

From: cmdbroger@shaw.ca
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Mon 1/4/2021 4:13:4 PM
Date: Monday, January 4, 2021 4:13:03 PM

Application: LOC2019-0052

Submitted by: Cee Bee

Contact Information

Address: 2623 7 St NW

Phone: 4036290949

Email: cmdbroger@shaw.ca

Feedback:

This is not allowed on this street. The North Hill Area Redevelopment Plan is a community document and can not be amended with one-offs as developers see fit. Increased densification is restricted to main street and avenues, not randomly placed within the community.

From: Ritchie, Colin [mailto:Colin.Ritchie@cenovus.com]

Sent: Wednesday, December 30, 2020 9:59 PM

To: Hall, Julian G. <Julian.Hall@calgary.ca>

Subject: [EXT] LOC2019-0052

Jules:

The following is my submission in respect of File # LOC2019-0052.

The City of Calgary has been clear that it supports residential intensification through renovation, redevelopment, conversion and infill that is sensitive to the existing neighbourhood fabric, and that it encourages redevelopment that is contextually sensitive to the existing character of the community.

I support intensification in Mount Pleasant that is consistent with the foregoing principles. Increasing intensification, and the associated improvement in amenities such intensification tends to bring, is one of the reasons why I chose to live in Mount Pleasant.

However, I am opposed to the request made by File # LOC2019-0052, which would increase the number of dwellings on the property from 2 to 5 and increase the height of such property, as it would not be sensitive to the existing neighbourhood fabric or character of the community.

Currently, lots in Mount Pleasant typically consist of either a detached dwelling or a duplex. The exceptions to this are:

- townhouses, which are located in areas with higher traffic and increased building heights (e.g. on 4th Street, 20th Avenue, 10th Street and in areas adjacent to commercial space (e.g. on the corner of 5th Street and 24th Avenue, across from the Community Centre and backing directly on to the low rise commercial area); and

- low rise apartment buildings, which are located on the south side of 17th Avenue (i.e. near the major thoroughfare of 16th Avenue).

In my view, the townhouses and low rise apartment buildings described above are consistent with the City's goal of residential intensification that is sensitive to the existing neighbourhood fabric and contextually sensitive to the existing character of the community, and I support such development.

However, granting the request made by File # LOC2019-0052 would be a marked departure from the way in which Mount Pleasant has been developing, and would set a precedent for future development that would fundamentally alter the fabric and character of the community. The lot associated with File # LOC2019-0052 is not located in an area with higher traffic, increased building heights or near any commercial space. Rather, the street in question is all low-rise residential (i.e. detached dwellings or duplexes).

If File # LOC2019-0052 is approved, there would be little to no reason not to approve the same request for every other lot in the neighbourhood, thereby fundamentally altering the fabric and character of Mount Pleasant. Such an impactful change should be dealt with on a community wide basis, through a public process and a development plan that will govern the entire community, not as a single, one-off application.

Thank you very much for considering my submission. Should you wish to contact me for further information, please do not hesitate to do so.

Colin Ritchie

From: donnadauphinee@shaw.ca
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Sun 1/3/2021 10:00:47 AM
Date: Sunday, January 3, 2021 10:00:49 AM

Application: LOC2019-0052

Submitted by: Donna Dauphinee

Contact Information

Address: 912 24 Ave NW

Phone:

Email: donnadauphinee@shaw.ca

Feedback:

No, to row housing. Our streets are so narrow and can not take the parked vehicles that come with the row housing. Also, Mount Pleasant pays big taxes to live in this mostly single house area. This is why we all bought in MP, not to have low income rentals which is what we get as residence from these rental homes.

From: Estelle Ducatel [mailto:estelle_ducatel@hotmail.com]

Sent: Sunday, January 10, 2021 2:28 PM

To: Hall, Julian G. <Julian.Hall@calgary.ca>

Subject: [EXT] LOC2019-0052 (602 27 AV NW)

Hello Julian,

I was on the Development Map site today wanting to provide comments on this application; I believed the deadline was Jan 11 at noon but it currently says that it's not open for comments?

