



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Mychan
Last name (required)	Mai
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

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

We object to the proposed development changes submitted by Eagle Crest Construction. We had recently moved to this neighborhood because of the quiet, harmonious and traditional character of the neighborhood. It was very difficult to find such a family orientated residential community.

The proposed development changes would impact the cherished and traditional character of Hounsfeld Heights Briar Hill. It is an intrusive visually to the established street scape, neighboring homes and potentially negatively impacts the future of the community.

We would like councilors to reconsider this proposed change in one of Calgary's oldest communities. It truly is a hidden gem and we are very concerned with this proposed change in our new neighbourhood.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Jody

Last name (required) Moseley

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

Public hearing item (required - max 75 characters) July 5, 2021: LOC2021-0032

Date of meeting Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I'm writing to support the above application. The design is beautiful and fits well into the lot and community. It would be wonderful to breath new life into the neighbourhood with thoughtful developments like this. I hope you approve the build.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	robyn
Last name (required)	regehr
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Pblic hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a home owner in the Briar Hill area I'm strongly against the developer (Eagle Crest Construction) trying to stuff 3 new homes onto 1922/24 10Ave NW.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Marc
Last name (required)	Francis
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5th 2021 : LOC2021-0032
Date of meeting	Jul 5, 2021

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

I am a resident of Hounsfield Heights and have lived here with my wife and 3 young children for the last 11 years We are very worried about the face of our community and the changes that are being proposed from single bungalows to 3 massive triple-story developments on a single lot. We sought out this community to raise our family and we paid a hefty premium so that we could have calmer traffic and less density.

This development is a radical departure from the HHBH ARP development plan and is not in keeping with the land use and prior development in this area. Our local development plan clearly states that "re-subdivision of existing lots should respect the general development and subdivisions pattern of the adjacent area" and "infill developments cannot constitute a visual intrusion to the established streetscape or cause negative environmental impacts to nearby residents" None of these criteria are met by this current proposal and It is very clear that these proposed in-fills are nearly 2 meters taller than the existing height of the adjacent homes.

Section 1.3.3 of the HHBH area redevelopment plan is very clear that proposals should "maintain and reinforce the continued viability of the community as an attractive low density, family oriented residential neighbourhood" It is painfully obvious that this proposal is NOT even close to maintaining this standard. There are plenty of existing communities where this proposal would respect the development pattern and density of the existing area - Hounsfield Heights- Briar Hill is NOT one of them.

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 16, 2021
Page 4
8:04:08 PM



Public Submission

City Clerk's Office

I respectfully ask that you as city counsellors have some respect for the members of our community and for the people that you serve. Please do not destroy one of the most beautiful and historically significant neighbourhoods in the City of Calgary.

Please Vote "No" to this application



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	peng
Last name (required)	guo
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

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

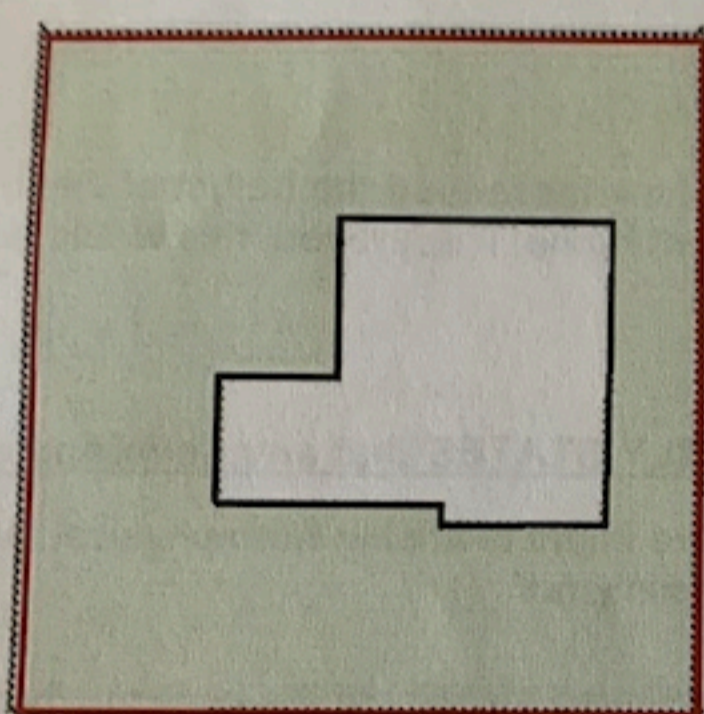
the developer has now increased the height of these infill by nearly 2m over the existing height of the home.
the development should : 1. Maintain community stability.2. the development is harmonious with neighbourhood's traditional character . please refer: THE HH-BH AREA REDEVELOPMENT PLAN CLEARLY STATES that any development should: Sec 1.3/ Swc 1.3.2/Sec1.3.3/Sec1.3.5/2.2.3.1/2.1.3.4 Page33. Page 7

