



Public Submission

City Clerk's Office

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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) | Kiran |
| Last name (required) | Fatima |
| What do you want to do? (required) | Submit a comment |
| Public hearing item (required - max 75 characters) | Bylaw 9D2021 |
| Date of meeting | Jan 18, 2021 |

To the Office of the City Clerk:

I received a notice in the mail regarding a public hearing on the above bylaw scheduled for Monday, January 18, 2021 at 9:30am. While I cannot attend this meeting, I wish to submit comments via e-mail.

The Hillhurst/Sunnyside area is a historic part of NW Calgary. It is a shame to see so many charming houses being destroyed and taken over by large development companies. The Hillhurst neighbourhood was always seen as a reprieve from the commercial buildings of the downtown area, but it seems that the urban sprawl is now spreading into our small community.

My primary concern is that the downtown core has so many empty apartment and condo buildings. We are now destroying historic neighbourhoods to build more apartment and condo buildings that will also continue being partially empty. Development does not benefit the community. This kind of development simply benefits companies, builders, and contractors. In the long-term, communities and residential neighbourhoods are left with unsightly commercialized buildings that just raise municipal property taxes.

Comments - please refrain from The Hillhurst area is already seeing the construction of a condo building along the



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providing personal information in this field (maximum 2500 characters)

same road as the proposed bylaw, and another building named the "Theodore" is set to commence construction shortly just down the road. Why do we keep building more and more buildings that will continue going under-utilized? Who does this benefit except for big companies?

I want our City Council to look at the long-term effects of mindless development and construction. There is no purpose in erecting another building with low occupancy. We need to stop being so myopic and focus on the larger implications. Calgary will not see occupancy of these empty buildings for years and years to come, so why do we keep green-lighting such wasteful and reckless projects?

I hope the City reconsiders the use and purpose of the zoned land. Perhaps affordable townhouses may be a more appropriate development option.

Sincerely,

Kiran Fatima

Homeowner and Hillhurst resident at:
Unit 412, 235 9A St NW
Calgary, AB T2N 4H7

From: LJUBICA STUBICAR <ljstubicar@shaw.ca>
Sent: Monday, January 11, 2021 11:44 AM
To: Public Submissions
Subject:[EXT] Monday, January 18, 2021 - Item 5 - Bylaws 4P2021 and 9D2021
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: e-mail sent

January 11, 2021

Office of the City Clerk
The City of Calgary
FAX: 403-268-2362
PublicSubmissions@calgary.ca

RE: Public Hearing on Proposed Amendments to the Land Use Bylaw 1P2007

Monday, January 18, 2021 - Item 5 - Bylaws 4P2021 and 9D2021

To the Attention of His Worship and Fellow Councillors:

An affected property owner, I had to insist to have my previously made comments on the proposed LUB Amendments added to the material before the Planning Commission on December 3, 2020, as attachment 7 to CPC2020-1343. Had it been up to the File Manager, only the comments favourable to the proposed amendments, like the obviously self-serving comment by an anonymous community resident, part of the applicant's outreach summary (attachment 6), would have been put before the Planning Commission. For the reasons already provided in the material now part of your agenda package, pages 119 - 147, I maintain my objections to the applicant's project as presented and hope that you will take those objections into consideration before voting on the proposed amendments.

Allow me also to add the following comments:

4P2021 - There are no flood requirements to accommodate if the site is not designated floodway / floodfringe / overland flow on the relevant maps. Some of you will remember having voted on flood mitigation measures in bylaws 11P2014 and 12P2014 which pre-date the March 2016 Hillhurst/Sunnyside ARP amendment that set 26 metres as the maximum height. Those flood mitigation measures, if relevant to the site, would have been taken into account in setting that maximum height. Flood requirements, if any, would not justify an increased height only for this midblock site, but not for the sites closest to the river.

9D2021

- s. 11 is objectionable because it would allow the Development Authority, by way of example, to amend the maximum height beyond the maximum height set in the ARP, defeating the will of elected representatives.

If you do vote for this DC, please don't forget to allow for lower building heights within 3 metres of shared property lines with the M-C2 zone: see s. 8 of Bylaw 74D2010 for an example.

Ljubica STUBICAR

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