Could the following comments be added to this file please (even if I don't believe feedback is taken into consideration)?

* Restriction on RCG to only allow 3 units for this lot should be considered (instead of 4 units - or worse, 8 if you allow rental basement suites): this would address the community's concerns about street parking issues that are arising due to these developments. Less units would:

- o allow larger garages to be built: garages that would actually be big enough for the average car that people drive here (the large majority of the RCG townhomes that have been built can NOT hold a vehicle in them - the fact that owners store their 3 bins in front of the garage door demonstrates that they don't use them to park their car)
- o allow more space between the house and the garage structure (currently there are less than 4ft gap between the average structure) - this would be considerate for the adjacent properties (which I know full well isn't taken in consideration - but should as the adjacent property is a newer development and will be negatively impacted by this rezoning)
- o leave some space to create a "bin" storage area. Currently, most of these developments do NOT give any consideration for the 12 bins that are going to be

stored somewhere on site. This creates a huge (and ugly) mess.

* The Mount Pleasant community as a majority is OPPOSED to this time or rezoning: instead of continuing to dismiss residents' concerns, maybe we could attempt to find a compromise??

* It is time that the City recognizes that this redevelopment is creating street parking issues (refer back to first point - the garages are too small. And it is common for a single unit to have more than one vehicle). Go check out the corner of 20th Avenue and 6 Street NW where 2 RCG developments have been completed. It is now dangerous to make a turn off 20th Avenue onto 6th street, especially with all the snow. You'll see that street parking is preferred over garage parking.

I hope these comments are included in the hearing application. I recall a rezoning application being made for this lot a while back. Had it been denied then? Why should they be allowed to apply again? Let them wait till the North Hill plan (that we don't support) is approved. Interestingly, the North Hill plan has failed to address residents' concerns regarding parking.

Thank you,

Estelle Ducatel

From: Fpetraschuk@gmail.com
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Sat 1/2/2021 6:05:50 PM
Date: Saturday, January 2, 2021 6:05:52 PM

Application: LOC2019-0052

Submitted by: Federica Petraschuk

Contact Information

Address: 532 27 Ave NW

Phone:

Email: Fpetraschuk@gmail.com

Feedback:

I am vehemently opposed to the development of this lot to a row of townhouses. There is so much traffic on 27 th Ave already. Do you recall the woman who was killed by a truck a few years back while out walking her dog on 26 Ave and 5th Street? More vehicular traffic will increase the chance of pedestrian injuries. Another downside is the shortage of parking for those people. I paid extra to live across the street from the park behind the Mount Pleasant Art Centre. Parking is always available now. Adding more residences will ensure that will not always be the case.

From: Jennyli48@gmail.com
Sent: Tuesday, January 5, 2021 9:23 PM
To: Public Submissions
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Tue 1/5/2021 9:18:17 PM

Application: LOC2019-0052

Submitted by: Jenny Li

Contact Information

Address: 726 27 Ave NW, Calgary

Phone:

Email: Jennyli48@gmail.com

Feedback:

I oppose this application.

I support building of Row house ONLY on 4th street and 20th Ave - major roads. Putting them further into the heart of the community will create further parking issues and destroy some of the beautiful characteristic of the lovely streets and avenues that drew a lot of people into this community. Many of the row houses being built have garages that are far too small for use and many of the occupiers have x 2 cars filling up the street with additional cars. Where as the homes currently being built (single or infills) have garages to accommodate their cars and are not filling up the streets. If the rules are changed for this property others will follow which will change the look and feel of the neighbourhood.

From: katalinas@shaw.ca
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Thu 1/7/2021 6:12:14 PM
Date: Thursday, January 7, 2021 6:12:15 PM

Application: LOC2019-0052

Submitted by: Katalina

Contact Information

Address: 3119 - 5 St NW

Phone:

Email: katalinas@shaw.ca

Feedback:

I am totally against this development !!!

