

Lori Pringle
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NW
Calgary, Alberta
T2K 4H9
PH: 587-432-7890

Calgary City Council
The City of Calgary
P.O. Box 2100,
Station "M"
Calgary, Alberta
T2P 2M5
Tel: (403) 268-5861
Fax: (403) 268-2362

RE: Land Use Amendment,
Spot-zoning of 503 Hunts Crescent NW from R-C1 to R-CG
Application Number: LOC2019-0161

Dear Council Members,

Prior to the Covid-19 outbreak, I had been planning to attend, with a number of my neighbors, the public hearing on application LOC2019-0161, however, I hope that my letter, and the letters of my other neighbors, will be enough to convince the city to deny the spot rezoning of the property at 503 Hunts Crescent NW.

This is an application to build row housing, up to four separate units, where a single family home currently exists. This home is surrounded by only single family homes (zone R-C1). If this property is re-zoned, it will place a group of row-housing right in the middle of one of the only streets in this area that does not already have higher-density housing, thereby completely changing the character of the neighbourhood.

Please review the following points that I would like council to know before proceeding with recommendations on this application.

OPPOSITION LETTERS - RECEIVED BY APPROXIMATELY HALF OF THE NEIGHBOURS:

- The City received 40 letters in opposition to the re-zoning application.
- There are exactly 80 houses in Hunts Crescent, Hunts Place (located inside of Hunts Crescent), and the section of 64th Avenue between the two entrances to Hunts Crescent. ***This means that at least 50% of the neighbouring residents are opposed enough to this property being rezoned, that they took the time to write to the city.***
- With this amount of opposition, it simply would not be reasonable to allow a single property owner to over-ride the wishes of so many of the surrounding home-owners.

APPLICANT'S RESPONSE:

- After the city had review the opposition letters for this application, the applicant went door to door. When he came to my door, he told me that there was "not really any opposition" to the application, which I called him out on. This is completely untrue. Our neighborhood does not want high density housing on Hunts Crescent.
- The applicant also had brought a written a letter trying to address our concerns. However, to me, these concerns still have not been adequately addressed. My responses to the arguments that he made are below.

CHANGING CHARACTER OF HUNTS CRESCENT:

- I personally believe that allowing row housing to be built on Hunts Crescent would negatively affect the character of my street, as well as the future development of my street.
- ***503 Hunts Crescent is in the middle of homes zoned as R-C1. We do not need a "SPOT ZONING" in the middle of our R-C1 homes! Please see the included map, showing that 503 Hunts Crescent is right in the middle of only single family houses.***

- ***The house at 503 Hunts Crescent is the first one that you see when you enter Hunts Crescent from the east entrance. Because it is the first house that you see, whatever is on that spot defines Hunts Crescent as people enter it. Currently, people coming in see single family homes when they enter the crescent from either entrance. If this changes so that the first thing that is seen is a 3-unit row house, the entire feel of our crescent changes.***
- If you look around the city to streets where one single family home has been spot rezoned and replaced with a multi-family home, adjacent properties always soon follow suit. ***This means that we could expect a spot zoning in Hunts Crescent to result in an eventual mass rezoning of both 64th Avenue, and Hunts Crescent and Hunts Place.***
- The report refers to “missing middle housing”, which means multi-unit housing types such as duplexes, fourplexes, row housing, and apartments that are placed on a lot the size of a single family home. But in fact, Huntington Hills already has quite a bit of middle housing. Please see the included a map where all these are highlighted in yellow.
- ***There is no NEED to re-zone any property located on Hunts Crescent***, as there are plenty of existing higher-density housing units already within the neighborhood of Huntington Hills and also within the neighborhood of Thorncliffe, located directly south of the property in question, and there are plenty of other locations. If the resident at 503 wishes to live in more affordable housing, there are many options located very close by, as per the attached map.
- Simply because the city wants to increase housing density in general, there is no specific reason that Hunts Crescent specifically should be redeveloped as higher-density housing.
- The City has **already** made provisions for allowing changes in the land use of Hunts Crescent, to allow secondary suites. On March 12, 2018, City Council approved amendments to the Land Use Bylaw that allows for the application of a secondary suite in the R-1, R-C1, and R-C1L land use districts. In these districts a land use redesignation is no longer required, and the first step in the approval process is now a development permit.
- The applicant is already free to re-develop this property to accommodate 2 families, which is already up one from what was allowed prior to March 12, 2018.

- The applicant has not shown a NEED to redevelop on THIS particular street. There are plenty of properties nearby that are MORE suitable for row housing. If the applicant wishes to redevelop a house, he should consider selling the one he currently owns, and purchase one that is already next to some existing higher-density housing, so that he isn't completely destroying the character of the neighborhood.
- A person who buys a home in a neighborhood they love should have a reasonable expectation of that neighborhood not being arbitrarily and significantly changed for the worse unnecessarily.
- My husband and I bought our house on Hunts Crescent 25 years ago, because we love the neighbourhood, and this crescent. We love the whole look and feel that Hunts Crescent has always had, and we will be extremely upset if the things that we love about our lovely crescent are no more.
- If I wanted to live in a crescent crowded by row-housing, I would have bought a home that was already in one. As I mentioned, there are many such streets nearby.