HH-BH COMMUNITY UPDATE: URGENT ACTION REQUIRED

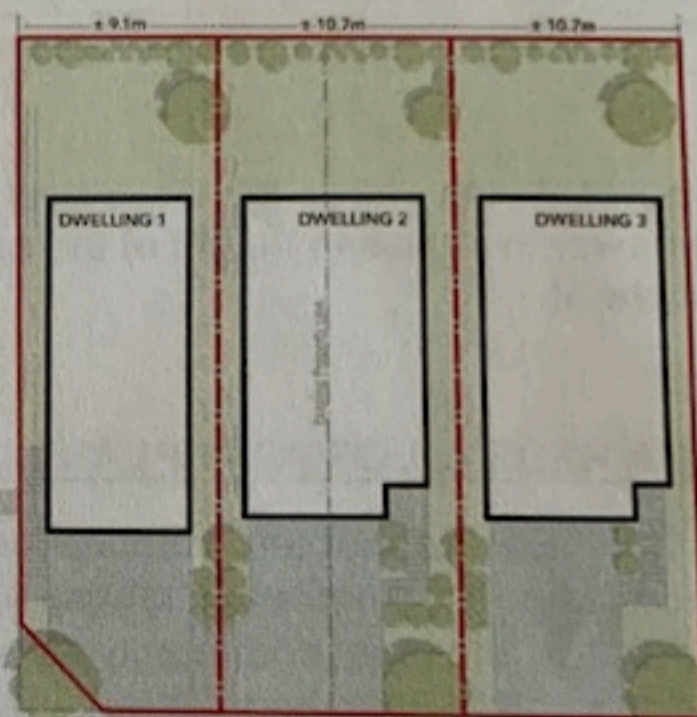
Council Voting **JULY 5** RE: SUBDIVISION AT 1922/24 10 AVE

Subsequent to the community's win at City Hall in July 2020, Civic Works on behalf of Eagle Crest Construction has **reapplied** to once again:

- Change the Land Use Designation from R-C1 to R-C1N to build 3 homes where one previously existed.
- Amend our existing Area Redevelopment Plan to exempt this site from provisions of the HHBH ARP - opening the door to developers for infill development throughout the community.