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta
T2P2M5

January 9, 2021

To Whom It May Concern,

RE: File # LOC2019-0052 Bylaw 1D2021

My family and I appreciate the opportunity to submit comments on this Land Use Amendment application.

My husband, Michael Sandilands, and I, Linda Evenson, have lived in our house at 601-28 Avenue NW in Mount Pleasant since 1999. We are very happy and grateful for where we live. We love our community! We are close to Confederation Park, schools, playgrounds, an outdoor pool, a community league, an ice arena, restaurants, shops, and downtown. We have seen many changes in our wonderful community during this time, such as having children ourselves, families moving in, bungalows being replaced with two-story single family houses, infills or attached duplexes, new cafes, stores, and restaurants to name a few. Recently there have been units of townhouses built on commercial property, or on main thoroughfares, like 16th Avenue, 20th Avenue and 4th Street NW. While we support having higher density in our community, we do not support this application to change the adjacent property from R-C2 to R-CG zoning. If this application is approved, it will change what inner, core residential streets look like in Mount Pleasant and by doing so, change the feel and character of the community.

This is the second letter I, Linda Evenson, have written regarding our opposition to the proposed redesignation of 602-27 Avenue NW from R-C2 to R-CG. The first letter I wrote was in May of 2019. My family and I live across the alley at 601-28 Avenue NW, as I mentioned above. We found out about the proposed land use amendment both times only because we saw the notice sign on the lawn of 602-27 Avenue NW. The applicant did not engage with us or keep us

informed either time that the sign was up. We have, in fact, never met the current owner of the three unit rental property, only some of the tenants.

Mount Pleasant community has a Planning, Transportation and Land Use (PTLU) committee. The PTLU committee *“have a very reasonable density policy based on solid planning rationale and supporting community desires. This policy has worked effectively to guide appropriate densification in our community. Placing R-CG development on roads that are not main roads is in contradiction to this policy and we do not support it. We are opposed to re-zoning from an R-C2 to an R-CG designation on roads that are not main roads in the community in principle because of the policy we have adopted, because it does not align appropriate engagement that has been conducted with local residents”*. Please refer to the Mount Pleasant website (mpca.ca) under Land and Planning Info for more information. This application is not on a main road or commercial and therefore is in contradiction to the Mount Pleasant Community policy.

Our family is opposed to the proposed redesignation of 602-27 Avenue NW from R-C2 to R-CG.

Thank you for your consideration of my submission.

Sincerely,

Linda Evenson, Michael,
Alexander and Kristian Sandilands
601-28 Avenue NW
Calgary, AB
T2M2L2

Phone: 403-282-8362



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Mike
Last name (required)	Behrns
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC reference number CPC2020-1318 - Rezoning of LOC2019-0052
Date of meeting	Jan 18, 2021
Comments - please refrain from providing personal information in	<p>Mike Behrns & Amalya Ng 612 27 Ave Nw</p> <p>Calgary Planning Commission</p> <p>To the attention of the CPC Members:</p> <p>Re: Proposed land use change – Reference #: LOC2019-0052</p> <p>Earlier this month we were made aware of a proposed land use change for 602 27 Ave NW. This proposal requests rezoning of the lot to allow for construction of up to 5 row-houses with an increase of height of 11 meters.</p> <p>While there continues to be significant construction in the neighborhood, this is the first such development requested (that we are aware of) on the west side of 5th street. We have the following concerns:</p> <ul style="list-style-type: none">This proposal goes against Mount Pleasant's Area redevelopment plan, which focusses on 4th street, 10th street, and 20th Ave. There are no other high density row-houses in this section of the neighbourhood. As a long-time residents of Mount Pleasant, we feel rezoning for R-C2 goes against the community's vision and will harm both

ISC:

1/2

Unrestricted

Jan 1, 2021

10:51:21 AM



Public Submission

City Clerk's Office

this field (maximum 2500
characters)

future investment and the enjoyment of those living here.

