

## Palaschuk, Jordan

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**From:** Dale Lamont <perryfam@shaw.ca>  
**Sent:** Friday, October 23, 2020 11:36 AM  
**To:** Singh, Allan; Public Submissions  
**Cc:** themajor@calgary.ca; Ward7 - Cameron Yung; Michalenko, Rick  
**Subject:** [EXT] land use redesignation West Hillhurst Bylaw 140D20920

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** FOIP email sent

Dear Mr. Singh,

I hope you can understand my anger and frustration as I respond for yet the third time to plans for the redevelopment of the property at 2417, 2419 and 2421 Ave. NW. I have expressed my concerns about this proposal twice before and, despite your email on Dec. 19, 2019 acknowledging my comments on the proposed height of the new building, I see that nothing has been changed.

Therefore, I will reiterate my objections to this proposal, since none of my earlier concerns have been addressed. However, first let me say that I do support increasing density within Calgary and I'm sure that there are community friendly ways to do so. This plan is not one of them, unfortunately.

First, there is the issue of the proposed height of the building. h16 is very significantly higher than the current h10. This building will loom over our backyard, destroying our privacy. My husband and I are seniors who have spent considerable time and money creating a space that gives us a much needed sense of calm and belonging. I suggested earlier that a three story building would increase density without impinging as damagingly as four stories on the backyards of those of us living on 4 Ave. NW.

Second, is the issue of parking with a MU-1 redesignation. I do applaud the concept of having a street level business with living spaces above. However, in any proposal there has to be provision for parking for the clients of the proposed business and residents of the building. The argument that because the building is on a transit route, therefore not much parking is needed, is not valid. Although public transit is necessary to our city and in pre covid times I used it extensively, Calgarians are very much car users. Many of the clients will drive and, if they do not find parking on site, are very likely to search for it on surrounding streets. Our street, with a number of rental properties, has parking issues of its own and certainly would be negatively impacted by more traffic. Any development should be responsible for providing sufficient parking for its own use.

Third, in this latest document that I have received about the proposed redevelopment, I noted that the floor area ratio essentially covered the entire site. When I spoke to a resource person at the planning department this week, she informed me that 1200 square metres out of a possible 1213 square metres could be covered by building. I realize the developer wants to maximize usage, but aesthetics, climate change and fitting into an existing neighbourhood should also be factors. Almost complete coverage of the land does not respect these considerations.

I sincerely hope that city council will be sensitive to the impact that this proposal will impose on our neighbourhood.

Dale Lamont  
2414 4 Ave. NW  
Calgary





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Carole

\* Last name B

Email gmcb58@yahoo.ca

Phone

\* Subject West Hillhurst Land Use Redesignation ByLaw 140D2020

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to you to oppose the Land Use Redesignation for ByLaw 140D2020 in West Hillhurst on 5 Ave.N.W. Calgary T2N0T3  
I do not think that this is an appropriate area to have this multi use development. There are many glaring reasons, but the most obvious significant one is that it would bring more traffic into the neighborhood and would diminish the tranquility of the Green Space located directly across the street. This would not only disrupt the neighborhood but it would directly impact the adjacent homeowners like myself.  
This whole development proposal has already unfairly lowered the price of my home more than any other home in my neighborhood. There is a property located at 2313 5 Ave NW that is the same lot size as mine .07 acre and is on the market for land value only for \$285,000.00 and the city of Calgary actually assessed my house and my land at \$272,500.00 so I guess my house is worth 0\$ according to the City. It would also completely block off the sunlight to my house. This is completely unfair to allow this development to go through.  
I am in my sixties and this whole thing has made me very ill. I can not believe the rich developers money is worth more than integrity. I have been in my home for over 20 years and I don't want to see it go to a rubbish neighborhood. If these developers have their way. I fear that is exactly what will happen. There is no clear plan and to have commercial enterprises right next door is crazy. The world is changing now and we don't need any more developers trying to bilk Calgarians out of their property value because they want to rent it. I have opposed this development since it all began and have had nothing but problems trying to stop it from going ahead. This property was

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Oct 19, 2020

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never cared for over the past 20 years and it sits in a neglected state. The owners of the property have rented it out for many years to anyone, it didn't matter if they had a job or even if they came straight from jail. The Police have been called to the property over the years on several occasions. With the proposal having more renters to contend with is not something that I look forward to. The owners could not take care of the property before, how are they going to take care of it in the future. Likely in the same manner. With the cheap shoddy construction of the multi unit dwellings that have been going up I'm sure that no one will want to buy it so it will be rented out to anyone and this is not good for West Hillhurst. I alw



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Laura
* Last name	R
Email	
Phone	4036160460
* Subject	Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 – 5 Avenue NW, LOC2019-0086

Greetings,

I received the notification for the land use amendment on 5th avenue and wanted to reach out. My husband and I own one of the properties directly south of this development. We are currently holding this as a rental property and are in the process of legalizing the basement suite through the City process. Our hope was to later build a new 'forever' home here for our family. We have lived in the neighborhood for 8 years and we are looking forward to seeing how it continues to develop.

I read the proposal in the November 2 public hearing package on the City website. I generally agree that commercial use on the main floor (and possibly second storey) would be a good use and positive addition to the community. I agree with the comments regarding Kensington Clinic protestors and difficulty maintaining residential occupancies on the ground floor.

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However, I am concerned that four storeys (16 meter) building height is too high for the neighboring residential area. Considering the site has a relatively small footprint, it will be very difficult to ensure a sensitive transition to the surrounding low density low rise residential neighboring properties. It is also unclear how the overlooking and shadowing concerns can be mitigated. Three stories (12 meter) building height could be more contextual with the existing surrounding buildings. It is difficult with the limited informa-

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Oct 21, 2020

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tion provided to be able to make a complete assessment of the project's merits. It would be helpful if a conceptual plan was available to review. Or as I have noticed with other applications, a complete development permit application tied to the land use redesignation. Without a conceptual design it is unclear if the building height can work as proposed.

Regards,  
Laura