



## Public Submission

City Clerk's Office

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## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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 Sue

\* Last name Bryan

Email sjbryan@shaw.ca

Phone 4035895886

\* Subject HHBH: 1924 10 Ave NW: LOC2019-0160

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

My concern with this development is the increased risk of accident and traffic on 19 Street N.W. Terrible blind access onto 19 Street where it is the steepest grade at top of hill. With an increase of 3 or 4 families on this corner would be disastrous. As a person that has lived in this area for over 30 years I have seen the dangers of 19 Street.



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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 James

\* Last name Pinilla

Email

Phone

\* Subject City of Calgary public hearing July 20, 2020 re 1924 10 Ave NW (LOC 2019-160)

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

We are long time residents of Hounsfield Heights. We strongly oppose this proposal to amend the ARP and the associated land use redesignation application. The ARP should not be subverted in this fashion solely for the private gain of any applicant at the expense of the wider community. The ARP is in place to protect the interests of the community and as such, special piecemeal exemptions of this nature are completely inappropriate and should not be considered under any circumstances. Please note that the reduction in the number of proposed lots from four to three makes no difference to our above position.

Please also note that this proposal is widely and almost universally opposed by a very large number of community members (114 opposed versus one in favor, presumably the developer. Hounsfield Heights only has approximately 189 homes).

Approval of this application by the City would constitute yet another breach of fairness and decency as was the case with the City's prior approval of the same type of ARP amendment for 1616 11th Ave NW. This is becoming an insidious and alarming pattern. The City should discharge its fiduciary duties to its citizens and uphold the interests of the community over those of a private individual. Anything less would be downright shameful and have the appearance of complete bias.

ISC:

1/1

Unrestricted

Jul 3, 2020

3:02:26 PM



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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	Victor
* Last name	Kong
Email	victorkong@shaw.ca
Phone	4032101460
* Subject	the applications for Land Use Redesignation of 1924 10 Ave NW from R-C1 to R-C1N and the ARP Amendme
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I personally strongly object this application.



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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 Anne

\* Last name Motiuk

Email [anne.motiuk@shaw.ca](mailto:anne.motiuk@shaw.ca)

Phone 403 289 9349

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

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

I am writing to indicate I do not support the above redevelopment and it should be REFUSED. As previously commented by the HH-BH Community Association with letters to Matt Rockley on December 4, 2019 and April 28, 2020 (as documented in <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=131689>), this development does not align with the ARP for the reasons already stated and will provide a dangerous precedent for development in the community. Further the change from 4 to 3 parcels still does not align to the ARP nor does this change the fundamental issues with this development. Also attempting to change the ARP to make this development more palatable does not respect the ARP review process, and doesn't allow for community consultation for changes to a guiding document of such importance.





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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 Minette

\* Last name Stante

Email minette@sanostante.com

Phone 4032892123

\* Subject Public Hearing: July 20, 200: LOC2019-160

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

Dear City of Calgary Councilors,

I am a concerned neighbour living in Hounsfield Heights-Briar Hill and I am opposed to the proposed rezoning of the property under LOC 2019-0160.

My most compelling concerns include;

1. The proposed rezoning is inconsistent with the "Low density Guidelines for Established Communities" and the "Hounsfield Heights Briar Hill Redevelopment Plan"
2. Planning issues include infrastructure challenges regarding moving from a single residence with 2 or 3 baths (toilets) to 3 residences with at least 2-3 toilets, a minimum threefold increase in sewer capacity.
3. Further planning issues center around parking on the street. Parking is already restricted in the avenue and on 19<sup>th</sup> street. The addition of 3 front drive garages on 10 Avenue would take away already limited parking. The fact that there is no alley behind the proposed lots means the addition of 9 black, blue and green carts for pick up on 10<sup>th</sup> Avenue, effectively blocking all the new front driveways for 2 days.
4. The addition of 3 front driveways (for the addition of potentially 9 cars on the street) is a 3 fold increase in traffic on the street.
5. Contextually, there will be construction of 3 tall, skinny, 3 story homes on a property where there used to be one bungalow. This is out of character for the streetscape, both in terms of massing and density.
6. Spot rezoning is inappropriate for the neighbourhood that is designated RC1, which is in place for the preservation of HHBH's historic streetscapes.
7. Residents in HHBH have continuously provided the City of Calgary with clear feedback that they do not agree to anything but RC1 zoning for the neighbourhood.
8. The rezoning of this lot will send a disturbing precedence that HHBH is open for massive redevelopment.
9. The change in number of parcels from 4 to 3 in the previous application does not, in any way, address any of the concerns previously raised.

Minette Stante  
2307 12 Avenue NW  
403-289-2123 (Cell)  
[minette@sanostante.com](mailto:minette@sanostante.com)



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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 Susan

\* Last name Rancourt

Email sue.rancourt@gmail.com

Phone 403-283-8576

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

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

This is a pending application to subdivide two lots into three and change the designation from R-C1 to R-C1N. Thus, instead of two houses, each on a standard 50 foot wide lot, this land use amendment would enable three houses, each on a 33 foot wide lot. According to the Applicant's submission, each of the houses will be between 3,200 - 4,800 square feet. These are large houses on small plots of land (comparatively speaking for HHBH) and will of necessity be imposing structures, really close to each other and to the surrounding streets, with little green space and few or no trees.

R-C1N may be designated "low density", just like R-C1, but they are not the same thing. Arguing that they are both "low density" is simply hiding behind words and technicalities. One only has to walk around inner city neighbourhoods which allow infills (or technically R-C1N lots), to know that HHBH has an entirely different "feel" or "vibe".

HHBH has an "open" feeling. One can see the big sky outside and not a row of houses and garages with walls extending way up and jammed as close together as possible. There are lots of beautiful trees, real lawns and flowers. The streets aren't lined with rows of cars and the alleyways aren't lined with rows of garbage bins. But.... there's more to it than that. The people who are gentrifying HHBH intend to live in HHBH. They are not developers flipping lots to make a quick buck. The neighbourhood is an inner city gem and allowing this subdivision will set a precedent, which is why it must be denied.

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Unrestricted

Jul 8, 2020

7:59:53 PM



## Public Submission

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HHBH already allows secondary and backyard suites. We ourselves have such a suite in our house and I know that our neighbours on both sides are contemplating the same. So density IS increasing in HHBH - it doesn't have to happen by infills.

There are a lot of people who don't mind, and even like, living in infill neighbourhoods, and that is great! But they're not for me, and I have no doubt that many who live in HHBH feel the same. That's the beauty of it - people can choose where and how they want to live. A great City it is NOT, in my humble opinion, a one size fits all cookie cutter place. Variety is the spice of life.

For someone who wants to live inner city NW, in a very low density neighbourhood (i.e., not infills), within walking distance of the LRT, shopping, all amenities and close to Foothills Hospital, HHBH is basically the last choice. Allowing this current land subdivision will be the first step into turning HHBH into an



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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 Wes

\* Last name Mundy

Email wmundy61@gmail.com

Phone 403-272-3091

\* Subject Application for Land Use Amendment LOC2019-0160

Re: 1924 10 Ave NW development proposal.

I am writing to you about the Application for Land Use Amendment LOC2019-0160 and to highlight my family's strong opposition.

Our neighbourhood is more than 60 years old, is zoned for low density residential, and we want to keep the character as it is intended. This Land Use Amendment is not 'low-density' by any stretch of the imagination. The change from 4 to 3 parcels does not alter this fact. Allowing R-C1 to become R-C1N with 3 narrow single detached dwellings sets a damaging precedent and would lead to negative impacts throughout the neighbourhood. Please do not allow this exemption from the ARP, it provides no benefit to justify this amount of violation. There is no existing equivalent development in the area because it is offensive and unwelcome.

The Area Redevelopment Plan is very clear and this amendment violates it in many aspects, in particular Section 2.1.3.4

The ARP states that:

- Sec 1.3 "... ensure that any potential negative impacts arising from physical, social, economic, and environmental changes are minimized"
- Sec 1.3.2 "To maintain community stability"
- Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"
- Sec 1.3.5 "To ensure that new development is harmonious with the neighbourhood's

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

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Unrestricted

Jul 10, 2020

2:03:13 PM



## Public Submission

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traditional character."

- Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character
- Sec 2.1.3.1 "... function of Hounsfield Heights/Briar Hill as a low density ..."
- Sec 2.1.3.4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"
- Page 33 "... infill developments ... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

We are opposing more than a couple violations to this ARP; this proposal would violate all the sections listed above and essentially negate the entire purpose of the ARP. An ARP is in place to guide planning decisions, not to be simply ignored.

Thank you

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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 Andrew

\* Last name Newson

Email Newsonac@gmail.com

Phone 403 264 7713

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Re: the parcel "lot 27 & 28, Block 15, Plan 1911453" located at 1922/1924 – 10 Ave NW, in Hounsfield Heights/Briar Hill (HHBH)  
Please note this is a correction to me earlier submission.  
The correct file to use is called " Public Hearing Letter ACN Revised 1.doc"

Attention City Clerk,

**SUBJECT: Public Hearing: July 20, 2020: LOC2019-0160**

**Re: the parcel "lot 27 & 28, Block 15, Plan 1911453" located at 1922/1924 – 10 Ave NW, in Hounsfield Heights/Briar Hill (HHBH)**

I have lived in my home at 1927 10<sup>th</sup> AV NW (right opposite the 1922/1924 redevelopment) for 32 years. I bought into the HHBH neighbourhood because of the streetscape and the large lots with single family dwellings. These were protected by the ARP and various restrictive covenants.

I strongly oppose the following applications:

1. Land Use Redesignation: I strongly oppose the application to change this parcel from R-C1 to R-C1N. Changing this for only 1 site sets an undesirable precedent for future development in HHBH, which is opposed by HHBH Community Association, immediate neighbors and many other HHBH residents
2. Amendment of HHBH Area Redevelopment Plan (ARP) Section 2.1.3.4: I strongly oppose the application to amend this Section by adding this 1 site as an exception to the ARP. This makes this a precedent setting application. This amendment contravenes numerous sections in this ARP. For example, Section 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family orientated residential neighbourhood" or section 2.1.3.4 "re-subdivision of existing lots should respect the general development and subdivision patterns of the adjacent area"

As an example of the poor planning consideration by the City of Calgary, 1922/1924 could have 3 houses with secondary suites. This will mean there would be 6 family units, with 18 bins to be stored on or in front of 1922/1924 as there is no back alley.



10<sup>th</sup> Av view of 1922/1924, 18 bins will have to be stored here plus there will need to be room for two driveways and casual parking.

Sincerely,

Andrew Newson





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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 Virendra

\* Last name Bhayana

Email

Phone 587349 3149

\* Subject Public Hearing Re.1924-10AVE NW on July 20/20: Landuse Redesignation to rezone from R-C1 to R-C1N

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

We strongly object to this subdivision, this will change the beauty of this of old community in the inner city. We should preserve this. We have sent objection emails before.



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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 Lee Ann

\* Last name Neumann

Email neumannl@telus.net

Phone 403-289-5855

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

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

**July 10, 2020**

**Dear City Clerk**

**SUBJECT: Public Hearing: July 20, 2020: LOC2019-0160**

**Re: the parcel "lot 27 & 28, Block 15, Plan 1911453" located at 1922/1924 – 10 Ave NW, in Hounsfield Heights/Briar Hill (HHBH)**

I have lived in Briar Hill for almost 35 years with my husband and we are very opposed to the rezoning of the subject property. We have raised three children who attended the local schools and developed lasting friendships with other families in the neighbourhood.

HHBH is a single dwelling community and the City of Calgary needs to be responsible in ensuring smart urban development. Blatantly approving a previously zoned R-C1 lot parcel to R-C1N narrow lots creating three dwellings with potential secondary suites (yielding SIX family units) where there was ONE before is not in the best interests of the city's citizens.

Some of the negative precedent setting issues regarding this proposed land use redesignation and development are:

- 1.) It is not in accordance with the Hounsfield Heights/Briar Hill Area Redevelopment Plan. I and our community association strongly oppose the application to amend the HHBH Area Redevelopment Plan (ARP) Section 2.1.3.4. This amendment contravenes numerous sections in our ARP. For example, Section 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family orientated residential neighbourhood" or section 2.1.3.4 "re-subdivision of existing lots should respect the general development and subdivision patterns of the adjacent area"
- 2.) An unusually high number of concessions and easements are being requested including a decrease in the minimum parcel width, a decrease in the minimum parcel area, and a decrease in minimum setbacks.
- 3.) A totally different landscape and streetscape is proposed from the surrounding dwellings. Mature trees will likely be destroyed and very little or no greenspace will remain on that lot. The unique character of the street and neighbourhood will be negatively altered.
- 4.) With no laneway access 18 recycle bins (with the secondary suites) will be present in place of 3 previously. A real eyesore and a hazard for pedestrians especially in the winter months.

- 5.) The current lot is adjacent to 19<sup>th</sup> street which is very steep and there are many safety concerns for vehicles accessing 10<sup>th</sup> avenue and turning onto 19<sup>th</sup> street including visibility constraints from all directions. The proposed new development will exacerbate these problematic issues.
- 6.) Also, with the compromised visibility and increased traffic created from the proposed development there are more safety concerns for bicyclists using the designated bike lane along the east side of 19<sup>th</sup> street beside the property.
- 7.) Pedestrians and school children walk across 19<sup>th</sup> street at 10<sup>th</sup> avenue and along the avenue and with the steep short driveways accessing the proposed three underground garages the cars backing out will have very limited visibility of people and especially children walking past. The danger increases in inclement weather and icy conditions.
- 8.) The existing residents on 10<sup>th</sup> avenue will experience vehicles from the three new dwellings being parked in front of their houses frequently and their guests won't be able to park in front of the hosts' home.

We oppose this Land Use Redesignation – LOC2019-0160 and subsequent proposed development as it will set in motion drastic and undesirable changes to the Hounsfield Heights/Briar Hill community. One of the most valuable and unique features of HHBH is the single dwellings on R-C1 50+ foot lots with mature trees and greenspace on each lot.

Please do not irrevocably detract from the quality of life of responsible, hard working, tax paying residents.

Kind Regards,

Lee Ann Neumann, CMA, CPA

**From:** [Norma Dougall](#)  
**To:** [Public Submissions](#); [strategic.planning@hh-bh.ca](mailto:strategic.planning@hh-bh.ca)  
**Subject:** [EXT] Re:Submission for public hearing LOC2019-0160  
**Date:** Saturday, July 11, 2020 12:07:40 PM

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To Whom it May Concern,

Re: submission for public hearing LOC2019-0160

I am a long standing resident of Houndsfield Hts-Briar Hill and wish to express my opposition (again) to the proposed land use re designation of this lot from R-C1 to R-C1N. Our community has an existing ARP that is important to the residents, in fact the reason many chose to live in the neighbourhood. I do not agree with the ARP amendment that would exempt this site from the HHBH ARP.

As I stated in previous letters, I understand and agree with the need to increase density in the City. My solution for our community doing our part, is to put our increased density in development at North Hill Mall rather than carve up the rest of the neighbourhood. To destroy the character and values of a neighbourhood for a blanket policy drive of the City, is to be tone deaf to the citizens and the nuances of individual communities.

This application is driven by a developer wanting to cash in on what the community has achieved, not to improving the neighbourhood in any way. If the development goes through, it will have major impacts on the neighbors around the location. Problems with site slope, parking, garbage collection, water drainage and traffic movement (adjacent to a steep hill) are all exacerbated by not having a back alley and are also reasons the proposed development should not be approved.

Please listen to the community and use other viable solutions to achieve your goal of increasing density in our community vs manipulate ARP requirements to allow a developer to profit at our expense.

Thanks you,

Norma Dougall

1208-18 St NW, Calgary  
[ndougall@telus.net](mailto:ndougall@telus.net)



## Public Submission

City Clerk's Office

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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 Brad

\* Last name Krizan

Email bkrizan@shaw.ca

Phone 4038262745

\* Subject 1924 10 AVE NW

I am writing to express my concerns with the Eagle Crest Construction application for an Amendment to the Hounsfield Heights - Briar Hill Area Redevelopment Plan (ARP) wherein they are requesting that 'Lands located at 1922 and 1924 10th Avenue NW may be appropriate for subdivision.

I oppose this on the basis that opening the door for our community to see infill development is not keeping with the character of the community.

This neighborhood is one of the oldest in the city, in fact my children and I represent the 3rd and 4th generations in our family to call this community our home! My maternal grandfather's construction company did much of the foundation and excavation work for many of the homes that are still existing in this neighborhood and we currently occupy the home he originally constructed. We wish to see the character of the neighborhood preserved as it was intended.

The ARP clearly states that:

Sec 1.3 "...ensure that any potential negative impacts arising from physical, social, economic and environment changes are minimized"

Sec 1.3.2 "To maintain community stability"

Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighborhood"

Sec 1.3.5 "To ensure that new development is harmonious with the neighborhoods' tra-

\* Comments - please refrain from providing personal information in

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Unrestricted

Jul 11, 2020

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## Public Submission

City Clerk's Office

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characters)

ditional character."

Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character

Sec 2.1.3.1 "...function of Hounsfield Heights/Briar Hill as a low density..."

Sec 2.1.3.4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"

Page 33 "...infill developments...can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

The applicant may be of the perspective that these are a couple of minor changes that slightly amend the ARP but that is simply not the case. This proposal would violate all those sections noted above and more, and would essentially negate the very purpose of the ARP!!

I understand this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' member will take the voices of the community into consideration and oppose this request.

Respectfully,

Brad Krizan

**From:** [salbion](#)  
**To:** [Public Submissions](#)  
**Cc:** [Rockley, Matt A.](#); [strategic.planning@hh-bh.ca](mailto:strategic.planning@hh-bh.ca); [Stuart Albion](#); [Kim Lowens](#)  
**Subject:** [EXT] LOC2019-0160  
**Date:** Saturday, July 11, 2020 1:24:31 PM

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This is our second email submission to voice our objection to the subject development. Our primary concerns are the numerous amendments to the Houndsfield Heights Briar Hill Area Redevelopment Plan [HHBH ARP] required to accommodate a single lot development that adversely affects the integrity of our community.

Council and city planning have considered and rejected similar proposals in the past as they do not meet the requirements for R1 lot development in this planning jurisdiction. In our previous email to Mr. Rockley, we noted that LOC2019-0160 requires relaxation or outright rejection of several aspects of the community ARP, and which is the basis for our objection to this proposed development.

The HHBH ARP was put into place by City Council to provide clear direction for our neighbourhood. Ours is one of many districts operating under similar types of guidelines. These are in place to provide a structured development consistent with existing neighbourhoods. This proposal compromises sections as follows:

- Section 1.3 minimize physical, environmental, social and economic changes
- Section 1.3.2 maintain community stability
- Section 1.3.3 maintain low density
- Section 1.3.5 maintain development harmonious with the neighbourhood's traditional character
- Page 7 Low Density is defined as maintaining existing land use designations, i.e. setbacks, frontages, and spacing between buildings.
- Section 2.1.3.1 Resubdivision of existing lots should respect the general development and subdivision pattern of the adjacent area.
- Page 33 consider the environmental [views, streetscape, sunlight blocking] and visual impacts to nearby residents.

As 30 year residents of the community we have seen many older houses either renovated or replaced. While some minor relaxations have been required to meet changes in architecture styles and designs, or accommodate a lack of back lanes, the community and city have been able to come to agreements that have maintained the character of this unique inner city neighbourhood. This, while allowing new owners to develop an eclectic design that enhances the desirability of the community. All within the existing HHBH ARP guidelines, which we wish to see upheld by our city council.

We urge council to reject this application.

Stuart Albion and Kim Lowens  
1707 12 Ave NW  
Calgary T2N 1J3  
phone 403 282 4690







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City Clerk's Office

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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 Mark

\* Last name Wright

Email wrightmd@shaw.ca

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

As a nearby area resident, I have some comments regarding the proposed re-zoning and subdivision of a property that was recently subdivided into two properties at 1922 and 1924 10th Avenue NW and for which a new application to further subdivide the two properties into 3 properties has been made.

I am strongly opposed to this application. I have never seen an issue that has garnered such widespread opposition from residents in the close to 30 years that I've lived here and it was the highest attended community meeting I've ever attended. My specific comments follow:

By breaking the property into so many small pieces with 3 small houses, the proposal clearly does not respect the Community Context and I know from applying for a DP and constructing a new house in the past that this is always a major concern for the City - which makes me wonder why this application hasn't already been rejected?

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

The City has done a good job in providing a variety of variously zoned neighbourhoods throughout the city to satisfy different types of housing demand. There are plenty of multi-zoned areas - some nearby, where this kind of development is allowed and that's where the developer should move this project to. There is not a lot of R1 zoned land in

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## Public Submission

City Clerk's Office

the inner city so it's imperative that it be preserved and not carved into parcels that would detract from the option for people to choose R1 neighbourhood in the inner city. Should the zoning be changed and much smaller lots and houses are constructed, the character of the community is forever changed. Maintaining the variety of zoning throughout the City provides options for people to live in their choice of neighbourhood.

The City has expressed a desire to increase densification within the inner city. That process has been underway within Hounsfield Heights for many years, but it is not necessary, nor recommended, to radically change the zoning everywhere in the community in pursuit of that goal because that will result in an altered Community Context. Reasonable densification within Hounsfield Heights / Briar Hill is generally supported by residents and some examples include:

Three homes were constructed on the space of 2 previous lots at 1205, 1207 and 1213 18th Street.

More recently, the lot at 2215 12th Avenue NW was sub-divided into two, As was the lot that was split into 1244 and 1248 16A Street NW.

In support of Transit Oriented Development, two condo towers were constructed at North Hill Shopping Mall ab



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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 Michelle

\* Last name LeGrandeur

Email mlegrandeur@hotmail.com

Phone

\* Subject Public Hearing: July 20, 2020 LOC2019-0160

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

What ever happened to the 2016 City Hall Pedestrian Strategy "Step Forward" initiative? An April 2016, Calgary Herald article reported "on average, 1 person is struck every day according to city data. The most likely time a pedestrian gets struck is between 6:00am-9:00am and 3:00-6:00pm.

The Briar Hill Elementary school, the West Hillhurst Community Association and the Queen Elizabeth School are within a 1.3 km distance. These focal points of our community host our most vulnerable population when it comes to pedestrian safety. Why would we risk exposing them to an increase in traffic and congestion by allowing significant development on a residential road such as 10th Ave and 19th St. NW? There is very limited southbound visibility on 19th St due to an extremely steep crest of the hill. In addition, these crossroads are directly across from a popular off leash dog park. The pedestrian crossing at the top of the hill on 19th St. was installed because a young girl was killed there while trying to cross many years ago. There are bump outs of the sidewalk at the crosswalk because impatient southbound drivers were passing on the right while vehicles were waiting to turn left (West) indicating it's already considered an unsafe intersection.

Please vote AGAINST the Public Hearing: July 20th, 2020: LOC2019-0160. If City Council approves this development, it will set precedence for future developers in turn compromising the safety of our residents. Densification has its' place but consider the societal costs, the health costs and the human costs. Safety needs to be a

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## Public Submission

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priority.  
Thank you for your attention  
Michelle LeGrandeur



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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 Robert

\* Last name Meloff

Email rmeloff@shaw.ca

Phone 4035105416

\* Subject LOC2019-0160 for 1924 10 Ave NW

As a resident of Hounsfield Heights/Briar Hill I am writing to strongly object to the application for land use amendment LOC2019-0160.

The proposed development would violate ARP Sections 1.3, 1.3.2, 1.3.3, 1.3.5, 2.1.3.1, 2.1.3.4 as well as pages 7 and 33. There is really no point in having the Briar Hill Area Redevelopment Plan if a development is allowed to violate so many sections of it.

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

I believe that the City of Calgary is taking a very myopic position on inner city area redevelopment that ignores the uniqueness of the communities. Increasing density should not be applied with a broad brushstroke just because it works in certain areas. Hounsfield Heights – Briar Hill is a unique community because of its large and often sloped single family lots.

This development would not only change the landscape of the community but it would allow for future developments to follow a similar path completely altering the appearance and character of the neighbourhood.

Having diverse communities in Calgary is a good thing and should be promoted. There shouldn't be a blanket approach to development and neighbourhood homeowners should be able to have a say in how this occurs. Hounsfield Heights – Briar Hill

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Jul 12, 2020

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## Public Submission

City Clerk's Office

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has a strong Area Redevelopment Plan and it should be followed and respected.

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**From:** [carrara](#)  
**To:** [Public Submissions](#); [Councillor Web](#)  
**Subject:** [EXT] Public Hearing: July 20, 2020 LOC2019-0160  
**Date:** Thursday, July 09, 2020 11:53:16 AM

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Dear City council and councilor Web,

Regarding the land use redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW. I am concerned for the added strain on this busy corner for safety and congestion on an already challenging steep hill for drivers. A change from a historically single family home to 3 narrow single family homes would have a big impact on the safety for drivers and pedestrians.

As a resident of HHBH on 10Ave nw I feel strongly that this redevelopment goes against the very reason why we chose to purchase our home in HHBH among single family homes with carefully considered setbacks, mature trees and landscape and lot coverage standards.

To conclude, I am against the rezoning of this lot and feel concerned that this would set a standard for future rezoning on 10ave and 19th street which would negatively impact our community and the safety of 19th street on this challenging hill.

Kimberly Van De Walle  
[2127 10ave NW, Calgary, AB, T2n 1G6](#)

Sent from my Samsung Galaxy smartphone.



**From:** [Bob MacInnis](#)  
**To:** [Public Submissions](#)  
**Cc:** [CAWard7 - Dale Calkins](#); [HHBH Land Use](#); [Councillor Web](#)  
**Subject:** [EXT] Public Hearing: July 20, 2020: LOC2019-0160, CPC2020-0596  
**Date:** Sunday, July 12, 2020 10:30:22 AM  
**Attachments:** [LOC2019-0160 - Re-Circulation Package \(2\).pdf](#)  
[DTR1 LOC2019-0160.pdf](#)

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## To Whom It May Concern

### **RE: Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW)**

**Calgary Planning Commission file: CPC2020-0596**

Mr. / Madame Chair / Your Worship and fellow Councillors,

Our names are Robert MacInnis and Marion MacKay and we are co-owners of the property located at 1312 – 16 St. NW. We have lived in the community of Hounsfield Heights / Briar Hill (HHBH) for over twenty-nine (29) years. We came to this community because of its character and large spacious lots and its R-1 land use designation.

We oppose the proposed site specific amendment to the HHBH Area Redevelopment Plan (ARP) for the land use redesignation application, LOC2019-0160. This affects the lots located at 1922 and 1924 10 Ave NW, and their proposed redesignation from R-C1 to R-C1N, to enable the proposed subdivision into three (3) thirty-three (33) foot lots.

From the report to the Calgary Planning Commission it is clear that this opposition is shared by at least 114 property owners of this community, including the HHBH Community Association.

The community has a lot of history with homes dating back to the early 1900's. Though there has been considerable redevelopment in the area the primary character of single family homes with large lots and spacious setbacks has been maintained. There are other building forms such as high-rise condos and low rise apartments and townhouses but these developments are at the extreme edges of the community, such as at North Hill Mall and along 8<sup>th</sup> avenue NW. Whereas the proposed redevelopment is closer to the centre of the community and is imbedded within the R-C1 district. See attachment showing the community map.

Currently there are no R-C1N designated lots in the HHBH Community. The applicant and the city's administration make reference to R-C1N lots nearby but these belong to the West Hillhurst community.

The R-C2 lots are below the HHBH community's escarpment on the border of the West Hillhurst Community and are not above the escarpment imbedded within the R-C1 district, as is the case with the proposed development. Also, the R-C2 lots were developed prior to the existence of the HHBH community's Area Redevelopment Plan, so its policies would not have applied at that time.

The lots in question were only recently subdivided into two (2) fifty (50) foot lots with the

approval of subdivision application SB2018-0022, July 4<sup>th</sup>, 2018. Subdividing these lots further into three (3) 33 foot lots, as proposed, is inconsistent with the local context and totally insensitive to the community. As previously stated, in this community the lots are spacious with generous front setbacks from the street and generous side setbacks from adjacent homes. This application is proposing lots with minimal or zero (0) side setbacks from their proposed property lines. This is totally out of character with this community. This would create major building massing uncharacteristic with the local context and contrary to Low Density Residential Housing Guidelines for Established Communities. There needs to be sensitivity to the established local context, the history and character of this community.

Regardless of the fact that this land use redesignation application has reduced the number of proposed lots to three (3) thirty-three foot lots from the original four (4) twenty-five (25) foot lots, we believe the proposal still does not comply with the community's ARP policy 2.1.3.4, and it should not be amended to allow it.

As to the reasons for recommendations put forward by the city's planning group to the Calgary Planning Commission regarding this proposal we have the following comments.

**With regard to the suggestion that the proposal is in keeping with the Municipal Development Plan (MDP):**

- MDP policy, (MDP 1.4.4), recognizes the policies of the local ARP's such as HHBH's ARP, which is a statutory document. It relies on the policies of the local ARPs to provide specific direction relative to the local context.
- MDP policy, (MDP 2.2.5 a), supports development and redevelopment that is similar in scale and built form.
- MDP policy, (MDP 2.3.2 a), respects the existing character of low-density residential areas.
- MDP policy, (MDP 2.3.2 c), ensures infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

This proposal appears to be in direct violation of these MDP policies.

**With regard to the site's location and proximity to public transit:**

- The following statement can be found in section 1.6, Application of TOD Policy Guidelines, of the city's Transit Oriented Development Guidelines.
  - "These TOD Policy Guidelines will respect existing, stable communities. While redevelopment may occur over time, **the TOD Guidelines should not be used to "spot redesignate " individual sites in existing single detached areas** without the benefit of a more comprehensive planning process."
- Also, with regard to the reference to development within the 600m radius around LRT station, in section 2.1 of the TOD Policy Guidelines it states the following:
  - "Equally as important, **this radius may be reduced where existing, stable communities exist around existing stations** and in new suburban communities where a smaller radius of transit supportive development would create a more viable node around the station."

**With regard to the suggestion that the proposal is in keeping with the ARP:**

- ARP policy, section 2.1.3.4 states (emphasis mine):
  - **“Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation...”**
  - The proposed lot sizes are approximately 33 feet in width, whereas the community’s lots are typically 50 feet wide or more. Clearly this subdivision proposal does not come close to representing the general development and subdivision pattern of the adjacent area in terms of parcel size and dimensions.
- ARP policy, section 2.1.3.1 states (emphasis mine):
  - “The traditional role or function of Hounsfield Heights/ Briar Hill as a low density family-oriented neighbourhood **shall be retained.**”
- ARP policy, section 2.1.3.2 states (emphasis mine):
  - “Redesignation of existing low density residential to other higher density residential uses **is strongly discouraged**, so as to protect and maintain the stability and character of the community.”

This proposal is in direct violation of these ARP policies.

The community’s ARP has been around for a long time, since 1989, but it is still a relevant document and it is a **Statutory document**, that is relevant to the Municipal Government Act (MGA) and the city’s Municipal Development Plan.