- Engagement - Living two doors down from this location, we've had no consultation with the owner. We noticed the sandwich board, but are afraid others would not have. This request is significant and as such, people from the community should have their say.
- The intersection of 5th street and 27th avenue is already very busy with traffic and people from the Art Centre, school drop-offs, work-commutes, soccer etc. This change will add to the problem.
- Parking is already very difficult in the alley on 27th, adding 5 additional car ports and garbage/recycling bins will significantly increase difficulty.
- This five building unit will be above the height restrictions for the neighborhood, blocking views and reducing enjoyment by those already living here.

We are strongly opposed to the proposed land use change. As a family of 4 that is only 2 doors down to the change and will be directly impacted by the negative consequences, we hope you will take our disapproval into serious consideration and abandon this proposed land use change.

Mike & Amalya
4034836743

Response to “Amendments to The North Hill Area Redevelopment Plan Bylaw 1P 2021”

602 27th 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 27th 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 27th Avenue from 602



This is the house directly behind 602 on 28th Avenue



This is the house directly across 5th 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

4. This sight 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 20th 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. 5th street is already a surprisingly busy and hazardous roadway. A Mount Pleasant neighbour was killed crossing the street at 5th street and 26th Ave. in 2019. This winter the stop sign at 26th Ave. was taken out by a vehicle. Signage is frequently ignored. While approval of the subject application will not materially increase 5th 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 5th street.

8. It should also be noted that Michael Kleiner owns 605 28th Avenue N.W. which backs on to the property next to 602 27th 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 27th Avenue N.W.

Calgary, Alberta T2M 2J1 887mpk@gmail.com

From: whedges@shaw.ca

Sent: Monday, January 11, 2021 9:05 AM

To: Public Submissions

Subject:602 27 AV NW - LOC2019-0052 - Comment from Development Map - Mon 1/11/2021

9:05:9 AM

Application: LOC2019-0052

Submitted by: Peggy & Wayne Hedges

Contact Information

Address: 731 - 27 Avenue N.W.

Phone:

Email: whedges@shaw.ca

Feedback:

To whom it may concern,

My wife and I strongly object to the proposed change at 602-27th Avenue N.W.. The corner this property sits on has had traffic concerns for many years. Less than a year ago a pedestrian was killed at the intersection of 5th Street N.W. and 26th Avenue N.W., a half block directly south. This property is in immediate proximity to: the West Mount Pleasant Art Centre, a soccer field and three schools..This makes for considerable pedestrian and vehicular traffic. This proposal, if approved, will only increase congestion and safety concerns.

We have lived in this community all our lives and while we are mindful of the necessity for inner-city densification we feel the pendulum swings too far with this proposed change.

Reference made to to Bylaw 1D2021, as requested.

Yours sincerely,

Peggy & Wayne Hedges

From: crate@telus.net
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Sun 1/3/2021 12:40:36 PM
Date: Sunday, January 3, 2021 12:40:37 PM

Application: LOC2019-0052

Submitted by: ross mikkelsen

Contact Information

Address: 654 29 ave nw

Phone:

Email: crate@telus.net

Feedback:

Hi,

I believe the proposed development at 602 27 ave NW should not be allowed as proposed. Current guidelines should not be relaxed. In my view, higher density developments should be kept to the periphery of the community (4th street, 16th ave etc.). Allowing higher density residences into the core of the community will damage the culture of the community.

From: mario8579@gmail.com

Sent: Sunday, January 10, 2021 11:46 PM

To: Public Submissions

Subject:602 27 AV NW - LOC2019-0052 - Comment from Development Map - Sun 1/10/2021

11:46:3 PM

Application: LOC2019-0052

Submitted by: Stacy Cowan and Mario Falconi

Contact Information

Address: 608 27 ave NW

Phone: 4035610643

Email: mario8579@gmail.com

Feedback:

My name is Stacy Cowan and my husband and I own the property directly West of 602, 27 Avenue NW.