PARKING:

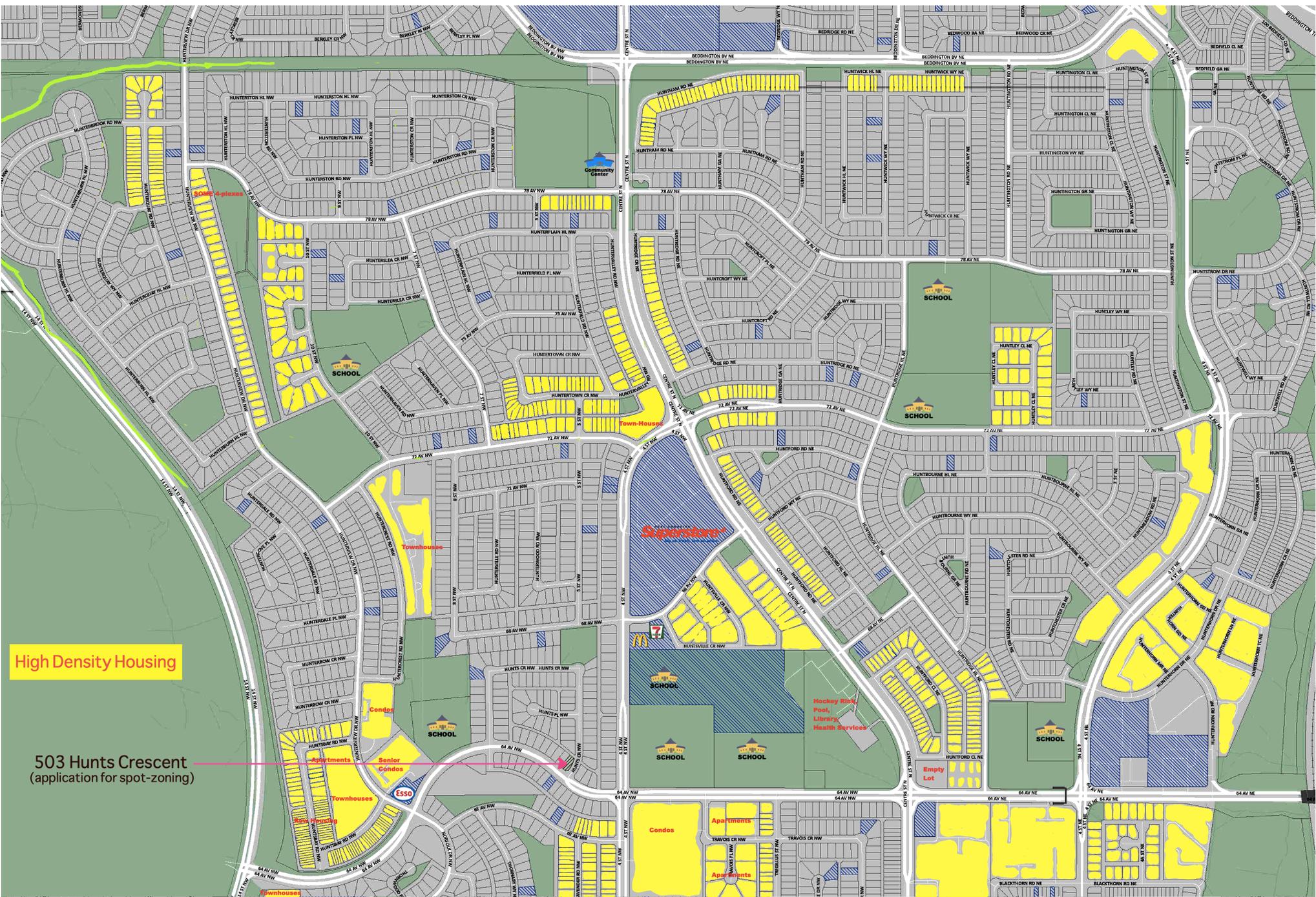
- The parking issue has not been properly addressed. The applicant wishes to have 3 row houses with 3 single car garages. If 3 families, each with 2 vehicles, lives on that lot, which, by the way, is located right on the corner of 64th Avenue and Hunts Crescent, that means there will be, on average, 3 vehicles parked on, or very close to the corners of those roads. That is a lot.
- The existing house at 503 Hunts Crescent does not have a garage at all, and as it's on a hill, it also does not have any real usable yard, however, the home owner could easily dig down beside the house to build a garage for the existing residents, which would alleviate the existing parking situation.
- As mentioned earlier, if we have one home in our Crescent redeveloped, it will no doubt be followed by others, and each one where this happens will instead the parking required.

INCREASED TRAFFIC:

- Adding one additional family to the crescent may not have a huge impact on traffic, but as other neighbouring properties are also rezoned, traffic will increase a lot.