The city is now proposing new planning guidelines such as the Great Communities Guidebook and new Local Area Plans (LAPs) with promises to collaborate with communities and their community associations. The city indicates that there is a need to balance the need to grow and develop with **the need to retain and enhance the unique character of our neighbourhoods, historical resources and the natural environment.**

The city explains **local growth planning** as **looking at the fabric of a specific local area, the community’s vision for the evolution of the area, the ideal places to accommodate growth**, and how to make the best use of limited land – **balancing the need to increase density, improve mobility and enhance places and spaces to live, work and play.**

This project and this proposal has had very little consultation or collaboration with the community and a total lack of vision with respect to the community’s vision for the Hounsfield Heights / Briar Hill community. This is outlined in great detail in the community association’s submission on the original application which can be found in the original DTR. See attached.

Amending this community’s ARP for the sole benefit of one landowner to the detriment of an entire community flies in the face of everything that the city proposes in its vision of what local growth planning is all about.

How can this community expect the city to honour its plans going forward regarding the guidebook for great communities and the new local area plans and how they will retain and enhance the unique character of our neighbourhoods when, by amending this community’s ARP, the city does not honour those same guidelines that are now in place within our

existing ARP.

Do not put the greed of a single landowner (the applicant) before the needs of the community. Please respect the history and the character of this community and its Area Redevelopment Plan.

Based upon the above we object to this ARP amendment and recommend that Council **reject** this ARP amendment and this application.

**Note:**

**Due to COVID-19 restrictions, we request the opportunity to speak at the meeting on July 20, 2020 remotely. Please provide information on how we may participate remotely.**

Regards,

Robert MacInnis / Marion MacKay

1312 16 St. NW



December 30, 2019

CIVICWORKS PLANNING + DESIGN  
#460, 5119 ELBOW DRIVE SW  
CALGARY, AB  
T2V 1H2, CAN

Dear Sir/Madam:

**RE: Detailed Team Review (DTR)**

**Land Use Amendment Number: LOC2019-0160**

In order to evaluate the feasibility of the proposal and compliance with City policies, the Corporate Planning Applications Group (CPAG) has completed a detailed review of your Land Use Amendment proposal received on October 21, 2019. Any issues identified as Prior to Calgary Planning Commission (CPC) will require further discussion or revision prior to a Development Authority recommendation to CPC.

A written response to the Prior to Calgary Planning Commission issues is required from the Applicant by the end of the ninety (90) calendar day response due date indicated in the attached DTR. Following the expiration of the response due date, the application may be inactivated subject to a thirty (30) calendar day timeline for a reactivation by the Applicant. The re-activation will include a re-activation fee. In the case of a non-responsive or incomplete application, the application will remain inactive and sent to storage.

Applicants are requested to contact the respective team members to resolve outstanding issues. Revisions to the proposed Land Use Amendment should not be submitted until we are able to provide comments from all circulation referees, including the Community Association.

Should you have any questions or concerns, please contact me at (403) 268-2024 or by email at [Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca).

Sincerely,

**MATT ROCKLEY**

Planner 2, Community Planning - North

cc: RATTAN, KIRAN  
PO BOX 75065 RPO WESTHILLS  
CALGARY, AB  
T3H 3M1



## Detailed Team Review 1 – Land Use Amendment

**Application Number:** LOC2019-0160  
**Application Description:** From Residential – Contextual One Dwelling (R-C1) to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District  
**Land Use District:** Residential - Contextual One Dwelling  
**Site Address:** 1922 10 AV NW, 1924 10 AV NW  
**Community:** HOUNSFIELD HEIGHTS/BRIAR HILL  
**Applicant:** CIVICWORKS PLANNING + DESIGN  
**Date DTR Sent:** December 30, 2019  
**Response Due Date:** March 29, 2020

### CPAG Team:

#### Planning (File Manager)

MATT ROCKLEY (403) 268-2024 Matt.Rockley@calgary.ca

#### Development Engineering

DINO DI TOSTO (403) 268-2131 dino.ditosto@calgary.ca

#### Transportation

SEAN SWANTON (403) 268-1661 Sean.Swanton@calgary.ca

#### Parks

KAREN MOUG (403) 268-1396 Karen.Moug@calgary.ca

## General Comments

This application proposes a land use amendment from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District. The Corporate Planning Applications Group (CPAG) is generally supportive of the application as the proposed R-C1N district will provide for new housing opportunities at an inner-city location within close proximity to existing services, infrastructure and amenities.

## Comments on Relevant City Policies

### Municipal Development Plan

2.2.5 Strong residential neighbourhoods

Policies

## Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.
- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.
- d. Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies (See Section 2.6).

## Hounsfield Heights / Briar Hill Area Redevelopment Plan

### Preface

The expected planning horizon of the Hounsfield Heights/Briar Hill Area Redevelopment Plan is ten to fifteen years. (Note: Approved 1989 September 11).

### 2.1 Residential Use

#### 2.1.3 Policies

2.1.3.1 The traditional role or function of Hounsfield Heights/ Briar Hill as a low density family-oriented neighbourhood shall be retained.

2.1.3.2 The Low Density Residential, Conservation and Infill Policy, as set out in the North Bow Design Brief, 1977, and the Inner City Plan, 1979 is reaffirmed (see Map 3). The intent is to maintain community stability and to protect the existing character and quality of the neighbourhood. The current R-1, DC and R-2 land use designations, reflecting their existing uses, are considered appropriate.

Redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability and character of the community. Such redesignations are contrary to this Plan and would require an ARP amendment before proceeding.

2.1.3.3 Sensitive infill development, renovation and rehabilitation are encouraged to ensure the continued renewal and vitality of the community.

2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation. Lands located at 1616 11 Avenue NW may be appropriate for subdivision.

## Prior to Calgary Planning Commission

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The following issues must be addressed by the Applicant through a written submission prior to a report being prepared to the Calgary Planning Commission. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

### Planning:

1. As per the Applicants Statement provided with the land use amendment application, this application and a concurrent subdivision application were submitted to facilitate the construction of four (4) single detached dwellings on four (4) separate lots.

An application for a minor amendment to Section 2.1.3.4 of the Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) is required to state that the subject properties may be appropriate for subdivision. This application for a minor amendment to the ARP can be included with this land use amendment application for decision by City Council if the required application fee of \$3,270 is received by The City of Calgary Planning Cashiers.

### Development Engineering:

No comments.

### Transportation:

2. Prior to decision, provide detailed access configurations for all of the proposed parcels. Include potential locations, dimensions, and provide detailed driveway cross-sections complete with ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003. Transportation notes that multiple curb cuts in close proximity to one another will not be supported. The Applicant may wish to pursue shared access agreements similar to the Mutual Access Easement currently registered on title.

Note the removal clauses contained in the Caveat Re: Encroachment Agreement (141 288 437) regarding the retaining wall within the public Right of Way. Provide additional details (ultimate site grading) that illustrate how this site will be redeveloped in a manner that provides an access to City standards and facilitates the removal of the retaining wall from the public Right of Way.

### Parks:

No comments.



## Prior to Council

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The following issues must be addressed prior to a recommendation to Council.

**Planning:**

No comments.

**Development Engineering:**

No comments.

**Transportation:**

No comments.

**Parks:**

No comments.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the Applicant and registered property owner.

**Planning:**

No comments.

**Development Engineering:**

3. The developer is responsible for ensuring that the environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.

The developer is responsible for ensuring that appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and the Alberta Health Services.

The developer is responsible for ensuring that the development conforms to any reviewed and accepted remedial action plan/risk management plans.

The developer is responsible for ensuring that all reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian

Standards Association and City of Calgary Phase I & II Environmental Site Assessment  
Terms of Reference.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying and ensuring the property is developed in accordance to applicable environmental legislation.

The developer is responsible for ensuring that the development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Sustainable Resources Development Approvals, Registrations, etc), Alberta Energy Regulatory approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

4. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

**Transportation:**

5. All direct vehicular access to the proposed development is to be from 10 AV only. Any proposed access to 19 ST must be approved by the Director of Transportation Planning and may require analysis/study (i.e. TIA and/or Safety Audit) to review suitability of the proposed access.
6. The subject site has an existing driveway curb cut on 19 ST that is to be closed and rehabilitated at the Developers expense at the time of redevelopment.
7. The subject parcels are well connected to Transit as they are approximately 350m north of a northbound transit stop (Route #404) on 19 ST, approximately 450m south of an eastbound transit stop (Route #19, #105, #404, #414) on 14 AV and approximately 500 south of the Lions Park LRT station located along 14 AV.
8. The applicant shall ensure that no damage shall occur to City roads, rights-of-way, lanes, and sidewalks, during time of any associated construction, from vehicles or equipment. Any damage incurred by the contractor shall be at the owner's expense.

**Parks:**

9. The developer shall endeavour to retain city trees adjacent to the site as per the Tree Protection Bylaw (23M2002). At the formal Development Permit stage, a landscape plan with tree details shall be provided, as well as, required tree protection information.

Note: Tree protection information given as per the approved Development Permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca) or call 311 for more information.



HOUNSFIELD HEIGHTS – BRIAR HILL  
COMMUNITY ASSOCIATION  
Box 65086, RPO North Hill  
Calgary, AB T2N 4T6  
403-282-6634  
<http://www.hh-bh.ca>

December 4, 2019

Delivered via email ([Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca), [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca))

City of Calgary  
Attn: Matt Rockley Re: LOC2019-0160  
800 Macleod Tr SE  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Mr Rockley,

Please accept the following submission from the Hounsfield Heights Briar Hill (HHBH) Community Association (CA) which both encapsulates the many, many comments that we have received from our residents regarding the proposed land use redesignation (LOC2019-0160) for 1922 & 1924 10 Ave NW and expands upon them in the context of our community's history and evolution. The HHHH CA respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW on the basis that it is entirely inappropriate not only from a community planning perspective but also as a result of the inadequacy of the site to sustain such a redesignation. It should be further noted that the HHHH CA has not received even a submission from a single resident in support of either the land use redesignation application or larger redevelopment proposal. In our experience this is without precedent.

#### Community Planning Perspective

Most important to the CA and our residents is maintaining a healthy and vital environment in which to conduct our daily lives. We embrace investment and redevelopment within our neighborhood that enhances this environment. Unfortunately, not only does the proposed land use resignation of 1922 & 1924 10 Ave NW NOT enhance it, if approved as proposed, the redesignation would be to the detriment of the long term health and vitality of our community as outlined below:

#### Overview of the Community Architecture of Hounsfield Heights Briar Hill

The heart of Hounsfield Heights Briar Hill is one of the last remaining examples of a neighborhood of single family dwellings built on generously sized lots in such a fashion as to create a feeling of open natural space throughout the neighborhood. This community architecture was introduced through greenfield development in the 1950's during which time both parcel and dwelling size increased from that which had been build in previous decades. It proved such a popular model during that period that as of a quarter century ago it was likely the predominant community architecture throughout the area of Calgary we now generally refer to as the "inner city". As such, diversification in the inner city to introduce other architectures (and

thereby a greater variety of dwelling types) was both inevitable and necessary, and has subsequently occurred. However, at present, said diversification has been so successful that there remain only a very few communities where this architecture persists with contiguity in more than isolated copses. Additionally, of that which remains, HHBH's share is arguably some of the most centrally located, has the best access to transit, and is within walking distance of the widest variety of retail, educational, and institutional amenities. **Maintaining the existing community architecture found in the heart of HHBH is very much about retaining a lifestyle choice for every Calgarian.**

This, however, is not to say that the heart of HHBH has remained static and unchanged since its inception. That diversity in the built form of dwellings has exploded over the years has only strengthened the character of the neighborhood. Through infill redevelopment, many original bungalows have been replaced by homes ranging in architectural style from traditional to modern and in function from larger two storey homes for families to more accessible bungalows catering to the needs of retirees and empty nesters. Secondary suites are welcomed in the heart of community in the context of furthering single family use of dwellings such as the co-accommodation of older relatives, adult children and extended family. However, in other neighborhoods previously developed in this style, when parcel size has diminished, lot coverage has increased and building separations have diminished, the character of the community has fundamentally changed with it. **The key to sustaining and perpetuating the existing style of single family living amid open natural space in the heart of HHBH is not about the built form of the dwellings but instead the generous parcels defined by well established minimums for size, width, separation and a maximum coverage.**

It is worth noting that while sometimes historical community architectures phase out over time in that they are no longer desirable and fall out of demand, this is very much **\*NOT\*** the case with regard to the long standing community architecture of the heart of HHBH. This architecture supports a "single family living amid open natural space" lifestyle and remains very much in demand. While the neighborhood has many long term residents, there are likely just as many, if not more, who have sought out real estate in and relocated to the heart HHBH explicitly for this lifestyle. This is demonstrated by the fact that both land and dwelling value in the heart of the neighborhood remain at or above the city average and the rolling inventory of real estate for sale in the heart of the community remains consistently low. Further, the observed trend is that as the community architecture found in the heart of HHBH continues to disappear from other communities, demand for it in HHBH continues to increase. A decreasing supply of any commodity that is in demand is harmful in that it increases prices and decreases affordability. **In this instance, from a market perspective there is absolutely no impetus for land in the heart of HHBH to be redesignated for other uses as current demand more than sufficient to sustain the existing supply.**

By nature a community is not comprised of a single architecture but is instead defined the combination of several. At the same time it is important to note that not every architecture needs to or should exist in every community. **Especially accounting for its small geographic size, HHBH already also hosts a large variety of other community architectures that support a great number of lifestyles from high-rise condo to low rise apartment to clustered townhome to retirement and institutional living.**



The final aspect to consider regarding HHBH is how its different community architectures are oriented and interact with one another. To illustrate the orientation of HHBH, consider its skyline. For purposes of visualization, if the community were to be flattened out (i.e. take out the hill) and its corners rounded to make it oval rather than rectangular, one could very much envision the skyline reaching up to touch - but not project into - a giant egg hovering over the centre of the community. In other words, taller buildings and thus greater intensity occur exclusively around the periphery of our community with the least intense use thriving at its centre. With regard to interaction, whether through careful design or lucky happenstance, this layout combined with the physical geography of the community results in very harmoniously co-existence. Almost all of the least intense use found in the heart of the community is buffered from the more intense uses on the north by the LRT right-of-way and on the south by green space along the side of the escarpment. **HHBH is fortunate that the existing boundaries between land use designations coincide with geographic separations and as such redrawing said boundaries would not be in the best interest of the community.**

While 19 St W is a necessary traffic collector through HHBH, it provides central access to the community itself and, more importantly, from a community perspective, does not disruptively bisect the neighborhood to the same extent that it does in adjacent communities to the north and south. This is primarily the result of measures that the community has taken over the years to calm traffic along it and diminish its impact on our neighborhood which include the reduction from 4 traffic lanes to 2 traffic lanes and 2 parking lanes, an overhead lit-on-demand crosswalk along with curbs that protrude to the traffic lanes at 12 Ave N and the installation of a cautionary digital speed sign on the hill. **Hence, despite how it might appear on a map, from the perspective of land use, 19 St does not segregate HHBH.** That being said the community is cognizant of the potentially divisive influence it could have on our neighborhood and as such efforts continue to manage its effect. In fact, just yesterday there was significant discussion on our community forum regarding the calming infrastructure at 12 Ave N which resulted in a request being placed with the city to investigate making changes to further improve the safety of this intersection. **From the perspective of endeavoring to continue to diminish its local impact, it is not in HHBH's best interests for change to occur along 19 St W which accentuates its potential to divide the community.**

Similarly it is also necessary to challenge some common misconceptions associated with the need for redevelopment along 19 St W through HHBH. Generally there is a strong correlation in Calgary between thoroughfares and more intense redevelopment. However, it is important to consider why that correlation exists. The usual reason is that as traffic levels increases along thoroughfares, adjacent parcels become less desirable and consequently are often allowed to deteriorate as they are less attractive for revitalization. One method of encouraging said revitalization is to redesignate the adjacent parcels to uses that are less impacted by traffic levels on the adjacent thoroughfare. Ergo the association between intensification and major thoroughfares materializes. However, this is very clearly **\*NOT\*** the case for parcels along and proximate to 19 St W through HHBH. Full infill redevelopment within the existing designation has and continues to occur along in both 19 St W as well as at the end of streets that abut it such as 10 Ave W and Briar Crescent. Many of the original dwellings along 19 St W are highly renovated and, as a group, are some of the best maintained homes in the entire neighborhood regardless of their level of renovation. **As one of the healthiest and most vital areas of**

neighborhood, there is no compelling reason to preferentially consider redesignation along and proximate to 19 St W. In fact, redesignation in this area is less desirable than it might be elsewhere given its potential to disrupt the delicate balance of elusive factors which has resulted in this level of health and vitality.

Lack of Fit of Proposed Redesignation in the HHBH Community Architecture

\* The parcel proposed for redesignation is actually located right in the heart of Hounsfield Heights Briar Hill. From an east-west perspective it is smack dab in the middle and from a north-south perspective while slightly more towards the southern boundary than the north it is by no means at the edge of the community. Specifically, the community is only 8 blocks wide and the parcel under consideration is in the 3rd block from the south which places it more towards the centre than the outside. From a distance perspective, the community is 800m wide and the proposed redesignation site is 200m from the south edge of the community. Hence it is 25% or a full one quarter of the way into the neighborhood! From this perspective the application's claim deeming 'the higher order topologies' being 'proximate' to the site is highly misleading. The parcel under consideration, being in the heart of HHBH, is **\*NOT\*** appropriate for redesignation in that there is no impetus to redesignate land in the heart of Hounsfield Heights Briar Hill which remains very much in demand based on its current use.

\* The parcels which would be created under the redesignation are adjacent and/or proximate to 19 St W. The HHBH CA asserts the application for redesignation should be **REFUSED** on the basis that it threatens the continued vitality of one of the healthiest areas of our neighborhood.

\* The appeal in the application that the land proposed for redesignation is 'proximate' to the R-C1N and R-C2 parcels to the south is paramount to suggesting that over the longer term the current boundary between the R-C1 designation and the more intense designations to the south could shift to the north. In that the community believes the land use designation boundaries to be optimally drawn based on their present coincidence with geographic separators, the intimation that the boundary could shift to the north to accommodate this redesignation is **NOT** a valid argument in support of the application.

\* Also, while the application's claim deeming of 'the higher order topologies' being 'proximate' to the site has already been refuted, it is very important to note that the site is **\*NOT\*** 'adjacent' to them. As such, redesignation of this parcel would create an island of R-C1N designation surrounded by area of existing R-C1. Not only is the site surrounded by R-C1 designated land, but that R-C1 designated land is further separated from 'the higher order topologies' by green space. There is no compelling reason to introduce unnecessary inconsistency and fragmentation into the zoning of our community and the application should be **REFUSED** on this basis.

\* The proposed redevelopment will result in a relatively tall structure setback a minimum distance from 19 St W. This type of massing, particularly if it established the precedent for future redevelopment along 19 St W, creates a visual impact that emphasizes rather than diminishes the potential of 19 St NW to divide HHBH. The land use redesignation should be



**REFUSED** on the basis that it is in the best interests of the community to minimize, not emphasize, the divisive potential of 19th St NW.

\* The resulting redevelopment from the redesignation will occur along 10 Ave N (\*NOT\* 19th St W) which is one of the most sedate streets in the entire neighborhood in that this portion of it extends only a single block. As such intensification along it will necessarily cause a higher degree of intensification of this street on the whole than would result on a longer, busier street elsewhere in the neighborhood. **From an overall community perspective, land along 10 Ave N is less desirable for redesignation and the application should be REFUSED on this basis.**

\* The width of the narrowest of the 4 parcels proposed under the redesignation will be 7.57m. The other parcels on 10 Ave N range in width from 15.24m to 40.31m which means that the smallest proposed parcel is between 19% and 50% the size of the neighboring ones. The smallest width is also only 62% of the well established minimum lot width of 12.19m in the heart of the community. **The redesignation application should be REFUSED on the basis that lot width is important in terms of upholding the character of HHBH and both the relative difference in width as compared to neighboring parcels and the degree of relaxation required from the well established community minimum are very significant.**

\* The area of the smallest of the 4 parcels proposed under the redesignation will be approximately 236 sq m in area. At approximately 560 sq m, the adjacent parcel to the north is otherwise by far the smallest parcel in the immediate area and the smallest new parcel is only 42% of the size of it. The other parcels on the street range from 750 sq m to more than 1000 sq m which places the smallest of the new parcels at between (less than) 24% and 32% of its neighbors on 10 Ave NW. The minimum parcel size under the existing designation is 330 sq m which means that the area of the smallest proposed parcel is only 72% of the established community minimum. In that the minimum parcel size under the proposed redesignation is 233 sq m, the proposed parcels are also just over the minimum size even it allows. **The redesignation application should be REFUSED on the basis that lot size is important in terms of upholding the character of HHBH and the degree of relaxation required from the well established community minimum is very large.**

\* Under the proposed redesignation, the maximum coverage will increase from 45% to 50%. The existing community standard of 45% lot coverage is important parameter to maintain balance between dwellings of disparate scales and has been strictly enforced. **In that maximum coverage is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it restrict the maximum coverage of these parcels to 45% by special provision.**

\* The average minimum separation between buildings under the existing designation is 1.8m but under the new designation the minimum separation between buildings on the new parcels is proposed to be 1.5m which is only 83% of the established minimum community standard. **In that minimum separation is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it define minimum**

side yard setback such that the minimum building separation will be at least 1.8m by special provision.

\* Streetscapes in the heart of Briar Hill continue to evolve and while eclectic and highly varied still retain a sense of consistency and flow. The streetscape of 10 Ave is no exception. Given its location along the side of the hill it has always had grand homes and the trend over time has been towards broader dwellings. The introduction of 4 tall and very narrow dwellings is neither consistent with the context of the existing streetscape nor the direction in which it has been evolving. The redesignation application should be **REFUSED** on the basis that new development should be designed in a manner which is responsive to the local context.

\* Policy-wise, the aforementioned attributes of the community architecture in the heart of HHBH are largely protected by specific provisions of the Hounsfield Heights Briar Hill Area Redevelopment Plan, and the Low Density Residential Housing Guidelines for Established Communities. The proposed resignation is in violation of numerous provisions of these policies. In his already delivered submission, Bob MacInnis, an HHBH resident has provided a detailed analysis of these violations with which the HHBH CA concurs. Rather than repeat that information here, Mr MacInnis' submission is included with this one for convenience.

\* The HHBH CA also asserts that it is inappropriate to grant a land use redesignation for 1922 & 1924 10 Ave NW at this time on the basis of both the Certificate of Lis Pendens and the Restrictive Covenant currently registered against Provincial Land Title of each parcel. With regard to the Certificate of Lis Pendens, our position is that it is untimely and ill advised to approve a material change to the land use of the parcels while an action remains before the courts with respect to their ownership. As a matter of principle, we also believe that restrictive covenants registered against title should be respected and the proposed redevelopment is in violation of the existing covenant. However, in that HHBH CA mentions these only briefly in that it understands the city's maintains that there is no requirement for it to consider registrations on title and thus they have no bearing on civic planning and development processes.

#### Site Inadequacies

Notwithstanding the relative location of 1922 & 1924 10 Ave NW in the community, it's physical attributes also make it a particularly poor choice to be redesignated as proposed - in fact it is probably one of the least adequate parcels in Hounsfield Heights Briar Hill to support the higher intensity use of an R-C1N designation. Specifically, that the site has:

1. No access to a back lane
2. A steep grade from back to front
3. Immediate adjacency to a significant intersection

These factor independently and in combination pose a myriad of complications and challenges in the redevelopment of the site to the detriment of the neighborhood that increase proportionally with intensity.



\* That the parcel is laneless, necessitates a front driveway for all four dwellings onto to 10 Ave NW which as compared to the amount of driveway required for the two dwellings the site is presently subdivided for:

i) leaves little, if any, space for trees or landscaping. A lack of trees and landscaping in the portion of the development adjacent to public realm is contrary to the "living amid open natural space" characteristic of the community

ii) requires at least twice as much curb cut in the front side walk. Curb cut is hazardous to sidewalk users, particularly scooter riders. Current residents of 10 Ave N already observe that existing front driveways crossing the sidewalk create a significant icing hazard during winter freeze-melt cycles

iii) will reduce the amount of on street parking available on 10 Ave N despite the proposed redevelopment actually increasing the requirement for on street parking

iv) creates additional safety hazards with twice as many sloped driveways from which twice as much traffic will reverse either onto and off of 10 Ave N on a regular basis within 30m of its intersection with 19 St NW. Southbound traffic on 19th St W forced to wait to turn left onto 10 Ave N is in a precarious position stopped just over the crest of the hill. If traffic or hazards (such as waste, recycling and compost carts) further increase turning time, vehicles remain in that precarious position for longer. In the winter safety concerns are magnified yet again as 10 Ave N is a point at which vehicles northbound on 19 St N often become stuck and will veer onto 10 Ave N as to escape the impassable grade.

\* That the parcel is laneless requires waste and recycling services to be rendered via the street at the front. On recycling and compost collection day, there will be no fewer than 8 carts on the street within 31m of a significant intersection with two of those within 8m of the intersection. This is twice as many carts, some of which will invariably be closer to the intersection, as would be present with the two dwellings for which the site is presently subdivided. Depending upon how close the carts are in practice placed to the intersection, the waste services vehicle may not be able to safely collect them without impeding traffic on 19 St N.

\* Given that historically there have been problems with stability of the slope on which the site is located there remain outstanding concerns about it (egg that it is not uncommon for sink holes to develop in the area) given the scope of the proposed development, is considerably more substantial than had previously been considered for the site

**That the site is laneless, has a significant grade, and adjacent to a significant intersection render it unable to adequately support a higher intensity R-CIN designation and this on its own should be sufficient justification for the redesignation application to be REFUSED.**

## Summary

The unsuitability of this site for the redesignation proposed is clear for obvious reasons and has generated community wide concern amongst the residents of HHBH. A community meeting held on November 26, 2019 which CivicWorks, as applicant and representative of the owner, was kind enough to attend, saw 87 HHBH residents come out to express concerns about the redesignation and larger redevelopment proposal. This is the largest attendance recorded at a community meeting in more than 5 years. Upon leaving the meeting every resident was asked if he/she believed the proposed redevelopment would have a positive, neutral, or negative impact on the community. More than 90% of attendees felt the impact would be negative and none felt it would be positive. Residents from 70% of the households located on the same block of 10 Ave NW attended the meeting and all of them believed the redesignation would have a negative impact on the community.

The HHBH CA feels justified in saying that the current owner of 1922 & 1924 10 Ave NW has not been good neighbor since acquiring the (then single property) in December 2017. Although the site has been vacant for more than two years now it remains fenced off with unattractive construction fence that is only intended for temporary use. The owner has allowed graffiti to persist on a trailer that is perpetually parked on the site and in the winter frequently fails to remove snow from the sidewalk along 10 Ave N and 19 St W as required by bylaw (which the CA believes has been enforced against the owner on at least one occasion). Despite the HHBH CA reaching out to the owner through his representatives during the prior subdivision application in early 2019 to request community consultation if anything other than conventional redevelopment was contemplated for the site, the owner or his representatives chose to not reciprocate until after this redesignation application was submitted. In that past actions are often indicative of future behavior, the HHBH CA doesn't not believe that the owner is working with the best interests of the community in mind in proceeding with the proposed redevelopment.

**In conclusion, the Hounsfield Heights Briar Hill Community Association respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW. Furthermore, the HHBH CA requests City of Calgary Planning and Development provide the CA with its recommendation to City Council promptly and in a timely manner. The HHBH also politely asks to be circulated on all documentation generated by the City of Calgary with regard to this application (such as Detailed Team Reports) as soon as it becomes available and can be released.**

Attachment 2



ENMAX Power Corporation  
141 – 50 Avenue SE  
Calgary, AB T2G 4S7  
Website: [www.enmax.com](http://www.enmax.com)

November 26, 2019

Our File: 2019/20C/12  
Your File: LOC2019-0160

Circulation Control (#8201)  
Attention: Matt Rockley

Location: 1922 – 10<sup>th</sup> Avenue NW

Enclosed is a copy of the plan.

We have reviewed this application and have the following comments.

1. There is an existing 13 kV three-phase overhead power line installed along the east side of 19<sup>th</sup> Street NW, just outside the west limit of the subject area (as approximately shown on the attached plan).
2. The Developer is responsible to maintain clearance of buildings from the above-mentioned 13 kV overhead power line in accordance with the Enmax safety clearance criteria (i.e. no temporary or permanent structures to be built within the non-compliance zone, (see attached Enmax Standard Table 9).
3. There are 13 kV three-phase and secondary overhead power lines installed along the lane north of 10<sup>th</sup> Avenue NW, outside the north limit of the subject area (as approximately shown on the attached plan). Any revision, relocation, or alteration of the existing overhead power line will be done at the Developer's expense.
4. Anyone working near the above-mentioned overhead power lines must maintain Safe Limits of Approach in accordance with the Alberta Electrical and Communication Utility Code, Table 2.1 (i.e. minimum 3.0 m).
5. If the Developer requests any change that could affect the existing Enmax structures in the vicinity (e.g. grade changes, relocation, or removal of lines, converting overhead power line to underground, etc.), the Developer is responsible for all the associated costs for making the changes.
6. The Developer would need approval from Enmax before proceeding with changes that could affect Enmax installations.

If you have any questions or concerns, please contact Rijad Tursunovic at [rtursunovic@enmax.com](mailto:rtursunovic@enmax.com) or 403-514-1507.