Original Bungalow



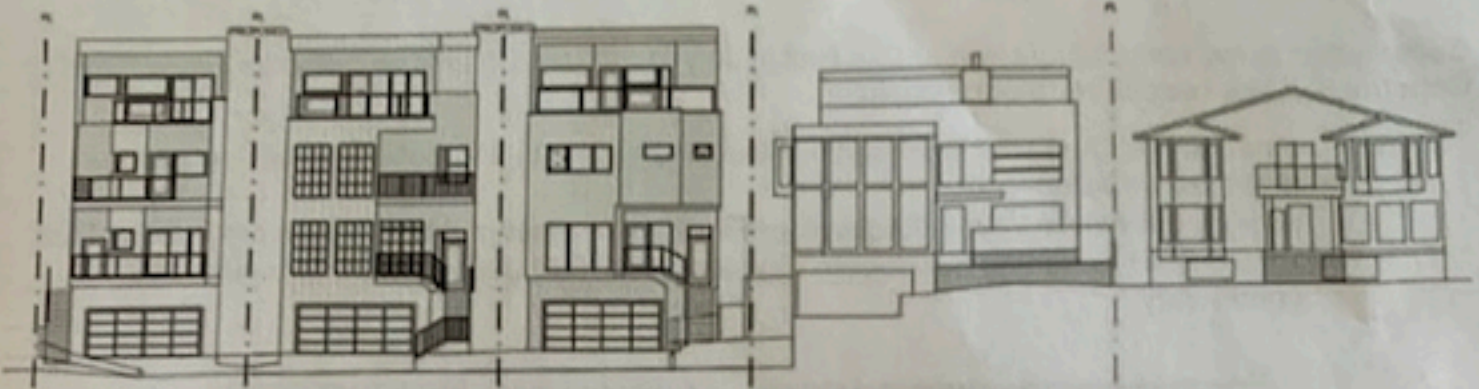
Proposed 3-Story Infills

**Developer maintains this is a modest increase in density from 2 homes to 3 but is a radical increase from home to 3. There were never 2 homes on this site.*

WITH YOUR SUPPORT WE CAN WIN AGAIN! Here's what you can do:

1. **SUBMIT** your comments citing 'Public Hearing: July 5, 2021: LOC2021-0032' before the deadline by filling out the Public Submissions form at the following website:
<https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>
2. **REACH OUT** to individual Councillors directly in advance of the Council Meeting. You can email all city Councilors at councillorweb@calgary.ca
3. **SPEAK** at the Public Hearing in person or remotely by phone. Include that you wish to speak in your submission or email publicsubmissions@calgary.ca

WHY WE MUST BLOCK THIS DEVELOPMENT!



The latest development plan shows the Developer has now **increased** the height of these infills by nearly 2m (6 feet) over the existing height of the adjacent home. If approved, this would set a dangerous precedent.

THE HH-BH AREA REDEVELOPMENT PLAN CLEARLY STATES that any development should:

- **Sec 1.3...**"Ensure that any potential negative impacts arising from physical, social, economic and environment changes are minimised"
- **Sec 1.3.2....**"Maintain community stability"
- **Sec 1.3.3....**"Maintain and reinforce the continued viability of the community as an attractive low density, family-oriented residential neighborhood"
- **1.3.5...**"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 Hounsfeld 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"

Hounsfeld Heights Briar Hill is one of the oldest and most beautiful neighbourhoods in the city. Help preserve the character of our historical community. Submit your comments by noon, June 28!

We can win again if we all make our voices heard!



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Millicent

Last name (required) Dawson

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

Public hearing item (required - max 75 characters) "Public Hearing: July 5, 2021: LOC2021-0032"

Date of meeting Jul 5, 2021

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

As residents of Briar Hill my husband and I strongly oppose the application by Eagle Crest Construction to have the city approve it's plan to to Change the Land use designation from R-C1 to R-C1N so it can build 3 homes on a site that previously had 1 home one it. We also strongly object to their request for the city to amend the existing Area Redevelopment Plan for our HHBH ARP for this site. This development would not be in harmony with the traditional character of the neighborhood . The location of the property is on the end of a T intersection. The previous home was a beautifully landscaped property which faced down the street. The proposed 3 infill homes would have wide garage doors and large driveways which would completely fill the properties on the street level. What a travesty for the streetscape. Allowing them to build these homes three stories high would be a dangerous precedent for our neighborhood. For many years we have lived on the street leading up to this site and we can not tell you how much we object to this development being approved.

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 18, 2021
Page 9
11:06:23 AM



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Lance
Last name (required)	Mierendorf
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	Public Hearing:July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

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

Dear Councilors
The application has not materially or significantly changed from the previous application (LOC2019-0160) which was rejected by Council.
The property was previously subdivided (pre-1980) whereby the current two plots at 1922 and 1924 10th Avenue NW do not have access to a back lane and one house was constructed across the two plots. I am supportive of the development of two houses, one on each lot which complies with the existing ARP and Land Use Designation of R-C1. This is a 100% increase on the land in question - i.e. going from one house built across two plot of land to one house on each plot of land. It is imperative that builders comply with existing redevelopment guidelines and not ask for exceptions. Exceptions can be considered precedents, leading to more requests for exceptions resulting in exceptions becoming the norm within a community. We must hold everyone (builders, developers, landowners, long-term residents alike) to the same rules, especially when it impacts Calgary community and citizen's way of life. Existing planning rationale must be adhered as the Guidebook for Greater Communities policy remains in draft form - its contents must not be given consideration as it may and likely will change. With the exception of outliers on the fringes of the community (i.e. below an escarpment, across from the west hillhurst community center) no such exceptions to the rules have been granted to other developers.