Our address is 608 27th Avenue NW.

We understand that the owner, Wayne Berg, has applied for a Land Use Redesignation and is trying to obtain approval from the city to redesignate his property (602, 27 Avenue NW (Plan 3955R, Block 11, Lots 1,2 and portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Infill (R-CG) District. We understand Mr. Berg is looking to obtain the approval to build as many as 5 units in this space. As the next door neighbours of this property and concerned citizens of the Mount Pleasant community, we are strongly objecting the land use redesignation for the

following reasons:

- This development will significantly depreciate the value of our home (our single family home was built in 2015 and is valued at 1.6 million).
- There will be limited parking available to us and to our guests as we could expect another 10+ cars looking to park on 5th street and 27th avenue
- We are concerned about the noise that 5 units will bring to us as neighbours and to the community
- We have young children and are very concerned about the traffic. 5th street is already a busy cut through road. Our children and many others attend St. Joseph school and walks to and from school. We don't need the extra traffic in the neighbourhood and feel it poses an extra risk/danger to the children and seniors in the area. In January of 2019 a woman lost her life while walking her dog and crossing the street at the intersection of 5th street and 26th Avenue so this is a significant concern! Please see the link below:
<https://calgarysun.com/news/local-news/breaking-calgary-police-at-scene-of-serious-pedestrian-crash-in-northwest>
- We are concerned about security as there is enough transient traffic and crime in the area as it is. Another 5 units will only draw in more perpetrators
- A building that is 11 meters tall will block out light into our yard and will be an eye sore for the community. If a 5 unit building was on the land prior or was even an option, we would not have built our single family detached home here.

We would be open to considering a duplex, like the one on the corner NW of 5th street and 28th avenue NW, but will be firmly in objection against a 5 unit building coming up next to us.

Our contact information is as follows

Stacy Cowan (403) 650-8743

Mario Falconi (403) 561-0643

We look forward to hearing from you.

Kind regards,

Stacy Cowan

Dear City Clerk,

January 10, 2021

Re: Objection of Land Use Redesignation of 602, 27 Avenue NW

My name is Stacy Cowan and my husband and I own the property directly West of 602, 27 Avenue NW. Our address is 608 27th Avenue NW.

We understand that the owner, Wayne Berg, has applied for a Land Use Redesignation and is trying to obtain approval from the city to redesignate his property (602, 27 Avenue NW (Plan 3955R, Block 11, Lots 1,2 and portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Infill (R-CG) District. We understand Mr. Berg is looking to obtain the approval to build as many as 5 units in this space. As the next door neighbours of this property and concerned citizens of the Mount Pleasant community, we are strongly objecting the land use redesignation for the following reasons:

- This development will significantly depreciate the value of our single family detached home (ours was built in 2015 and is valued at 1.6 million).
- There will be limited parking available to us and to our guests as we could expect another 10+ cars looking to park on 5th street and 27th avenue
- We are concerned about the noise that 5 units will bring to us as neighbours and to the community.
- We have young children and are very concerned about the traffic. 5th street is already a very busy cut through road. Our children, as well as many others in the neighborhood, attend St. Joseph school on 5th street and walk to and from school. We don't need the extra traffic in the neighborhood and feel it poses an extra risk/danger especially to the children, and seniors in the area. In January of 2019, a woman lost her life while walking her dog and crossing the street at the intersection of 5th street and 26th Avenue so this is a significant concern! See article here: <https://calgarysun.com/news/local-news/breaking-calgary-police-at-scene-of-serious-pedestrian-crash-in-northwest>
- We are concerned about security as there is enough transient traffic and crime in the area as it is. Another 5 units will only draw in more perpetrators and more crime.
- A building that is 11 meters tall will block out light into our yard and will be an eye sore for the community. If a 5 unit building was on the land prior to our build or was even in the plans, we would not have built our single family detached home here.

