50.29	165	904	9729	
41	1124	16 Street NW	27.75	91	16.7	55	455	4900	
42	1312	16 Street NW	18.29	60	50.29	165	922	9928	built 1913
43	1315	16 Street NW	24.33	80	32.01	105	777	8362	
44	1316	16 Street NW	15.24	50	50.29	165	770	8286	
45	1318	16 Street NW	15.24	50	50.45	165	766	8250	
46	1319	16 Street NW	15.24	50	37.83	124	575	6186	
47	1323	16 Street NW	15.24	50	42.07	138	640	6885	
48	1324	16 Street NW	15.24	50	50.98	167	781	8407	
49	1325	16 Street NW	15.3	50	46.07	151	697	7500	
50	1326	16 Street NW	15.27	50	52.18	171	798	8592	built 1913
51	1329	16 Street NW	15.38	50	49.32	162	745	8017	
52	1330	16 Street NW	15.33	50	53.81	176	824	8869	
53	1333	16 Street NW	24.7	81	27.44	90	675	7268	
54	1336	16 Street NW	15.45	51	55.86	183	859	9247	
55	1340	16 Street NW	16.58	51	58.72	193	1058	11386	
56	1631	13 Avenue NW	31.61	104	25.86	85	716	7710	
57	1107	15 Street NW	15.24	50	45.72	150	697	7505	
58	1111	15 Street NW	15.24	50	45.72	150	697	7505	
59	1112	15 Street NW	15.24	50	36.58	120	557	5993	
60	1115	15 Street NW	15.24	50	45.72	150	697	7505	
61	1116	15 Street NW	15.24	50	36.58	120	557	5990	
62	1119	15 Street NW	15.24	50	45.72	150	697	7505	
63	1120	15 Street NW	15.24	50	36.58	120	556	5888	built 1912
64	1124	15 Street NW	15.24	50	36.58	120	556	5888	
65	1301	15 Street NW	22.86	75	18.29	60	418	4500	
66	1302	15 Street NW	15.24	50	36.58	120	557	5999	

Appeal No.: SDAB2010-0062

Note: Data derived from City My Property/Assessment website. Frontage and Depths are approximate.

July 2, 2010

# Hounsfield Heights/Briar Hill (HHBH) Lot Size Context

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Hounsfield Heights / Briar Hill (HHBH) Lot Size Context

Ref #	lot	street	front-m	front-ft	depth-m	depth-ft	LA-sqm	LA-sqft	comments
67	1305	15 Street NW	12.2	40	45.72	150	558	6004	Built 1988. Pre exists ARP.
68	1308	15 Street NW	15.24	50	36.58	120	557	5999	
69	1309	15 Street NW	15.24	50	45.72	150	697	7505	built 1912
70	1310	15 Street NW	15.24	50	36.58	120	557	5998	
71	1315	15 Street NW	15.24	50	45.72	150	697	7504	built 1916
72	1316	15 Street NW	19.05	62	36.58	120	697	7497	built 1912
73	1319	15 Street NW	15.24	50	45.72	150	697	7503	
74	1320	15 Street NW	19.05	62	36.58	120	696	7497	
75	1321	15 Street NW	15.24	50	45.72	150	697	7502	
76	1324	15 Street NW	19.05	62	36.58	120	696	7497	
77	1327	15 Street NW	15.24	50	45.72	150	697	7502	
78	1328	15 Street NW	19.05	62	36.58	120	696	7496	
79	1331	15 Street NW	15.24	50	45.72	150	697	7500	
80	1335	15 Street NW	15.24	50	45.72	150	697	7499	
81	1338	15 Street NW	27.98	92	36.58	120	841	9056	
82	1339	15 Street NW	16.61	54	47.15	155	863	9292	
83	1502	10 Avenue NW	33.53	110	16.7	55	552	6049	built 1930
84	1514	10 Avenue NW	18.29	60	30.48	100	557	5996	
85	1520	10 Avenue NW	18.29	60	30.48	100	557	5996	
86	1604	10 Avenue NW	45.72	150	15.24	50	697	7505	
87	1307	14 Street NW	22.86	75	33.53	110	766	8248	
88	1315	14 Street NW	22.86	75	33.53	110	766	8248	
89	1323	14 Street NW	22.86	75	33.53	110	766	8248	
90	1327	14 Street NW	15.24	50	33.53	110	511	5499	
91	1331	14 Street NW	22.56	74	33.53	110	752	8090	