Calgary needs diversity, diversity by community, to allow Citizens a choice of where to live, raise a family, build long term friendships and make a community. The R-C1 des-

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 19, 2021

Page 10

2:01:12 PM



Public Submission

City Clerk's Office

ignation is throughout the entire community with homes complying with the ARP. Developers have choice on where to build homes and it is imperative that they comply with the provisions of development and not ask for exceptions. There has been a significant amount of redevelopment within the community over the past 20 years and all such developments complied with the R-1C land use designation. They made that investment based on existing provisions.....all future development should be held to those same provision until they are changed.....no exceptions.
Thank you,



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Donald

Last name (required) Lindsay

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

Public hearing item (required - max 75 characters) Public Hearing: July 5, 2021 : LOC2021-0032

Date of meeting Jun 5, 2021

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

I am opposed to this development. It is a very unwelcome proposal for many reasons. Several of the objections surround the following:

- the negative impact to physical, social, economic and environmental aspects of the neighbourhood
- upheaval of community stability
- increase of density and the resulting increase in noise, traffic, trash, and crime
- precedent setting with respect to increased height allowances
- negative impact to neighbours (loss of sunlight, parking, etc).

I respectfully request that his proposal be turned down.

Thank you,

Bruce Lindsay



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Susan
Last name (required)	Rancourt
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

This is a pending application to subdivide two lots into three and change the designation from R-C1 to R-C1N. Instead of two houses, each on a standard 50 foot wide lot, this would enable three houses, each on a 33 foot wide lot. These houses 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. One only has to walk around inner city neighbourhoods which allow R-C1N lots to know that HHBH has an entirely different "feel" or "vibe". HHBH has an "open" feeling. There are lots of beautiful trees and real lawns. The streets aren't lined with rows of cars and the alleyways aren't lined with rows of garbage bins.

Residents of HHBH do realize and accept that inner city density has to increase. In fact, density IS increasing in HHBH as secondary and backyard suites are now allowed. I have such a suite in my house. But, a density increase does not have to happen by infills, which is basically what these three proposed houses are. A lot of people don't mind, and even like, living in infill neighbourhoods, and that is great! They have lots of neighbourhoods to choose from. But they're not for me.

And that is the point - I believe that in a well-designed City, people can choose where and how they want to live. A great City it is NOT, in my opinion, a "one size fits all"

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 20, 2021
Page 13
6:32:54 PM



Public Submission

City Clerk's Office

cookie cutter place. HHBH is an inner city gem. As density increases in Calgary, neighbourhoods like HHBH are becoming exceedingly rare. Allowing this subdivision, even if on busy 19th Street, will set a precedent in HHBH, which is why it must be denied.

For someone who wants to live inner city NW, in a low density neighbourhood within walking distance of the LRT, shopping, all amenities and close to Foothills Hospital and the University, HHBH is basically the last choice. Allowing this subdivision will be the first step into turning HHBH into a neighbourhood of infills and four-plexes, and one step closer to creating a homogenous and uninteresting inner city Calgary.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Brian

Last name (required) Luterbach

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

Public hearing item (required - max 75 characters) Public Hearing: July 5, 2021: LOC2021-0032

Date of meeting Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)
The Eagle Crest Construction request to change the Land Use Designation at 1922/24 10 Ave NW from R-C1 to R-C1N should be denied. The site should not be exempt from HHBH ARP.
The mayor and city counselors should act in the best interests of the citizens actually living in Calgary's neighborhoods.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Lori
Last name (required)	Eli
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Subdivision at 1922/24 10ave. Public hearing July 5 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