PROPERTY VALUES:

- The applicant stated that “When a land (lot) in an area is re zoned to a higher density, the value of the homes around it generally goes up.” However, stating something does not make it true. The applicant has not cited any sources for where he draws that conclusion.
- I would refute that, citing the research paper written by Elizabeth B. Mullins at the University of Montana found that “Zoning for high-density significantly lowers housing prices (in each model).”
- This paper can be found at <https://scholarworks.umt.edu/cgi/viewcontent.cgi?article=6318&context=etd>



High Density Housing

503 Hunts Crescent
(application for spot-zoning)

2016-4 places

Condos

Apartments

Townhomes

Senior Condos

Esso

Superstore

7

Hockey rink,
Pool,
Library,
Health Services

Empty Lot

Community Center

SCHOOL

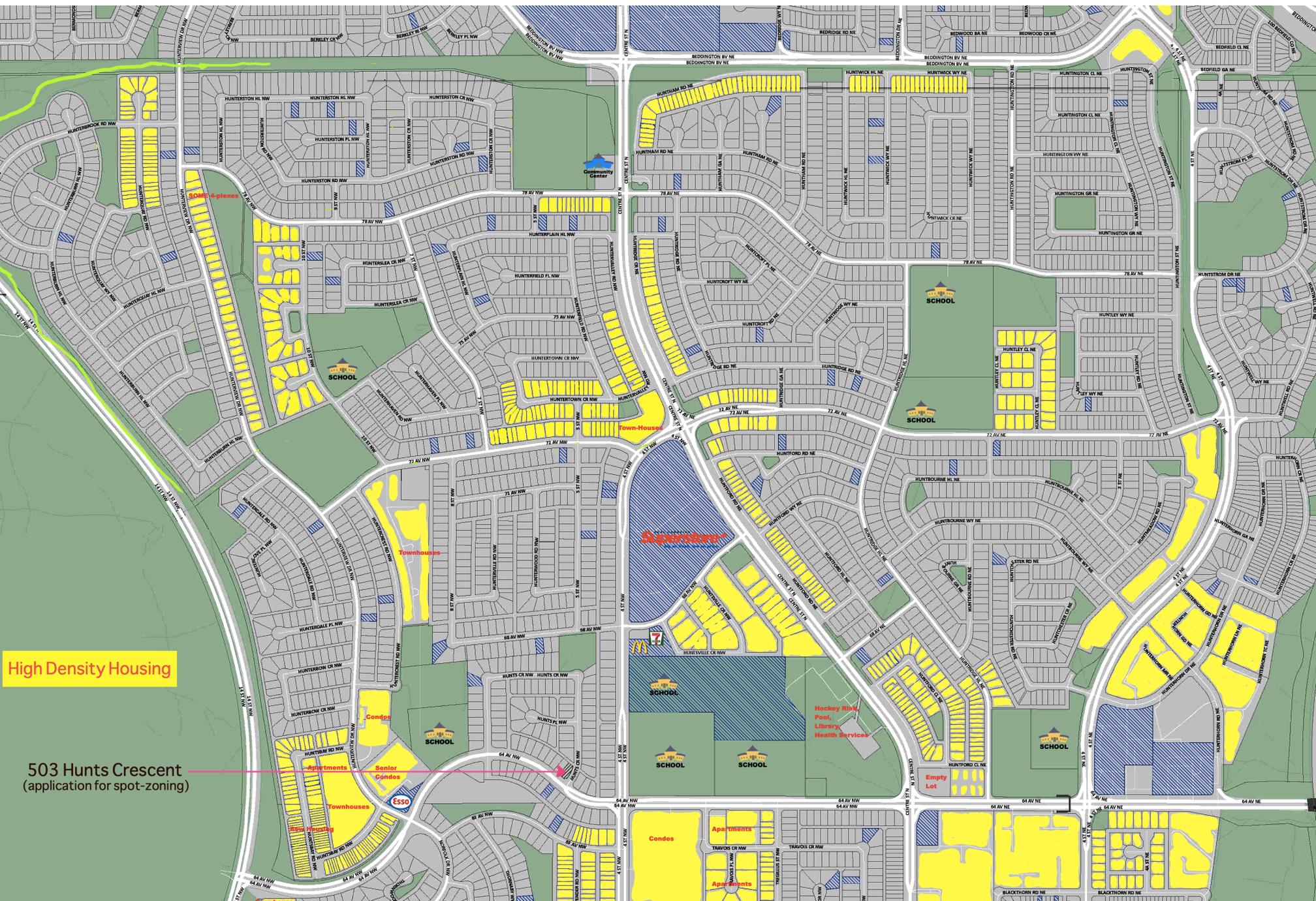
SCHOOL

SCHOOL

SCHOOL

SCHOOL

SCHOOL



From: dannywon@shaw.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sat 4/11/2020 7:07:34 PM
Date: Saturday, April 11, 2020 7:07:35 PM

Application: LOC2019-0161

Submitted by: Danny Wong

Contact Information

Address: 627 Hunts Cres NW

Phone:

Email: dannywon@shaw.ca

Feedback:

This is the second time this property is up for development. We do not want a multi family dwelling on the corner of Hunts Crescent. The corner already has vision issues as 64 Avenue curves and it's hard to see traffic coming eastbound unless you are moving up almost into 64 Avenue. Also Hunts Crescent is a quiet street with lots of kids and several original residents that aren't willing to have a multi family dwelling there when there are several across the street by 7-11 and McDonald's.