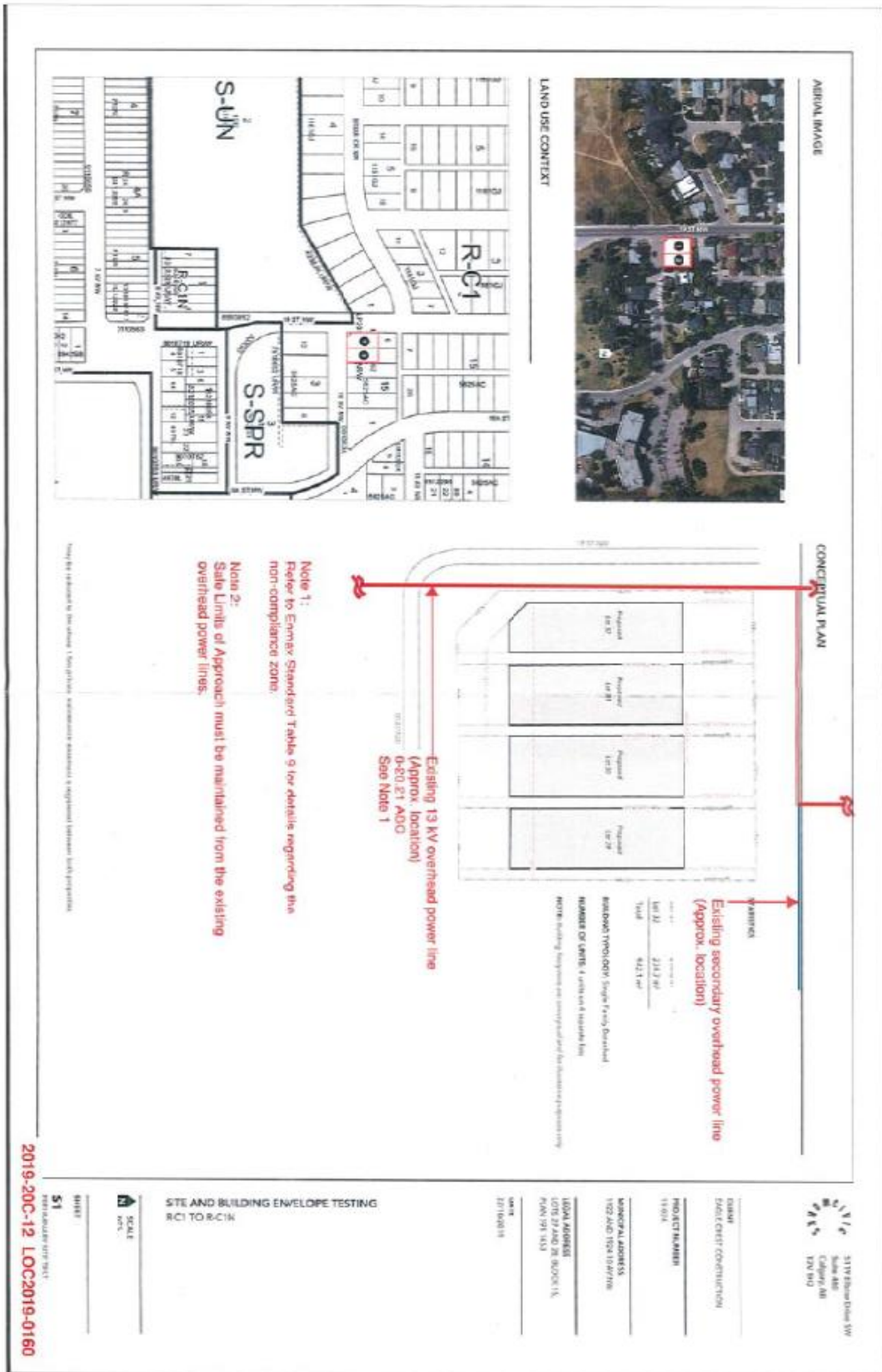
A handwritten signature in blue ink that reads "R. Rijad".

Rijad Tursunovic  
Electrical Engineering Technologist  
Enmax Power Services Corporation

Enclosure

/rt

10065 (1089-12)









## APPLICATION NOTICE LOC2019-0160

April 06, 2020

A new Land Use Amendment to accommodate R-C1N is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

### Application Details

**File Number:** LOC2019-0160

**File Manager:** MATT ROCKLEY

**Phone:** (403) 268-2024

**eMail:** Matt.Rockley@calgary.ca

**Address:** 1922 10 AV NW 1911453;15;27

**Community:** See application for all addresses.

HOUNSFIELD HEIGHTS/BRIAR HILL

**Ward:** 07

**Map  
Section:** 20C

**Application  
Description:** Land Use Amendment to accommodate R-C1N

**Proposed Use:** R-C1N

**Existing Use:** R-C1

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** **Circulation Control**  
**Planning and Development**  
**P.O. Box 2100 Station M**  
**IMC 8201**  
**eMail:** [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

Please check the corresponding box below and forward any comments to the above sender.

☐ No Objection

☐ Comments Attached

**Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Organization:** \_\_\_\_\_  
(if representing an organization)

**Comments Due By:** **April 28, 2020**

April 6, 2020

**Notice of Application for Amendment to Hounsfield Heights / Briar Hill Area Redevelopment Plan.**

LOC2019-0160

1922, 1924 10 Ave NW

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Application for a new land use amendment to accommodate R-C1N at the above-mentioned addresses was received by The City of Calgary on October 21, 2019. An application notice regarding this application was circulated on November 4, 2019.

The City of Calgary Corporate Planning Applications Group review of the application identified that a minor amendment to Section 2.1.3.4 of the Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) is required to state that the subject properties may be appropriate for subdivision.

Application for amendment to the Hounsfield Heights / Briar Hill ARP has now been received by The City of Calgary.

**Current ARP policy:**

2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation. Lands located at 1616 11 Avenue NW may be appropriate for subdivision.

**Proposed ARP policy:**

2.1.3.4 Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation. Lands located at 1616 11 Avenue NW, 1922 10 Avenue NW and 1924 10 Avenue NW may be appropriate for subdivision.

If you have any comments regarding this area redevelopment plan amendment application, please send your written response by April 28, 2020 to:

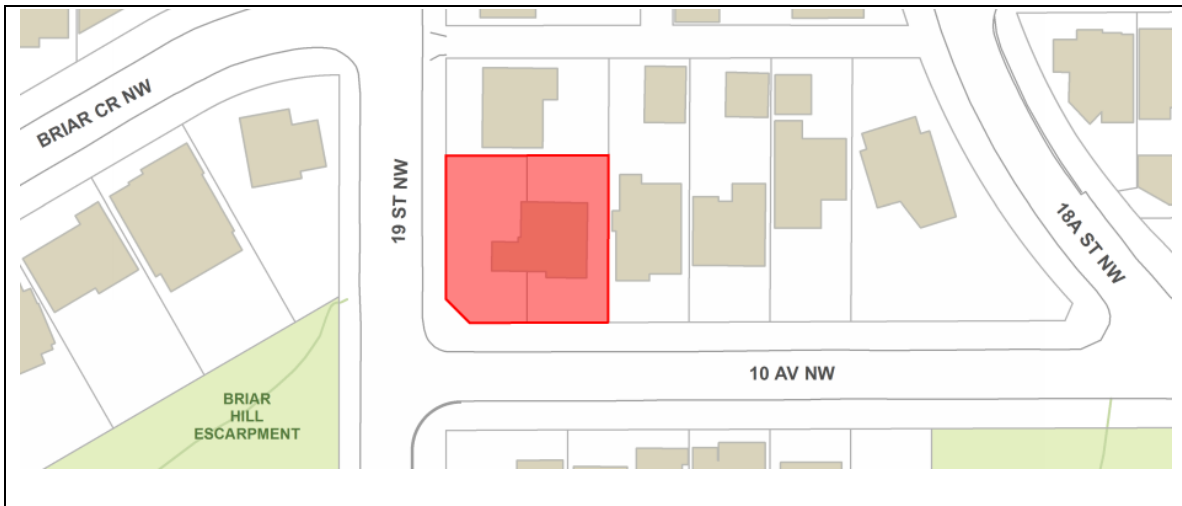
Matt Rockley

800 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta, T2P 2M5

Phone: (403)268-2024 Fax (403) 268-2941 Email: matt.rockley@calgary.ca

**File:** LOC2019-0160

**Description:** From: R-C1  
To: R-C1N

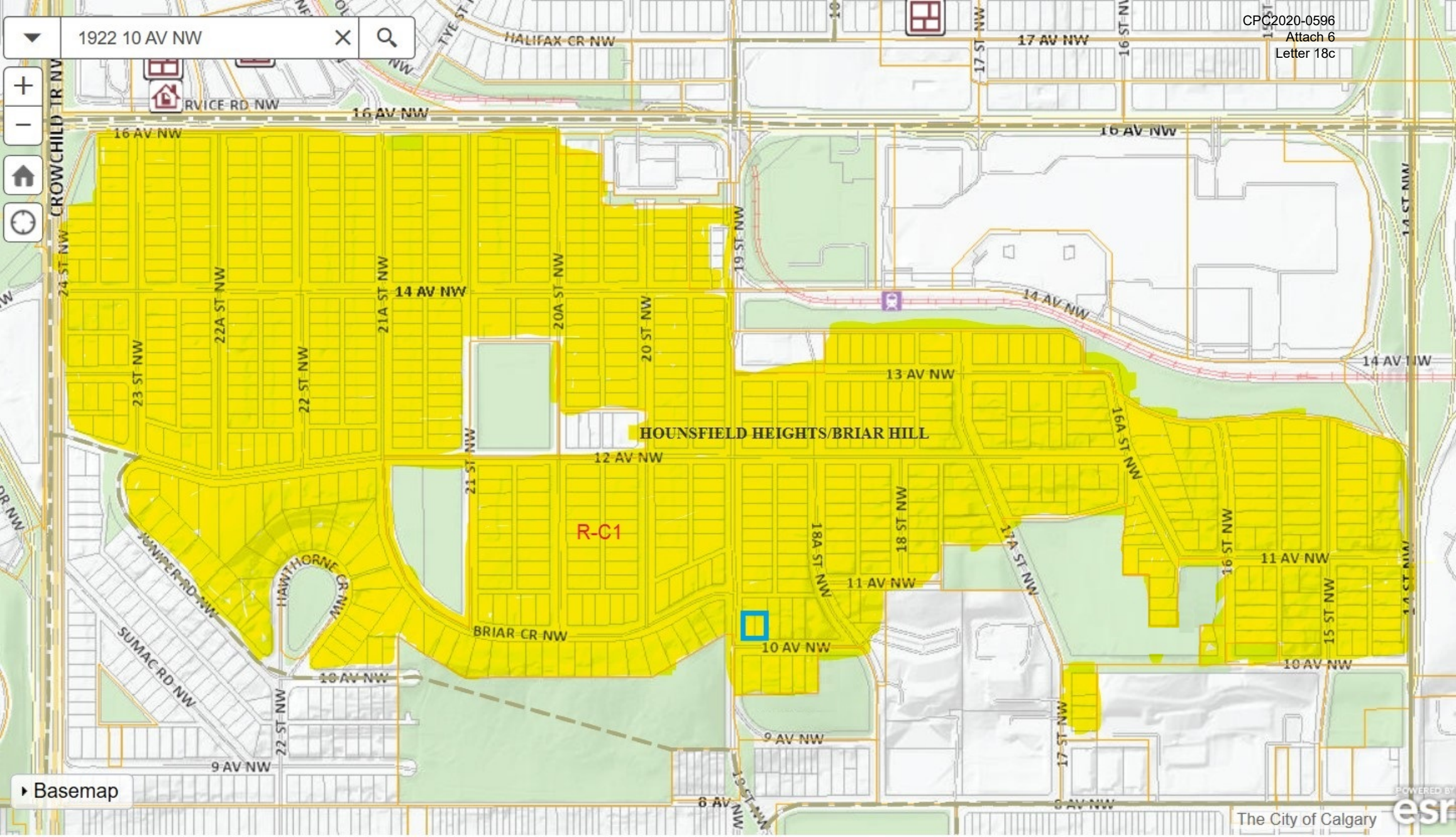




1922 10 AV NW



CPC2020-0596  
Attach 6  
Letter 18c



Basemap

The City of Calgary

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**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.

## 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 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information 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, contact information and comments will be made publicly available in the Council Agenda.

\* First name Jeff

\* Last name Marsh

Email strategic.planning@hh-bh.ca

Phone 4036062774

\* Subject Additional Material for July 20, 2020 Public Hearing of LOC2019-0160 & Associated ARP Amendment

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

Please find the Hounsfield Heights Briar Hill Community Association's submission on this matter in the form of 3 PDF documents attached. Also, I wish to speak to Council at the hearing as a representative of the Community Association and would like to do so remotely by telephone. As such I look forward to your confirmation of receipt of this submission, that I have been added to the speakers list, and instructions as to how to participate in the hearing remotely.



July 12, 2020

Delivered via online form:

<https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>

City Clerks Office, City Hall  
City of Calgary  
Mail Code #8007,  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Re: Additional Material for inclusion in the Agenda Package for the Public Hearing for LOC2019-0160 (1922 & 1924 10 Ave NW) on July 20, 2020

His Worship, Mayor Nenshi & Members of Calgary City Council,

The Hounsfield Heights Briar Hill Community Association (HHBH CA) seeks to ensure that City Council is aware of its opposition to both the applications for Land Use Redesignation and ARP Amendment for 1922 & 1924 10 Ave NW for the reasons outlined in our previous submissions to the Development Authority which have been included with this submission for your reference. The redevelopment, as proposed, would be to the detriment of the long term health and vitality of our community and thus is not in the best interests of our residents.

In addition, the HHBH CA wishes to provide further perspective on revisions to the Land Use Redesignation regarding which it has not, until now, been afforded an opportunity to provide comment. As summarized by the statement in the Planning & Development Report to CPC:

*"The application has been revised to create a total of three parcels instead of four in response to comments from the Community Association and residents."*

Although this revision was made concurrently with the addition of the application for ARP Amendment, which required circulation, the Development Authority elected to not concurrently re-circulate the modified Land Use Redesignation even though it would not have incurred delay or cost. **The HHBH CA contends that this is a represents a disregard for due process and transparency as was**



**communicated via phone conversation with file manager Matt Rockley at the time of the ARP amendment circulation.**

Consequently the application was reviewed by the Calgary Planning Commission without any perspective from either the community or its residents on the revisions. Similarly, although the HHBH CA is taking this opportunity to comment on the revisions, comment on the revised application has and will never be solicited from our residents.

The HHBH CA believes the brief statement regarding the change from four to three parcels is disingenuous in that it also inherently implies that the modification also *addresses* concerns raised by the Community Association and residents. **To be explicit, from the HHBH CA's perspective, the reduction from four to three parcels does not substantively alleviate or mitigate the concerns and/or overall incompatibility of the proposed redevelopment outlined in its previous submissions. As such, despite the revisions, the HHBH CA continues to strongly oppose the revised redevelopment proposal.**

However, in the interests of providing constructive comment whenever possible, the HHBH CA would also like to use this opportunity to express it's support for redevelopment of this site with two (or fewer) parcels. Although superficially it seems reasonable to assert that the progression from the single parcel that the site has historically hosted to the four parcels originally proposed would be linear, it is not. There is very significant and consequential difference between creating 2 and 3 parcels on this site. Two parcels can be created – and in fact already have been created by the already approved subdivision application which cleaved 1922 from 1924 10 Ave NW and was not opposed by the HHBH CA – requiring neither a land use redesignation that is disruptive to and incompatible with the adjacent land use nor an amendment to the HHBH Area Redevelopment Plan in that through careful design two compliant dwellings could reasonably be proposed. **If the applicant were to revert to proposing two respectfully designed dwellings for the site, the HHBH CA would happily support and champion the redevelopment in that it would strengthen and enhance the character and vitality of this area of our commiunity.**

**In conclusion, the HHBH CA respectfully requests that Calgary City Council REFUSE both applications presently before it to redesignate the zoning of 1922 & 1924 10 Ave NW and to exempt this site from provisions of the HHBH ARP.**



April 28, 2020

Delivered via email ([Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca), [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca))

City of Calgary  
Attn: Matt Rockley Re: LOC2019-0160  
800 Macleod Tr SE  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Mr. Rockley,

Separate and apart from the land use redesignation application for 1922 & 1924 10 Ave NW (LOC2019-0160) circulated in late 2019 on which the Hounsfield Heights Briar Hill Community Association (HHBH CA) provided comment at the time, please consider the comments from HHBH CA on behalf of the community regarding the subsequent application for an amendment to the Hounsfield Heights Briar Hill Area Redevelopment Plan (HHBH ARP) in respect of 1922 & 1924 10 Ave NW. Although the HHBH CA's comments with regards to the land use redesignation stand, it will not re-iterate them in this submission and instead comment exclusively on the ARP amendment application.

Although the ARP Amendment application was not submitted at the same time as land use redesignation application, it appears that the City of Calgary is appending the ARP amendment application to the land use redesignation application and proposes to consider these applications concurrently. HHBH CA considers this to be inappropriate in that these are independent applications of different scope which deserve to be considered separately and sequentially. Specifically, the HHBH CA requests that the land use redesignation application be put on hold, not progressing further through the planning and development process, until the application for ARP amendment has been fully considered and decided. This position is directly supported by the Detailed Team Review (DTR) issued by the Development Authority in respect of LOC2019-0160 on December 30, 2019 which states:

*"Redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability*

*and character of the community. Such redesignations are contrary to this Plan and would require an ARP amendment **before** proceeding."* [Bold added for emphasis]

Without the context provided by a decision from Calgary City Council on the ARP amendment, the HHBH CA contends that neither can the Development Authority reasonably and responsibly make an informed recommendation to Calgary Planning Commission nor can the Calgary Planning Commission reasonably and responsibly make an informed recommendation to City Council on the redesignation. Similarly, the land use redesignation application should be re-circulated to community residents and the public for comment having the context and perspective provided by a decision by City Council on an ARP amendment.

With regard to the proposed ARP amendment, exempting 1922 & 1924 10 Ave NW from provisions of our local ARP has significant ramifications for our community-at-large. It is our experience that the majority of our residents choose to live in our community because they enjoy and value its unique nature and established character. There are very few mechanisms available to our community to ensure that redevelopment which occurs within its bounds respects and enhances its nature and character, and the HHBH ARP is probably the most effective tool available to us in that regard. Despite the age of the document, for the portion of the neighbourhood in which 1922 & 1924 10 Ave NW are located it remains entirely relevant, and continues to well represent the community vision commonly shared by our residents. Its relevance is evidenced through both frequency and recency with which it has been and is referenced in respect of proposed redevelopment within the community.

While the HHBH CA acknowledges that the ARP amendment process exists for good reason, these particular parcels are not appropriate candidates for exemption from provisions of the ARP. In cases where there are unique or exceptional circumstances, such as being located on the edge of a community or adjacent to another land use type, there can be logical and valid reasons to exempt a particular parcel from provisions of an ARP. However in this case, the parcels are not extraordinary in any way and are located in the heart of an established area of the neighbourhood characterized by both original and new infill single family detached homes generously spaces across large parcels. In fact the parcels in question are much more representative of the norm than any exception.

The HHBH CA agrees with the Development Authority's conclusion in the DTR that the proposed redesignation is contrary to the HHBH ARP which has also been acknowledged by the applicant with its submission of an application for an ARP

amendment. Hence, while the necessity of applying for an ARP amendment is apparent, the appropriateness of granting such an ARP amendment is not. The applicant has provided no justification whatsoever as to why the provisions the ARP should not apply to these parcels. Without reasonable justification, the prospect of arbitrarily exempting particular parcels from provisions of an ARP renders the ARP entirely ineffective in fulfilling its mandate of providing specific direction relative to the local context. As such, arbitrary exemptions of particular parcels from provisions of an ARP can never be allowed.

The HHBH CA acknowledges the Local Growth Planning initiative which the City of Calgary is proposing to imminently launch for the Riley Communities (i.e. Local Growth Area 4) will result in the replacement of the current HHBH ARP with a new Local Area Growth Plan. However, this provides no valid justification to override the provisions of the existing in force ARP by allowing a site specific exemption from it. To frame this proposal in the context of Local Growth Planning (as outlined at <https://engage.calgary.ca/Riley?redirect=/area4lap>), the fabric of the local area around 1922 & 1924 10 Ave NW is consistent and well established and, as evidenced by the large number of submissions from HHBH residents on the proposed redevelopment, the community's vision for the evolution of the area is well defined and unanimously agreed upon. In that the proposed redevelopment will neither integrate with nor enhance the existing fabric of this area and does not align with the community vision for the area, it would almost certainly also be contrary to future Riley Communities Local Growth Plan.

**As such, the HHBH CA respectfully requests that the Development Authority recommend the REFUSAL of this application to exempt 1922 & 1924 10 Ave NW Avenue NW from provisions of the HHBH ARP on the basis that there is no compelling reason to do so, and the precedent which would result from doing would substantially limit the future effectiveness and utility of our ARP which remains both relevant and in force.**

**The HHBH CA kindly requests the Development Authority provide it with written notice of the Development Authority's decision along with reasons in respect of its requests to consider the ARP amendment and land use redesignation applications separately and sequentially prior to issuing a recommendation to Calgary Planning Commission on either application. The HHBH CA also asks to be notified in writing of any recommendation the Development Authority makes to the Planning Commission on either application.**



December 4, 2019

Delivered via email ([Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca), [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca))

City of Calgary  
Attn: Matt Rockley Re: LOC2019-0160  
800 Macleod Tr SE  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Mr Rockley,

Please accept the following submission from the Hounsfield Heights Briar Hill (HHBH) Community Association (CA) which both encapsulates the many, many comments that we have received from our residents regarding the proposed land use redesignation (LOC2019-0160) for 1922 & 1924 10 Ave NW and expands upon them in the context of our community's history and evolution. The **HHBH CA respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW** on the basis that it is entirely inappropriate not only from a community planning perspective but also as a result of the inadequacy of the site to sustain such a redesignation. It should be further noted that the HHBH CA has not received even a submission from a single resident in support of either the land use redesignation application or larger redevelopment proposal. In our experience this is without precedent.

### **Community Planning Perspective**

Most important to the CA and our residents is maintaining a healthy and vital environment in which to conduct our daily lives. We embrace investment and redevelopment within our neighborhood that enhances this environment. Unfortunately, not only does the proposed land use resignation of 1922 & 1924 10 Ave NW NOT enhance it, if approved as proposed, the redesignation would be to the detriment of the long term health and vitality of our community as outlined below:

### **Overview of the Community Architecture of Hounsfield Heights Briar Hill**

The heart of Hounsfield Heights Briar Hill is one of the last remaining examples of a neighborhood of single family dwellings built on generously sized lots in such a fashion as to create a feeling of open natural space throughout the neighborhood. This community architecture was introduced through greenfield development in the 1950's during which time both parcel and dwelling size increased from that which had been build in previous decades. It proved such a popular model during that period that as of a quarter century ago it was likely the predominant community architecture throughout the area of Calgary we now generally refer to as the "inner city". As such, diversification in the inner city to introduce other architectures (and



thereby a greater variety of dwelling types) was both inevitable and necessary, and has subsequently occurred. However, at present, said diversification has been so successful that there remain only a very few communities where this architecture persists with contiguity in more than isolated copses. Additionally, of that which remains, HHBH's share is arguably some of the most centrally located, has the best access to transit, and is within walking distance of the widest variety of retail, educational, and institutional amenities. **Maintaining the existing community architecture found in the heart of HHBH is very much about retaining a lifestyle choice for every Calgarian.**

This, however, is not to say that the heart of HHBH has remained static and unchanged since its inception. That diversity in the built form of dwellings has exploded over the years has only strengthened the character of the neighborhood. Through infill redevelopment, many original bungalows have been replaced by homes ranging in architectural style from traditional to modern and in function from larger two storey homes for families to more accessible bungalows catering to the needs of retirees and empty nesters. Secondary suites are welcomed in the heart of community in the context of furthering single family use of dwellings such as the co-accommodation of older relatives, adult children and extended family. However, in other neighborhoods previously developed in this style, when parcel size has diminished, lot coverage has increased and building separations have diminished, the character of the community has fundamentally changed with it. **The key to sustaining and perpetuating the existing style of single family living amid open natural space in the heart of HHBH is not about the built form of the dwellings but instead the generous parcels defined by well established minimums for size, width, separation and a maximum coverage.**

It is worth noting that while sometimes historical community architectures phase out over time in that they are no longer desirable and fall out of demand, this is very much *\*NOT\** the case with regard to the long standing community architecture of the heart of HHBH. This architecture supports a "single family living amid open natural space" lifestyle and remains very much in demand. While the neighborhood has many long term residents, there are likely just as many, if not more, who have sought out real estate in and relocated to the heart HHBH explicitly for this lifestyle. This is demonstrated by the fact that both land and dwelling value in the heart of the neighborhood remain at or above the city average and the rolling inventory of real estate for sale in the heart of the community remains consistently low. Further, the observed trend is that as the community architecture found in the heart of HHBH continues to disappear from other communities, demand for it in HHBH continues to increase. A decreasing supply of any commodity that is in demand is harmful in that it increases prices and decreases affordability. **In this instance, from a market perspective there is absolutely no impetus for land in the heart of HHBH to be redesignated for other uses as current demand more than sufficient to sustain the existing supply.**

By nature a community is not comprised of a single architecture but is instead defined the combination of several. At the same time it is important to note that not every architecture needs to or should exist in every community. **Especially accounting for its small geographic size, HHBH already also hosts a large variety of other community architectures that support a great number of lifestyles from high-rise condo to low rise apartment to clustered townhome to retirement and institutional living.**

The final aspect to consider regarding HHBH is how its different community architectures are oriented and interact with one another. To illustrate the orientation of HHBH, consider its skyline. For purposes of visualization, if the community were to be flattened out (i.e. take out the hill) and its corners rounded to make it oval rather than rectangular, one could very much envision the skyline reaching up to touch - but not project into - a giant egg hovering over the centre of the community. In other words, taller buildings and thus greater intensity occur exclusively around the periphery of our community with the least intense use thriving at its centre. With regard to interaction, whether through careful design or lucky happenstance, this layout combined with the physical geography of the community results in very harmoniously co-existence. Almost all of the least intense use found in the heart of the community is buffered from the more intense uses on the north by the LRT right-of-way and on the south by green space along the side of the escarpment. **HHBH is fortunate that the existing boundaries between land use designations coincide with geographic separations and as such redrawing said boundaries would not be in the best interest of the community.**

While 19 St W is a necessary traffic collector through HHBH, it provides central access to the community itself and, more importantly, from a community perspective, does not disruptively bisect the neighborhood to the same extent that it does in adjacent communities to the north and south. This is primarily the result of measures that the community has taken over the years to calm traffic along it and diminish its impact on our neighborhood which include the reduction from 4 traffic lanes to 2 traffic lanes and 2 parking lanes, an overhead lit-on-demand crosswalk along with curbs that protrude to the traffic lanes at 12 Ave N and the installation of a cautionary digital speed sign on the hill. **Hence, despite how it might appear on a map, from the perspective of land use, 19 St does not segregate HHBH.** That being said the community is cognizant of the potentially divisive influence it could have on our neighborhood and as such efforts continue to manage its effect. In fact, just yesterday there was significant discussion on our community forum regarding the calming infrastructure at 12 Ave N which resulted in a request being placed with the city to investigate making changes to further improve the safety of this intersection. **From the perspective of endeavoring to continue to diminish its local impact, it is not in HHBH's best interests for change to occur along 19 St W which accentuates its potential to divide the community.**

Similarly it is also necessary to challenge some common misconceptions associated with the need for redevelopment along 19 St W through HHBH. Generally there is a strong correlation in Calgary between thoroughfares and more intense redevelopment. However, it is important to consider why that correlation exists. The usual reason is that as traffic levels increases along thoroughfares, adjacent parcels become less desirable and consequently are often allowed to deteriorate as they are less attractive for revitalization. One method of encouraging said revitalization is to redesignate the adjacent parcels to uses that are less impacted by traffic levels on the adjacent thoroughfare. Ergo the association between intensification and major thoroughfares materializes. However, this is very clearly *\*NOT\** the case for parcels along and proximate to 19 St W through HHBH. Full infill redevelopment within the existing designation has and continues to occur along in both 19 St W as well as at the end of streets that abut it such as 10 Ave W and Briar Crescent. Many of the original dwellings along 19 St W are highly renovated and, as a group, are some of the best maintained homes in the entire neighborhood regardless of their level of renovation. **As one of the healthiest and most vital areas of**

**neighborhood, there is no compelling reason to preferentially consider redesignation along and proximate to 19 St W. In fact, redesignation in this area is less desirable than it might be elsewhere given its potential to disrupt the delicate balance of elusive factors which has resulted in this level of health and vitality.**

Lack of Fit of Proposed Redesignation in the HHBH Community Architecture

\* The parcel proposed for redesignation is actually located right in the heart of Hounsfield Heights Briar Hill. From an east-west perspective it is smack dab in the middle and from a north-south perspective while slightly more towards the southern boundary than the north it is by no means at the edge of the community. Specifically, the community is only 8 blocks wide and the parcel under consideration is in the 3rd block from the south which places it more towards the centre than the outside. From a distance perspective, the community is 800m wide and the proposed redesignation site is 200m from the south edge of the community. Hence it is 25% or a full one quarter of the way into the neighborhood! From this perspective the application's claim deeming 'the higher order topologies' being 'proximate' to the site is highly misleading. **The parcel under consideration, being in the heart of HHBH, is \*NOT\* appropriate for redesignation in that there is no impetus to redesignate land in the heart of Hounsfield Heights Briar Hill which remains very much in demand based on its current use.**

\* The parcels which would be created under the redesignation are adjacent and/or proximate to 19 St W. **The HHBH CA asserts the application for redesignation should be REFUSED on the basis that it threatens the continued vitality of one of the healthiest areas of our neighborhood.**

\* The appeal in the application that the land proposed for redesignation is 'proximate' to the R-C1N and R-C2 parcels to the south is paramount to suggesting that over the longer term the current boundary between the R-C1 designation and the more intense designations to the south could shift to the north. **In that the community believes the land use designation boundaries to be optimally drawn based on their present coincidence with geographic separators, the intimation that the boundary could shift to the north to accommodate this redesignation is NOT a valid argument in support of the application.**

\* Also, while the application's claim deeming of 'the higher order topologies' being 'proximate' to the site has already been refuted, it is very important to note that the site is \*NOT\* 'adjacent' to them. As such, redesignation of this parcel would create an island of R-C1N designation surrounded by area of existing R-C1. Not only is the site surrounded by R-C1 designated land, but that R-C1 designated land is further separated from 'the higher order topologies' by green space. **There is no compelling reason to introduce unnecessary inconsistency and fragmentation into the zoning of our community and the application should be REFUSED on this basis.**

\* The proposed redevelopment will result in a relatively tall structure setback a minimum distance from 19 St W. This type of massing, particularly if it established the precedent for future redevelopment along 19 St W, creates a visual impact that emphasizes rather than diminishes the potential of 19 St NW to divide HHBH. **The land use redesignation should be**

**REFUSED on the basis that it is in the best interests of the community to minimize, not emphasize, the divisive potential of 19th St NW.**

\* The resulting redevelopment from the redesignation will occur along 10 Ave N (\*NOT\* 19th St W) which is one of the most sedate streets in the entire neighborhood in that this portion of it extends only a single block. As such intensification along it will necessarily cause a higher degree of intensification of this street on the whole than would result on a longer, busier street elsewhere in the neighborhood. **From an overall community perspective, land along 10 Ave N is less desirable for redesignation and the application should be REFUSED on this basis.**

\* The width of the narrowest of the 4 parcels proposed under the redesignation will be 7.57m. The other parcels on 10 Ave N range in width from 15.24m to 40.31m which means that the smallest proposed parcel is between 19% and 50% the size of the neighboring ones. The smallest width is also only 62% of the well established minimum lot width of 12.19m in the heart of the community. **The redesignation application should be REFUSED on the basis that lot width is important in terms of upholding the character of HHBH and both the relative difference in width as compared to neighboring parcels and the degree of relaxation required from the well established community minimum are very significant.**

\* The area of the smallest of the 4 parcels proposed under the redesignation will be approximately 236 sq m in area. At approximately 560 sq m, the adjacent parcel to the north is otherwise by far the smallest parcel in the immediate area and the smallest new parcel is only 42% of the size of it. The other parcels on the street range from 750 sq m to more than 1000 sq m which places the smallest of the new parcels at between (less than) 24% and 32% of its neighbors on 10 Ave NW. The minimum parcel size under the existing designation is 330 sq m which means that the area of the smallest proposed parcel is only 72% of the established community minimum. In that the minimum parcel size under the proposed redesignation is 233 sq m, the proposed parcels are also just over the minimum size even it allows. **The redesignation application should be REFUSED on the basis that lot size is important in terms of upholding the character of HHBH and the degree of relaxation required from the well established community minimum is very large.**

\* Under the proposed redesignation, the maximum coverage will increase from 45% to 50%. The existing community standard of 45% lot coverage is important parameter to maintain balance between dwellings of disparate scales and has been strictly enforced. **In that maximum coverage is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it restrict the maximum coverage of these parcels to 45% by special provision.**

\* The average minimum separation between buildings under the existing designation is 1.8m but under the new designation the minimum separation between buildings on the new parcels is proposed to be 1.5m which is only 83% of the established minimum community standard. **In that minimum separation is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it define minimum**

**side yard setback such that the minimum building separation will be at least 1.8m by special provision.**

\* Streetscapes in the heart of Briar Hill continue to evolve and while eclectic and highly varied still retain a sense of consistency and flow. The streetscape of 10 Ave is no exception. Given its location along the side of the hill it has always had grand homes and the trend over time has been towards broader dwellings. The introduction of 4 tall and very narrow dwellings is neither consistent with the context of the existing streetscape nor the direction in which it has been evolving. **The redesignation application should be REFUSED on the basis that new development should be designed in a manner which is responsive to the local context.**

\* Policy-wise, the aforementioned attributes of the community architecture in the heart of HHBH are largely protected by specific provisions of the Hounsfield Heights Briar Hill Area Redevelopment Plan, and the Low Density Residential Housing Guidelines for Established Communities. The proposed resignation is in violation of numerous provisions of these policies. In his already delivered submission, Bob MacInnis, an HHBH resident has provided a detailed analysis of these violations with which the HHBH CA concurs. Rather than repeat that information here, Mr MacInnis' submission is included with this one for convenience.

