

From: dirk@makedovisibles.com
To: [Public Submissions](#)
Subject: [EXT] 2104 BROADVIEW RD NW - LOC2020-0162 - Comment from Development Map - Sun 2/21/2021 5:05:54 PM
Date: Sunday, February 21, 2021 5:06:00 PM

Application: LOC2020-0162

Submitted by: Dirk van Wyk

Contact Information

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Feedback:

I would like the development to visually interesting in that it not be a solid rectangular block acting like a wall to the houses nearby. Some corner developments in our area have achieved this and I hope the design will take note of these examples. I wonder about "affordable" housing. Is that an excuse for looking cheap and boring? I would like to see the drawings before anything is done.

Thank you



Public Submission

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First name (required) Fabiola

Last name (required) Mantilla

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

Public hearing item (required - max 75 characters) West Hillhurst land redesignation bylaw 25D2021 plan 51510 Block 24 lots

Date of meeting Mar 1, 2021

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

Calgary, February 19 2021

Acting City Clerk
Jeremy Fraser
West Hillhurst Bylaw 25D2021
Plan 51510, Block 24 lots 1 and 2

With respect to the redesignation of the land use of West Hillhurst bylaw 25D2021 plan 51510, Block 24 lots 1 and 2 from residential to grade oriented infill, we have the following concerns:

1. The height of the proposed dwellings will invariably affect the natural light flow on the neighboring houses (adjacent and homes behind).
2. Due to the inclined plane of the lot, the height of the proposed dwellings is visually too high in relation to what is already built; therefore, I like to suggest the construction be limited to structures of the same height as the existing ones.
3. The proposed development will reduce the existing green space of the lot to a small fraction.
4. In addition, the new units will infringe on the privacy of the properties in the immediate vicinity.
5. The proposed development goes against the esthetic of the street where it is planned, the whole esthetic of Broadview road extending 9 blocks (from 1607 - to 2420) as well as the 9 blocks on Bowness Road, the south facing block of Westmount Rd and the 5 blocks that extend on 20 st NW, which are a mix of single and attached housing comprised of traditional/contemporary homes with facades that are cohesive to all the neighborhood.
6. In addition to the increased vehicles related to this development, the area will have increased traffic due to the repurposing of the former Scout center building into the new Kids Art center, combined with the high number of cars from players and visitors to the soccer field located diagonal to the proposed development....It is important to take into account that we have approximately 18 small kids in close proximity to the development.
7. The population density of West Hillhurst neighborhood is being increased significantly by the ongoing construction of 83 dwelling units on 19th st. (ref Dp 2018-2660) putting more strain on our electric, sewer and water systems that have not been upgraded to support the additional requirements.
8. The value of homes surrounding the project will be negatively impacted as well as the West

Hillhurst community due to higher population density per block, increased rotation of residents, and rupture of the visual esthetics of the block. Not to mention the impact of locating "...affordable housing with attractive urban design" as per Horizon Land Surveys statement, in an area surrounded by dwellings in the upper six figures and higher.

For all of the above reasons I submit to consideration that the project in question be modified even further to two single or attached dwellings, with their main entrance facing Broadview Rd with detached garages entrances facing the back lane...this will give the whole block as well as the adjacent corners a coherent appearance.

Thank you for your consideration to the present,



Fabiola Mantilla
2107 Broadview Rd NW
T2N-3J1



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First name (required) Sharon & Allan

Last name (required) Crozier

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

Public hearing item (required - max 75 characters) Land Use Redesignation West Hillhurst 2107 Broadview Road, NW

Date of meeting Mar 1, 2021

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

We are owners very close to the site in question, 2104 Broadview Road NW. We are completely against the application for increased zoning being applied for this site, for the following reasons:

1. In the 38 years that we have lived in this neighbourhood we have witnessed many changes and know that we are living in one of the first in-fills built in Calgary. This has included a large increase in density that for the most part we do not oppose, particularly as Kensington and 19th street have become major development areas. On the contrary we feel this combination of increased density and businesses on the major roads add to the liveability of the community.
2. Having said this, this section of West Hillhurst is a residential district with single and semi-detached family dwellings (not row housing, except on the outer perimeter that include a major road, such as Kensington Road or 19th street). Adding in 4 houses on one property, that is "within" the neighbourhood with quiet residential streets, will greatly change the make up of the area. This section of West Hillhurst, has maintained the feel of a community while allowing increased density by reducing lot sizes and increasing semi-detached dwellings. We have come to know our neighbours, new and old, as this section is very walk-able with reasonable parking when we have the kind of density there has been to date! This should be maintained.
3. As stated above Parking, is also a major concern! The number of potential cars that would require street parking for 4 row houses is major. Broadview Road, is already

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1/2

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seeing a substantial increase in downtown workers parking all day & walking to work. Including the increase of cars for frequent soccer games in three seasons (spring –fall) and for the up-coming National accessArts Centre on the next street over. We do not look forward to the time when we will need to request the “2 hour only” parking signs to go up on this side of 19th street.

4. Shading of surrounding properties is another a major concern. Although our property is not directly adjacent to this site it certainly will give a very different feeling of a “monstrosity” being close by and jamming out the lovely trees, gardens and lawns that most of the homeowners in this section maintain and we enjoy on our daily walks.

5. Lastly, we feel approving this development in this section of West Hillhurst will only open the door for more and more of this type of housing, with the same issues, as stated ab

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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) Kelly

Last name (required) Zukowski

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

Public hearing item (required - max 75 characters) LOC2020-0162, CPC2021-0028 Bylaw 25D2021

Date of meeting Mar 1, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Comments in attached word document

Regarding Item 1, Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,
LOC2020-0162, CPC2021-0028 Bylaw 25D2021

Dear Council,

I am a neighbor to the proposed land redesignation location and have concerns about this redesignation passing.

The objectives in the MDP for Infill Redevelopment – 2.2.5 state :

The city promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighborhoods.

This land use amendment application is located in a residential area of predominately R-C2 designation. The application aims to increase density on this parcel by 4 times. This is hardly a “modest increase” in density.

As a neighbor, I am primarily concerned with:

- Increased parking and traffic on two residential roads and a narrow lane
- Community character – proposed development is not compatible or complementary to the existing neighborhood.
- Property value
- Discretionary uses as defined for the R-CG designation (Part 5, Division 11, Section 527.2) include such items as: Addiction Treatment, Assisted Living, Bed and Breakfast, Place of Worship, etc. I am concerned that approval of this proposed redesignation could open the door to these discretionary items in our small neighborhood.

In addition, in reviewing the City’s “Location Criteria for Multi-residential Infill” (PUD2016-0405) it is apparent that the proposed site does not meet several of the identified criteria:

Location Criteria 4:

On a collector of higher standard roadway on at least one frontage. Both frontages of this corner lot are onto small, quiet residential roadways.

Location Criteria 5:

Adjacent to existing of planned non-residential development or multi-unit development. Location does not meet this criteria , it is surrounded by R-C2 designated space. It is not beside or near non-residential or other multi-unit developments.

Location Criteria 6:

Adjacent to or across from an existing or planned open space, park, or community amenity. The applicant submission states that the site is across from Broadview Park. What it does not mention, is that Broadview park is a private soccer facility and is fenced off from the public. Additionally, Building Permit BP2020-16343 was recently issued in late 2020 for demolition of the site. One has to wonder if Broadview Park provides “diverse recreation activities that help attract new residents” as is noted in PUD2016-0405. One also has to wonder if the space will be green in the future given the recently issued building permit. This is not a public park.

Location Criteria 7:

Along or in close proximity to an existing or planned corridor or activity centre. This is debatable, the location is near Kensington, approximately a 1.5 Km walk. This is not adjacent to an existing or planned corridor. Additionally the relationship of this location criteria to the MDP is noted in Section 2.2.1 b)

Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas. This application does not meet this criteria.

For the above reasons, I do not support this application.

Best regards,
Kelly Zukowski & Leah Zukowski
2111 Bowness Road NW
Calgary, AB