From: duncanlangell@outlook.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sat 4/11/2020 7:16:45 PM
Date: Saturday, April 11, 2020 7:16:46 PM

Application: LOC2019-0161

Submitted by: Duncan Langell

Contact Information

Address: 260 Nottingham Road NW, Calgary, AB, T2K 5P4

Phone: 4032747988

Email: duncanlangell@outlook.com

Feedback:

We are truly disappointed that the city would consider a zone change for this project to proceed. The first reason is traffic congestion and lack of parking, 64 is major thoroughfare between Deerfoot and 14 street NW and there are a few instances where parked cars and accidents have occurred in the area already. Having more people in this confined area means more cars and issues in this area. There seems to be too many cars already in this area (in front of the residence), not to mention what increased density would offer. There is limited parking in this area currently. This community was originally designed for family residences and is a quiet community, with residents investing, upgrading and maintaining their yards and homes, taking pride in the community appearance. Currently the property owner has due to lack of maintenance, made the community look run down and doesn't maintain it to the community standards. Here is a list of a few things that I have noticed; garbage bins overflowing and blowing into the alleyway, broken furniture upside down in the backyard, lawn not mowed, yard not maintained at all, snow is not shoveled in a timely manner, abandoned cars sitting on the street, and these all distract from the pride we take in the community. I do not believe having a multi-family residence will improve the owners care and respect for the other residents. It appears he doesn't plan on living here in the residence and doesn't want to contribute to the community, it appears this a profit driven venture, that is not respectful to the neighbors. If this zoning is allowed to proceed, we feel this would be a devaluing of the community. Please do not sacrifice this community for one mans greed and do not approve this proposal. Thank you.

From: danamilo@shaw.ca
To: [Public Submissions](#)
Subject: 2807 43 ST SW - LOC2020-0010 - Comment from Development Map - Sat 4/11/2020 9:39:28 PM
Date: Saturday, April 11, 2020 9:39:30 PM

Application: LOC2020-0010

Submitted by: Zvezdana Milosevic

Contact Information

Address: 2808 43rd St. SW, Calgary, Ab. T3E 3N7

Phone: 403-606-1891

Email: danamilo@shaw.ca

Feedback:

I live across the street from the proposed development. I have grave concerns about how this development will affect the street and my home. The street already suffers from poor sunlight exposure resulting in delayed melting of snow. It is rutted from the first snowfall until well into spring.. This will only be exasperated by a taller building on the site. I fear the small amount of sunlight on my property will be diminished further by a taller structure on the site, particularly if the design is similar to that being constructed at 2815 43rd. St. SW. It has a roof which is highest at the front of the duplex, minimizing the amount of sun exposure in the afternoon to the east of the building. The ground contour is probably 2 metres higher on the west side of the street as compared to the east side. The result will be a wall effect ruining the aesthetic of the neighbourhood and condemning me to virtually no sun exposure.

From: Lturnercwsb@gmail.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/12/2020 10:49:15 AM
Date: Sunday, April 12, 2020 10:49:16 AM

Application: LOC2019-0161

Submitted by: Lana Turner

Contact Information

Address: 728 Hunts Cres. N.W.

Phone: 587-438-5262

Email: Lturnercwsb@gmail.com

Feedback:

I am completely opposed to the rezoning of 503 Hunts Cres. This is a single family community and we don't want row housing on our street

From: thursdaysouthas@hotmail.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Mon 4/13/2020 10:07:6 AM
Date: Monday, April 13, 2020 10:07:09 AM

Application: LOC2019-0161

Submitted by: Suzanne Nicole Southas

Contact Information

Address: 524 Hunterplain Hill NW

Phone: 4033661583

Email: thursdaysouthas@hotmail.com

Feedback:

Our community is so overwhelmed with landlords that do not care about their properties or tenants. This is an ongoing issue throughout the entire city but because of the demographics in our area it is particularly bad. From parking, to noise, to neighbours arguing and fighting, to properties that aren't kept up, it is an endless battle that will continue until the city of Calgary decides to ensure that rules are followed whether the property owner lives at the property or not. As you can see from the community comments being submitted we fear more of this. We fear the potential decline of our communities and the safety of our communities because landlords do not ensure that the property and its occupants follow the bylaws. While the city resists the urge (regardless of the plethora of complaints that come in daily) to address the never ending issue of public street parking, people want to park in front of their homes and landlords rent their single family homes out to multiple people or families who have more than 2 vehicles per person and our streets are flooded with vehicles especially since this community is so close to many major bus lines along 4th and center street. Please stop over populating our communities with houses that fit so many dwellings and families in them. It is not why we chose to live in this city. We all value our space. Stop overcrowding!

I am opposed to having up to four row houses dropped smack in the middle of our group of single-family homes. There are plenty of homes near existing higher density housing that could be redeveloped without destroying the character of a lovely street.

From: eeng52@hotmail.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Tue 4/14/2020 4:13:15 PM
Date: Tuesday, April 14, 2020 4:13:17 PM

Application: LOC2019-0161

Submitted by: Emily Eng

Contact Information

Address: 515 72 Ave NW

Phone:

Email: eeng52@hotmail.com

Feedback:

Hi, As a resident of Huntington Hills I do not approve of the application for rezoning at this location. This is a busy enough neighbourhood and I'm afraid that if we allow one owner to build row housing then others will apply. There are already issues with parking on the street and the number of rental properties my neighbours and I do not want to see this property converted to row housing. I do not believe his story of building this set of row houses for his family. I think that he will be building it to rent or sell and to make a profit. Please do not allow this to happen and ruin a great community!!