\* The HHBH CA also asserts that it is inappropriate to grant a land use redesignation for 1922 & 1924 10 Ave NW at this time on the basis of both the Certificate of Lis Pendens and the Restrictive Covenant currently registered against Provincial Land Title of each parcel. With regard to the Certificate of Lis Pendens, our position is that it is untimely and ill advised to approve a material change to the land use of the parcels while an action remains before the courts with respect to their ownership. As a matter of principle, we also believe that restrictive covenants registered against title should be respected and the proposed redevelopment is in violation of the existing covenant. However, in that HHBH CA mentions these only briefly in that it understands the city's maintains that there is no requirement for it to consider registrations on title and thus they have no bearing on civic planning and development processes.

### **Site Inadequacies**

Notwithstanding the relative location of 1922 & 1924 10 Ave NW in the community, it's physical attributes also make it a particularly poor choice to be redesignated as proposed - in fact it is probably one of the least adequate parcels in Hounsfield Heights Briar Hill to support the higher intensity use of an R-C1N designation. Specifically, that the site has:

1. No access to a back lane
2. A steep grade from back to front
3. Immediate adjacency to a significant intersection

These factor independently and in combination pose a myriad of complications and challenges in the redevelopment of the site to the detriment of the neighborhood that increase proportionally with intensity.

\* That the parcel is laneless, necessitates a front driveway for all four dwellings onto to 10 Ave NW which as compared to the amount of driveway required for the two dwellings the site is presently subdivided for:

i) leaves little, if any, space for trees or landscaping. A lack of trees and landscaping in the portion of the development adjacent to public realm is contrary to the "living amid open natural space" characteristic of the community

ii) requires at least twice as much curb cut in the front side walk. Curb cut is hazardous to sidewalk users, particularly scooter riders. Current residents of 10 Ave N already observe that existing front driveways crossing the sidewalk create a significant icing hazard during winter freeze-melt cycles

iii) will reduce the amount of on street parking available on 10 Ave N despite the proposed redevelopment actually increasing the requirement for on street parking

iv) creates additional safety hazards with twice as many sloped driveways from which twice as much traffic will reverse either onto and off of 10 Ave N on a regular basis within 30m of its intersection with 19 St NW. Southbound traffic on 19th St W forced to wait to turn left onto 10 Ave N is in a precarious position stopped just over the crest of the hill. If traffic or hazards (such as waste, recycling and compost carts) further increase turning time, vehicles remain in that precarious position for longer. In the winter safety concerns are magnified yet again as 10 Ave N is a point at which vehicles northbound on 19 St N often become stuck and will veer onto 10 Ave N as to escape the impassable grade.

\* That the parcel is laneless requires waste and recycling services to be rendered via the street at the front. On recycling and compost collection day, there will be no fewer than 8 carts on the street within 31m of a significant intersection with two of those within 8m of the intersection. This is twice as many carts, some of which will invariably be closer to the intersection, as would be present with the two dwellings for which the site is presently subdivided. Depending upon how close the carts are in practice placed to the intersection, the waste services vehicle may not be able to safely collect them without impeding traffic on 19 St N.

\* Given that historically there have been problems with stability of the slope on which the site is located there remain outstanding concerns about it (egg that it is not uncommon for sink holes to develop in the area) given the scope of the proposed development, is considerably more substantial than had previously been considered for the site

**That the site is laneless, has a significant grade, and adjacent to a significant intersection render it unable to adequately support a higher intensity R-C1N designation and this on its own should be sufficient justification for the redesignation application to be REFUSED.**

## **Summary**

The unsuitability of this site for the redesignation proposed is clear for obvious reasons and has generated community wide concern amongst the residents of HHBH. A community meeting held on November 26, 2019 which CivicWorks, as applicant and representative of the owner, was kind enough to attend, saw 87 HHBH residents come out to express concerns about the redesignation and larger redevelopment proposal. This is the largest attendance recorded at a community meeting in more than 5 years. Upon leaving the meeting every resident was asked if he/she believed the proposed redevelopment would have a positive, neutral, or negative impact on the community. More than 90% of attendees felt the impact would be negative and none felt it would be positive. Residents from 70% of the households located on the same block of 10 Ave NW attended the meeting and all of them believed the redesignation would have a negative impact on the community.

The HHBH CA feels justified in saying that the current owner of 1922 & 1924 10 Ave NW has not been good neighbor since acquiring the (then single property) in December 2017. Although the site has been vacant for more than two years now it remains fenced off with unattractive construction fence that is only intended for temporary use. The owner has allowed graffiti to persist on a trailer that is perpetually parked on the site and in the winter frequently fails to remove snow from the sidewalk along 10 Ave N and 19 St W as required by bylaw (which the CA believes has been enforced against the owner on at least one occasion). Despite the HHBH CA reaching out to the owner through his representatives during the prior subdivision application in early 2019 to request community consultation if anything other than conventional redevelopment was contemplated for the site, the owner or his representatives chose to not reciprocate until after this redesignation application was submitted. In that past actions are often indicative of future behavior, the HHBH CA doesn't not believe that the owner is working with the best interests of the community in mind in proceeding with the proposed redevelopment.

**In conclusion, the Hounsfield Heights Briar Hill Community Association respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW. Furthermore, the HHBH CA requests City of Calgary Planning and Development provide the CA with its recommendation to City Council promptly and in a timely manner. The HHBH also politely asks to be circulated on all documentation generated by the City of Calgary with regard to this application (such as Detailed Team Reports) as soon as it becomes available and can be released.**



## Public Submission

City Clerk's Office

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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 Carolyn

\* Last name Townshend

Email cmtownshend@gmail.com

Phone 4038700949

\* Subject LOC2019-0160 for 1924 10 Ave NW

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

Good afternoon

We would like to appeal the amendment to Hounsfield Heights - Briar Hill Area Redevelopment plan that states "Lands located at 1922 and 1924 10 Avenue NW be appropriate for subdivision".

We are very concerned as this allows other developers to develop infills throughout the Briar Hill and Hounsfield Heights which will lead to the neighbourhood being high density.

We are also very concerned as 19 St is busy and where are they going to park. There are issues already with the proximity to C-train and to SAIT. I have people park by our house every day to take the train.

Please take our views into consideration.

Carolyn and Dave Townshend  
1937 Briar Cres NW

ISC:

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Jul 12, 2020

12:34:00 PM





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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 Susanne and Dave

\* Last name Arnold

Email susanne.arnold@telus.net

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

To: His Worship, Mayor Nenshi & Members of Calgary City Council

Re: Additional Material for inclusion in the Agenda Package for the Public Hearing for LOC2019-0160 (1922 & 1924 10 Ave NW) on July 20, 2020

We wish to state our opposition to Rezoning Application 1922&1924 10 Ave NW (related to Application LOC2019-0160) in the neighbourhood of Hounsfield Heights Briar Hill (HHBH). Initially the rezoning proposed four parcels. This has since been changed to three parcels. Reducing the number of parcels to three does not alleviate our concerns, which are:

- The proposed rezoning contravenes the HHBH Area Redevelopment Plan.
- Rezoning in this way would set a precedent for future development in the entire neighbourhood.
- The rezoning would allow for four narrow building units that would bring with them too many driveways across the sidewalk near a busy and already unsafe intersection. The intersection is unsafe because it is situated partway down a steep hill that has restricted visibility and is often icy in the winter.
- The rezoned lots would not have adequate street parking. If secondary suites were eventually put into the houses, parking would be an even greater issue.
- The rezoned lots would have no laneway access. As a result, at least 9 garbage bins would need to be put on the front road for collection. If the houses had secondary suites, the number of bins would increase to 18 (please see attached photo of 18 bins

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

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## Public Submission

City Clerk's Office

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in front of the site). This would restrict parking even further and create a safety issue near a busy and already unsafe intersection.

We have no problem with two parcels on this site, which already have been created by the already approved subdivision application. We object to three parcels.

We have been residents of HHBH for more than 30 years. We expect the City of Calgary to maintain the integrity of this larger lot neighbourhood in which we chose to make our home.

Thank you for your attention to our concerns.



**Public Submission**

City Clerk's Office

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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 James

\* Last name Richardson

Email Jim.richardson@telus.net

Phone 4033701514

\* Subject Application for land use amendment: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Resubmitting  
Please see our letter dated April 28, 2020  
We vote NO to the proposed amendment LOC2019-0160

James Richardson and Francine Béland  
1514 – 10<sup>th</sup> Avenue NW , Calgary, Alberta T2N 1E9  
[Jim.Richardson@telus.net](mailto:Jim.Richardson@telus.net) [Beland.Francine@telus.net](mailto:Beland.Francine@telus.net)

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April 28, 2020

Mr. Matt Rockley  
Planner, Community Planning North  
Planning & Development  
[Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca)

**Subject: Application for land use amendment: LOC2019-0160**

Dear Mr. Rockley,

Zoning is very critical for the survival and fabric of our community.

We are strongly against this development proposal. There are many reasons why this proposal should not proceed.

How much more density can the block accommodate? Why are we not following our Area Redevelopment Plan as our base case? We get the sense that the city is acting as cheerleaders for density and development – the Area Redevelopment Plan to be disremembered.

We are perplexed why the onus is on the R1 residents to prove that this should not proceed. The tone of this overall process, we feel like we are on the defense, under attack from the City. What is so compelling to rezone? Is increased density all it takes for projects to proceed? What are the merits of this proposal? Instead we get the impression that the R1 residents need to justify to the City why we want to keep the zoning we have had for all these years. We chose R1 zoning and paid a premium to buy in this neighbourhood. We all bought R1, we have R1 and we want to keep it R1.

We vote **NO** to the proposed amendment LOC2019-**0160**.

Sincerely,

Jim Richardson and Francine Béland

c.c. Ms. Druh Farrell [caward7@calgary.ca](mailto:caward7@calgary.ca)  
Ward 7 Councillor  
c.c. [land.use@hh-bh.ca](mailto:land.use@hh-bh.ca)  
c.c. [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)





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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	Gokhan
* Last name	Coskuner
Email	gokhan.coskuner@gmail.com
Phone	403 289 3521
* Subject	ARP Ammendment Required for LOC2019-0160 for 1924 10 Ave NW Redevelopment

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am strongly opposed to this proposal to amend our ARP to subdivide this lot to smaller sizes that do not fit with the current ARP. When the ARP was developed the community was extensively consulted, we have to be consulted to the same degree when there are any amendments proposed. This has not been and is not the case.</p> <p>This subdivision does not ensure that the adverse effects are not minimized from resulting physical, social , economic and environmental changes.</p> <p>Furthermore, the subdivision proposal does not respect the development and subdivision pattern of the adjacent area and within an area with a radius of several blocks.</p> <p>While I understand your wishes to balance the developer's desires and the community's concerns, this job has not been done as you have seen overwhelming wave of objections coming from the community. Please reject this proposal and if further development of these lots are desired, consult the community fully and extensively including a community meeting. The developer has not been fully forthcoming and initially subdivided this lot into two lots which was</p>
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## Public Submission

City Clerk's Office

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approved. Later they applied for subdivision into 4 lots which was withdrawn and now they want 3 lots out of a single lot. Where should this desire to make money at community's expense stop. Unbridled development at the expense of community residents should not be allowed.

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## Public Submission

City Clerk's Office

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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 Steve

\* Last name Engel

Email steve.engel@telus.net

Phone 403-861-6601

\* Subject Bylaw 83D2020

My wife and I have owned and resided in the combined communities of Hounsfield Heights/Briar Hill ("HH/BH") since 1984. Our principal residence since 1991 is 1318 & 1316 16th Street NW. We chose to purchase and reside in these communities due in part to its central location, good transportation access, and access to amenities. A primary consideration was that the community of HH/BH was a large lot, single residence community that, since 1989, is protected by a statutory ARP document. This ARP is a community based document that provides a guideline, and hopefully protection, to the residents who have made an informed decision that this is where they wish to live and raise their families knowing how the community will evolve and be redeveloped.

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

Sadly, our community has been under siege. Site specific ad hoc amendments to a community wide planning document whose sole purpose appears to be financial return to the current lot holder, and in the process destroy the character of this established community, is an insult to the residents that have chosen to reside in this community.

Most lots in this community have on title Restrictive Covenants that, under an original "Building Scheme", can in civil court protect the original lotting, should the Approving Authority ignore the wishes and desires of the impacted residents of this community.

As long term residents of HH/BH we strongly object to the proposed amendment to our ARP and urge the Approving Authority to respect the residents of this community.

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## Public Submission

City Clerk's Office

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Regards,  
Steve Engel

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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 Lynn

\* Last name McLean

Email mclean.lynn@gmail.com

Phone 4035855111

\* Subject LOC2019-0160

In regard to reference LOC2019-0160

I am not at all happy to hear news of the 4 units planned for this site. It is not in keeping with the flavour of the neighborhood, creates a busy concentrated residence access, on a blind section of 19th st, and will set a terrible zoning precedent.

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

The eye sore sky tower on 16th ave was enough —an excessively “concentrated living” monstrosity, laying an assault on our community. Changes such as these 4 units, will multiply and just destroy what remains of our community. I urge you to reject the proposal. At least COVID19 has shown the folly in concentrated living, if nothing else.

Regards  
Lynn McLean -Briar hill resident

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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 Lynn

\* Last name McLean

Email mclean.lynn@gmail.com

Phone 4035855111

\* Subject Correction typo re LOC2019-0160

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

My apologies - I neglected to correct a 4 to a 3 in my previous note. See below. Same concerns

In regard to reference LOC2019-0160

I am not at all happy to hear news of the 3 units planned for this site. It is not in keeping with the flavour of the neighborhood, creates a busy concentrated residence access, on a bad, blind, section of 19th st, and will set a terrible zoning precedent.

The eye sore sky tower on 16th ave was enough —an excessively “concentrated living” monstrosity, laying an assault on our community. Changes such as these 3 units, will multiply and just destroy what remains of our community. I urge you to reject the proposal. At least COVID19 has shown the folly in concentrated living, if nothing else.

Regards  
Lynn McLean -Briar hill resident

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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 Harold

\* Last name Spicer

Email

Phone

\* Subject Reference Application #: LOC2019-0160

Reference Application #: LOC2019-0160

Dear Councillors,

I am writing to you as a concerned resident and property owner in the referenced community. I am expressing my strong opposition to Application for Land Use Amendment LOC2019-0160.

Our neighbourhood is one of the oldest in the City and we wish to preserve its character as it was intended.

The ARP (Area Redevelopment Plan) clearly states that:

- Sec 1.3 "...ensure any potential negative impacts arising from physical, social, economic and environmental changes are minimized"
- Sec 1.3.2 "To maintain community stability"
- Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"
- Sec 1.3.5 "To ensure that new development is harmonious with the neighbourhood's traditional character"
- Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character.
- 2.1.3.1 "... function of Hounsfield Heights/Briar Hill as low density..."
- 2.1.3.4 "Re-subdivision of existing lots should respect the general develop-

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

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Jul 12, 2020

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## Public Submission

City Clerk's Office

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ment and subdivision pattern of the adjacent area"

- Page 33 "... infill developments... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

This application does not merely represent minor violations or relaxations to our ARP. Rather the application proposal will violate all the above sections and more. Approval of this application will negate our ARP and eliminate its purpose and intent.

Please do not ignore my concerns and the voices of our community. Do not render our ARP toothless and meaningless. This application must be opposed and not approved.

Sincerely,  
Harold Spicer and Diana Day  
2031 Briar Crescent NW  
Calgary, Alberta. T2N 3V6.

Harold Spicer c 403 860 0546.

SUBJECT: Public Hearing: July 20, 2020: **LOC2019-0160**

Re: the parcel "**lot 27 & 28, Block 15, Plan 1911453**" located at **1922/1924 – 10 Ave NW**, in **Hounsfield Heights/Briar Hill** (HHBH)

I request that Andrew C. Newson speak on my behalf at the Public Hearing on July 20, 2020, regarding the 2 applications relating to the above parcel. Unfortunately I am unable to attend either in person or virtually.

**I strongly oppose** the following applications:

1. **Land Use Redesignation: I strongly oppose the application to change this parcel from R-C1 to R-C1N.** Changing this for only 1 site sets an undesirable precedent for future development in HHBH, which is opposed by HHBH CA, immediate neighbors and many other HHBH residents (over 100 letters written to City Planning & Development after an HHBH CA information meeting on Nov 26, 2019). R-C1N is NOT compatible with either 10 Ave or the rest of the HHBH community.
2. **Amendment of HHBH ARP Section 2.1.3.4: Above all, I strongly oppose the application to amend this Section by adding this 1 site.** This amendment contravenes numerous sections in this ARP, not just one. This ARP is the current legal document that guides the parameters for development in HHBH. It is not right to amend it for a developer, making an exception for 1 site in a long-standing community. This ARP was created with lots of HHBH community input, time & effort in 1989. (I know several of the individuals who were involved). The proposed amendment is NOT supported by the CA, the immediate neighbors and many other HHBH residents.

**I strongly oppose creating either 3 or 4 parcels on this property.** I expressed this in my 3 emails to Planning & Development (April 15, 20 & 27). **I would accept the construction of 2 single detached homes, each on a 50' lot**, as this is equivalent to the other parcels on this avenue. I have expressed many concerns about subdividing into either 3 or 4 parcels, e.g. safety (traffic at the intersection of 19<sup>th</sup> St & 10<sup>th</sup> Ave NW), parking space (due to lack of a back lane and potential secondary suites), and significant streetscape changes (that are incompatible with the rest of 10<sup>th</sup> Ave). I see that the Planning & Development Report (to the Calgary Planning Commission) stated "The application has been revised to create a total of 3 parcels instead of 4 in response to comments from the CA and residents." But in fact the opinion of the CA and the immediate neighbors about this question **was never solicited**. I only found out about this revision on April 26, from a neighbor who had just seen (3<sup>rd</sup> hand) a Feb 24 email from CivicWorks about it.

I have lived in the home immediately opposite this property for 1/3 of a century, and I have greatly appreciated living in this community. I believed that the Restrictive Covenants on the lots on this avenue would protect the size of the lots. Having 3 new homes built across the street, where there was recently just one, would certainly impact my neighborhood negatively.



I have become very disappointed in the approvals process that has occurred for this property. It seems City Planning staff are favoring developers over tax-paying voting citizens.

Respectfully,  
Katharine Jones  
1927 – 10 Ave NW  
Calgary T2N 1G4



## Public Submission

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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 Ihor

\* Last name Wasyliw

Email ipw@telus.net

Phone

\* Subject RE: Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW)

I am the owner of the property located at 1308 – 15 St. NW. am contacting you to state my strong objection to the proposed Application for Land Use Amendment LOC2019-0160. This affects the lots located at 1922 and 1924 10 Ave NW, and their proposed redesignation from R-C1 to R-C1N, to enable the proposed subdivision into three (3) thirty-three (33) foot lots (SB2020-0078).

Regardless of the fact that this land use redesignation application has replaced its original subdivision application, SB2019-0307, with subdivision application, SB2020-0078, reducing the number of proposed lots to three (3) thirty-three foot lots from the original four (4) twenty-five (25) foot lots, I believe the proposal still does not comply with the community's ARP policy 2.1.3.4.

Under policy section 2.1.3.4 of this ARP it states the following:

"Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation..."

The proposed lot sizes are approximately 33 feet in width, whereas the community's lots are typically 50 feet wide or more.

\* Comments - please refrain from providing personal information in

Clearly this subdivision proposal does not come close to representing the general development and subdivision pattern of the adjacent area in terms of parcel size and

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Jul 12, 2020

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## Public Submission

City Clerk's Office

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dimensions.

The community's ARP has been around for a long time, since 1989, but it is still a relevant document and it is a Statutory document, that is relevant to the Municipal Government Act (MGA) and the city's Municipal Development Plan (MDP).

The city is now proposing new planning guidelines such as the Great Communities Guidebook and new Local Area Plans (LAPs) with promises to collaborate with communities and their community associations. The city indicates that there is a need to balance the need to grow and develop with the need to retain and enhance the unique character of our neighbourhoods, historical resources and the natural environment.

The city explains local growth planning as looking at the fabric of a specific local area, the community's vision for the evolution of the area, the ideal places to accommodate growth, and how to make the best use of limited land – balancing the need to increase density, improve mobility and enhance places and spaces to live, work and play.

This project and this proposal has had very little consultation or collaboration with the community and a total lack of vision with respect to the community's vision for the Hounsfield Heights



## Public Submission

City Clerk's Office

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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 Murray

\* Last name Desrosiers

Email mdesros@shaw.ca

Phone

\* Subject Public Hearing - July 20,2020: LOC2019-0160 (1924 - 10 Ave NW)

I understand that Eagle Crest Construction has applied for an amendment to the Hounsfield Heights – Briar Hill Area Redevelopment Plan to state that: "Lands located at 1922 and 1924 – 10th Avenue N.W. may be appropriate for subdivision."

I have been a resident of Briar Hill since 2011. I purchased my property in 2009, redeveloped it as a single family home and moved in following completion in 2011. I was attracted to the community because it was a low-density, family-oriented residential neighbourhood. I have made a substantial investment in this community.

I understand that the property in question was originally one lot with a single home. Eagle Crest applied to subdivide it into two lots, which application, while in contravention of the ARP, was not opposed by the community association.

Eagle Crest is now applying to subdivide it again. Their second request was for four lots. I understand they have now reduced their request to three lots. I am opposed to this type of creeping development. The community was reasonable in not opposing the initial subdivision. Enough is enough. It is time to say no to the latest request.

Allowing a spot amendment to the community's area redevelopment plan will set a dangerous precedent that will no doubt be cited by future developers. The area redevelopment plan was approved by City Council and it should not be changed at the whim of a developer (especially one who was already granted discretionary relief to

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

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## Public Submission

City Clerk's Office

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allow the subdivision of one lot into two).

This is not a case of NIMBYism. Our community allowed the initial subdivision of one lot into two. We are not opposed to redevelopment. In fact, we have lots of it. But it must be harmonious with the neighbourhood's traditional low density residential character.

It is my sincere hope that the members of City Council will give due consideration to the existing Area Redevelopment Plan and the views of the community and deny this request.

All of which is respectfully submitted.



## Public Submission

City Clerk's Office

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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 Don

\* Last name Lowe

Email ddlowe.ddl@gmail.com

Phone 4032827023

\* Subject 1924 10th Avenue NW

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

With respect to allowing Duplexes in Hounsfield Hts. And Briarhill. We have enjoyed the longstanding character of the area without the potential for six cars per lot subdivided. The access to and from 10th Avenue NW should not have the potential for an accident everyday that the thousands of Commuters travel in both directions on the steep and dangerous playground area at the bottom of the Hill or part way up the hill. Traffic should never stop at either point because of pedestrians or cars unable to climb the icy and steep road requiring winter tires with good treads to keep traction. Adding up to six cars or more in the middle of the steep hill is a danger to pedestrians at the bottom from cars sliding back or backing down the Hill due to loss of traction. I've had winter tires that are older and had to back down to 10th Avenue NW to leave a perilous situation of not making the Hill. Any increase of cars by duplex idea right at the Corner of 10th Avenue NW is a both dangerous and negligent notion given the proximity of the pedestrian walk and playground with the Bethany Care centre staff and visitor parking. Has a risk analysis of the increase traffic and pedestrian safety been conducted? Liabilities to the City of Calgary by adding upwards of 4 cars per lot on a already perilous 19th Street NW is ridiculous and fraught with claims against the City of Calgary for complicating an already perilous traffic situation on the single lane 19th Street NW.

Thank you for this opportunity to comment on this Extraordinary Bylaw change.

- 19th Street NW is highly congested during morning and late afternoon hours. It serves as a conduit for all NW communities west of 19th Street NW.

A traffic study on the current traffic volumes and the effect of the 28 Storey Housing

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## Public Submission

City Clerk's Office

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Complex sans own parking is required.

Doubling construction and commuting traffic is a disastrous proposal. It will have the same effect of the out of control business tax situation. Stop and study the effects of all vehicles from the 28 story building parking in all the adjoining neighborhoods adding to the 19th Street NW Mayhem for a road not designed for commuter traffic.

Thank you,

Don Lowe





## Public Submission

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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 Elizabeth

\* Last name Atkinson

Email elizabeth@theatkinsons.org

Phone 4032897261

\* Subject opposition to LOC2019-0160

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

We are writing to express our strong opposition to further subdivision, land use re-designation, and ARP amendment at 1922 & 1924 10 Ave NW, LOC2019-0160 (Bylaw 83D2020). This proposal is completely out of character and context for our vibrant neighbourhood, and sets a dangerous precedent in favour of developers. HHBH ARP should NOT be amended piece-meal. The whole idea of an ARP is long term respect for the historical character, greenery, and beauty of our community, and respect for the existing residents. The ARP mentions the idea "to maintain community stability". Just because it has not changed all that much since 1989 does NOT take away from the ARP's validity or importance. The public and private green space in the community is important for the environment and wildlife, which abound here. The storm sewer and other infrastructure in the community are also designed for this spacing of residences and proportion of green space. This parcel has already been subdivided once, into two smaller than average lots, in a reasonable manner still in keeping with the ARP and current zoning. That change allows two homes where there was only one before, and the community supports that contextual redevelopment. To allow further subdivision and rezoning to R-C1N will not be in character or context with the streetscapes of 10 Ave NW and 19 St NW, or any other typical streets of HHBH. Large homes on these smaller lots will have an unreasonably low proportion of green garden space, and will put undue pressure on storm sewer, sewer, and water, infrastructure. There is no lane access, so there would be high parking demand out front and inadequate space for garbage bins and snow removal.

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## Public Submission

City Clerk's Office

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We understand that we need to add density to inner city communities, but this should be done in consultation, in creative ways that do not destroy the character and charm of our neighbourhoods. In HHBH, there is excellent potential to add more apartments on the North Hill Mall property, where infrastructure can be built to support it and transit is directly accessible. Narrow lots and multifamily dwellings on the typical streets would destroy the beauty and environment of our neighbourhood.

Finally, this is supposed to be a DEMOCRACY. So far, 200 letters of opposition have been submitted to only one letter of support. Start LISTENING! City council should be REPRESENTING the citizens and not the developers or city employees who think they know better. ARP and community should be respected

We are writing to express our strong opposition to the further subdivision, land use re-designation, and ARP amendment at 1922 & 1924 10<sup>th</sup> Ave NW, LOC2019-0160 (Bylaw 83D2020). This proposal is completely out of character and context for our vibrant neighbourhood, and sets a dangerous precedent in favour of developers.

The Hounsfield Heights – Briar Hill Area Redevelopment Plan should NOT be amended piece-meal like this. The whole idea of an ARP is long term respect for the historical character, greenery, and beauty of our community, and also respect for the existing residents. The ARP itself mentions the idea “to maintain community stability”. Thus, just because it has not changed all that much since 1989 does NOT take away from the ARP’s validity or importance. The green space in the community, including private garden space, is important for the environment and wildlife, which abound in our neighbourhood. The storm sewer and other infrastructure in the community are also designed for this reasonable spacing of residences and proportion of green space.

This parcel has already been subdivided once, into two smaller than average lots, in a reasonable manner still in keeping with the ARP and current zoning. That change allows two homes where there was only one before, and the community supports that contextual redevelopment. To allow further subdivision and rezoning to R-C1N will not in any way be in character or context with the streetscapes of 10<sup>th</sup> Ave NW and 19<sup>th</sup> Street NW, or any of the other typical streets of the neighbourhood. Large homes on these smaller lots will have an unreasonably low proportion of green garden space, and will put undue pressure on storm sewer, sewer, and water, infrastructure. There is no lane access, so there would be high parking demand out front and inadequate space for garbage bins and snow removal.

We understand that we need to add some density to inner city communities, but this should be done in consultation with communities in creative ways that do not destroy the character and charm of our neighbourhoods. In Hounsfield Heights – Briar Hill, secondary suites and carriage homes work well, and there is excellent potential to add a lot more apartments on the North Hill Mall property, where infrastructure can be built to support it and transit is directly accessible. Narrow lots and multifamily dwellings on the typical streets of the neighbourhood would destroy the beauty and environment of our neighbourhood.

Finally, this is supposed to be a DEMOCRACY. So far in previous steps of this process, 200 letters of opposition have been submitted to only one letter of support. Start LISTENING! City council should be REPRESENTING the citizens and not the developers or city employees who think they know better. The current ARP should be respected and modified in ways actually supported by the community.

Sincerely, Elizabeth Atkinson and Michael Perkins

**Public Submission**

City Clerk's Office

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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 Helen

\* Last name Beach

Email helen.arrol.beach@gmail.com

Phone 4032892894

\* Subject Land Use Amendment 10th Ave & 19th St NW

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

Please consider once again my concerns for the property stated regarding this proposed development.

Letter to City of Calgary

Re: Land Use Amendment – 19<sup>th</sup> St. & 10<sup>th</sup> Ave NW  
2020.04.28

RE: Application # LOC2019-0160

To Whom it May Concern,

We wish to register our comments objecting to the above quoted application.

As we understand it the Hounsfield Heights/Briar Hill Area is designated R1. Approval of the proposed development would set the precedent by which the total community could well now lose the R1 designation.

We feel this is an inappropriate manner to change the principles of the Area Redevelopment Plan currently in place. Should the city wish to have the present designation changed they should do so by a process of consultation with the community association executive and by extension the community at large. This would allow for proper community engagement. To change the ARP through a single proposed development application is not proper consultation and should not be the method by which an ARP is changed.