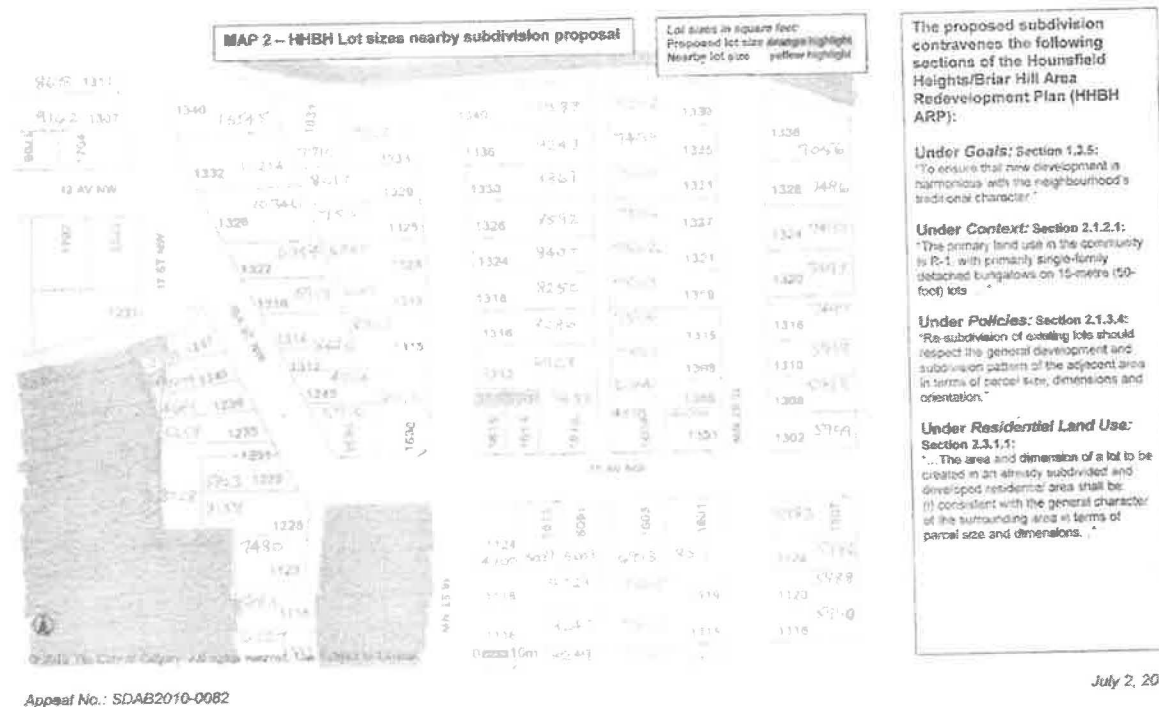
Average: 64 122 675 7264

Appeal No.: SDAB2010-0082

Note: Data derived from City My Property/Assessment website. Frontage and Depths are approximate.

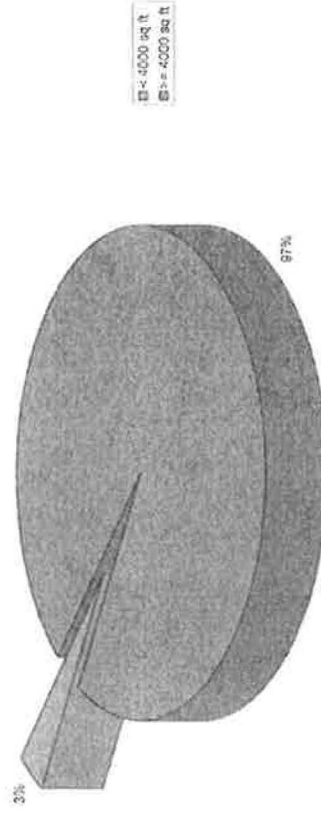
July 2, 2010

# Map 2 – HHBH Lot sizes nearby proposal



# Chart 1 – HHBH Sample Lot Size Distribution

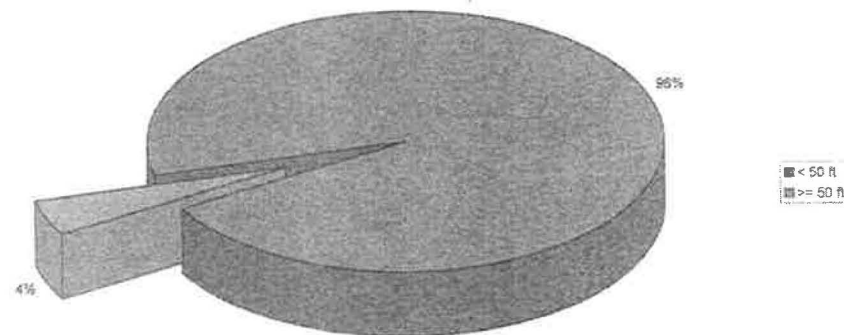
Chart 1 - HHBH Sample Lot Size Distribution





## Chart 2 – HHBH Sample Lot Frontage Distribution

Chart 2 - HHBH Sample Lot Frontage Distribution



## Questions and Answers

CPC2017-273 Bylaw 47P2017 (M-2017-017)