From: akdick@telus.net
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Wed 4/15/2020 10:55:58 AM
Date: Wednesday, April 15, 2020 10:55:58 AM

Application: LOC2019-0161

Submitted by: Allan Dick

Contact Information

Address: 723 Hunts Place NW

Phone: 4038156674

Email: akdick@telus.net

Feedback:

Approval would negatively impact character of the neighborhood which is 100% single family dwellings. Safety issue: access/egress from 64 Ave to Hunts Cres is already difficult due to heavy volume of traffic on 64 Ave and with increased street parking necessitated by an increase to 4 housing units plus possible secondary suite development, this will increase likelihood of vehicle accidents. Traffic sightline west on 64 Ave is severely compromised when vehicles park on 64th (now only intermittently) and with increased occupancy, no doubt there will be increased parking on 64 Ave. With 2 cars per unit, there will be cars that don't fit in garages. People also use their garages as storage instead of parking, so one can expect to see an extra 4 to 6 cars parked on the street. Garbage issues: with 4 units, there will now be 12 garbage bins in the lane, all adding to more congestion. Overall, this is just too much development given the size and steep grading of this lot.

From: sylvest1@telus.net
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/19/2020 7:52:21 PM
Date: Sunday, April 19, 2020 7:51:52 PM

Application: LOC2019-0161

Submitted by: Susanne

Contact Information

Address: 711 Hunts Crecent NW

Phone:

Email: sylvest1@telus.net

Feedback:

Thankyou for the opportunity to voice my concerns on the above noted permit and tentative development. Please be clear, I am not adverse to change but am opposed to it when it effects individuals and families financially and socially that have given years and years to making this crescent their forever home. This potential development would adversely effect us in many ways : It would increase traffic flow on an already busy area where children walk to various schools, it would make parking a nightmare, especially on "snow ban" days... I already am hard pressed to get out of my alley on days such as these.

People have lived and on the crescent for decades and now to potentially increase housing (or is this financial) reasons you are trying to take away the close knit community that we have built? I might add that this property in question has been somewhat of a problem in the past, walks never shoveled, lawn never cut ?

It has been indicated that since developers would be potentially looking at other properties within our crescent, the land value might go up? What does that do to us that have carefully chosen this crescent for its charm and accessibility to be our forever home? It makes our taxes go UP!!! I personally purchased this crescent as it was R1 zone and no potential of mutli plex housing. Statistics show that with the increase of multi plex housing, crime rates go up significantly. I would ask that you reconsider, please do not allow this development to go forward in our community .

From: albertapp@shaw.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/19/2020 7:34:45 PM
Date: Sunday, April 19, 2020 7:34:48 PM

Application: LOC2019-0161

Submitted by: Louise Wong

Contact Information

Address: 516 Hunts Cres NW, Calgary AB T2K 4H9

Phone:

Email: albertapp@shaw.ca

Feedback:

I object the rezoning of 503 Hunts Cres NW to build infill.

This is a corner lot but it is the intersection between Hunts Cres and a heavy traffic 64 AVE. I have lived at Hunts Cres , just about 3 houses away from 503 Hunts Cres for more than 30 years.

It is a very dangerous intersection for Hunts Crescent residents to get out onto 64 Ave heading East during early morning and evening rush hours, Traffic from 4 street NW and from 64 Ave make it almost impossible for me to have enough time to safely turn left onto 64 Ave heading East. As well, there is always parked cars on 64 Ave in front of 503 Hunts Cres blocking the visibility to see traffic coming down from 14 Street onto 64 Ave. Furthermore, this section of 64 Ave is a main road for snow removal in the winter, there would not be enough street parking for the cars during snow removal days. More over, because the land slopes , it is very icy at this intersection making it even more dangerous and often not able to get out and cars do get stuck right in front of this house often in winter.

As well, this is a junction where there are many kids walking from their homes to the elementary school just 1 block further west on 64 Av or to the Junior High school or the Senior High School on 64 Ave NW and on 4 St NW. when I try to inch forward to check on traffic in order to turn left to 64 Ave, I often need to pay extra care not to backup and watch for the pedestrian walking on 64 Ave. It is always very stressful. turning right to head to 64 Ave going west is also dangerous, because one cannot see the cars coming from 64 St or turning from 4 Street (there is only 3 houses from the 4 St and the 64 Ave junction but often not enough time to speed up to avoid being hit from the back.

I had filed a diagram earlier to illustrate my points.