We would be open to considering a duplex, like the one on the Northwest corner of 5th street and 28th avenue but firmly object against a redesignation of the land that will allow for a 5 unit building coming up next to us.

Our contact information is as follows

Stacy Cowan (403) 650-8743

Mario Falconi (403) 561-0643

We look forward to hearing from you.

Kind regards,

A handwritten signature in blue ink that reads "Stacy Cowan". The signature is written in a cursive, flowing style.

Stacy Cowan

From: tmcelhinney@shaw.ca

Sent: Wednesday, January 6, 2021 1:02 PM

To: Public Submissions

Subject:602 27 AV NW - LOC2019-0052 - Comment from Development Map - Wed 1/6/2021

12:57:29 PM

Application: LOC2019-0052

Submitted by: Tammy McElhinney

Contact Information

Address: 520 27 AVE NW Calgary, Alberta T2M 2H8

Phone:

Email: tmcelhinney@shaw.ca

Feedback:

I am AGAINST this proposal. I feel that there is not enough street parking to accommodate this many units as garages are only capable of holding one small vehicle , not enough room for the many garbage, recycle bins, and that a rowhouse would devalue the new infill homes and single family homes that people have invested in for this area. This particular proposal will promote increased traffic in an area close to parks, schools, winter skating rinks, Mount Pleasant Community center/pool/arena and the Mount Pleasant art center. These attractions/businesses attract soccer kids, walking school children and park goers. There has already been traffic deaths in this area. I feel that there is already too much traffic in this residential area and doesn't need any more potential increases. Rowhouses should preferably be placed on high traffic streets not within a quiet community.

From: tomch@telus.net

Sent: Friday, January 8, 2021 6:28 PM

To: Public Submissions

Subject:602 27 AV NW - LOC2019-0052 - Comment from Development Map - Fri 1/8/2021

6:28:14 PM

Application: LOC2019-0052

Submitted by: Tom Charlton

Contact Information

Address: 724 27th Ave NW

Phone:

Email: tomch@telus.net

Feedback:

27th Avenue is lined with an amazing tree canopy that forms an important part of the North Mount Pleasant character. I do not support an increase in building height as it would erode the very fabric of what makes this part of the city so wonderful by partially obstructing the beautiful tree canopy.

From: vickimanzo@gmail.com
To: [Public Submissions](#)
Subject: 602 27 AV NW - LOC2019-0052 - Comment from Development Map - Sat 1/2/2021 12:58:57 PM
Date: Saturday, January 2, 2021 12:58:57 PM

Application: LOC2019-0052

Submitted by: Vicki Manzo

Contact Information

Address: 635 29 Ave Nw

Phone: 4036504799

Email: vickimanzo@gmail.com

Feedback:

Absolutely not. Every time we turn around someone is trying to build row houses in our neighbourhood. We are already zoned for infills and duplexes, and this should be sufficient. Homeowners in the area do NOT want the increased density/vehicle traffic associated with this. Keep these developments to main thoroughfares, and stop crowding our lovely residential streets.

From: mbrown1637@gmail.com

Sent: Monday, January 11, 2021 11:53 AM

To: Public Submissions

Subject:602 27 AV NW - LOC2019-0052 - Comment from Development Map - Mon 1/11/2021

11:53:17 AM

Categories: YOU ARE HERE

Application: LOC2019-0052

Submitted by: Mike and Irene Brown

Contact Information

Address: 610 25 AVE NW

Phone:

Email: mbrown1637@gmail.com

Feedback:

Mount Pleasant residents support increased density including rowhouses and other multi-family housing along major streets like 20 AV, 10 ST, and 4 ST but not within the rest of the community. This corner lot is within the middle of the community. Please withhold the decision to go forward with the rezoning of this property.

Mike and Irene Brown