The integrity and the character of the community as it stands now will be significantly compromised. Residents who have chosen to live here made their decision based on the characteristics of the community as it exists now. While we recognise that community changes will occur over time, densification and its ramifications should not occur without full consultation with the community and its residents and their prior approval. There are other areas of the city that have chosen to retain their low density R1 designations, such as Upper Mount Royal as stated in their ARP, page 13:

“6. Reaffirm the single detached residential use of the community and prevent the encroachment of commercial and higher density residential development into the Upper Mount Royal community.”  
[file:///C:/Users/helen/Downloads/Upper%20Mount%20Royal%20Area%20Redevelopment%20Plan%20\(1\).pdf](file:///C:/Users/helen/Downloads/Upper%20Mount%20Royal%20Area%20Redevelopment%20Plan%20(1).pdf)

R1 designation within Hounsfield Heights/Briar Hill community is one of the reasons many have chosen to purchase their homes here. Changing the R1

designation could affect the property values substantially as well as changing lifestyle which would be impacted by increased traffic and population density.

We wish to reaffirm our objection to the approval of this project by a single developer, and the accompanying change to the R1 designation.

Sincerely,

Gordon and Helen Beach  
2212 Juniper Road NW  
Calgary, AB T2N 3V2  
403-289-2894



## Public Submission

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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 Kerry

\* Last name Smith

Email kerry.smith@telus.net

Phone

\* Subject LOC2019-0160 for 1924 10 Ave NW

I am writing to you today in regard to the Application for Land Use Amendment , Reference #LOC2019-0160. My husband and I are STRONGLY OPPOSED to this proposed amendment to our neighbourhood Area Redevelopment Plan (ARP). Hounsfield Heights/Briar Hill is a wonderful established neighbourhood, one of the oldest in the city, and we are not supportive of any changes that will alter its low-density character.

Fellow community members who are concerned about the proposed development on 19 Street & 10 Avenue NW have provided us with the following pertinent details of the HH-BH ARP:

Ø Sec 1.3 "...ensure that any potential impacts arising from physical, social, economic and environmental changes are minimized"

Ø Sec 1.3.2 "To maintain community stability"

Ø Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"

Ø Sec 1.3.5 "To ensure that new development is harmonious with the neighbourhood's traditional character"

Ø Page 7: Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character

Ø Sec 2.1.3.1 "... function of Hounsfield Heights/Briar Hill as a low density..."

Ø Sec 2.1.3.4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"

Ø Page 33 "...infill developments...can constitute a visual intrusion to the established

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

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## Public Submission

City Clerk's Office

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streetscape and may cause negative environmental impacts to nearby residents"

There have been many involved citizens over the years who have put great effort and thought into the future of our neighbourhood. Our community supports the current ARP, and so should the Calgary Planning Commission. We do not believe that a plan to split a lot that held a single dwelling into 3 lots meets any of the ARP criteria stated above. Proposal LOC2019-0160 violates all the above sections of the ARP, and is not acceptable.

I believe that a plan developed by, and accepted by, the tax-paying citizens of a community should supersede the interests of developers.

I understand that this is our last opportunity to send in our concerns before this is sent to the Calgary Planning Commission. We hope that the city and commissions' members will take the voices of the community into consideration and oppose this request.



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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 Doris

\* Last name Rodgers

Email dorisevr@shaw.ca

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Resubmitting to select one method of contact info.

Doris Rodgers  
1923 10 Avenue N.W.  
Calgary, Alberta T2N 1G4  
July 12, 2020

**ATTENTION:** City Clerk

**SUBJECT: Public Hearing: July 20, 2020: LOC2019-0160**

**Re: the parcel “lot 27 & 28, Block 15, Plan 1911453” located at 1922/1924 – 10 Ave NW, in Hounsfield Heights/Briar Hill (HHBH)**

As a resident of 10th Avenue in Hounsfield Heights/Briar Hill for 28 years, I strongly oppose the proposed Land Use Redesignation to rezone from R-C1 to R-C1N. This sets an undesirable precedent for future high density development in HHBH, which is opposed by HHBH Community Association, immediate neighbors and many other HHBH residents.

I am also opposed to the proposed ARP Amendment to exempt this site from provisions of the HHBH ARP. Why would we allow developers to amend our ARP and destroy the character of our community? Do tax paying residents have no say in the matter? The ARP is the current legal document, approved by City Council in 1989, designed to:

- Maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood (Sec 1.3.3.)
- Ensure that new development is harmonious with the neighbourhood’s traditional character (Sec 1.35)
- Ensure the traditional role or function of HH-BH as a low density family-oriented neighbourhood shall be retained (Sec 2.1.3.1)
- Ensure re-subdivision of exiting lots respects the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation (Sec.2.1.3.4)
- Ensure compatibility and integration of proposed new developments so as not to constitute a visual intrusion to the established streetscapes or cause negative environment impacts to nearby residents (Sec 2.3.1.1)

I would also like to comment on the statement in the Planning & Development Report that, “*The application has been revised to create a total of three parcels instead of four in response to comments from the Community Association and residents*”. My understanding is that the applicant made the decision to go from 4 to 3 parcels when they realized **they could not put 4 parcels on the site**. To suggest that they put 3 homes on this site as a response to comments from the Community and residents is completely false. We were never consulted. 3 homes on

this site would still contravene the existing ARP and disrespect the existing streetscape and character of the neighbourhood.

In closing, I want to clarify that homeowners on 10th Avenue NW are NOT completely opposed to any development changes on this site. We are opposed to radically changing the streetscape, character and livability of our street with high density infill construction that does not fit with the contextual land use of the existing community and is not in keeping with the existing pattern of development. **All of the neighbours on our street have reached a consensus that we will support a more modest proposal of 2 - 50 foot single family homes on this site. We believe this would be a good compromise for all parties concerned. Going from 1 home to 2 would double the densification and would be in keeping with the existing streetscape and character of our historic neighbourhood.**

Sincerely,

Doris Rodgers  
[dorisevr@shaw.ca](mailto:dorisevr@shaw.ca)  
403-282-0785



## Public Submission

City Clerk's Office

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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 Teresa

\* Last name Tudda

Email

Phone 4032826102

\* Subject Public Hearing: July 20,2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I am sending this letter on behalf of Teresa Tudda

Teresa Tudda  
1925 – 10 Avenue N.W.  
Calgary, AB

April 28, 2020

City of Calgary  
800 Macleod Trail SE

**ATT: MATT ROCKLEY**

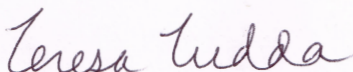
Dear Sir:

**SUBJECT: APPLICATION FOR LAND USE AMENDMENT: LOC2019-0160**  
**LOCATION: 1922 10 AV NW, 1924 10 AV NW**

As a longtime resident of 10<sup>th</sup> Avenue NW in Hounsfield Heights-Briar Hill, I would like to strongly voice my opposition to rezoning 1922, 1924 10 Ave NW from RC-1 to RC1-N. I am not in favour of 3 or 4 infills on this site. It would radically change the streetscape, character and livability of our street and does not fit with the contextual land use of the existing community and pattern of development.

**I am in agreement with all of the other residents on 10<sup>th</sup> Avenue and would support a more modest proposal of 2 – 50 foot single family homes on this site.** We believe this would be a good compromise for all parties concerned and would be in keeping with our existing HHBH Area Redevelopment Plan. Section 2.1.3.2 of this ARP says: "Redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability and character of the community. Such redesignations are contrary to this Plan."

Sincerely,



Teresa Tudda



## Public Submission

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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 Margaret

\* Last name DeGroot

Email heymarg@shaw.ca

Phone 14032845487

\* Subject Public hearing at Calgary City Council Re: 1924 10 Avenue NW

Dear City Council,

I am writing to you again in regards to the Application for Land Use Amendment LOC2019-0160 to express my strong opposition!

This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended. We moved to this area because it was R1 and low density and would like to keep it this way!!

The Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) clearly states that:

- Sec 1.3 Goals - "The land use policies and implementation actions recommended in the Hounsfield Heights/Briar Hill Area Redevelopment Plan are intended to achieve community objectives while respecting overall city-wide planning considerations. The thrust of the A.R.P. is to protect the community identity, its livable environment, and to ensure that any potential negative impacts arising from physical, social, economic and environmental changes are minimized."
  - o 1.3.2 – "To maintain community stability."
  - o 1.3.3 – "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood."
  - o 1.3.5 – "To ensure that new development is harmonious with the neighbourhood's traditional character."

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Unrestricted

Jul 12, 2020

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## Public Submission

City Clerk's Office

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

- Page 7 – “Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character.”
- Sec 2.1.3 Policies
  - o 2.1.3.1 – “The traditional role or function of Hounsfield Heights/Briar Hill as a low density family-oriented neighbourhood shall be retained.”
  - o 2.1.3.4 – “Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation.”
- Page 33 (2.3.1.1) – “It is generally agreed that infill developments, if built to the maximum envelope and density allowed under the Land Use Bylaw, can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents.”

We are not opposing just a couple of violations to this ARP; this proposal would violate all those sections and more and pretty much negate the very purpose of the ARP.

I understand that this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' members will take the voices of the community into consideration and oppose this request.

Thank you,

Margaret DeGroot





## Public Submission

City Clerk's Office

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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 Shawn

\* Last name Breland

Email heyshawn@shaw.ca

Phone 14032845487

\* Subject Public Hearing at Calgary City Council Re: 1924 - 10 Avenue NW

Dear City Council,

I am writing to you again in regards to the Application for Land Use Amendment LOC2019-0160 to express my strong opposition!

This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended. We moved to this area because it was R1 and low density and would like to keep it this way!!

The Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) clearly states that:

- Sec 1.3 Goals - "The land use policies and implementation actions recommended in the Hounsfield Heights/Briar Hill Area Redevelopment Plan are intended to achieve community objectives while respecting overall city-wide planning considerations. The thrust of the A.R.P. is to protect the community identity, its livable environment, and to ensure that any potential negative impacts arising from physical, social, economic and environmental changes are minimized."
  - o 1.3.2 – "To maintain community stability."
  - o 1.3.3 – "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood."
  - o 1.3.5 – "To ensure that new development is harmonious with the neighbourhood's traditional character."

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## Public Submission

City Clerk's Office

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

- Page 7 – “Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character.”
- Sec 2.1.3 Policies
  - o 2.1.3.1 – “The traditional role or function of Hounsfield Heights/Briar Hill as a low density family-oriented neighbourhood shall be retained.”
  - o 2.1.3.4 – “Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation.”
- Page 33 (2.3.1.1) – “It is generally agreed that infill developments, if built to the maximum envelope and density allowed under the Land Use Bylaw, can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents.”

We are not opposing just a couple of violations to this ARP; this proposal would violate all those sections and more and pretty much negate the very purpose of the ARP.

I understand that this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' members will take the voices of the community into consideration and oppose this request.

Thank you,

Shawn Breland



## Public Submission

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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 Terry

\* Last name Woods

Email Terry@BallyMacLtd.com

Phone 403-701-8856

\* Subject Public Hearing: July 20, 2020 regarding LOC 2019-0160

Regarding the proposed ad hoc ARP amendment to re-designate lots at 1922 - 1924 - 10 St NW from R-C1 to R-C1N

My husband (John McElligott) and I (Terry Woods) generally support the City's densification initiatives, particularly in inner city communities such as Hounsfield Heights. However, densification needs to evolve in a manner that is incremental and sensitive to the local community. On our short section of 10th Ave NW between 19th and 18A streets, there are 11 homes, "the Neighbourhood." Most of the residents have been living here for a number of decades and know that densification is inevitable. However, we also hope that new developments will enhance the Neighbourhood, or at the very least be compatible with it. The present proposal is entirely inappropriate for the Neighbourhood and appears to pit the reasonable community-driven aspirations of our Neighbourhood against the obviously commercial objectives of the developer. If the proposal succeeds, the developer's gains will be achieved by diminishing the Neighbourhood.

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

The original Lot 6 on Block 15 was similar in size to the other lots in the original subdivision. However, it appears to have been divided in 2 shortly after the subdivision plan was registered. Consequently, the southern half of Lot 6 became the smallest lot in the Neighbourhood and half the size of the next smallest lot in the Neighbourhood. The 2018 subdivision into 2 new lots made each new lot now 25% of the size of the next

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## Public Submission

City Clerk's Office

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smallest lot in the Neighbourhood. This subdivision should have been denied by the City on the grounds of its incompatibility with the Neighbourhood.

Subdivision into 3 lots would mean that each new lot would be about 16% (1/6) of the size of the next largest lot in the Neighbourhood. We believe that this would be an enormous and clearly non-incremental change to the Neighbourhood and should be grounds for dismissal of this application.

In closing, we refer you to our letter to you dated December 4th, 2019 that outlines some of the very obvious poor design elements that this developer has previously proposed for the subject location.

Sincerely

Terry Woods and John McElligott



## Public Submission

City Clerk's Office

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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 Troy

\* Last name Pederson

Email troy.pederson@shaw.ca

Phone 4036141068

\* Subject LOC2019-0160 for 1924 10 Ave NW

We are homeowners in the Hounsfield Heights/ Briar Hill neighbourhood and we were alerted that a modified land use application has been submitted for adjudication July 20, 2020. (Lands located at 1922 and 1924 10 avenue NW)

We were invited to a presentation on the initial proposal to take this property from having one residence to 4 separate dwellings and there appears to have been a revised plan submitted for 3 separate dwellings. Unfortunately this seems to have moved forward without the same venue for discussion.

Considering appropriate increases in density is something that is in all of our best interests but proceeding with this application ignores any real discussion around the overall plan for our area and how this will be done. This case is very important because, if approved, will create precedence case and the decisions that follow this will be adjudicated against this one.

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

It is critical that within the model for Ward 7, council to try to build a gradual way to introduce density. There are many ways to encourage density including multi-unit buildings as have built at North Hill mall and along 14th Street and 10th Street. There are also a number of smaller projects popping up in Hillhurst. As a resident, trying to see whose vision is guiding this change is very important me and to our community. How I might personally react to any changes that are happening around us might be more predictable if I could actually see that vision on paper.

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## Public Submission

City Clerk's Office

Right now, there is a vague idea from City Council and Ward 7 that density is a critical priority. In a city where vacancy is growing, the review of simultaneously increasing density seems in conflict. Different types of density initiatives do not all have the same impact on our residents. This project will impact very few of us but the decision could result in a major paradigm shift in the single home market in our area.

Allowing random applications that increase density to pass has no purpose now other than to maximize the business opportunities to developers. If this passes you will see a flood of developers come into our neighbourhood and buy up all the old bungalows to create infill projects that double (or more!) the number of residences.

In a city where the areas of high density have incredible vacancy (downtown or any condo market) there is no longer the need to beat the drum for density and affordable housing at every turn. Council needs to turn its focus towards vacancy over density..

**Public Submission**

City Clerk's Office

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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                      Darren

\* Last name                      Pearson

Email                              drpears@telus.net

Phone                              403 510-2503

\* Subject                              Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)                      See attached document and photo

City Clerks Office, City Hall

City of Calgary

Mail Code #8007,

PO Box 2100, Postal Station 'M'

Calgary, AB

T2P 2M5

Re: Additional Material for inclusion in the Agenda Package for the Public

Hearing for LOC2019-0160 (1922 & 1924 10 Ave NW) on July 20, 2020

His Worship, Mayor Nenshi & Members of Calgary City Council,

I am writing to express my strong opposition to the Land Use Redesignation and ARP Amendment that will allow a rezoning of the property located at 1922 & 1924 10th Ave N.W. from RC-1 to RC1-N. My concerns are many;

1-Rezoning does not respect the existing residential character of the community and is not compatible with the existing streetscape and mature landscaping. The majority of our residents choose to live in our community because they enjoy and value its unique nature and established character. We have lived in this neighborhood for 28 years and specifically choose to live here because of its character and unique lots.

2-This rezoning would create a disastrous streetscape with dangerous traffic implications. There is no back alley and all access would have to be from 10<sup>th</sup> ave. This is a busy corner at the best of times and to add driveways, garbage bins, garbage trucks, snow and ice into the mix could have deadly consequences.

3-There seems to be a consensus that the builder made some concessions by changing their initial application of four house down to three. It is my understanding that there was no way to put four houses on this lot and that this was just a ploy to show the developer has good intentions and worked with the community. The applicant has provided no justification whatsoever as to why the provisions the ARP should not apply to these parcels. Without reasonable justification, the prospect of arbitrarily exempting particular parcels from provisions of an ARP renders the ARP entirely ineffective in fulfilling its mandate of providing specific direction relative to the local context. As such, arbitrary exemptions of particular parcels from provisions of an ARP can never be allowed.

4- The proposed rezoning would seem to be the first such rezoning ever in Hounsfield Heights/Briar Hill and would set a very undesirable precedent in our community. It effectively serves notice to developers that the protection offered by existing zoning in these areas is non-



existent and it will be easily altered to allow in-fill construction – something community residents strongly oppose. We respectfully request that you deny this application and maintain the historic nature and unique character of one of Calgary’s most historic communities.

I would also like to comment on the reply from Dale Calkins, dated April 21, 2020, stating that no decision has been made and that Matt and his team need to make a recommendation on approval or refusal. I was at the HHBH community meeting in November with Civicworks, My impression was that minds were already made up in favour of this project and of big developers such as Eaglecrest.

Five minutes worth of research yielded these results which seems to prove my point, that no amount of community consultation will make a difference. Here are three examples;

- 1- *Jim Kalman (on behalf of the 100 households strongly opposed to the rezoning in Mount Royal.)*

Three of us were allowed to present at City Council, and, despite all this, our Councilor Woolley made the motion to approve and convinced other members to vote for the rezoning.

Mayor Nenshi was all for the redevelopment.

These elected officials do *not* represent our community and are all for density increases and backing the developers. This redevelopment sets a dangerous precedent, whereby the so-called buffer zone in Lower Mt. Royal will be destroyed, and high-density housing projects will encroach on our Community.

We would ask that you remember at voting time that these elected officials chose to ignore the concerns of from our community and our residents regarding this development and chose to back the developers who, no doubt, contribute to their re-election coffers.

- 2- “The No. 1 thing with this community is densification. We don’t want it, but the city is forcing it. They’re not working with the community,” says Murray Anderson, president of Mount Pleasant Community Association.
- 3- Dean Brawn, a self-described conservative running for the first time, says some developments in Sunnyside have irritated a number of residents there, with building heights that weren’t prescribed in the redevelopment plan and too few parking spaces for the number of units. “It’s just a total disrespect for what the community is, a) zoned for, and, b) what the community actually wants,” Brawn says. “They’re ramming their thoughts and ideas into a community without actually listening to a community.”

It would appear the city seems to make their decisions with no thought to community objection or consultation.

Sincerely

Darren Pearson

HHBH Community Resident





## Public Submission

City Clerk's Office

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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                      renu

\* Last name                      bhayana

Email                              renubhayana@hotmail.com

Phone                              2049904563

\* Subject                         Redevelopment at 1924 10th Ave NW calgary

Dear Matt,

I am writing to you in regards to Application for Land use Amendment LOC2019-0160 to express my strong opposition.

This neighbourhood is one of the oldest and beautiful in the city and we wish to preserve its character as it was intended.

THIS WAS THE MAIN REASON WE PURCHASED THE PROPERTY IN THIS AREA AND BUILT OUR HOUSE ,BECAUSE OF R-C1 ZONING.

Please Refer to the following ARP Sections : Sec.1.3  
Sec.1.3.2  
Sec.1.3.3  
Sec.1.3.5  
Sec.2. 1.3.1  
Sec.2.1.3. 4

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

Please also ref. Page7 and page 33

ABOVE SECTION AND RULES CLEARLY APPLY MAINTAINING STABILITY ,RETAIN EXISTING LAND USE DESIGNATION,PRESERVE LOW DENSITY .

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Jul 12, 2020

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## Public Submission

City Clerk's Office

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'RE-SUBDIVISION OF EXISTING LOTS SHOULD RESPECT THE GENERAL DEVELOPMENT AND SUBDIVISION PATTERN OF THE ADJACENT AREA.

I understand that this is my last opportunity to send my concern before this is sent to the Calgary Planning Commission and I hope that the city and the Commission members will take the voices of the community into consideration and OPPOSE THIS REQUEST.

Sincerely,

Rajinder & Renu Bhayana



## Public Submission

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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 Cheryl

\* Last name Francis

Email cherylfrancis@shaw.ca

Phone 4039713197

\* Subject LOC2019-0160

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

I am strongly opposed to the redesignation of the property at 1924 10 Ave NW from R-C1 to R-C1N. As a resident of Hounsfield Heights who moved into a brand-new, multi-million dollar, architect-designed home less than five years ago, I had to adhere to myriad bylaws in order to get approval for my home's design. I think it is grossly unfair to ask me to look the other way now that someone else wants to remake the rules for their own purposes instead of adhering to the existing character of the neighbourhood and all that that entails. I am also agog at the gall of this property owner who, instead of doing his/her homework on the bylaws in the neighbourhood where he/she chose to buy property, instead subjects all residents of Hounsfield Heights to endless attempts to have his/her property redesignated. The combined person-hours involved for all residents of HH-BH who must continually respond to this issue must surely total in the hundreds of thousands by now. I believe that this proposal has the potential to adversely affect my property's value and, according to Sec. 1.3, the ARP clearly states that "...any potential negative impacts arising from physical, social, economic and environment changes (should) be minimized." Furthermore, this proposal violates the directive of section 1.3.3 which is to: "maintain and reinforce the continued viability of the community as an attractive, low density, family-oriented residential neighbourhood." It also violates its own definition (page 7) of Low Density Residential as: "maintaining stability, retaining existing land use designation, and preserving low density residential character." It violates section 2.1.3.4: "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area," and will most definitely cause "a visual intrusion to the established streetscape and may cause

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## Public Submission

City Clerk's Office

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negative environmental impacts to nearby residents" (page 33).





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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 James & Margaret

\* Last name Hughres

Email jim@jimhughes.ca

Phone

\* Subject Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW) Subd

Matt Rockley  
Planner, Community Planning  
Planning & Development  
The City of Calgary  
Calgary Municipal Building, 800 Macleod Trail S.E.  
P.O. Box 2100, Station M, Calgary AB, T2P 2M5

RE: Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW)  
Subdivision file(s): SB2019-0307, SB2020-0078

Dear Mr. Rockley,

We, Margaret and James Hughes, are co-owners of the property located at 1604 11 Ave. NW in Calgary. We are writing to state our strong objections to the proposed Area Redevelopment Plan (ARP) amendment for the land use redesignation application LOC2019-0160. This affects the lots located at 1922 and 1924 10 Ave NW, and the proposed redesignation of the lots from R-C1 to R-C1N, to enable the proposed subdivision into three (3) thirty-three (33) foot-wide lots (SB2020-0078)

The proposed redevelopment clearly disregards the following provisions of the

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## Public Submission

City Clerk's Office

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

Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP):

Sec 1.3: "... that any potential negative impacts arising from physical, social, economic and environment changes are minimized"

Sec 1.3.2: "To maintain community stability"

Sec 1.3.3: "To maintain and reinforce the continued viability of the community as an attractive low-density, family-oriented residential neighbourhood"

Sec 1.3.5: "To ensure that new development is harmonious with the neighbourhood's traditional character."

Page 7: Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character

Sec 2.1.3.1: "... function of Hounsfield Heights/Briar Hill as a low density ..."

Sec 2.1.3.4: "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation ..."

Page 33: "... infill developments ... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

The proposed lots are to be approximately 33 feet in width, whereas lot widths in the community are typically 50 feet or more. This subdivision proposal does not respect the general development and subdivision pattern of the adjacent area in terms of parcel size and dimensions as envisaged by Sec. 2.1.3.4 of the ARP.

The ARP was approved in 1989. It is a Statutory document that is relevant to Alberta's Municipal Government Act (MGA) and to Calgary's Municipal Development Plan (MDP).

Calgary is now developi

**Public Submission**

City Clerk's Office

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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 Edward

\* Last name Dawson

Email tedandamy@shaw.ca

Phone 4032824746

\* Subject the ARP Amendment for proposed redevelopment at 1924 10 Ave. NW

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

We are strongly opposed to changing the land use designation of Briar Hill Houndsfield Heights. We have lived here since 1966 and expected the area would remain an R1 neighbourhood. We live in the block closest to 16th Ave and are very concerned that this part of the community will become a prime area for multifamily and rental property development.



## Public Submission

City Clerk's Office

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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 Piers

\* Last name Fothergill

Email phrfothergill@gmail.com

Phone 4038260502

\* Subject Public Hearing: July 20, 2020 LOC2019-016

As a resident of 10th Avenue NW, I would like to register my objection to subdivision plan LOC2019-016 and the amendment of the HHBH ARP required to facilitate this proposal.

The north side of 10th Avenue, where the development is proposed, was predominantly 50' x160' lots until the back half of the subject lots were severed in the 1970s making them 50' x100' lots. This makes these current lots some of the smallest in the neighbourhood, making these approximately 2/3 the size again for this proposal is not in context with the neighbourhood or street and is not appropriate. I and my fellow neighbours feel that one house on each lot without suites is acceptable.

Secondly, it galls me that the ARP can be amended on an ad-hoc basis for individual developments. The ARP is a collaborative effort that should not be subject to amendment without community input.

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

It may have not been clearly laid out for council but there has been a huge community resistance to this proposal. Out of 1035 households, there have been at total of 200 letters received by the city stating objection to the subdivision and the ARP amendment. A brief review of the Calgary Planning Commission minutes would indicate that an 11% response and objection to the ARP amendment is a significant outpouring of resentment.

ISC:

1/2

Unrestricted

Jul 12, 2020

10:33:31 PM



## Public Submission

City Clerk's Office

Finally, I would like to address space and safety. Tenth Avenue is an access for Bethany Care Centre and has significant traffic, steep hills, and poor sight lines entering and exiting 19th St. There is no alley for the proposed development so waste pickup and parking will be an issue. Three houses with secondary streets could have up to 12 blue and green bins on pick up day on a 100' frontage reduced by any driveways and setback from the corner stop sign. This along with inevitable street parking from the possibility of 6 residences. There will not be enough room on the street. This development is on an already dangerous corner. Traffic travelling south on 19th St. and accessing 10th Ave. already have trouble negotiating the corner due to the steepness of 19th street. In winter it is not uncommon for vehicles to slide into the curb, fire hydrant and hedge on the down side of 10th Ave. when accessing from 19th street. Additional cars on the south side, since there I'll be insufficient room on the north side, will inevitable get hit.

In Summary, I would like to say that I approve of the city densifying inner city neighbourhoods but these lots and this community are not appropriate.



## Public Submission

City Clerk's Office

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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 Ricardo

\* Last name Giammarino

Email riccogiammarino@gmail.com

Phone 4038743775

\* Subject Land Use Amendment LOC2019-0160

Dear Matt,

I am writing to you regarding the Application for Land Use Amendment LOC2019-0160 to express my strong opposition.

This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.

Our community Area Redevelopment Plan (ARP) clearly states the following:

- ☐ Sec 1.3 "...ensure that any potential negative impacts arising from the physical, social, economic and environmental changes are minimized."
- ☐ Sec 1.3.2 : "To maintain community stability."
- ☐ Sec 1.3.3 : "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood".
- ☐ 1.3.5 : "To ensure that new development is harmonious with the neighbourhood's traditions character".
- ☐ Page 7 Low Density Residential means maintaining stability, retaining existing land use designations, preserving low density residential character.
- ☐ 2.1.3.1 "...function of Houndsfield Heights/Briar Hill as low density..."
- ☐ 2.1.3.4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area".
- ☐ Page 33 "infill developments...can constitute as visual intrusion to the estab-

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

ISC:

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Unrestricted

Jul 12, 2020

10:16:18 PM



## Public Submission

City Clerk's Office

characters)

lished streetscape and may cause negative environmental impacts to nearby residents."

This proposal would not just violate all the above sections, it would pretty much negate the very purpose of the ARP.

I understand that this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and commissions' members will take the voices of the community into consideration and oppose this request.

Sincerely

Ricardo and Elizabeth Giammarinno  
2107 – 12th Avenue N.W.  
Calgary, Alberta

Ph: 403-874-3775



## Public Submission

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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 Valerie

\* Last name Hampton Mumford

Email

Phone 4038638330

\* Subject Reference application #loc2019-0160

I am writing to you as a concerned resident and property owner in the referenced community. I am expressing my strong opposition to Application for Land Use Amendment LOC2019-0160.

Our neighbourhood is one of the oldest in the City and we wish to preserve its character as it was intended.

The ARP (Area Redevelopment Plan) clearly states that:

Sec 1.3 "...ensure any potential negative impacts arising from physical, social, economic and environmental changes are minimized"

Sec 1.3.2 "To maintain community stability"

Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"

Sec 1.3.5 "To ensure that new development is harmonious with the neighbourhood's traditional character"

Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character.

2.1.3.1 "... function of Hounsfield Heights/Briar Hill as low density..."

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Page 33 "... infill developments... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

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

ISC:

1/2

Unrestricted

Jul 12, 2020

9:30:00 PM



## Public Submission

City Clerk's Office

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This application does not merely represent minor violations or relaxations to our ARP. Rather the application proposal will violate all the above sections and more. Approval of this application will negate our ARP and eliminate its purpose and intent.

Please do not ignore my concerns and the voices of our community. Do not render our ARP toothless and meaningless. This application must be opposed and not approved.



**Public Submission**

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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 Kellie

\* Last name Johnston

Email dellienye@shaw.ca

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I am writing to oppose the above noted application for land use amendment, and in particular, the Application for Amendment to Hounsfield Heights / Briar Hill Area Redevelopment Plan ("ARP"). The reasons for my opposition are attached.

RE: Public Hearing: July 20, 2020: LOC2019-0160

My name is Denny Kwan and I am a resident in the HH-BH community.

I am writing to oppose the above noted application for land use amendment, and in particular, the **Application for Amendment to Hounsfield Heights / Briar Hill Area Redevelopment Plan** ("ARP"). The reasons for my opposition are as follow.

Firstly, the ARP should not be amended without due process, transparency and the inclusion of meaningful stakeholders views and input.

- As you know, the ARP is a planning document adopted to outline land use policies and to guide development of our community. Importantly, the ARP was prepared after a comprehensive, inclusive and meaningful stakeholder engagement process, as stated on page 3 of the ARP:

*"This Plan was prepared in consultation with the Hounsfield Heights/Briar Hill Community Association, the Planning Advisory Committee (CPAC) and interested property owners. Formulation of the Plan was also supplemented by open houses, meetings and opinion surveys."*

- Such engagement ensures stakeholders, including residents who are directly effected on a daily basis, have a democratic and just process to express their views and influence decisions.
- No such meaningful consulting, study, meeting, survey, etc has been undertaken in this case. Therefore, to allow the applicant to amend the ARP would be arbitrary and capricious - it would be contrary to, and would undermine, the underlying principles and purpose of the ARP.

Secondly, the amendment would violate many principles and policies outlined in the ARP, again undermining the very purpose of the ARP.