From: deswartindea3@gmail.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/19/2020 1:09:59 PM
Date: Sunday, April 19, 2020 1:10:00 PM
Attachments: [Driveway 2.eml.msg](#)

Application: LOC2019-0161

Submitted by: Indea De Swart

Contact Information

Address: 511 Hunts crescent NW

Phone: 4038360339

Email: deswartindea3@gmail.com

Feedback:

To whom it may concern, our house is situated right across the back alley of 503 Hunts crescent. Our first concern is safety Crossing 64th from Hunts crescent is dangerous. Cars com from the east around the bend. Our crescent is not visible from the 4th street traffic lights until you are about a meter from the crescent.and visa versa we cant see the cars coming until they are about 2 meters from our street. This makes crossing 64th a challenge, the challenge is getting bigger when people park their car on 64th in front of 503 Hunts crescent on 64th avenue close to the Hunts crescent intersection. This will block our view of the traffic coming down the hill from the west.So every time you cross onto 64th you take a gamble. {enclosed picture coming from the east on 64th ave.} The fact that there will be more cars when three families will be living in the new row houses, will make this intersection more dangerous. Our second concern is the parking spaces. Our driveway {511 Hunts crescent} ends in the back alley adjacent to 503 Hunts crescent. The alley is 202 inches wide. If cars are parked there it will give us ample room to get our cars out of the driveway or backyard gate.The back alley is just too narrow. There will be a garage with each house, but people living in small houses usually use them for storage There can be up to 6 cars owned between three families. All the inhabitants before never had more then two cars between them. The third concern is about ecstastic, the fact that these houses will be higher then any houses in this area. They also are an entire different style.Hunts crescent consists of bungalows This gives it its charm,. These row houses will stick out like a soar thumb.

Thank you for considering our concerns. Indea and Josh De Zwart

From: [Indea De Swart](#)
To: [Josh De Zwart](#)
Subject: Driveway
Date: Sunday, April 19, 2020 1:00:47 PM
Attachments: [IMG_4789.jpg](#)



Sent from my iPhone

From: gmick3@shaw.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/19/2020 10:11:52 AM
Date: Sunday, April 19, 2020 10:11:55 AM

Application: LOC2019-0161

Submitted by: Bill Mick

Contact Information

Address: 704 Hunts Place NW

Phone:

Email: gmick3@shaw.ca

Feedback:

We have lived at this address for 45 years and several of our closest neighbours have been here longer than us . It is a neighbourhood where we look out for each other , shovel each others sidewalks , cut each others grass if someone is out of town and take in their mail and check that everything is O.K. The kind of thing that happens with neighbours . This is an area made up of single family dwellings and even though we have our share of secondary suites it still looks that way and is the reason most of us purchased our houses here. We feel that allowing multifamily dwellings with up to four families would change that and not for the better . If this one was to be allowed then we would have more , changing our neighbourhood forever , parking problems being one of them . Some of you who are going to vote on this should take the time to come and have a look at our area before you vote and while you are here , exit onto 64th Ave and turn left , going east . While you are doing that , imagine there are cars parked on 64th to the corner on your right and there will be with the possibility of four families and eight vehicles at 503 Hunts Crescent and see how far you would have to go into the traffic going west so that you can see if any vehicles are coming from your right and you will see how dangerous that would be .

From: lumpylemire@me.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sun 4/19/2020 9:52:3 AM
Date: Sunday, April 19, 2020 9:52:05 AM

Application: LOC2019-0161

Submitted by: Rosilyn and Mike Lemire

Contact Information

Address: 615 Hunts Cres NW

Phone:

Email: lumpylemire@me.com

Feedback:

We are still opposed to this development. There are no Multi-level structures on 64th Ave NW or on Hunts Cres NW and we prefer to keep it that way. If one multi-level is built the door will be opened for others to follow. This would take away from the area being a single family home neighbourhood which is why we and our neighbours live here. The applicant states that garages will be attached to this new complex so road congestion would not be an issue. Most houses on Hunts Cres have garages; however many people use their garages for storage and park on the street. There is no guarantee the new tenants would be any different. This landlord does not take care of the existing property: more families on the same property will just add to the untidiness and unkempt appearance that we are already putting up with. We strongly oppose to this application.

From: avreeken@samaritan.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Sat 4/18/2020 9:31:58 PM
Date: Saturday, April 18, 2020 9:31:59 PM

Application: LOC2019-0161

Submitted by: Sukondo & Beretta Ferronato

Contact Information

Address: 732 Hunts Crescent NW. Calgary

Phone: 403-274-2773

Email: avreeken@samaritan.ca

Feedback:

We are opposed to the proposed increase in housing density. We have lived here since 1968 and worked hard to make this a nice community. This is a residential neighborhood with single detached homes. People here know each other. My husband and I are elderly. At our age we don't want to move. Right now we can rely on our neighbors to help us out if we need. If we get high-density housing, then we get too many people and that may create more crime and problems. Also: It is already so dangerous to drive out of our crescent on to 64th Avenue. If we get more cars and more traffic here, then it becomes even more dangerous - especially the elementary school children that cross Hunts Crescent going to and from school.

Beretta & Sukondo Ferronato

From: jonathanmah@yahoo.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Fri 4/17/2020 3:25:36 PM
Date: Friday, April 17, 2020 3:25:37 PM

Application: LOC2019-0161

Submitted by: Jonathan Mah

Contact Information

Address: 640 Hunts Crescent NW

Phone:

Email: jonathanmah@yahoo.ca

Feedback:

From the neighbors I've talked to they don't want this expansion to go through. I don't think it's a good idea because the the area around 503 already has a lot of vehicles. I believe the home owner wanted to rent out the expanded area so where does he plan for the extra vehicles that will be coming to park? Some of the neighbors have said they have visibility issues getting onto the road due to the vehicles blocking the corner view.