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

I am writing to express my opposition to the land use change from R-C1 to R-C1N at 1922/24 10ave NW. I am concerned that this change of use will open up our community to further infill development. Infill development will substantially change the fabric of our community and put strain on our infrastructure. To put multiple houses on one lot will change the attractiveness of our community as a low density, family-oriented community. A community that I have invested in by building our home to meet and preserve the low residential character. Changing the character of our neighborhood will impact our homes value, put pressure on our small elementary school, our small library and other aged infrastructure. In addition, this proposed infill development will be 2 meters over the existing height of the adjacent home. This visual intrusion to the existing streets scape will cause negative impacts to nearby residents.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Patrick
Last name (required)	Mahaffey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am a resident of Hounsfeld Hts and I strongly support the proposed 3 infill houses on 10 Avenue. The community's density is far too low for its inner city location and the entire community should be zoned to a higher density. The community association, which opposes this development, needs to stop being so selfish.
---	--



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Mark
Last name (required)	Wright
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

I'm writing to express my deep concern with the application to re-zone two lots (1922 / 1924 10th Avenue) in my neighbourhood so they can be divided into 3. In my almost 30 years as an area resident I have never seen an issue attract greater opposition from residents. I hope you can support the overwhelming request of area residents and vote to reject the application, particularly when the original property was already divided into two and there does not appear to be any benefit from further dividing the land. Here's a few additional specific comments for consideration:

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 going through the process in the past that this is always a major concern for the City – this application was previously rejected by a Council vote in July 2020 and there are no substantive changes that warrant consideration.

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 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 change be approved, the character of the community is forever changed. Maintaining the variety of zoning throughout the City provides options for

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

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 21, 2021

Page 18

7:27:42 PM



Public Submission

City Clerk's Office

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 Hounsfeld 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 Hounsfeld 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 Mal



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Wes
Last name (required)	Mundy
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

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

Please do not approve the subdivision proposed for 1922 1924 10 Ave NW. There is no justification for this higher density triplex project proposed in this neighbourhood. This would set a precedent for both Hounsfield Heights and Briar Hill and any future development could site this project. Currently my neighbourhood is single family homes and has no duplex or triplex developments. Calgary has a variety of neighbourhoods in the wider surrounding areas for high-density developments. This proposed triplex development clearly violates the HH-BH area Redevelopment plan, in particular Sec 1.3.5 "Ensure that new development is harmonious with the neighbourhood's traditional character", and Sec 2.1.3.4 "Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area". There are currently no 30 foot or 35 foot lots anywhere in the neighbourhood. The precedent of this proposed subdivision will lead to more of these type of developments throughout the community and that would be a tragedy. The development was already refused in July 2020 and nothing has changed to justify allowing it this time.

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 22, 2021
Page 20
8:24:31 AM



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Birgit
Last name (required)	Kostera
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am strongly opposed to 3 homes being built in a previous single dwelling lot. This not only affects the community aesthetically but causes all surrounding residents to lose value in their properties. The proposed developments are higher therefore affecting the views and general appeal of the neighbourhood. Please stop this development as it is not in the interest of the many residents in this area.
---	---



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Charlene
Last name (required)	Kowalchuk
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

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

I am opposed to the subject redevelopment proposal for the Hounsfield Heights/Briar Hill Community (HH-BH). The proposal was rejected in 2020 and this re-proposal sets precedent contrary to the HH-BH Area Redevelopment Plan, specifically Sec. 1.3, 1.3.2, 1.3.3, 1.3.5, Page 7, Sec. 2.1.3.1, 2.1.3.4 and Page 33. In addition, this re-proposal falsely states that the proposed three infills units is a modest increase from previous two homes but there was never more than one home on that property. It has also increased the unit heights by nearly two meters over the existing height of the adjacent home. Clearly this proposal is not in keeping with the HH-BH Community and should be rejected as was done in 2020. I have been a resident of this community for over 14 years and was drawn to it because of the very attractive and positive character (larger homes with unique architecture, inner city location, quiet and friendly neighbourhood) that still exists to this day - if this proposal is accepted, it would destroy this very character. HH-BH residents are paying significantly more property taxes as a premium to live in such a community and high-density re-development proposals will only significantly decrease the value of HH-BH properties by destroying the very fabric of the incentives and desires for people that want to buy and live in this area. The City made the right decision in 2020 concerning this proposal by standing firm on the HH-BH Area Redevelopment Plan and must continue to stand firm in order to assure citizens that this City is not swayed from its intent of building the best communities anywhere. Developers and citizens wishing to seek high-density living can look to other nearby communities (Hillhurst/West Hillhurst, Sunnyside, etc.).