- The fact that a site specific exception has been requested means the proposed development contravenes many provisions of the ARP. For instance, the ARP states that:
  - HH-BH is a low density, family-oriented residential neighbourhood - this is stated throughout the document in numerous sections.
  - Redevelopment should respect general development and subdivision pattern of adjacent areas.
  - Infill developments can constitute visual intrusion to streetscape and may cause negative environmental impacts.
  - Development should be harmonious with neighbourhood's traditional character.
- The applicant has not provided any reasons or justification to deviate from the principles and values outlined in the ARP for their properties.

Lastly, notwithstanding the Planning & Development Report stating that the application has been revised (from four parcels to three) in response from the Community Association and resident, the revision does not address any of my concerns as discussed above.

Accordingly, I object to the above noted application, and in particular the amendment to the ARP.

**Public Submission**

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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 Denny

\* Last name Kwan

Email dennykwan@shaw.ca

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
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- As you know, the ARP is a planning document adopted to outline land use policies and to guide development of our community. Importantly, the ARP was prepared after a comprehensive, inclusive and meaningful stakeholder engagement process, as stated on page 3 of the ARP:

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- Such engagement ensures stakeholders, including residents who are directly effected on a daily basis, have a democratic and just process to express their views and influence decisions.
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  - Infill developments can constitute visual intrusion to streetscape and may cause negative environmental impacts.
  - Development should be harmonious with neighbourhood's traditional character.
- The applicant has not provided any reasons or justification to deviate from the principles and values outlined in the ARP for their properties.

Lastly, notwithstanding the Planning & Development Report stating that the application has been revised (from four parcels to three) in response from the Community Association and resident, the revision does not address any of my concerns as discussed above.

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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 Jessica

\* Last name Brown

Email jbrown@bdplaw.com

Phone

\* Subject Land Use Re-designation Application LOC2019-0160 for 1922 & 1924 10 Avenue NW - Opposed

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
The letter attached is expressing strong opposition to land use re-designation application LOC2019-0160 for 1922 & 1924 10 Avenue NW. The application should be denied.

ISC:

1/1

Unrestricted

Jul 12, 2020

9:03:55 PM

## Via Email

July 12, 2020

City of Calgary  
 800 Macleod Trail SE  
 P.O. Box 2100, Postal Station 'M'  
 Calgary, Alberta T2P 2M5

Attention: All Members of Council of the City of Calgary and Matt Rockley

## Re: Land Use Re-designation Application LOC2019-0160 for 1922 & 1924 10 Avenue NW

---

I am writing to express my **strong opposition** to the land use re-designation application LOC2019-0160 for 1922 & 1924 10 Avenue NW (the "**Application**") by Civic Workings Planning & Design on behalf of Eagle Crest Construction (the "**Applicant**").

This Application is concerning for a number of reasons, which were noted already in my first letter dated December 4, 2019 addressed to Matt Rockley which is to be considered a part of this second submission (which can be forwarded to you for reference upon request), including that its approval would set the precedent for the Hounsfield Heights/Briar Hill community ("**HHBH Community**"). Given the fact that the Application has been amended to include an exception to the City of Calgary's (the "**City**") Hounsfield Heights/Briar Hill Area Redevelopment Plan (available here: <https://www.calgary.ca/PDA/pd/Pages/Planning-and-development-resource-library/Publications.aspx>) (the "**Plan**"), it is clear based on the fact that the exceptional language is necessary that Application does not align with the Plan and its overarching goals and purposes. A standalone exception to the Plan such as the one suggested and applied for by the Applicant that flies in the face of the purpose of the entire Plan itself should be the sole reason for the Application's rejection. Specifically, please refer to the following Sections of the Plan:

- Section 1.3.2: "To maintain community stability."
- Section 1.3.3 (*emphasis added*): "To **maintain and reinforce** the continued viability of the community as **an attractive low density**, family-oriented residential neighbourhood."
- Section 1.3.4 (*emphasis added*): "To **protect the quality of life in terms of its amenities and physical character**."
- Section 2.1.3.1: "The traditional role or function of Hounsfield Heights/Briar Hill as a low density family-oriented neighbourhood shall be retained."
- Section 2.1.3.2 (*emphasis added*): "...Redesignation of existing low density residential to other higher density residential uses is **strongly discouraged, so as to protect and maintain the stability and character of the community. Such redesignations are contrary to this Plan and would require an ARP amendment before proceeding.**"
- Section 2.1.3.4 (*emphasis added*): "Re-subdivision of existing lots **should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation**..."
- Page 33 "infill developments...can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents..."

Allowing for an exception to the Plan in favour of the Applicant and that specific property completely undermines the entire purpose of Section 2.1.3.4 above, undermines the spirit and intent of each and every one of the other select excerpts from the Plan noted above, and further undermines the Plan as a whole.

The Application does not just violate a few portions of the Plan, but the project being proposed by the Applicant, whether it be 3 or 4 skinny houses on RCN-1 lots, would completely negate the very purpose of the Plan. It should be noted that the reduction from 4 lots to 3 lots by the Applicant does not address the concerns already expressed

by the HHBH Community in relation to this Application. The allowance of 3 skinny lots continues to fly in the face of the Plan and does not alleviate any of the concerns outlined herein or previously expressed throughout the course of this Application.

As stated in my original letter, there are very few communities remaining the City that are strictly RC-1 and many people make specific choices to buy, live and renovate/rebuild their homes in these communities based on the land use designations permitted therein. The City should not allow one off amendments to the Plan and re-designations, such as the one sought by the Application, solely because the Applicant has indicated that it will facilitate the development of new and innovative housing options. These developments will be to the complete disregard of the existing homeowners in the HHBH Community, the restrictive covenant that remains on title to the property and the City's own Plan and the policies indicated therein. A large number of inner city communities currently already exist that allow for the housing options specified by the Application and the Applicant should be made aware of, and seek to develop homes as specified in the Application in, those communities.

Under no circumstances should the Application, or any applications requiring a re-designation of the subject land use from RC-1 or a one-off carve out to the Plan, be permitted by the City in the HHBH Community.

Please ensure that these concerns and the very clear, numerous objections to the Application by the HHBH Community, both in the submissions sent to you in respect of this most recently amended Application, as well as those sent in 2019 along with the original Application, are properly communicated to those within the City, as well as to the members of the City's council. It is important that the voices of those within the HHBH Community are heard and appropriately considered.

Yours truly,

(signed) "*Jessica M. Brown*"

Jessica M. Brown

Address: 1424 – 21 Street NW  
Calgary, AB T2N 2L9



## Public Submission

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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	Robert
* Last name	Mc Laughlin
Email	robbiemclaughlin@me.com
Phone	403 - 818 - 4146
* Subject	LOC2019 - 0160 ( for 1922 and 1924 10th Avenue NW ( Briar Hill - Hounsfield Heights neighbourhood)
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As property owners and residents of 1604 10th Avenue NW We join with our neighbours in the Hounsfield Heights -Briar Hill neighbourhood in adding our strongest objections to the proposed ARP amendment for land use redesignation - LOC2019 - 0160 to that of our 114 or more neighbours. We recommend that Council REJECT this proposed ARP amendment and this application as it flies in the face of the wishes of the vast majority of our fellow residents and our Community Association and runs counter to the principles of the HHBH Area Redevelopment Plan and land use designation strategy currently in place. Yours sincerely, Robert Mc Laughlin & Sharmilla Naidoo, 1604 10th Avenue NW, Calgary T2N 1G1 ( 403 -818 - 4146 )

ISC:

1/1

Unrestricted

Jul 12, 2020

8:26:04 PM



**Public Submission**

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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 Bradley

\* Last name Decker

Email bradleyandmaria@gmail.com

Phone

\* Subject LOC2019-0160 Comments

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

Hi Matt & Circulation Control,

We live at 1411 21a Street NW in Briar Hill and are providing comment on LOC2019-0160.

We are providing our support of the community associations position and on the same grounds object to the ARP amendment. We appreciate you accepting our objection along with the many other concerned residents. Thanks.

Bradley and Maria Decker



## Public Submission

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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 Thu

\* Last name Luc

Email hounsfieldheights@gmail.com

Phone

\* Subject LOC2019-0160

I am a concerned neighbor living in Hounsfield Heights/Briar Hill (HHBH), and I am opposed to the proposed rezoning of the property (LOC2019-0160).

I respectfully ask for no zoning change on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development.

It is my understanding that as your role you must take into account the:

Municipal Development Plan

Hounsfield Heights/Briar Hill Area Redevelopment Plan

Land Use Bylaw 1P2007

And you will be requesting a report from the following subject matter experts to complete your report

Transportation

Development Engineer

Parks Planner

ISC:

1/2

Unrestricted

Jul 13, 2020

12:03:46 PM



## Public Submission

City Clerk's Office

Your report will go to the City Planning Commission and they in turn will provide a recommendation to city council when they vote on this proposal; in other words your report will set the stage for responsible decision making by the commission and council.

I have listed concerns I have for each of those areas to be shared with your team for consideration and inclusion in your report to the planning commission on December 10, 2019.

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

### Municipal Development Plan

Identifies that local context is considered for intensification and redevelopment; building 4 narrow lots in a neighbourhood with over 90% of it's lots at least 50ft is not in the local context of the neighbourhood.

That the development is similar in scale, is sensitive and complementary; this proposal of 4 narrow lots on a street where 50 ft. lots are is not similar in scale and does not complement the streetscape

Fits the character of the neighbourhood; again the entire street is at least 50ft lots and this is less than 25ft. Does not fit the neighbourhood at all especially when it comes to the greenspace lost.

### Hounsfield Heights/Briar Hill Area Redevelopment Plan

Specifically calls out the fact that any redevelopment must meet the streetscape and maintain the character of the neighbourhood

There are no narrow lots on the street they are all at least 50ft lots. How does 4 narrow homes fit the streetscape?

These houses will not fit the context of the street

### Land Use Bylaw

It shouldn't interfere with or affect the use, enjoyment or value of neighbouring properties; this will absolutely interfere as it's taking away all the greenspace in the front; putting mostly concrete; with the slope it will affect the safety of the street and neighbourhood and will affect the value of the neighbouring properties.

Front driveways are discouraged

With the slope



## Public Submission

City Clerk's Office

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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 Allan H

\* Last name Legge

Email [allan.legge@shaw.ca](mailto:allan.legge@shaw.ca)

Phone

\* Subject Public Hearing: July 20,2020: LOC2019-0160

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

Re: LOC2019-0160 as modified. It is our understanding that the developer (Eagle Crest Construction) has altered their initial application to now only include three (3) houses rather than four (4). This does not change our view that this proposed development is totally inappropriate for the Hounsfield-Brier Hill Area (HH-BH). As noted in our first submission the HH-BH is characterized by large spacious lots which is one of the main reason people have moved into the area. The continued encroachment requests by 'developers' to change the face of the HH-BH community is unacceptable and needs to be stopped. By incrementally pushing to have the Area Redevelopment Plann (ARP) modified they are gradually eating away at the very nature of the HH-BH community. We do not support this modification or the deveopement in any way. This subdivision must not be permitted. It is past time for the City to start listening to its citizens on this matter.

Sincerely,  
Allan H. Legge and Indra S. Harry  
1610 11th Avenue NW  
Calgary, AB T2N 1G9

ISC:

1/1

Unrestricted

Jul 13, 2020

11:40:20 AM

Copy of e-mail sent to [matt.rockly@calgary.ca](mailto:matt.rockly@calgary.ca) on 4/28/2020 at 5:15pm  
Re: Application Number LOC2019-0160

Dear Mr. Rockley:

I am writing with regard Application Number LOC2019-0160 which relates to a request for land use designation from R-C1 to R-C1N.

My wife and I live at 1610 11<sup>th</sup> Avenue NW. Our understanding is that Eagle Crest Construction ( a developer) has applied for an Amendment to the Hounsfield Heights – Briar Hill Area Redevelopment Plan (ARP) which states that “lands located at 1922 and 1924 10<sup>th</sup> Avenue NW may be appropriate for subdivision”. This is again another attempt by yet another developer to change the face of the Hounsfield Height-Briar Hill (HH-BH) area. The innocuous word ‘may’ is another attempt to sneak such an amendment though. This was done by a developer (New Casa) re land at 1616 11<sup>th</sup> Avenue NW which is next door to where we currently live. We have been fighting this developer for over 5 years. This developer has paid no attention to the neighbors’ concerns. It is not the building of a house that is the issue but rather the subdivision of the lot at 1616 11<sup>th</sup> Avenue NW so that two houses can be built changing the face of the neighborhood. The HH-BH area is characterized by large spacious lots which is the main reason why people have moved and stayed in the area. I moved into this area in 1978. The continued encroachment requests by ‘developers’ to change the face of the HH-BH community is unacceptable and needs to be stopped. We have repeatedly objected to the City about these matters and it is past time for the City to listen to us. This is an old Calgary neighborhood with large lots and character and we wish to keep it that way.

I have been very direct in this e-email so that the view presented on this matter is very clear. I concluded that more details on this matter would not be useful as these have been provided by other in the Community.

The bottom line is that we vehemently do not support the request to allow the HH-BH ARP to be amended to allow for the ‘Lands located at 1922 and 1924 10<sup>th</sup> Avenue NW to be subdivided. It is unacceptable.

Your attention to this matter would be appreciated.

Sincerely,  
Allan H. Legge PhD & Indra S. Harry PhD  
1610 11<sup>th</sup> Avenue NW  
Calgary, Alberta T2N 1G9

Tel: 403-282-4479

**From:** [Dan Bowman](#)  
**To:** [Public Submissions](#)  
**Cc:** [Councillor Web](#); [Rockley, Matt A.](#); [CAWard7 - Dale Calkins](#); [strategic.planning@hh-bh.ca](#); [CPAG Circ](#)  
**Subject:** [EXT] Public Hearing: July 20, 2020 - LOC2019-0160  
**Date:** Monday, July 13, 2020 12:03:29 PM  
**Attachments:** [LOC2019-0160 modification, July 10, 2020.pdf](#)  
[LOC2019-0160, Bowman's.pdf](#)

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City Councillors,

Please review all of the information presented on behalf of the community residents of Hounsfield Heights / Briar Hill.

The developers proposal to sub-divide two lots into three, creates six residences where only two are allow under the ARP and current zoning.

This proposal is not consistent with the policies and has a negative affect on our community.

I respectfully request that the proposal is denied.

Sincerely,

Dan Bowman,

403-681-9334

1944 Briar Cr. NW

December 3, 2019

Mr. Matt Rockley  
File Manager  
City of Calgary, Planning Department

Re: LOC2019-0160

Dear Matt,

I am writing to state my strong opposition to the proposed land use change at 1922 and 1924 10<sup>th</sup> Avenue NW. The proposed change in zoning does not fit within the context of the existing neighbourhood and therefore becomes a major shift in policy that will affect an established and healthy community.

My wife and I live about 1 block west of the development site, at 1944 Briar Cr NW. We moved here, from Sunnyside when we were expecting our second child, because we recognized how the benefits of reduced density can make a positive impact for a young family. With less homes, there are less cars, the streets are safer and the neighbours are closer. Now 27 years later, the kids are grown and yet we still see these same benefits as new families move here desiring the same values. It is like living in a small town within a large city. I would estimate that we know over 50% of the residents by their first name and in today's world, I believe that is valuable.

It may seem easy for a developer to argue that this is just a small modification to the zoning, but it's not. And the long range affect of approving this rezoning is a complete breakdown of an established policy that has built a unique family community.

I understand the developers position, because I am also a developer. Over the years, I have developed townhouses in Bankview, restored The Building Bloc at 720,722, 724 - 11<sup>th</sup> Avenue SW and I'm currently working on a unique project called Nest condominiums in Mission.

I'm an advocate of density, but for the right reasons and in the right locations. The Nest project took almost five years to receive Planning approval. It was originally aggressively opposed by the Mission Community because they desired to preserve the integrity of the place they live. I met with the Community Association many, many times to exchange ideas and finally, with their input, I came up with a very positive solution and the Mission Community endorsed the project.

While it may not be a requirement, of developer, to consider the residents of the Community they intend to change, I can say from my experience at Nest that it is worthwhile and beneficial and sometimes the developer is not right. In this case, it appears easy for a developer to make four lots where there was one and find an immediate cash benefit from low land costs; instead of looking forward to determine the actual demand within the community and for the residents.

DANIEL BOWMAN  
1944 BRIAR CR NW, CALGARY, AB T2N 3V5  
PH: 403.681-9334 FAX: 403.284-0576 E-MAIL: DBowman@shaw.ca



Should this rezoning be approved, it creates a curious question for me; should I continue to oppose the change because of the clearly identified value to families and the Community; or should I rezone and develop my corner lot, thus adding four homes where there was once one and make a good profit at the expense of my friends and neighbours.

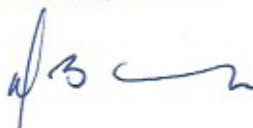
The answer is very clear to me, don't change the zoning. Instead, continue to encourage the redevelopment of old homes into new and larger homes. There is a demand for this kind of housing as well and it probably contributes about the same increase to the tax base.

My point is, that there is still a lot of opportunity to increase density in communities, like West Hillhurst, where the zoning is already approved. The residents who live there, bought their homes with full knowledge of that density and they like it.

The residents of Houndsfield Heights / Briar Hill bought their homes with the clear understanding that the zoning only allowed single family homes on large lots and I believe we have the right to continue living with that policy. It is a successful model and one that Planning should be proud of.

It was good to connect with you on the phone today and I appreciate your open dialogue with the issues regarding this proposal. I respectfully request that you and your Planning Team consider the current residents, their Community and their future as you work to a decision.

Sincerely,



Dan and Trudi Bowman



**Good Reasons to say No:**

There are several relevant documents that support saying no to the proposal, Planning would have a better understanding of these than I, but here are a few important points:

**Green Space Divides R-C1 from R-C1N**

Virtually the entire Houndsfield Heights / Briar Hill community is R-C1 zoning and comprised of 15 meter, or larger lots each with only one single family home. It is completely separated from higher density zoning by the large City Green Spaces and a block of R-C1 single family homes on the south side of 10<sup>th</sup> Avenue NW. The Green Spaces provide a buffer separating the two density classifications, this appears to be intentional and logical.

The only location where R-C1N zoning occurs is at the very bottom of 19<sup>th</sup> Street NW in an area that directly borders the higher density zoning in the Hillhurst and West Hillhurst Communities. The fact that this area borders neighbouring R-C1N zoning becomes a reasonable modification.

**The Houndfield Heights / Briar Hill A.R.P.**

The Executive Summary - The principal thrust of the Plan is to implement the "Conservation Policy" as stated in the Inner-City Plan and to recognize the residents' aspiration of maintaining stability in the community. Given the emphasis on conservation and stability, the existing land use designations are retained to ensure the predominantly low-density character of the neighbourhood.

Residential Use & Objectives: To maintain & promote stability in the Community.

**The Calgary Transportation Plan - 19<sup>th</sup> St NW is considered a primary biking street**

The community expectation would be; that the sidewalk widening that occurred on the south side of 10<sup>th</sup> avenue, on the east side of 19<sup>th</sup> Street, would continue north to the top of the hill to ensure a safe biking and walking pathway system.

July 10, 2020

Calgary City Council

Re: LOC2019-0160 – modification

Dear Councillors,

The proposed land use change at 1922 and 1924 10<sup>th</sup> Avenue NW with the current modification makes a bad proposal worse. The modified concept of subdividing two lots into three lots instead of four, simply means that now there will be six residences where the ARP and current zoning only allow two.

Why should this be allowed? Why should the residents, who purchased their homes based on the zoning and ARP be discounted and their community modified? Has the Planning department, the developer of Councillors really taken adequate steps to protect the current residents? No, not really because to date, no options have been presented that satisfy the concerns of the residents.

And why would you approve an amendment that only serves to benefit one developer? I would suggest that it would be better to rezone the entire community so that it is clear to everyone that City Council and the Planning departments intend to triple the density of Houndsfield Heights / Briar Hill. This way all of the residents would have an equal opportunity to either leave or sub-divide their properties as well.

As innercity residents, we understand the desire to increase density and our community, when you include the North Hill Mall, has the ability to dynamically increase density while still maintaining the welfare of the residents.

The proposed change in zoning does not fit within the context of the existing neighbourhood and therefore becomes a major shift in policy that will affect an established and healthy community forever. I respectfully ask that you do not disrupt a good example of a successful community to the exclusive benefit of a single developer.

Sincerely,

Dan and Trudi Bowman

DANIEL BOWMAN  
1944 BRIAR CR NW, CALGARY, AB T2N 3V5  
PH: 403.681-9334 FAX: 403.284-0576 E-MAIL: DBowman@shaw.ca



## Public Submission

City Clerk's Office

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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 Morrison

Email Imorri@telus.net

Phone 403-244-9886

\* Subject Public Hearing: July 20, 2020: LOC2019-0169

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

I have attached my previous submission regarding this matter - an email to Matt Rockley dated April 27, 2020. I realize Council is only considering the proposed Land Use Redesignation and the ARP Amendment but fundamentally approval of these will effectively result in approval of the proposed development at this location with little to no further consideration of the concerns of the community and its residents. The history of this project began with rezoning from R1 to R-C1 thus allowing the sit of a former single family home to be subdivided into two lots. The community did not object to this change. Next the proposal was to further subdivide the lot into 4 narrow parcels - R-C1N. This would be a significant change and received substantial negative comment from the community at large and local neighboring residents. The current application states it has been "... revised to create a total of three parcels instead of four in response to comments from the Community Association and residents." This implies that the community association and residents were previously consulted and requested three parcels rather than four at the location. This statement is false. The position of the community and residents has always been that two parcels at this location is considered acceptable but any more is not! The lot is question is a hillside location on the corner of a steep roadway (19th Street) and sloping roadway (10th Ave) with no back laneway. There are considerable safety hazards that the ultimately proposed development will create with three or four driveways leading out to 10th Avenue. In addition to safety concerns related to this specific site, our community is embarking on a new land use planning document as part of the Riley Communities. It would make sense to me that we engage in this process and are given an opportunity to identify areas of our

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Jul 13, 2020

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## Public Submission

City Clerk's Office

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community in which higher density redevelopment makes sense rather than having amendments to the existing ARP document continue to happen in a piecemeal manner which does not enhance, and in fact detracts, from the fabric of our community. Thank you for your time, Laura Morrison

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**From:** lmorri@telus.net  
**Sent:** April 27, 2020 23:18  
**To:** Matt.Rockley@calgary.ca; cpag.circ@calgary.ca  
**Cc:** land.use@hh-bh.ca; caward7@calgary.ca  
**Subject:** Regarding - LOC2019-0160: Re-Circulation Package: Comments Due April 28

Sir,

It is my understanding that Eagle Crest Construction has applied for an Amendment to the Hounsfield Height-Briar Hill Area Redevelopment Plan (ARP) to state that "Lands located at 1922 10 Avenue NW and 1924 10 Avenue NW may be appropriate for subdivision." Given that the two afore mentioned lots 1922 and 1924 are already a subdivision of a typical lot in our neighborhood, then amending the ARP to allow additional subdivision at this location effectively allows four homes where there was previously one. This seems like an extreme change in land use in the heart of our community and is sure to become precedent-setting for future ARP amendments along 19 Street, thus crystalizing it as a major barrier within our community. I urge the City to deny this request for an Amendment to the ARP.

The ARP is the most important planning document that Hounsfield Heights-Briar Hill has to help ensure that redevelopment in the community happens in a consistent manner and in alignment with the residents expectations and sound planning principles. When the ARP was created 30 years ago it recognized that our neighborhood would be subject to pressures for redevelopment to higher density and thus it was important to define the role and the intended character of the existing neighbourhood in the ARP as a means to further strengthen the (then) existing policies of conservation and protection. (Section 1.2) It also outlined goals for managing change which included concepts such as maintaining community stability, the continued viability of a low-density, family-oriented residential neighborhood and to ensure that new development would be harmonious with the neighborhoods traditional character. (Section 1.3). We are told time and again that our ARP is too old and that it should have been "redone before now". Never-the-less it is still the planning guide in place for our neighborhood and it still reflects the desires of our residents for our community. An amendment should only be granted if it can be shown to provide a benefit for the community. Eagle Crest has not provided justification for the requested amendment beyond facilitating its own construction objectives. No value to the community has been shown.

Ours is a stable, attractive and livable community which offers a range of low density original bungalows complemented by newer builds on a 1 to 1 basis, medium density housing, higher density towers (Renaissance), senior care facilities, a thriving school and community association, and an abundance of amenities and services right in our neighborhood. Additionally the North Hill Mall property provides many more development opportunities for the future, including increasing density near the Lions Park LRT. This is not a neighborhood of decay but rather one of vibrancy which fosters a sense of community for everyone from the newest young family to the senior who bought here in the mid 1950s.

Most assuredly we need to increase the density in ALL Calgary neighborhoods if we are to continue to grow our city in a thoughtful and sustainable manner. This is a challenge for existing "centrally located, near LRT" neighborhoods such as ours as we are being asked repeatedly to accept increased density in a way which challenges the very fabric of our community and the reason many people chose to purchase

homes here. The practice of amending of the ARP to accommodate the desires of developers will lead us to a jumble of land uses mixed throughout our community, causing considerable intrusion on established streetscapes and negative impact to nearby residents. Rather than this, I would like to see a way forward to maintaining Hounsfield Heights-Briar Hill as a thoughtfully planned neighborhood. Why do we need all housing types allowed on all streets? Rather than amendments to the existing ARP we should be deliberate and collaborative about identifying areas suitable for different types of housing. The logical time and place to do this is through the upcoming Riley Communities (Area 4) Local Growth Planning Project. I am not fundamentally opposed to increasing the diversity of housing contained within our neighborhood, nor am I opposed to increased density. I am opposed to ongoing amendments to our ARP and piecemeal planning which does not respect the fabric of our community. Thus I ask this application to amend the ARP be denied.

Yours respectfully,  
Laura Morrison  
1507 22<sup>nd</sup> Street NW

PS – In consideration of the current situation we all find ourselves in with the onset of COVID-19 I find it disappointing that the City of Calgary is expecting items of this nature to move forward business as usual. Citizens are stressed, working in new ways, out of work, caring for children, working on the front lines, supporting elderly neighbors, sick, isolated and the list goes on. I am sure you are similarly impacted by a number of these things. Because I care deeply about my community and I am significantly concerned about the routine practice of amending the ARP, I felt compelled to provide a submission. But frankly it was highly stressful to do so on top of everything else. To expect the community land use committee and residents of our community to have the mental energy to deal with this right now is, well, insensitive. Thank you for your time.

Sent from [Mail](#) for Windows 10



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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 Francisco

\* Last name Caycedo

Email caycedof@gmail.com

Phone

\* Subject Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW)Calgary Plan

To Whom It May Concern

Mr. / Madame Chair / Your Worship and fellow Councillors,

We are respectfully submitting this note to let you know that as a neighbour living in the Hounsfield Heights / Briar Hill Community we strongly oppose to the Application for Land Use Amendment LOC2019-0160.

We believe that the proposal would violate several sections and negate the very purpose of the ARP. For this reason we want to express our concerns hoping that the City and the Commission's members will take it into consideration to oppose this request.

Kind regards,

Francisco Caycedo / Yuserly Rosas  
1111 16A ST NW

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

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Unrestricted

Jul 13, 2020

11:15:30 AM



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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 Julianna

\* Last name Bourne

Email velpoe@yahoo.com

Phone 4036305129

\* Subject LOC2019-0160

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

Matt,  
I am opposed to the rezoning application for 1922&1924 10 Ave NW for the following reasons:  
-this is a R1 neighborhood with larger lots for single dwellings and that was the expectation when we moved here 20+ years ago.  
-the 4 units will create too many driveways across the sidewalk near a corner and not allow for on street parking in front of the units.  
-uncertainty of secondary suites which would allow for potentially up to 8 dwellings near the corner  
-as per the Houndsfield Heights Briar Hill ARP this is a low density residential conservation and this proposal contravenes the goals, policies and bylaws stated in the ARP  
-there is no alley and it is on 19 St which is a steep hill with a lot of traffic and icing problems  
Julianna Bourne

Matt,  
I am again writing to you in regard to the application for land use amendment LOC2019-0160 to express my strong opposition.

My argument against this amendment is the same argument I sent previously, just adjust the numbers to 3 dwellings. This amendment still violates multiple sections laid out in the ARP and will create parking and traffic difficulties on an already unsafe

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Jul 13, 2020

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## Public Submission

City Clerk's Office

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corner (see my previous email below).

As a neighbor, I am strongly opposed to the land use amendment request,  
Julianna Bourne



## Public Submission

City Clerk's Office

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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 Jennifer

\* Last name Grossman

Email jennifer.grossman@ahs.ca

Phone 403-210-0539

\* Subject Land Use Amendment LOC2019-0160

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

This is an email that I submitted to Druh Farrell and Matt Rockley on April 27, 2020. My opinions still stand and I hope the members of Council will realize that that only stakeholder who benefits from this proposed change is the developer. It is not in keeping with what residents of the neighbourhood want and it sets a very undesirable precedent.

Dear Mr. Rockley,

Re: Application for Land Use Amendment LOC2019-0160

I have written to you before with my concerns regarding plans for 1922 and 1924 10th Avenue NW. I have been a resident of Briar Hill since 2017 and part of what drew me to this neighbourhood were the large lot sizes and single family homes.

The biggest question I have around this ARP amendment is WHY?

Is it because a developer wants to do it and/or because the city wants to be able to charge more tax? Those are the only two reasons that would explain why this proposal has been brought forward. As a resident of this neighbourhood I don't think either of them is compelling.

Is it because the city wants more population density in central Calgary? We have a high rise going up on 16th Avenue across the street from Briar Hill which I think provides more than enough increased density. While I am told that this amendment really just accepts a narrower lot width, that still increases density and the large lot sizes are a part of our neighbourhood design that we wish to maintain.

Is it because it will benefit the neighbourhood in some way? This is definitely not the case and in fact this project seems to contradict the spirit and intent of the existing ARP. Some of the goals outlined in the ARP include:

- The thrust of the A.R.P. is to protect the community identity, its livable environment, and to ensure that any potential negative impacts arising from physical, social, economic and environmental changes are minimized. (1.3)
- To maintain community stability. (1.3.2)
- To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood. (1.3.3)
- To ensure that new development is harmonious with the neighbourhood's traditional character. (1.3.5)

What is being proposed is not simply an amendment to the existing ARP, but essentially would be a call for the ARP to be rewritten.

I would like the developer or the City to provide residents of Hounsefield Heights/ Briar Hill with a compelling reason why this needs to be done and then allow us to evaluate and respond. Based on the information I have available to me, I don't think that there is such a reason.

I vehemently oppose this request and view it as an unfounded threat to my neighbourhood. I urge the City to support the residents of HH and BH and oppose this request. There really is no GOOD reason to move forward with it.

Jennifer Grossman  
1231 20A Street NW

Jennifer Grossman MD, FRCPC  
Hematologist  
Division of Hematology and Hematologic Malignancies  
Alberta Health Services, Calgary Zone  
Rm 681 Foothills Medical Centre  
1403- 29th Street NW  
Calgary, Alberta T2N 2T9  
Phone: 403-944-1564 Fax: 403-944-2102



## Public Submission

City Clerk's Office

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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 Paul

\* Last name McBeth

Email pmcbeth@gmail.com

Phone 5872840272

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

Dear Committee Members:

I am community member and property owner in Houndsfield Heights – Briar Hill. This is to document opposition to the Rezoning Application LOC2019-0160.