Also has the owner of 503 consulted the community about how long the construction period will be? For all we know we will be losing 1 of the main 2 entry ways in and out of the neighborhood for months or a year. Yes there are the alley ways but those already have vehicles parked and can only safely allow 1 vehicle to travel in and out.

From: FUNWITHTRAVEL@SHAW.CA
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Mon 4/20/2020 10:34:11 AM
Date: Monday, April 20, 2020 10:34:11 AM

Application: LOC2019-0161

Submitted by: L

Contact Information

Address: hunts cr n.w.

Phone:

Email: FUNWITHTRAVEL@SHAW.CA

Feedback:

this is a single family area, we did not buy here to have high density housing next door, parking problems with the house currently, not well kept rental house. parking on 64 ave results in car crashes, limited parking on side street to 64th. put this housing in your neighbor hood, we don't want it here.

please don't publish to the owner of this house, i don't want him at my house again. Yes he went house to house last time!

he is a realtor, flipping houses. he is not part of the neighbor hood.

From: christina.mah@yahoo.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Fri 4/17/2020 3:55:15 PM
Date: Friday, April 17, 2020 3:55:16 PM

Application: LOC2019-0161

Submitted by: Christina

Contact Information

Address: 640 Hunts Crescent NW

Phone:

Email: christina.mah@yahoo.com

Feedback:

My main concerns and reasons why I am against the suggested development are visibility, and property maintenance. It is already difficult to see oncoming traffic when exiting onto the main road. With the increase in renters they will of course be parking on the street. Earlier this year there was a vehicle that had a busted rear bumper parked on the main street in front of 503 for a few months, and it had made it really difficult to see past it. Another concern is who will be responsible for maintenance of the property? I have lived in this neighbourhood for 26 years, and that property has not been well maintained. The yard is always covered in weeds. and the bush in the alley is never cut. So based on the external of the property, I do not trust that the owner will up keep the internal maintenance.

From: Karman3657@gmail.com
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Mon 4/20/2020 11:22:9 AM
Date: Monday, April 20, 2020 11:22:08 AM

Application: LOC2019-0161

Submitted by: Karman DiLisio

Contact Information

Address: 623 HUNts Crescent NW

Phone:

Email: Karman3657@gmail.com

Feedback:

The resident owners at 623 Hunts Crescent NW are opposed to the proposal to change the land use designation of the property at 503 Hunts Cr.NW..

When we made the decision to leave our previous home in 1995, it was due to the 'densification' of our neighbourhood and its subsequent evolution from a neighbourhood of single family homes into an urban setting full of condo buildings, four-plexes and congested, nearly impassable streets where parking near our home became difficult. My experience has revealed that off street spots are seldom used, even when a realistically sized one is provided). Along with this 'densification' and subsequent population increase, came an increase in Social Disorder.

We chose our new home on Hunts Crescent for several reasons. Proximity to schools, playgrounds, local libraries, and a neighbourhood that had a true family dynamic. At the top of the list was the single family homes, with R1 zoning, we ensured that adjacent lots that were not wide enough to be approved for subdivision under the city codes at the time. The Single Family Nature of this street had everything that we had lost in our previous one.

Over the past several years, an affordable housing crisis, along with a drastic increase in the average amount of a monthly mortgage payment has created a growth in the creation of 'secondary suites' all over the city, including on Hunts Crescent. The applicant in this case, while petitioning door to door on Hunts Crescent, has argued that this rezoning is the same principle as creating a secondary suite. It is not.

The applicant has also suggested that the proposed development would increase property values in the surrounding area. Our objections are not based on any consideration of property values. The rezoning in this case would quadruple the number of dwellings at this site increasing the potential associated vehicles exponentially with the number of licensed drivers residing at each dwelling. A change to 'multi-family' housing changes the aesthetic and demographics of the street to one that was not favoured when Hunts Crescent was the place chosen to create our 'Forever Home'.

I hope that the City of Calgary will not be blinded by the potential for property tax revenue and will consider the wishes of all affected voters and taxpayers in this case.

From: dianne.kroon@shaw.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Mon 4/20/2020 1:16:41 PM
Date: Monday, April 20, 2020 1:16:45 PM

Application: LOC2019-0161

Submitted by: D Kroon

Contact Information

Address: Hunts Cres.N.W.

Phone:

Email: dianne.kroon@shaw.ca

Feedback:

1.The New.House design does not suit the style and character of the Neighborhood.The house would need to be higher than residential homes and look more commercial property 2. There is not parking based on its location on the corner of Hunts Cres. and 64th. 64 is a snow lane vehicles get towed for parking there.The new home would potentially have 6+ cars.At present only 2 cars fit.If each unit has 2 bedrooms another 3 cars could be added.The upper part of the Cres. has no alley, cars are parked on the street.Most homes have 2-3 cars depending on age of family members.This does not take into account fire plugs,driveways or business, recreational vehicles which are parked in the evenings. There is no extra parking for multi dweller units.3.Access to 64 from lower Crescent is westbound only.The upper Crescent takes all traffic eastbound.There are 2 sets of speed between 4th and Hunter Drive on 64.This section is also single lane. Leaving the street between 630 am -700 pm is difficult .Worse in the winter as this street ices over.4.The area is family based,children need yards.This property does not appear to have any.People buy homes with yards with children in mind.These units will be rentals there will be no pride of ownership.The property owners here care about their homes and look out for one another.They improve their property .The new owners also upgrade the homes and yards.The houses are older but built solid.They do not want to live in a multi-zoned housing area otherwise they could certainly find a cheaper area. 5.Calgary's economy is on a downward trend there are other areas in the city that are in need of urban redevelopment.I believe 503 s owner does not even live here and this is just investment property with no ties to the community.6.Because 503 sits on a corner lot it's building options are limited by the site.It can not build further out than the homes on 64th.The lot has length that can not be utilized and average depth.The lot is not flat to the street but sits on a hill .There are large amounts of run off during the rainy season consideration to the home directly behind would have to be addressed if the physical shape of the new lay of the land could cause damage to their property.

From: avreeken@shaw.ca
To: [Public Submissions](#)
Subject: 503 HUNTS CR NW - LOC2019-0161 - Comment from Development Map - Mon 4/20/2020 11:32:31 AM
Date: Monday, April 20, 2020 11:32:33 AM
Attachments: [LOC2019-0161 \(003\).docx](#)

Application: LOC2019-0161

Submitted by: Ary Vreeken

Contact Information

Address: #636 Hunts Crescent NW T2K-1H4

Phone: 403-464-9778

Email: avreeken@shaw.ca

Feedback:

Objection to Land Use Amendment LOC2019-0161

With the post-Covid-19 recovery phase still months away, against a backdrop of the increasing frequency and severity of natural disaster events, the City of Calgary can ill-afford the further erosion of resilience (read: greater dependence on the City) of its communities. The damaging effects of ill-planned increases in housing density on social capital has been well-documented. This blanket Land Use Amendment from R-C1 to R-CG in our neighbourhood stands to damage the social fabric of a community that demonstrates a level of social cohesion and civic participation that, in my experience as a community worker, has become rare in urban settings.

We currently have a mixed population that includes a number of old-aged neighbours who remain in their homes because they are being supported by their neighbours. Most of our neighbours are long-term (20 to +40 year) residents who have invested years of social and financial equity to create the kind of community that we now have. The lower crime rates, better health, delayed institutionalization, and greater capacity to self-solve that such arrangements bring represent significant contributions to the City.

Rather than threatening these much-needed qualities of our neighbourhood, the city would be better off to work with us to intentionally learn from our experience so as to better-inform future planning. We are not against change in our neighbourhood, as long as it is done through an intentional, collaborative process that considers the social development needs of those who have invested their life savings and energy in it. The current application (and applicant) do not fit (in fact, contradicts) these conditions. For this reason, we urge the City Planning Commission to decline this application at this time.

Sincerely, Ary & Joanna Vreeken.

Objection to Use of Land Amendment LOC2019-061

Sir or madam,

Approval of the proposed change of Land Use LOC2019-0161 in a neighbourhood that has retained the character that drew its residents here is akin to approving this area as a light Industrial Zone. Both would result in major changes in a landscape that currently fosters a sense of belonging, social trust and mutual cooperation that is desperately needed in a city that is rapidly losing community resilience.

It is well documented that social interaction is much influenced by one's sense of place & space. Our peaceful crescent with its well-kept homes and maintained gardens offers a tiny haven where people welcome each other into their gardens stop on the street to catch up with each other, drop off a meal and look after each other.

When someone leaves for vacation, we often receive the key to their home so that we can look after it. They then return to a pre-stocked fridge. We have been called out of bed by neighbours who needed help, driven people to hospital, co-signed formal documents, visited neighbours for their birthdays, turned someone's garden over and celebrated New Year and Neighbour days together with our neighbours.

As a result of this, people feel safe and well-supported, readily share skills or offer a hand, exchange garden produce and borrow or lend tools. It is this neighbourliness that allows a number of 85+ year-old seniors to remain in their homes, reducing pressure on care facilities. Over the years, that same type of neighbour support to the families also prevented two neighbours who were dying from cancer from having to be institutionalized. Space does not permit the countless stories of mutual support.

This is what Social Cohesion, Social Capital and Resilience looks like in a community. The best ways to destroy it is to force externally imposed decisions that will drastically alter the landscape and create a shift in the demographic balance.

The proposed Land Use Amendment has already been opposed by more than 40 members of our community, on the basis of traffic safety, congestion and potential damage to the well-maintained character of this neighbourhood. I would now also add the potential cost to the kind of community resilience that this city so desperately needs.

As a community developer, working in long-term community disaster recovery, I am trying to connect up with other groups and agencies to determine the feasibility of conducting a study of community processes and their contribution to community resilience. There is still much to learn, and we won't learn it from developers or absentee landlords who are driven by different values. Rather than inadvertently undermining the strengths of our community, let's use them to inform us about co-managing the inevitable changes that will be come.

I strongly urge the City to not approve the current application but, instead, consider how we can best partner to introduce changes in such ways that it doesn't damage the good, and builds on the goodwill and social capital that currently exists. It seems to me that approving the current application would set a negative precedence that would cost the city more than it would gain if it were passed.