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 23, 2021

Page 22

2:00:42 PM



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Kelly
Last name (required)	Kowalchuk
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

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

I am opposed to the subject redevelopment proposal for the Hounsfield Heights/Briar Hill Community (HH-BH). The proposal was rejected in 2020 and this re-proposal sets precedent contrary to the HH-BH Area Redevelopment Plan, specifically Sec. 1.3, 1.3.2, 1.3.3, 1.3.5, Page 7, Sec. 2.1.3.1, 2.1.3.4 and Page 33. In addition, this re-proposal falsely states that the proposed three infills units is a modest increase from previous two homes but there was never more than one home on that property. It has also increased the unit heights by nearly two meters over the existing height of the adjacent home. Clearly this proposal is not in keeping with the HH-BH Community and should be rejected as was done in 2020. I have been a resident of this community for over 14 years and was drawn to it because of the very attractive and positive character (larger homes with unique architecture, inner city location, quiet and friendly neighbourhood) that still exists to this day - if this proposal is accepted, it would destroy this very character. HH-BH residents are paying significantly more property taxes as a premium to live in such a community and high-density re-development proposals will only significantly decrease the value of HH-BH properties by destroying the very fabric of the incentives and desires for people that want to buy and live in this area. The City made the right decision in 2020 concerning this proposal by standing firm on the HH-BH Area Redevelopment Plan and must continue to stand firm in order to assure citizens that this City is not swayed from its intent of building the best communities anywhere. Developers and citizens wishing to seek high-density living can look to other nearby communities (Hillhurst/West Hillhurst, Sunnyside, etc.).

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 23, 2021

Page 23

1:58:36 PM



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Bradley

Last name (required) Decker

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

Public hearing item (required - max 75 characters) Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill

Date of meeting Jul 5, 2021

I am opposing this Amendment. I would appreciate the councils consideration of the communities wishes as opposed to the benefit of a single developer.

IF City council votes in their favor we will end up with:

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

- Three houses where one once stood on the corner of 10th ave and 10st. NW (note the other corner lot is up for sale on Briar Crescent so be sure developers will buy that up if this is approved and build infill lots there if this becomes precedent.
- They will remove all greenspace to allow for the houses. They actually said that by removing the greenery it will allow for better sight
- These will be 4 storey houses, 2 meters taller than the tallest house on the street in order to achieve the 3,300 square feet (not including basement) - so tall they need an elevator. The privacy, shadowing and overlooking issues this will cause for adjacent neighbours is unacceptable.
- They will set an abnormal precedence for infill lots in our neighborhood
- they will NOT be in context of the street with houses 7.79 meters in width (compared to the current 23m width homes just across the street)
- Their massing will be 39% of the lot size where most are only 25%. This does not include the patio they will build which increases the massing and doesn't take into account the height
- goes against our Local Area Redevelopment Plan (ARP) which is why they must get



Public Submission

City Clerk's Office

an amendment

- goes against the city's own municipal development plans which indicate "infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods" (MDP, Vol 1., s. 2.2.5)

Thanks for your review and I trust you will vote supporting the overall communities wishes.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Rob

Last name (required) Benincasa

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

Public hearing item (required -
max 75 characters) "Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill

Date of meeting

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

We are opposed to these changes in our neighbourhood ("Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1924 and 1922 10 AVE NW LOC2021-0032") . Going from one home to three is just pure greed on the developers, with NO CONSIDERATION for anyone else, because THEY dont live here!!