This rezoning application is significant for the following reasons:

- 1) Local Perspective
  - a) The proposed redevelopment is significantly different from that presently existing along 10th avenue and will substantially alter the streetscape.
  - b) The prospect of redeveloping this laneless parcel with a steep grade adjacent to an intersection has many challenges and increasing the number of parcels further increases the complexity.
- 2) Perspective of future redevelopment throughout the entire community
  - a) The redesignation does not align with numerous aspects of the well established Area Redevelopment Plan (ARP) for Hounsfield Heights - Briar Hill.
  - b) The proposed 3 parcels would not meet numerous longstanding community standards pertaining to redevelopment including lot width, lot coverage, lot size and minimum setbacks.

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

ISC:

1/2

Unrestricted

Jul 13, 2020

7:03:48 AM



## Public Submission

City Clerk's Office

- 
- 3) Public Safety  
a) The proximity to the steep grade and curve of 19th street presents safety concerns for street parking, pedestrian traffic, cycling traffic and snow removal.

Lastly, there has been a failure of engagement of our elected City Councillor Farrell in addressing concerns from a significant number of community members in opposition to this development.

Based upon the above I strongly object to this ARP amendment and recommend Council reject this ARP amendment and this application.

Regards,

Paul McBeth

Paul B. McBeth  
1216 18A Street NW  
Calgary, Alberta  
T2N 2H4  
pmcbeth@gmail.com

July 13, 2020

**RE: Public Hearing: July 20, 2020: LOC2019-0160  
Rezoning Application: LOC2019-0160  
1922 & 1944 10 Ave NW into 3 Single Dwellings**

Dear Committee Members:

I am community member and property owner in Houndsfield Heights – Briar Hill. This is to document opposition to the Rezoning Application LOC2019-0160.

This rezoning application is significant for the following reasons:

- 1) Local Perspective
  - a) The proposed redevelopment is significantly different from that presently existing along 10th avenue and will substantially alter the streetscape.
  - b) The prospect of redeveloping this laneless parcel with a steep grade adjacent to an intersection has many challenges and increasing the number of parcels further increases the complexity.
- 2) Perspective of future redevelopment throughout the entire community
  - a) The redesignation does not align with numerous aspects of the well established Area Redevelopment Plan (ARP) for Hounsfield Heights - Briar Hill.
  - b) The proposed 3 parcels would not meet numerous longstanding community standards pertaining to redevelopment including lot width, lot coverage, lot size and minimum setbacks.
- 3) Public Safety
  - a) The proximity to the steep grade and curve of 19th street presents safety concerns for street parking, pedestrian traffic, cycling traffic and snow removal.

Lastly, there has been a failure of engagement of our elected City Councillor Farrell in addressing concerns from a significant number of community members in opposition to this development.

Based upon the above I strongly object to this ARP amendment and recommend Council **reject** this ARP amendment and this application.

Regards,



Paul McBeth



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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 Brett

\* Last name Naiden

Email brett.naiden@yahoo.ca

Phone 4034669464

\* Subject Opposition to Amendment - LOC2019-0160

Brett Naiden  
1818 12 Avenue NW  
Calgary, Alberta  
T2N 1J4  
Brett.naden@yahoo.ca

July 13, 2020

To Whom it May Concern:

I am writing to you in regard to the Application for Land Use Amendment LOC2019-0160 to express my STRONG opposition

The neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.

I just can't understand how you can just change the rules. It is as simple as that. The community was set up years and years ago as single-family residences. People bought into and invested into the community knowing it was designated for single family residences. To change it now just does not seem right. People built their lives in this community. Plain and simple.

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

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Unrestricted

Jul 13, 2020

7:21:13 AM





## Public Submission

City Clerk's Office

characters)

It really just feels like the influence of a few developers can deteriorate one of the fundamental building blocks that establishes this community. If this goes through it means a handful of developers with a handful of dollars overrides the wishes and rights of the hundreds of citizens in the community.

I understand that at this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' members will take the voices of the community as the MAIN input into consideration and OPPOSE This request.

As city officials I believe it is your duty to represent the citizens.

Please don't let us down,

Brett Naiden

Brett Naiden  
1818 12 Avenue NW  
Calgary, Alberta  
T2N 1J4  
Brett.naiden@yahoo.ca

April 26,2020

To Whom it May Concern:

I am writing to you in regard to the **Application for Land Use Amendment LOC2019-0160** to express my STRONG opposition

The neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.

I just can't understand how you can just change the rules. It is as simple as that. The community was set up years and years ago as single-family residences. People bought into and invested into the community knowing it was designated for single family residences. To change it now just does not seem right. People built their lives in this community. Plain and simple.

It really just feels like the influence of a few developers can deteriorate one of the fundamental building blocks that establishes this community. If this goes through it means a handful of developers with a handful of dollars overrides the wishes and rights of the hundreds of citizens in the community.

I understand the at this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' members will take the voices of the community as the MAIN input into consideration and OPPOSE This request.

As city officials I believe it is your duty to represent the citizens.

Please don't let us down,

Brett Naiden



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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	Darcy
* Last name	Erickson
Email	darcy.erickson@pipestonecorp.com
Phone	4038044022
* Subject	Application for Land Use Amendment LOC2019-0160
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>HH-BH Community Update: Urgent Action Required</p> <p>Dear Matt,</p> <p>I am writing to you in regard to the Application for Land Use Amendment LOC2019-0160 to express my strong opposition.</p> <p>This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.</p> <p>The ARP clearly states that:</p> <ul style="list-style-type: none"><li>• Sec 1.3 " ... ensure that any potential negative impacts arising from physical, social, economic and environment changes are minimized"</li><li>• Sec 1.3.2 "To maintain community stability"</li><li>• Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"</li><li>• 1.3.5 "To ensure that new development is harmonious with the neighbourhood's traditional character."</li><li>• Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character</li><li>• 2. 1. 3. 1 " ... function of Hounsfield Heights/Briar Hill as a low density ... "</li></ul>

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Jul 13, 2020

8:02:58 AM



## Public Submission

City Clerk's Office

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• 2. 1. 3. 4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"

• Page 33 " ... infill developments ... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

We are not opposing just a couple of violations to this ARP; this proposal would violate all those

sections and more and pretty much negate the very purpose of the ARP.

I understand that this is my LAST opportunity to send in my concerns before this is sent to the

Calgary Planning Commission and I would hope that the city and the commissions' members will

take the voices of the community into consideration and oppose this request.

Sincerely,

Darcy and Joan Erickson, 1217-18 ST NW Calgary AB T2N 2G8 [jader@telusplanet.net](mailto:jader@telusplanet.net)

Apr 28-20

Cc [cpag\\_circ@ca/garv.ca](mailto:cpag_circ@ca/garv.ca), [cawardl@ca/garv.ca](mailto:cawardl@ca/garv.ca), [land\\_use@hh-bh.ca](mailto:land_use@hh-bh.ca)

A MESSAGE FROM CONCERNED NEIGHBOURS IN YOUR COMMUNITY

## HH-BH Community Update: Urgent Action Required

Dear Matt,

I am writing to you in regard to the **Application for Land Use Amendment LOC2019-0160** to express my strong opposition.

This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.

The ARP clearly states that:

- Sec 1.3 "... ensure that any potential negative impacts arising from physical, social, economic and environment changes are minimized"
- Sec 1.3.2 "To maintain community stability"
- Sec 1.3.3 "To maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood"
- 1.3.5 "To ensure that new development is harmonious with the neighbourhood's traditional character."
- Page 7 Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character
- 2.1.3.1 "... function of Hounsfield Heights/Briar Hill as a low density..."
- 2.1.3.4 **"Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"**
- Page 33 "... infill developments... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

We are not opposing just a couple of violations to this ARP; this proposal would violate all those sections and more and pretty much negate the very purpose of the ARP.

I understand that this is my LAST opportunity to send in my concerns before this is sent to the Calgary Planning Commission and I would hope that the city and the commissions' members will take the voices of the community into consideration and **oppose this request**.

Sincerely,



Darcy and Joan Erickson, 1217-18 ST NW Calgary AB T2N 2G8 [jader@telusplanet.net](mailto:jader@telusplanet.net) Apr 28-20

Cc [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca), [caward7@calgary.ca](mailto:caward7@calgary.ca), [land.use@hh-bh.ca](mailto:land.use@hh-bh.ca)

**Public Submission**

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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 Wendy

\* Last name Hodge

Email [wmhodge@gmail.com](mailto:wmhodge@gmail.com)

Phone

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Attached are our previous comments made to the City regarding this application. In addition, the application has been revised to create a total of 3 parcels instead of 4, however our previous comments still apply and this revision does NOT address the issues previously raised.

*Wendy Hodge & Garrett Squirell, 1315 18A ST NW, Calgary, AB, T2N2H6*

---

April 14, 2020

City of Calgary – Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
email: [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca), [Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca)

**Delivered via email**

**Attention: Matt Rockley**

**Re: Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) Amendment  
1922 & 1924 10 Ave NW  
File Number - LOC2019-0160**

This letter is to formally oppose the application to change the above-mentioned properties zoning from RC1 to RC1N in the ARP. The reasons for our opposition are as follows:

- 1) The application has **NOT** provided any justification for the amendment therefore it should be denied.
- 2) The ARP is intended to be a high-level community planning document and as such should **NOT** include a site-specific provision to amend the zoning of a particular lot. Allowing such an amendment would set a disturbing precedent and is not in keeping with the spirit or purpose of the ARP.
- 3) The amendment request is inconsistent with the ARP and directly in contravention of the guidelines as follows:
  - a. Section 1.3.3 states the main goal is "to maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighbourhood." This amendment is directly contrary to that main goal and therefore should be denied.
  - b. Section 1.3.8 states that the City is "to resolve local planning issues/concerns identified through the public participation planning process." Residents in HHBH have continuously provided the City of Calgary with clear, unwavering feedback that they do not agree with changing the zoning of this property. An ARP amendment is therefore directly contrary to the feedback provided by residents.
  - c. Section 2.1.3.2 states "redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability and character of the community." The proposed ARP amendment is contrary to the low density mandate and with no justification provided as to why this amendment is in keeping with the spirit of the ARP it should be denied.

- d. Section 2.1.3.4 states that "re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation". This amendment does not respect the adjacent area in size nor dimensions therefore should be denied.

This ARP amendment is in direct contravention of the main spirit and goals of the ARP. No justification of the amendment has been provided by the applicant. To allow a site-specific amendment without any justification would set a disturbing precedent. For these reasons we request that the proposed ARP amendment be denied.

Your Truly,



Wendy Hodge & Garrett Squirell

cc: HHBH Community Association - [land.use@hh-bh.ca](mailto:land.use@hh-bh.ca)

Ward 7 Council Office - [caward7@calgary.ca](mailto:caward7@calgary.ca)





## Public Submission

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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

S

\* Last name

Bryan

Email

sjbryan@shaw.ca

Phone

4035895886

\* Subject

LOC 2019-0160 1924 10 Ave N.W.

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

> Dear Matt,  
>  
> I am writing to you in regard to the Application for Land Use Amendment LOC2019-0160 to express my strong opposition.  
>  
> This neighbourhood is one of the oldest in the city and we wish to preserve its character as it was intended.  
>  
> There are many ARP that are being violated in this proposal. Sec 1.3, 1.3.2, 2.1.3.4 etc.  
>  
> In a more practical note. 19th street at that point of the proposal is at the steepest grade. Being in this neighbour for 30 years I have observed many incidence due to that grade of road. I feel with a higher density at that corner would be very dangerous to public traffic safety.  
>  
> I understand that this is my last opportunity to send in my concerns before this is sent to the Calgary planning commission and I would hope that the city and the commissions members will take the voices of the community into consideration and oppose this request.  
>  
> Sincerely,

ISC:

1/2

Unrestricted

Jul 13, 2020

8:42:16 AM



## Public Submission

City Clerk's Office

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>  
> S Bryan.  
>



## Public Submission

City Clerk's Office

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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 Tara

\* Last name Brown

Email t\_brown@telus.net

Phone

\* Subject LOC2019-0160

As a resident of Hounsfield Heights-Briar Hill community, I am submitting the following objections to the proposed HH-BH ARP amendment for LOC 2019-0160 and rezoning from R-C1 to R-C1N.

The HH-BH ARP provides local, specific direction to guide redevelopment at a community level and many separate sections of the HH-BH ARP set out guidelines to be followed when considering lots for subdivision or infill redevelopment proposals in HH-BH. The very fact that the ARP continually returns to the themes of maintaining the character of community lot layout and the need for careful, sensitive redevelopment is an indication that redevelopment should be proceeding with careful consideration given the impact each proposal would have on the community. The street these proposed new lots are on, 10 Ave, is a quiet residential street which is fairly typical of the neighbourhood and does not present any reason to make an exception in terms of lot frontage or size.

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

The ARP is a cohesive plan for the entire community of HH-BH, and to continually add lots that are exempt to its redevelopment objectives, in a piecemeal fashion, is contrary to this overall plan. A spot change to exempt one or two lots from the larger community plan should not be undertaken without re-considering the plan in its entirety. In essence, the proposed development at 1922 and 1924 10 Ave NW should conform to the HH-BH ARP, rather than changing the HH-BH ARP to conform to this proposal.

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Unrestricted

Jul 13, 2020

8:47:19 AM



## Public Submission

City Clerk's Office

This re-zoning application is for the two new recently subdivided lots at 1924 10 Ave NW to be changed from an R-C1 to R-C1N designation, thereby allowing three smaller lots where there was one lot. This new application, if approved, would result in three lots which are much smaller in frontage and area than most other lots in the vicinity. All the lots immediately surrounding this proposal are R-C1 and have much wider frontages and are significantly larger in area. This proposal would be a departure from the established pattern and size of lots on 10 Ave and for this reason should be refused.

These lots are also some of the few lots in the neighbourhood without back lanes, forcing driveways to cross the sidewalk if there is to be any off-street parking. This lack of back-lane makes this an especially inappropriate set of lots for densification, potentially causing unnecessary pedestrian safety issues with the required driveways crossing the sidewalk and all the garbage/recycling/compost bins further



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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 Randy

\* Last name Davis

Email randyscottdavis@gmail.com

Phone 403-921-1980

\* Subject Public Hearing: July 20, 2020: LOC 2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached letter of opposition

July 13, 2020

Re: Public Hearing: July 20, 2020: LOC2019-0160

To Whom It may Concern:

Myself and my partner are owners of the adjacent property -1916 10 Ave. NW

Although my partner and I were disappointed with the lack of consultation on the initial subdivision, we believe that with sensitive development 2 lots, each with one house and a shared driveway was good for our street, for the community, the developer and good for the city. There were a lot of wins there.

The ARP was respected keeping the character and scale of our street intact. There would even be some on street parking. The community would be amiable to lots of this size in a location they don't perceive as being appropriate for higher density. The developer would be able to move forward with the project in a timely fashion, making a reasonable profit. The city would double the density of the existing lot and achieve the subsequent employment and increased tax base we all need and support. And who knows, it might win votes.

We now find ourselves in a situation where there are no winners. The density desired is not supported by the neighbours or the community. The community is upset with this ARP amendment. Other areas exist within the community which are thought to be better suited for much higher density, such as the future development on the old Sears lands. The financial cost and time to enforce the restrictive covenant will be lost productive investment for all of us, including myself, my neighbours, my community, the developer, and the citizens of Calgary. Another lot will sit vacant in Calgary reducing our tax base as no compromise is found.

My neighbours and ourselves are very supportive of the initial subdivision. My hope is we can all find a win here. We need all the employment and sensitive development we can get after this pandemic subsides. Retaining the existing city's decision of two lots, two houses is that win. The alternative is more time and money spent appealing to the courts, as so many have had to do, to have their legitimate desires respected.

Regards,  
Randy and Elaine Davis  
1916 10th Ave NW

**From:** [Sue Stanford](#)  
**To:** [Public Submissions; Councillor Web](#)  
**Subject:** [EXT] Fwd: FOIP Statement  
**Date:** Sunday, July 12, 2020 12:18:03 PM

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**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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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.

Susan Stanford and Ronald Winkelaar

1827 – 11 Ave NW

Calgary, AB T2N1H4

stanwin@shaw.ca

Attn: City Clerks, Councillor Farrell and all City of Calgary Councillors

Re: PUBLIC HEARING; JULY 20, 2020: LOC2019-0160

TO ALL CONCERNED:

We have already stated our objection to land use change in our neighbourhood but apparently need to re-state it. We cannot sustain the extra density this proposal will bring to the area.

We have been residents of this great, long-standing community for 36 years and are vehemently opposed to having the density increased. Allowing high density will further compromise the walker friendliness of our neighbourhoods, something so attractive to residents, and the ability of children to get to the Brian Hill Elementary School safely. You may not be aware of the volume of walking traffic in this small area. We have walkers to and from North Hill Mall and the LRT in Lions park to the Bethany Care Centre, Queen Elizabeth School, Hillhurst Community Association, friends and neighbours homes, the Seventh Day Adventist Church on 13<sup>th</sup> Avenue and the Alberta Addiction and Mental Health Services for youth on 17A St NW, as well as children and their caregivers walking to the school in Briar Hill as previously mentioned. We will already be subjected to an increase in traffic once the expansion of the Alberta Addiction and Mental Health Services centre on 17<sup>A</sup> St NW is complete.

According to the community association committee, this change will violate all the sections of the Area Redevelopment Plan, which I am sure you have at your disposal. They quote sections 1.3; 1.3.2; 1.3.3; 1.3.5; Page 7; 2.1.3.1; 2.1.3.4 and page 33.

We understand that this is our final opportunity to have our concerns addressed before being sent to the Calgary Planning Commission. It is our sincere hope that you and the commissions' members will take seriously the opposition of ourselves, our community association and other community member's and strike down this Application for Land Use Amendment in order to preserve this great central neighbourhood.

Regards,

Susan Stanford and Ronald Winkelaar

**From:** [Sue Stanford](#)  
**To:** [Sue Stanford](#)  
**Cc:** [Public Submissions; Councillor Web](#)  
**Subject:** [EXT] PUBLIC HEARING: JULY 20, 2020: LOC2019-0160  
**Date:** Sunday, July 12, 2020 12:22:15 PM

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On Jul 12, 2020, at 12:17 PM, Sue Stanford <[stanwin5836@gmail.com](mailto:stanwin5836@gmail.com)> wrote:

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Susan Stanford and Ronald Winkelaar

1827 – 11 Ave NW

Calgary, AB T2N1H4

[stanwin@shaw.ca](mailto:stanwin@shaw.ca)

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Regards,

Susan Stanford and Ronald Winkelaar



**Public Submission**

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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 Elaine

\* Last name Davis

Email he\_davis@gmail.com

Phone 403-771-1337

\* Subject Public Hearing: July 20, 2020: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I will be attending council in person on July 20, 2020. Please reply with instructions. And also, how many people can we bring with us that day? Do you need names of everyone before we come?  
Thanks in advance.

July 13, 2020

Re: Public Hearing: July 20, 2020: LOC2019-0160

To Whom It may Concern:

Myself and my partner are owners of the adjacent property -1916 10 Ave. NW

Although my partner and I were disappointed with the lack of consultation on the initial subdivision, we believe that with sensitive development 2 lots, each with one house and a shared driveway was good for our street, for the community, the developer and good for the city. There were a lot of wins there.

The ARP was respected keeping the character and scale of our street intact. There would even be some on street parking. The community would be amiable to lots of this size in a location they don't perceive as being appropriate for higher density. The developer would be able to move forward with the project in a timely fashion, making a reasonable profit. The city would double the density of the existing lot and achieve the subsequent employment and increased tax base we all need and support. And who knows, it might win votes.

We now find ourselves in a situation where there are no winners. The density desired is not supported by the neighbours or the community. The community is upset with this ARP amendment. Other areas exist within the community which are thought to be better suited for much higher density, such as the future development on the old Sears lands. The financial cost and time to enforce the restrictive covenant will be lost productive investment for all of us, including myself, my neighbours, my community, the developer, and the citizens of Calgary. Another lot will sit vacant in Calgary reducing our tax base as no compromise is found.

My neighbours and ourselves are very supportive of the initial subdivision. My hope is we can all find a win here. We need all the employment and sensitive development we can get after this pandemic subsides. Retaining the existing city's decision of two lots, two houses is that win. The alternative is more time and money spent appealing to the courts, as so many have had to do, to have their legitimate desires respected.

Regards,  
Randy and Elaine Davis  
1916 10th Ave NW



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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 David

\* Last name Sane

Email davidwsane@yahoo.com

Phone 4039238456

\* Subject LOC2019-0160 for 1924 10 Ave NW

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

To whom it may concern,  
As an HH-BH resident I do not support the proposed subdivision application LOC2019-0160. In my opinion, this is just another example of a developer seeking to maximize his profit without any concern for their neighbours, the community or its residents. As per the letter below, we did not support this application when it was proposed before for this issues raised below and I do not support it now. In my opinion, the entire City of Calgary Planning Department and all its employees and council are completely ambivalent about what happens in our community and could care less about what its resident and voters say. Hopefully, you are able to listen to what some of your taxpayers are writing and stop approving these land use changes when they only serve to maximize a developer's ultimate objective of profit maximization. If there are benefits to changing the land use to allow this subdivision outside of enabling a developer to maximize this profits, then please feel free to respond with them to my email address.

This proposed subdivision neither respects the character of the neighbourhood nor meets Land Use Zoning requirements.

There are several issues with the proposed subdivisions. Each objection should be sufficient on its own merits to deny the requested approvals. Collectively, they show the proposal to be profoundly contrary to the needs of the neighbourhood, the Hounsfield Heights community generally and competent city planning precepts.

The suggestion that this is a subdivision of each of 2 existing lots is completely disingenuous. The previous home occupied the smallest lot on either side of 10th Ave NW

ISC:

1/2

Unrestricted

Jul 13, 2020

9:31:10 AM



## Public Submission

City Clerk's Office

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between 19 St and 18A St. The new owners demolished the old house in 2017 and successfully applied for a 2 part subdivision of the original lot. Now, before any development on the new lots, they are requesting relief to divide them again. The net intent is to turn an already small lot into very small lots. The City is essentially being asked for a part subdivision of a small lot without consideration of the actual history. The proponent and its incremental subdivision applications appear to be "gaming" the system.

This is a corner lot that borders a very steep section of 19th St NW just below the crest of the hill. It also happens to be at an intersection where several car accidents have occurred involving southbound drivers who crest the hill while speeding or in icy or other adverse conditions and collide with cars mak



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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 Paul

\* Last name Kaethler

Email pkaethler@shaw.ca

Phone 4036608484

\* Subject LOC2019-0160 - Comments to Application ahead of Council meeting

I am resubmitting my comments from earlier. The change from 4 to 3 houses does not change anything and the comments still stand, with the possible exception of access from 19th St. Approval of this type of development sets a precedent in this neighbourhood this is most definitely not wanted by the residents - only the developers. I recognize there is a desire to "densify" the general areas...but every area? There is a lot of desire for larger inner city family lots, with a proper back yard. You would force anyone who wants a bit of grass to move to Cranston. I lived in a 25' infill lot for 15 years...it's not ideal for kids.

Earlier Comments: Matt,

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

My name is Paul Kaethler (1319 16th St. NW), and I'm writing in regard to Application for Land Use Amendment LOC2019-0160. I am opposed to this application. One of the reasons that we bought in this neighbourhood was due to the fact that developments like this weren't permitted. While I understand the desires of the City on densification, does the City understand the desires of the residents to maintain the character of the area?

Having reviewed the Amendment there are more than several sections of the Area Redevelopment Plan (ARP) that are affected, notably Sections 1.3, 1.3.2, 1.3.3, 1.3.5, 2.1.3.1, 2.1.3.4, as well the following statements:

Page 7: "Low Density Residential means maintaining stability, retain existing land use designations, preserve low density residential character"

Page 33: "...infill developments...can constitute a visual intrusion to the established

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1/2

Unrestricted

Jul 13, 2020

9:48:12 AM



## Public Submission

City Clerk's Office

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streetscape and may cause negative environmental impacts to nearby residents”  
The Amendment proposes to seemingly gut the intent and purpose of the ARP. The Briar Hill neighbourhood is older, established and one of the last remaining areas where one might be able to secure a full size yard. Having owned and lived in an attached infill (for 15 years), I have no desire to do it again, and purposefully invested up the hill to secure a larger back yard and residence. Allowing for further subdivision would cheapen the area, potentially affecting property values, and certainly negatively affecting curb appeal.

I’m also curious how that lot will support 4 residences (which I believe was the basis I saw); traffic, parking and setbacks would seem to be an insurmountable hurdle. If the idea was to enter off 19th Street, this seems to be a bad idea. That is a steep part of the hill and can be a hazard in the winter; not to mention high traffic



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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 Kelly

\* Last name Sane

Email kellysanelynne@gmail.com

Phone 403 689-3851

\* Subject LOC2019-0160 for 1924 10 Ave NW

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

I strongly object to the notion of sub-dividing the lot at 1924 - 10 Avenue NW as I feel our community will be jeopardized by future developers trying to cram more houses together just to turn a profit. Our community is focused on family and single house dwellings and space and by allowing this sub-division gives the wrong message of what our Houndsfield/Briar Hill community is all about. We are not West Hillhurst.

**Public Submission**

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* First name	Jack
* Last name	Francis
Email	jackfrancis@shaw.ca
Phone	
* Subject	LOC2019-0160
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attachment.



Hello,

I am writing regarding the Application for Land Use Amendment LOC2019-0160 for the properties located at 1922 and 1924 10 Avenue NW in Calgary and hereby express my strong opposition.

As a resident of Hounsfield Heights who moved into a brand-new, multi-million dollar, architect-designed home less than five years ago, I had to adhere to myriad bylaws in order to get approval for my home's design. I think it is grossly unfair to ask me to look the other way now that someone else wants to remake the rules for their own purposes instead of adhering to the existing character of the neighbourhood and all that that entails. I believe that this proposal has the potential to adversely affect my property's value and, according to Sec. 1.3, the ARP clearly states that ..."any potential negative impacts arising from physical, social, *economic* and environment changes (should) be minimized." Furthermore, this proposal violates the directive of section 1.3.3 which is to: "maintain and reinforce the continued viability of the community as an attractive, *low density*, family-oriented residential neighbourhood." It also violates its own definition (page 7) of Low Density Residential as: "maintaining stability, *retaining existing land use designation*, and *preserving low density residential character*." It violates section 2.1.3.4: "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area," and will most definitely cause "a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents" (page 33).

This proposal would violate all the above sections of the ARP, and more, effectively negating the ARP itself. It is my sincere hope that commission members and the City of Calgary will take the voices of the community into consideration and oppose this request.

Yours truly,

Jack Francis  
1205 – 18<sup>th</sup> Street N.W.



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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 Kevin

\* Last name Collings

Email kevin.collings@shaw.ca

Phone 4032863019

\* Subject Development Reference Number: LOC2019-0160

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached document...

July 13, 2020

Dear Councillors,

I am writing to you to express my strong opposition to the subject Land Use Amendment. I am against this particular poorly conceived development.

**Development Reference Number: LOC2019-0160**

I object to the proposed development of the subject location to narrow lots.

I sent a version of this objection in the earlier round of applications and I will update with some additional thoughts. I walk past this lot every day from my home on the way to walk my dog at the off-leash dog park across 19 Street NW. The development affects my quality of life.

The developer bought this lot with a single-family home on it. The pre-existing home was demolished and the lot was subdivided, thereby providing the potential for the densification.

The developer of this lot has shown little regard for our neighbourhood. The lot has lain derelict for more than a year – the “temporary” construction fencing has fallen down in parts, there is garbage strewn across the lot, brush that was cut when the pre-existing house was demolished has never been cleaned up and the lot has been a storage location for a trailer and other construction materials with obviously no intent to use these items. In the winter, the sidewalks have gone largely un-shoveled, even though the sidewalk is quite steep on 19<sup>th</sup> Street. In the summer, I personally witnessed an elderly neighbour fall down on the sidewalk at the southwest corner of the lot when she tripped on weeds that had grown right across the sidewalk and had not been dealt with. I do not trust this developer to act in the best interests of our community. I also don’t believe that the developer has been very forthcoming with the community. At the Open House in early February, the representatives from the front-end company said that the houses were being developed for family members of the developer. This elicited a chuckle from the audience present – I think that most of the people there, including me, believed that the developer might have family members live there for a year to avoid capital gains taxes on a principal residence, but not as a motivation for the development as suggested. Next, the application was amended to be for three houses to be built instead of four. Again, the developer has indicated that they are taking the concerns of the community into account. In reality, the change came out shortly after an attachment from Enmax came out indicating restrictions on development that made one of the lots too small to build on without spending hundreds of thousands of dollars to relocate the existing power lines on the boundary of the property. I don’t think that we should make extraordinary allowances so that this developer can maximize profits at the expense of the character of our community.

**Densification**

Densification has already been achieved when the single large lot was subdivided into two smaller lots. Additional subdivision to narrower lots is not consistent with the existing housing in our neighbourhood. Re-subdivision of the existing lots should respect the general development and subdivision. The densification should maintain stability and preserve our low-density residential character. The harmonious character of low-density development in this neighbourhood is one of the primary reasons for my family’s choice to live in this neighbourhood.

### Precedent

I don't want to see a precedent set for smaller lots in this neighbourhood. Infills such as these are well established down the hill in West Hillhurst and this developer should have purchased a parcel there if they wanted to build this style of houses. By design, the Briar Hill-Hounsfield Heights neighbourhood has relatively large lots and expensive houses. It is one of the most prestigious neighbourhoods in the northwest. People want to live in this neighbourhood partly because of this character. Infills aren't built in the wealthy parts of the Mount Royal neighbourhood either. Infill development in this area will constitute a visual intrusion to the established streetscape.

### Access

These lots will have no access to an alley. With the steep hill on 19<sup>th</sup> Street and being on the snow route, parking will be an issue. Blue, green and black cart handling will be a problem in the minimal space available with the new front street access. Congestion will become a problem for the local residents and for pedestrians alike.

Sincerely,

Kevin Collings

1226 18 Street NW

**Public Submission**

City Clerk's Office

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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 Vaness

\* Last name Shedd

Email sheddster@shaw.ca

Phone

\* Subject LOC2019-0160 - Redesignation Submission Comments

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

Please see our submission comments attached for LOC2019-0160, we appreciate your time.

1516 20th Street NW  
Calgary, AB T2N 2K8

July 13, 2020

Delivered via email ([Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca), cpag.circ@calgary.ca)

City of Calgary  
Attn: Matt Rockley Re: LOC2019-0160  
800 Macleod Tr SE  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Mr Rockley,

Please accept the following submission from us, we are long time residents of HHBH for 25 years, with regards to (LOC2019-0160 for 1922 & 1924 10 Ave NW. **We respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW** on the basis that it is entirely inappropriate not only from a community planning perspective but also as a result of the inadequacy of the site to sustain such a re-designation. We support all the comments provided by the HHBH CA in their submission dated December 4th, 2019 (attached).

