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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Michael

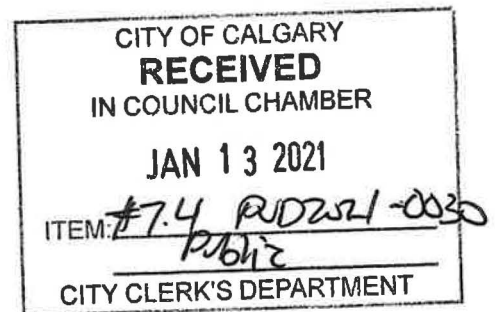
Last name (required) Kleiner

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) AmendmentNorthHillRedevelopmentPlanIP2021Item3LOC20190052 602 27AveNW

Date of meeting Jan 18, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) This is the objection filed on behalf of Michael Kleiner who owns 636 27 Ave N.W. and 605 28th Ave N.W. and Nancy Golding of 636 27 Ave N.W.



**Response to “Amendments to The North Hill Area Redevelopment Plan Bylaw 1P 2021”  
602 27<sup>th</sup> Avenue N.W. Item 3- LOC2019-0052 (CPC2020-1318)**

1. Page 1 of the Planning and Development report describes the subject parcel as follows:

This flat 0.07 hectare site is located in the community of Mount Pleasant, immediately to the **south** and west of the intersection of 27 Avenue and 5 Street NW. It is currently developed with a single detached dwelling with vehicular access from rear the lane.

In fact, the parcel is north and west of the intersection. The current development actually has 3 suites and 4 pedestrian access doors. The inaccuracies are carried forward into the Report’s discussion of the proposal:

The Applicant’s Submission (Attachment 3) indicates that the owner wants to redevelop this property, increasing the density to five units and taking advantage of this corner lot location and area of green space directly opposite.

It is not clear what is intended by the phrase “taking advantage...green space directly opposite, but the green space is, in fact, **diagonally** adjacent to the green space.

Based on the foregoing understanding the Report concludes that the application is “appropriate”.

2. Below are photographs of the property in question 602 and the surrounding houses which illustrate the marked difference between the proposed 5 row houses development and the present dwelling on the property and the surrounding properties. The photos are also illustrative of the subject property being in the middle of a residential neighbourhood.

This is a photograph of the current dwelling at 602 27<sup>th</sup> Avenue N.W. Although 602 is currently a grandfathered triplex it is essentially the height of a single story house. 5 row houses would create a much larger development strikingly changing the property in comparison to the surrounding houses.



This is the house directly across 27<sup>th</sup> Avenue from 602



This is the house directly behind 602 on 28<sup>th</sup> Avenue



This is the house directly across 5<sup>th</sup> Street from 602



3. The Report mentions that the Mount Pleasant Community Association objected to the applicant's proposal.

The Mount Pleasant Community Association stated the following:

This is one of the first applications of this type in Mount Pleasant; high density within the tradition residential core of the community. There are no other high density row-house/townhouse developments in the community outside of the main streets and the community hub between 4th Street and 5th Street, from 22nd Avenue to 24th Avenue. A unique and ground breaking application like this requires extensive consultation and engagement with the community to fully explain the nuances of it. We look forward to working with the developer and the City to arrive at an appropriate form of development for this property within the existing R-C2 zoning, and not amending it to R-CG zoning.

It seems obvious that such a dramatic departure from planning principles and policies that have been in place, essentially forever, warrants at least some discussion. The Report does not address the concerns, at all. This is the link to the Visioning Report completed by the Mount Pleasant Community Association which shows the polling results of the community on such developments as the one under consideration at 602:

[https://mpca.ca/uploads/Visioning\\_Report\\_3.pdf](https://mpca.ca/uploads/Visioning_Report_3.pdf)

4. This site is in the heart of the residential community. It is not on an edge as has been the case for every other approved row housing site. No other site is more than 120 feet away from a significant roadway and the majority are on such roadways. The subject site is more than 200 yards from such a roadway being 4th street.

If this site is approved, it will mean that every corner site in Mount Pleasant will be an "appropriate" row-house development site. That cannot be the intention of the web of planning documents relevant to this issue.

5. The only exceptions to the current row-house developments being on significant roadways such as 20<sup>th</sup> Avenue are ones located on blocks that are zoned commercial and have commercial buildings on them. Approval of this project would be a marked deviation from the current developments.
6. The Report states that "appropriate stormwater management will be considered and reviewed as part of a development permit." It does not mention that years of redevelopment and neglect has resulted in a chronic stormwater management issue that has plagued the residents of this block for many years. The issue requires more than "consideration and review".

7. 5<sup>th</sup> street is already a surprisingly busy and hazardous roadway. A Mount Pleasant neighbour was killed crossing the street at 5<sup>th</sup> street and 26<sup>th</sup> Ave. in 2019. This winter the stop sign at 26<sup>th</sup> Ave. was taken out by a vehicle. Signage is frequently ignored. While approval of the subject application will not materially increase 5<sup>th</sup> street traffic, if this unprecedented redesignation, normalizes the many other redesignations, traffic will increase markedly. We note the recent approval of 2 apartment blocks, comprised of 30 units, for 5 street and 22 Ave N.W., a block with commercial buildings already on it, which will significantly increase traffic on 5<sup>th</sup> street.
  
8. It should also be noted that Michael Kleiner owns 605 28<sup>th</sup> Avenue N.W. which backs on to the property next to 602 27<sup>th</sup> Avenue. Michael received information directly from the City as it relates to the initial application due to the proximity to the subject property and we filed an objection at the time. The Applicant has had no contact as it relates to the application.

This amendment and redesignation should not be approved at this time.

Michael Kleiner and Nancy Golding

636 27<sup>th</sup> Avenue N.W.

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