Thank you for your time,
Rob and Karen Benincasa

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Diane
Last name (required)	Woronuk
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

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

I am objecting to this kind of development in Houndsfield Heights/Briar Hill area for the reasons stated in the redevelopment plan: Section 1.3.3, Section 1.3.5, Section 2.1.3.1 as well as Page 7. This lot had previously only one house on it and they want to put on three houses in the same area. This area of the city does not need high density housing. We pay some of the highest property taxes in the city in this area and we expect to maintain the lifestyle that we currently enjoy.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Lee Ann

Last name (required) Neumann

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

Public hearing item (required - max 75 characters) Public Hearing: July 5, 2021: LOC2021-0032

Date of meeting Jul 5, 2021

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

Re: Subdivision at 1922/24 - 10 Ave. NW
The developer (Eagle Crest) has resubmitted a plan to develop three homes from a lot where there was one bungalow AND has increased the height of these homes by 2M (6 feet) which is significantly higher than the existing homes in the area and not in accordance with the existing landscape and streetscape. If approved this would set a dangerous precedent and is a state of non-compliance of the Hounsfield Heights Briar Hill Area Redevelopment Plan. Those sections of non-conformity are Sections 1.3, 1.3.2, 1.3.3, 1.3.5, 2.1.3.1, 2.1.3.4 and Pages 7 and 33.
The city needs to preserve the character and integrity of our historical community. Please reject/oppose this development.
Thank you.

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Margot

Last name (required) Pahl

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

Public hearing item (required - max 75 characters) Land Use Redesignation - LOC2021-0032

Date of meeting Jul 5, 2021

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

I am opposed to this application. Building 3 narrow infills on what was originally a single lot will create significant massing and negatively impact the adjacent homes. This subdivision application does not respect the general development heights within the community and sets a dangerous precedent for future development in the area. Please oppose this application. Thank you.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Jackie
Last name (required)	Hawkins
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	3 overly TALL houses where one was, what the heck are you trying to do to a historic beautiful neighborhood?? This is ridiculous and changes the neighborhood drastically and to its detriment. People live in this neighborhood because of the way it is. If you want to make huge dense homes, go to a neighborhood that includes that, don't change a LOW DENSITY NEIGHBORHOOD for the benefit of money hungry developers! Check the HH-BH redevelopment plan, its clear this does not comply!



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Chris

Last name (required) Juergens

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

Public hearing item (required - max 75 characters) Public Hearing: July 5, 2021: LOC2021-0032

Date of meeting Jul 5, 2021

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

Please pass on to the Calgary Planning Commission our complete and absolute rejection of the proposed Change of Land Use Designation from R-C1 to R-C1N for 1922/24 10th Ave. NW. Hounsfeld Heights and Briar Hill are beautiful and desirable neighborhoods because they have substantial lot sizes of at least 50ft width along the front curbside. These lots provide good separation between houses that gives the front yards excellent curb appeal and a nice open spacious feel to the backyards. There are many long-term owners that stay in these neighborhoods because of the larger lot widths and our real estate value and tax assessments also reflect the benefit of not having infills and other types of high-density housing.

There are other neighborhoods that already have many infills and other types of high-density housing and for people who desire this type of neighborhood that is the best choice for them. Having distinct neighborhoods with a variety of different styles of housing is not only a benefit to satisfying the tastes of individual homeowners but to the entire city because it makes for a more interesting and visually diverse landscape. Is the goal to make Calgary a city where every street and neighborhood are the same and consumers had no choice but to move out to acreages if they don't want to live in a high-density community with little or no useful outdoor space?

We currently enjoy spending a substantial amount of the spring and summer months in our backyard but if we had typical infills built on either side of our house rather than having open space and trees and gardens beside our backyard we would be staring at



Public Submission

City Clerk's Office

the side of a 2 or 3 story house that fills up almost all the entire adjacent backyard space and would generate unwanted shade for most of the day in the spring, summer and fall months. The front yards of typical infills are not just narrower but also not as deep because the developers need to reduce the setbacks to allow for enough space in these long narrow homes.

An additional problem with infill housing is street parking. Infills reduce the amount of curbside street parking by 50% per lot and also double the number of lots on a block which results in 4 times the parking density per lot. When you drive or walk in neighborhoods with infills the streets are always congested with parked vehicles, and this is not only a large nuisance for all the homeowners and their potential visitors but definitely reduces the curb appeal of the entire neigh



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Judy

Last name (required) Luc

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

Public hearing item (required -
max 75 characters) Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill

Date of meeting Jul 5, 2021

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

Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1924 and 1922 10 AVE NW LOC2021-0032

We are residents just 2 houses down from this proposal. We are writing to with concerns and recommend that these Applications be **denied** just as it was in June 2020 as this application has the same underlying issues.