Sincerely,

Vanessa and Nathan Shedd



December 4, 2019

Delivered via email ([Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca), [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca))

City of Calgary  
Attn: Matt Rockley Re: LOC2019-0160  
800 Macleod Tr SE  
PO Box 2100, Postal Station 'M'  
Calgary, AB  
T2P 2M5

Mr Rockley,

Please accept the following submission from the Hounsfield Heights Briar Hill (HHBH) Community Association (CA) which both encapsulates the many, many comments that we have received from our residents regarding the proposed land use redesignation (LOC2019-0160) for 1922 & 1924 10 Ave NW and expands upon them in the context of our community's history and evolution. The **HHBH CA respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW** on the basis that it is entirely inappropriate not only from a community planning perspective but also as a result of the inadequacy of the site to sustain such a redesignation. It should be further noted that the HHBH CA has not received even a submission from a single resident in support of either the land use redesignation application or larger redevelopment proposal. In our experience this is without precedent.

### **Community Planning Perspective**

Most important to the CA and our residents is maintaining a healthy and vital environment in which to conduct our daily lives. We embrace investment and redevelopment within our neighborhood that enhances this environment. Unfortunately, not only does the proposed land use resignation of 1922 & 1924 10 Ave NW NOT enhance it, if approved as proposed, the redesignation would be to the detriment of the long term health and vitality of our community as outlined below:

### **Overview of the Community Architecture of Hounsfield Heights Briar Hill**

The heart of Hounsfield Heights Briar Hill is one of the last remaining examples of a neighborhood of single family dwellings built on generously sized lots in such a fashion as to create a feeling of open natural space throughout the neighborhood. This community architecture was introduced through greenfield development in the 1950's during which time both parcel and dwelling size increased from that which had been build in previous decades. It proved such a popular model during that period that as of a quarter century ago it was likely the predominant community architecture throughout the area of Calgary we now generally refer to as the "inner city". As such, diversification in the inner city to introduce other architectures (and

thereby a greater variety of dwelling types) was both inevitable and necessary, and has subsequently occurred. However, at present, said diversification has been so successful that there remain only a very few communities where this architecture persists with contiguity in more than isolated copses. Additionally, of that which remains, HHBH's share is arguably some of the most centrally located, has the best access to transit, and is within walking distance of the widest variety of retail, educational, and institutional amenities. **Maintaining the existing community architecture found in the heart of HHBH is very much about retaining a lifestyle choice for every Calgarian.**

This, however, is not to say that the heart of HHBH has remained static and unchanged since its inception. That diversity in the built form of dwellings has exploded over the years has only strengthened the character of the neighborhood. Through infill redevelopment, many original bungalows have been replaced by homes ranging in architectural style from traditional to modern and in function from larger two storey homes for families to more accessible bungalows catering to the needs of retirees and empty nesters. Secondary suites are welcomed in the heart of community in the context of furthering single family use of dwellings such as the co-accommodation of older relatives, adult children and extended family. However, in other neighborhoods previously developed in this style, when parcel size has diminished, lot coverage has increased and building separations have diminished, the character of the community has fundamentally changed with it. **The key to sustaining and perpetuating the existing style of single family living amid open natural space in the heart of HHBH is not about the built form of the dwellings but instead the generous parcels defined by well established minimums for size, width, separation and a maximum coverage.**

It is worth noting that while sometimes historical community architectures phase out over time in that they are no longer desirable and fall out of demand, this is very much *\*NOT\** the case with regard to the long standing community architecture of the heart of HHBH. This architecture supports a "single family living amid open natural space" lifestyle and remains very much in demand. While the neighborhood has many long term residents, there are likely just as many, if not more, who have sought out real estate in and relocated to the heart HHBH explicitly for this lifestyle. This is demonstrated by the fact that both land and dwelling value in the heart of the neighborhood remain at or above the city average and the rolling inventory of real estate for sale in the heart of the community remains consistently low. Further, the observed trend is that as the community architecture found in the heart of HHBH continues to disappear from other communities, demand for it in HHBH continues to increase. A decreasing supply of any commodity that is in demand is harmful in that it increases prices and decreases affordability. **In this instance, from a market perspective there is absolutely no impetus for land in the heart of HHBH to be redesignated for other uses as current demand more than sufficient to sustain the existing supply.**

By nature a community is not comprised of a single architecture but is instead defined the combination of several. At the same time it is important to note that not every architecture needs to or should exist in every community. **Especially accounting for its small geographic size, HHBH already also hosts a large variety of other community architectures that support a great number of lifestyles from high-rise condo to low rise apartment to clustered townhome to retirement and institutional living.**



The final aspect to consider regarding HHBH is how its different community architectures are oriented and interact with one another. To illustrate the orientation of HHBH, consider its skyline. For purposes of visualization, if the community were to be flattened out (i.e. take out the hill) and its corners rounded to make it oval rather than rectangular, one could very much envision the skyline reaching up to touch - but not project into - a giant egg hovering over the centre of the community. In other words, taller buildings and thus greater intensity occur exclusively around the periphery of our community with the least intense use thriving at its centre. With regard to interaction, whether through careful design or lucky happenstance, this layout combined with the physical geography of the community results in very harmoniously co-existence. Almost all of the least intense use found in the heart of the community is buffered from the more intense uses on the north by the LRT right-of-way and on the south by green space along the side of the escarpment. **HHBH is fortunate that the existing boundaries between land use designations coincide with geographic separations and as such redrawing said boundaries would not be in the best interest of the community.**

While 19 St W is a necessary traffic collector through HHBH, it provides central access to the community itself and, more importantly, from a community perspective, does not disruptively bisect the neighborhood to the same extent that it does in adjacent communities to the north and south. This is primarily the result of measures that the community has taken over the years to calm traffic along it and diminish its impact on our neighborhood which include the reduction from 4 traffic lanes to 2 traffic lanes and 2 parking lanes, an overhead lit-on-demand crosswalk along with curbs that protrude to the traffic lanes at 12 Ave N and the installation of a cautionary digital speed sign on the hill. **Hence, despite how it might appear on a map, from the perspective of land use, 19 St does not segregate HHBH.** That being said the community is cognizant of the potentially divisive influence it could have on our neighborhood and as such efforts continue to manage its effect. In fact, just yesterday there was significant discussion on our community forum regarding the calming infrastructure at 12 Ave N which resulted in a request being placed with the city to investigate making changes to further improve the safety of this intersection. **From the perspective of endeavoring to continue to diminish its local impact, it is not in HHBH's best interests for change to occur along 19 St W which accentuates its potential to divide the community.**

Similarly it is also necessary to challenge some common misconceptions associated with the need for redevelopment along 19 St W through HHBH. Generally there is a strong correlation in Calgary between thoroughfares and more intense redevelopment. However, it is important to consider why that correlation exists. The usual reason is that as traffic levels increases along thoroughfares, adjacent parcels become less desirable and consequently are often allowed to deteriorate as they are less attractive for revitalization. One method of encouraging said revitalization is to redesignate the adjacent parcels to uses that are less impacted by traffic levels on the adjacent thoroughfare. Ergo the association between intensification and major thoroughfares materializes. However, this is very clearly *\*NOT\** the case for parcels along and proximate to 19 St W through HHBH. Full infill redevelopment within the existing designation has and continues to occur along in both 19 St W as well as at the end of streets that abut it such as 10 Ave W and Briar Crescent. Many of the original dwellings along 19 St W are highly renovated and, as a group, are some of the best maintained homes in the entire neighborhood regardless of their level of renovation. **As one of the healthiest and most vital areas of**

**neighborhood, there is no compelling reason to preferentially consider redesignation along and proximate to 19 St W. In fact, redesignation in this area is less desirable than it might be elsewhere given its potential to disrupt the delicate balance of elusive factors which has resulted in this level of health and vitality.**

Lack of Fit of Proposed Redesignation in the HHBH Community Architecture

\* The parcel proposed for redesignation is actually located right in the heart of Hounsfield Heights Briar Hill. From an east-west perspective it is smack dab in the middle and from a north-south perspective while slightly more towards the southern boundary than the north it is by no means at the edge of the community. Specifically, the community is only 8 blocks wide and the parcel under consideration is in the 3rd block from the south which places it more towards the centre than the outside. From a distance perspective, the community is 800m wide and the proposed redesignation site is 200m from the south edge of the community. Hence it is 25% or a full one quarter of the way into the neighborhood! From this perspective the application's claim deeming 'the higher order topologies' being 'proximate' to the site is highly misleading. **The parcel under consideration, being in the heart of HHBH, is \*NOT\* appropriate for redesignation in that there is no impetus to redesignate land in the heart of Hounsfield Heights Briar Hill which remains very much in demand based on its current use.**

\* The parcels which would be created under the redesignation are adjacent and/or proximate to 19 St W. **The HHBH CA asserts the application for redesignation should be REFUSED on the basis that it threatens the continued vitality of one of the healthiest areas of our neighborhood.**

\* The appeal in the application that the land proposed for redesignation is 'proximate' to the R-C1N and R-C2 parcels to the south is paramount to suggesting that over the longer term the current boundary between the R-C1 designation and the more intense designations to the south could shift to the north. **In that the community believes the land use designation boundaries to be optimally drawn based on their present coincidence with geographic separators, the intimation that the boundary could shift to the north to accommodate this redesignation is NOT a valid argument in support of the application.**

\* Also, while the application's claim deeming of 'the higher order topologies' being 'proximate' to the site has already been refuted, it is very important to note that the site is \*NOT\* 'adjacent' to them. As such, redesignation of this parcel would create an island of R-C1N designation surrounded by area of existing R-C1. Not only is the site surrounded by R-C1 designated land, but that R-C1 designated land is further separated from 'the higher order topologies' by green space. **There is no compelling reason to introduce unnecessary inconsistency and fragmentation into the zoning of our community and the application should be REFUSED on this basis.**

\* The proposed redevelopment will result in a relatively tall structure setback a minimum distance from 19 St W. This type of massing, particularly if it established the precedent for future redevelopment along 19 St W, creates a visual impact that emphasizes rather than diminishes the potential of 19 St NW to divide HHBH. **The land use redesignation should be**

**REFUSED on the basis that it is in the best interests of the community to minimize, not emphasize, the divisive potential of 19th St NW.**

\* The resulting redevelopment from the redesignation will occur along 10 Ave N (\*NOT\* 19th St W) which is one of the most sedate streets in the entire neighborhood in that this portion of it extends only a single block. As such intensification along it will necessarily cause a higher degree of intensification of this street on the whole than would result on a longer, busier street elsewhere in the neighborhood. **From an overall community perspective, land along 10 Ave N is less desirable for redesignation and the application should be REFUSED on this basis.**

\* The width of the narrowest of the 4 parcels proposed under the redesignation will be 7.57m. The other parcels on 10 Ave N range in width from 15.24m to 40.31m which means that the smallest proposed parcel is between 19% and 50% the size of the neighboring ones. The smallest width is also only 62% of the well established minimum lot width of 12.19m in the heart of the community. **The redesignation application should be REFUSED on the basis that lot width is important in terms of upholding the character of HHBH and both the relative difference in width as compared to neighboring parcels and the degree of relaxation required from the well established community minimum are very significant.**

\* The area of the smallest of the 4 parcels proposed under the redesignation will be approximately 236 sq m in area. At approximately 560 sq m, the adjacent parcel to the north is otherwise by far the smallest parcel in the immediate area and the smallest new parcel is only 42% of the size of it. The other parcels on the street range from 750 sq m to more than 1000 sq m which places the smallest of the new parcels at between (less than) 24% and 32% of its neighbors on 10 Ave NW. The minimum parcel size under the existing designation is 330 sq m which means that the area of the smallest proposed parcel is only 72% of the established community minimum. In that the minimum parcel size under the proposed redesignation is 233 sq m, the proposed parcels are also just over the minimum size even it allows. **The redesignation application should be REFUSED on the basis that lot size is important in terms of upholding the character of HHBH and the degree of relaxation required from the well established community minimum is very large.**

\* Under the proposed redesignation, the maximum coverage will increase from 45% to 50%. The existing community standard of 45% lot coverage is important parameter to maintain balance between dwellings of disparate scales and has been strictly enforced. **In that maximum coverage is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it restrict the maximum coverage of these parcels to 45% by special provision.**

\* The average minimum separation between buildings under the existing designation is 1.8m but under the new designation the minimum separation between buildings on the new parcels is proposed to be 1.5m which is only 83% of the established minimum community standard. **In that minimum separation is important in upholding the character of HHBH, the CA asserts that this is sufficient basis for REFUSAL of the application, however if the development authority disagrees then, at a minimum, the HHBH CA requests that it define minimum**

**side yard setback such that the minimum building separation will be at least 1.8m by special provision.**

\* Streetscapes in the heart of Briar Hill continue to evolve and while eclectic and highly varied still retain a sense of consistency and flow. The streetscape of 10 Ave is no exception. Given its location along the side of the hill it has always had grand homes and the trend over time has been towards broader dwellings. The introduction of 4 tall and very narrow dwellings is neither consistent with the context of the existing streetscape nor the direction in which it has been evolving. **The redesignation application should be REFUSED on the basis that new development should be designed in a manner which is responsive to the local context.**

\* Policy-wise, the aforementioned attributes of the community architecture in the heart of HHBH are largely protected by specific provisions of the Hounsfield Heights Briar Hill Area Redevelopment Plan, and the Low Density Residential Housing Guidelines for Established Communities. The proposed resignation is in violation of numerous provisions of these policies. In his already delivered submission, Bob MacInnis, an HHBH resident has provided a detailed analysis of these violations with which the HHBH CA concurs. Rather than repeat that information here, Mr MacInnis' submission is included with this one for convenience.

\* The HHBH CA also asserts that it is inappropriate to grant a land use redesignation for 1922 & 1924 10 Ave NW at this time on the basis of both the Certificate of Lis Pendens and the Restrictive Covenant currently registered against Provincial Land Title of each parcel. With regard to the Certificate of Lis Pendens, our position is that it is untimely and ill advised to approve a material change to the land use of the parcels while an action remains before the courts with respect to their ownership. As a matter of principle, we also believe that restrictive covenants registered against title should be respected and the proposed redevelopment is in violation of the existing covenant. However, in that HHBH CA mentions these only briefly in that it understands the city's maintains that there is no requirement for it to consider registrations on title and thus they have no bearing on civic planning and development processes.

### **Site Inadequacies**

Notwithstanding the relative location of 1922 & 1924 10 Ave NW in the community, it's physical attributes also make it a particularly poor choice to be redesignated as proposed - in fact it is probably one of the least adequate parcels in Hounsfield Heights Briar Hill to support the higher intensity use of an R-C1N designation. Specifically, that the site has:

1. No access to a back lane
2. A steep grade from back to front
3. Immediate adjacency to a significant intersection

These factor independently and in combination pose a myriad of complications and challenges in the redevelopment of the site to the detriment of the neighborhood that increase proportionally with intensity.

\* That the parcel is laneless, necessitates a front driveway for all four dwellings onto to 10 Ave NW which as compared to the amount of driveway required for the two dwellings the site is presently subdivided for:

i) leaves little, if any, space for trees or landscaping. A lack of trees and landscaping in the portion of the development adjacent to public realm is contrary to the "living amid open natural space" characteristic of the community

ii) requires at least twice as much curb cut in the front side walk. Curb cut is hazardous to sidewalk users, particularly scooter riders. Current residents of 10 Ave N already observe that existing front driveways crossing the sidewalk create a significant icing hazard during winter freeze-melt cycles

iii) will reduce the amount of on street parking available on 10 Ave N despite the proposed redevelopment actually increasing the requirement for on street parking

iv) creates additional safety hazards with twice as many sloped driveways from which twice as much traffic will reverse either onto and off of 10 Ave N on a regular basis within 30m of its intersection with 19 St NW. Southbound traffic on 19th St W forced to wait to turn left onto 10 Ave N is in a precarious position stopped just over the crest of the hill. If traffic or hazards (such as waste, recycling and compost carts) further increase turning time, vehicles remain in that precarious position for longer. In the winter safety concerns are magnified yet again as 10 Ave N is a point at which vehicles northbound on 19 St N often become stuck and will veer onto 10 Ave N as to escape the impassable grade.

\* That the parcel is laneless requires waste and recycling services to be rendered via the street at the front. On recycling and compost collection day, there will be no fewer than 8 carts on the street within 31m of a significant intersection with two of those within 8m of the intersection. This is twice as many carts, some of which will invariably be closer to the intersection, as would be present with the two dwellings for which the site is presently subdivided. Depending upon how close the carts are in practice placed to the intersection, the waste services vehicle may not be able to safely collect them without impeding traffic on 19 St N.

\* Given that historically there have been problems with stability of the slope on which the site is located there remain outstanding concerns about it (egg that it is not uncommon for sink holes to develop in the area) given the scope of the proposed development, is considerably more substantial than had previously been considered for the site

**That the site is laneless, has a significant grade, and adjacent to a significant intersection render it unable to adequately support a higher intensity R-C1N designation and this on its own should be sufficient justification for the redesignation application to be REFUSED.**

## **Summary**

The unsuitability of this site for the redesignation proposed is clear for obvious reasons and has generated community wide concern amongst the residents of HHBH. A community meeting held on November 26, 2019 which CivicWorks, as applicant and representative of the owner, was kind enough to attend, saw 87 HHBH residents come out to express concerns about the redesignation and larger redevelopment proposal. This is the largest attendance recorded at a community meeting in more than 5 years. Upon leaving the meeting every resident was asked if he/she believed the proposed redevelopment would have a positive, neutral, or negative impact on the community. More than 90% of attendees felt the impact would be negative and none felt it would be positive. Residents from 70% of the households located on the same block of 10 Ave NW attended the meeting and all of them believed the redesignation would have a negative impact on the community.

The HHBH CA feels justified in saying that the current owner of 1922 & 1924 10 Ave NW has not been good neighbor since acquiring the (then single property) in December 2017. Although the site has been vacant for more than two years now it remains fenced off with unattractive construction fence that is only intended for temporary use. The owner has allowed graffiti to persist on a trailer that is perpetually parked on the site and in the winter frequently fails to remove snow from the sidewalk along 10 Ave N and 19 St W as required by bylaw (which the CA believes has been enforced against the owner on at least one occasion). Despite the HHBH CA reaching out to the owner through his representatives during the prior subdivision application in early 2019 to request community consultation if anything other than conventional redevelopment was contemplated for the site, the owner or his representatives chose to not reciprocate until after this redesignation application was submitted. In that past actions are often indicative of future behavior, the HHBH CA doesn't not believe that the owner is working with the best interests of the community in mind in proceeding with the proposed redevelopment.

**In conclusion, the Hounsfield Heights Briar Hill Community Association respectfully requests that City of Calgary Planning and Development recommend to City Council REFUSAL of redesignation application LOC2019-0160 for 1922 & 1924 10 Ave NW. Furthermore, the HHBH CA requests City of Calgary Planning and Development provide the CA with its recommendation to City Council promptly and in a timely manner. The HHBH also politely asks to be circulated on all documentation generated by the City of Calgary with regard to this application (such as Detailed Team Reports) as soon as it becomes available and can be released.**



## 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.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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 Tina

\* Last name Chow

Email tinachow@shaw.ca

Phone 4032001031

\* Subject LOC2019-0160 for 1924 10 Ave NW

I am writing to you in regard to the Application for Land Use Amendment LOC2019-160 to express my opposition.

This neighborhood is one of the oldest in the city with its unique character and we wish to preserve its character as it was intended.

The ARP clearly states that :

Sec 1.3"... ensure that any potential negative impacts arising from physical, social, economic and environment changes are minimized"

This Land use Amendment (LOC2019-0160) will result in hugely negative impact on the physical appearance of 10 NW between 18 A Street And 19 Street NW. Currently, there are substantial green spaces on all the parcels on 10 Ave NW. In particular, there are large green spaces on the East end of 10 Ave NW and 18A Street NW. The construction of three houses on narrow lots with very closely crowded spaces at one end of 10 Ave NW within the block will certainly destroy the character of 10 Ave NW.

This Land use Amendment (LOC2019-0160) will also impact the environment negatively. All mature vegetation will be removed and not replaced, which in turn will effect water absorption and water runoff in the area. The underground water system for this sloping area will be disturbed and sink hole and other environment sensitive vegetation

ISC:

1/2

Unrestricted

Jul 13, 2020

10:45:50 AM



## Public Submission

City Clerk's Office

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

will be negatively impacted

Sec 1.3.2 "To maintain community stability"

This Land Use Amendment will result in houses being built and flipped for profit which does not lead to community spirit nor stability.

Sec 1.3.5 "To ensure that the new development is harmonious with the neighbourhood's traditional character." This Amendment (LOC2019-160) will clearly not respect the neighbourhood of Hounsfield Height/Briar Hill" character where no narrow lots houses exist.

Sec 2.1.3.4 "Re-Subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area"

Page 33" ... infill developments ... can constitute a visual intrusion to the established streetscape and may cause negative environmental impacts to nearby residents"

I would hope that the Calgary Planning Commissions' members will take the voices of the community into consideration and oppose this request of the ARP Amendment LOC2019-160.

Yours Truly,  
Tina Chow

1230 18 Street NW



**Public Submission**

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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 John/Mary

\* Last name Banman

Email drpears@telus.net

Phone 403 510-2503

\* Subject APPLICATION FOR LAND USE AMENDMENT; LOC2019-0160 LOCATION: 1922 10 AV NW, 1924 10 AV NW

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

I am sending this for my elderly neighbors as they would like all communication to be relayed through me. Please see attached document

ISC:

1/1

Unrestricted

Jul 13, 2020

11:10:15 AM

City Clerks Office, City Hall

City of Calgary

Mail Code #8007,

PO Box 2100, Postal Station 'M'

Calgary, AB

T2P 2M5

Re: Additional Material for inclusion in the Agenda Package for the Public

Hearing for LOC2019-0160 (1922 & 1924 10 Ave NW) on July 20, 2020

His Worship, Mayor Nenshi & Members of Calgary City Council,

I am writing to express my strong opposition to the Land Use Redesignation and ARP Amendment that will allow a rezoning of the property located at 1922 & 1924 10th Ave N.W. from RC-1 to RC1-N.

We are longtime residents of HHBH (40+ years) and will be directly affected by this development if approved. **We live in the adjoining lot to the North and this development will destroy the quality of life we have enjoyed for decades. We have done upgrades to our house that included putting in south facing bay windows and deck to enjoy our view. This development will literally and figuratively put a brick wall in front of us and essentially imprison us in our own home and entirely steal away our view.**

Massive retaining walls and fencing would have to be built, slope retention during and after the building process would necessarily encroach on our property and there will be a chance of catastrophic failure (heavy rains etc.) that could destroy our property and home. **Once built, the fencing on top of the retaining wall would further create a prison like compound out of our yard.**

With regard to the proposed ARP amendment, exempting 1922 & 1924 10 Ave NW from provisions of our local ARP has significant ramifications for us. We choose to stay live in this community because of its unique nature and established character. There are very few mechanisms available to our community to ensure that redevelopment which occurs within its bounds respects and enhances its nature and character, and the HHBH ARP is probably the most effective tool available to us in that regard. We demand that city council respect the rules and guidelines the ARP sets forth and take into consideration the overwhelming opposition from the community against this proposal.

I would also like to make you aware of a restrictive covenant on this property (**Instrument 626GF**) from the original building scheme registered in the 1950's that overrides the proposed land use amendment. It stipulates that there can only be one house on one lot. There is currently one house on the original property (1202 19<sup>th</sup> Street NW) so there can only be one more house built on lots 1922 and 1924. There is a similar case going to the courts right now with another property on the east side of Hounsfield Heights. We have the same restrictive covenant and instrument number on our title. **We understand that the city council does not control or acknowledge restrictive covenants and this is a legal matter for the courts, but would like city council to consider that if approved they would force seniors on a fixed income into a costly court battle just to maintain existing rules and statutes.**

We are both into our early 80's and can't believe what this city council is doing to seniors, allowing big developers to take over the city and ever increasing property taxes to pay for it.

We respectfully request that you deny this application and maintain the historic nature and unique character of one of Calgary's most historic communities.

Sincerely

John and Mary Banman

HHBH Community Resident



## Public Submission

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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 Devray & Gary

\* Last name Lafferty

Email devray.lafferty@gmail.com

Phone 4035194797

\* Subject LOC2019-0160 for 1924 10 Ave NW

Please be advised that with respect to the referenced Application for Land Use Amendment, LOC2019-0160, that we wish to express our strong opposition.

We have lived in this neighborhood for 32 years and one of the reasons we originally bought in this area was of the because it has a R-C1 designation.

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

This application jeopardizes the residential character of the community, the current low density of the community and would not align with the neighborhood's traditional character.

We are fortunate that our neighborhood does not allow for subdivision and we do not wish for that to change any time in the future.

Again, we strongly oppose this application.

Gary and Devray Lafferty

## Carol Sandahl

1411 - 20<sup>th</sup> Street NW, Calgary, Alberta, T2N 2K7  
(403) 540 - 9165  
E-Mail: carol.sandahl@skulds.com

Date: July 9, 2020

City Clerks Office  
Calgary City Hall  
PO Box 2100, Station M  
Calgary, Alberta T2P 2M6

RE: Public Hearing: July 20, 2020: LOC2019-0160

Dear City Clerk:

Please do not allow the subdivision of 1924 - 10 Avenue NW. The lot is unsuitable for subdivision. This lot is one of the few in the community without a back lane, and it accesses 10<sup>th</sup> Avenue NW.

The proposal is for this city sized lot to be subdivided into three, complete with three driveways accessing 10<sup>th</sup> Avenue. A couple meters east of this lot on this avenue, a major sinkhole has already occurred.

Tree lined streets are an important attribute of this neighbourhood. With no back alley, this proposal will produce a paved streetscape lined bins and excessive drainage into the residents on the south side of the avenue.

I am not against densification in my neighbourhood, but this is not the location for it.

Sincerely,



Carol Sandahl

# Carol Sandahl

CPC2020-0596  
Attach 6  
Letter 78  
1411 - 20<sup>th</sup> Street NW, Calgary, Alberta, T2N 2K7  
(403) 540 - 9165  
E-Mail: carol.sandahl@skuids.com

Date: July 9, 2020

City Clerks Office  
Calgary City Hall  
PO Box 2100, Station M  
Calgary, Alberta T2P 2M6

RE: Public Hearing: July 20, 2020: LOCC2019-0160

Dear City Clerk:

Please do not allow the subdivision of 1924 - 10 Avenue NW. The lot is unsuitable for subdivision. This lot is one of the few in the community without a back lane, and it accesses 10<sup>th</sup> Avenue NW.

The proposal is for this city sized lot to be subdivided into three, complete with three driveways accessing 10<sup>th</sup> Avenue. A couple meters east of this lot on this avenue, a major sinkhole has already occurred.

Tree lined streets are an important attribute of this neighbourhood. With no back alley, this proposal will produce is a paved streetscape lined bins and excessive drainage into the residents on the south side of the avenue.

I am not against densification in my neighbourhood, but this is not the location for it.

Sincerely,



Carol Sandahl

**From:** [Brenda Domeij](#)  
**To:** [Public Submissions](#)  
**Cc:** [CAWard7 - Dale Calkins](#); [HHBH Land Use](#); [Councillor Web](#)  
**Subject:** [EXT] Public Hearing: July 20, 2020: LOC2019-0160  
**Date:** Monday, July 13, 2020 10:27:14 AM  
**Attachments:** [Dec 4 2019 HHBH Rezoning document](#)  
[Apr 27 2020 HHBH document](#)

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## To Whom It May Concern

### **RE: Proposed ARP amendment for Land Use Redesignation – LOC2019-0160 (1922 & 1924 10 Ave NW)**

Mr. / Madame Chair / Your Worship and fellow Councillors,

I have been a resident of Hounsfield Heights - Briar Hill for 45 years. I have actively participated in our community in various capacities such as President of the Community Association and I am currently a participant on our Hounsfield Heights - Briar Hill Strategic Planning Committee. I have seen many changes in our neighbourhood particularly over the last 20 years - most notably the development of larger homes on existing lots.

The land in question has already successfully subdivided from one lot to the current community approved 2 lots - 1922 & 1924 10 Avenue NW lots. A proposal of further subdivision of these 2 lots to 4 was not supported by the community. Now the developer is asking for permission of 3 lots - a Land Use re-designation to rezone from R-C1 to R-C1N and an ARP amendment to exempt this site from the provisions of the ARP. This too is not supported by the community. (I have attached my 2 previously submitted letters for your review). Allowing a developer the privilege to ignore the overriding community standards and the community 'look and feel' that residents sought as a living environment is disturbing. It fundamentally lacks regard for the residents. I encourage the developer to proceed with their already approved 2 lots.

As you are aware the City is currently working with communities to create a Local Area Plan. The critical word for me is 'plan'. A thoughtful holistic approach to inner city Community Development is far more desirable than ad hoc 'design by individual developers'. Agreed to criteria and design supported by community residents will actually facilitate redevelopment in our inner cities. However, until we have progressed this goal, I can not support this developer's request for 3 lots and the rezoning and ARP amendment to do so.

Your serious consideration of my/our concerns is greatly appreciated.

Yours sincerely,  
Brenda Domeij  
1508 -22A Street NW resident  
[brenda.domeij@gmail.com](mailto:brenda.domeij@gmail.com)

**From:** [Jeremy G](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Land use redesignation South Calgary Bylaw 91D2020  
**Date:** Monday, July 13, 2020 11:59:24 AM

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Dear council,

We are writing to you to express our opposition to the redesignation of land located at 1823, 1831 and 1835 28 Ave from MC-1 to MC-2. Allowing this change would occlude our views, negatively impact the privacy of our balcony, impact residential sun exposure for residents on 28th Ave and exacerbate already challenging parking conditions.

We do not oppose construction of the building withing MC-1 criteria. A change from MC-1 to MC-2 however would allow additional units to be added via an additional storey on the planned building. This will have a significant negative impact on the neighborhood for the abovementioned reasons.

You will be receiving multiple letters on this matter, so I will keep this short.

Thank you for your consideration in this matter.

Sincerely,

Jeremy Garton  
1822 29 Ave SW, Calgary, AB T2T 1M8, Canada





## 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.

## 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 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information 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, contact information and comments will be made publicly available in the Council Agenda.

\* First name Zelma

\* Last name Kiss

Email zkiss@ucalgary.ca

Phone

\* Subject LOC2019-0160

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

I would like to comment on the re-application (based on the applicants amendments) to my Area Redevelopment Plan (ARP) to state that "Lands located at ... 1922 10 Avenue NW and 1924 10 Avenue NW may be appropriate for subdivision."  
As a home owner in HH-BH, I strongly disagree with the appropriateness of an ARP amendment in this instance.  
There is enough density in the HH-BH area with the Renaissance Towers. Further densification will not add to livability and most certainly will detract from green spaces in this area and the City of Calgary. Adding more density to a recently named "Bee city" will not help the bee population. The developers/builders have no interest in anything but building on every square inch of available space on a property instead of balancing healthy green space.  
This comment is as succinct as the amendment itself.  
I would like this submission included as part of the public agenda package