We recognize the need for densification and have compromised with the doubling of the density at this location with the initial subdivision in 2018. The Developers then tried to further subdivide to 4 houses and now they are trying to do three – where one once stood.

We are not opposed to densification so long as they are sensible and aligned with current statutory documents. This one however does not. To further subdivide creates a number of other issues such as:

- The proposal is in violation of the City of Calgary (the “City”) Municipal Development Plan (“MDP”) and
- They are overtly contrary to the provisions of the Hounsfield Heights/Briar Hill Area Redevelopment Plan (“ARP”); to amend our ARP would be the first of it’s kind
- Proposals will require relaxations to the Land Use Bylaw 1P2007 (the “Land Use Bylaw”)
- They do not align with the context of the streetscape and create traffic safety concerns, slope concerns, privacy and overshadowing concerns for the adjacent neighbors

As a result we feel that we have compromised by allowing the doubling the density on the lot but now the applicants not only want to triple the number of houses previously there but also destroy the current greenspace including wiping out the slope (15 degrees), tower over the rest of the streetscape by ~2 meters, develop 3 houses that are not contextually aligned to the rest of the street. We strongly recommend that Councilors vote for the residents of the community and their own development policies.

Background

Community ARPs compliment the MDP, City Council enacts them as statutory plans, and they provide the community specific guidelines for redevelopment. The MDP clearly states that, “in areas where an approved ASP or ARP is in effect when making land use decisions, the specific **policies and design guidelines** of that plan **will continue to provide direction**” (MDP, Vol. 1, s. 1.4.6). City Council enacted the Hounsfield Heights/Briar Hill ARP in 1989 and amended it as recently as 2017. The Hounsfield Heights/Briar Hill ARP remains a valid and applicable statutory plan, which provides the guidelines for development decisions with respect to the Properties and the Applications. The Hounsfield Heights/Briar Hill ARP cannot be overlooked until such time as it is repealed or replaced.

The Hounsfield Heights/Briar Hill ARP holds specifically:

2.1.3.2 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 there has been only one successful amendment which did not actually result in a redevelopment because the residents had to take it to court as a civil matter (courts siding that restrictive covenants are legally binding). It is unfortunate that City Council does not take into account the restrictive covenants put onto these lands and we understand why, but that leaves the onus on the residents to take the matter into the courts. Fortunately, in the case of 1616 – 11 Ave NW the courts ruled in their favor and upheld the RC. This lot also has a restrictive covenant that restricts the development of more than ONE home on the lot (currently the city planners are permitting them to build two). It would be unfortunate for this case to also be led to the courts to settle the matter.

There are not a lot of these neighborhoods left in the city and to approve this would lead to its destruction.

Application is not in context for the street and not in agreement with ARP

The goals of densification are a part of the MDP's objectives. For example, one of the city-wide policies instituted by the MDP is to maintain the strength of residential neighbourhoods through redevelopment. However, the City must promote "infilling that is **sensitive, compatible and complementary** to the existing physical patterns and character of neighbourhoods" (MDP, Vol 1., s. 2.2.5).

This includes encouraging, "growth and change in lowdensity neighbourhoods through development and redevelopment that is **similar in scale and built form**" and by encouraging "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**" (MDP, Vol 1, s. 2.2.5 (a) & (c)).

In line with the MDP, the Hounsfield Heights/Briar Hill ARP holds specifically:

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**. Further, the Hounsfield Heights/Briar Hill ARP reaffirms the Inner City Plan 1979 "Conservation Policy", which identified Hounsfield Heights as a conservation area and held, "The intent within areas designated for conservation is to **retain the existing character and quality of the area**. These areas should function as stable family residential neighborhoods. **Portions of such areas should be preserved** (protected from more intensive development), other parts may accept some new development so long as it respects and enhances the existing fabric of the community."

The Initial Subdivision was suitable pursuant to the MDP and the ARP. It represented a sensitive and contextually appropriate densification of the land. Notably, it did not involve redesignation of existing low density residential to other higher density residential as the Properties remain R-C1. Predominantly the land use in the community is R-C1, with single-family detached homes on 50-foot (15-metre) lots. That notwithstanding, the Hounsfield Heights/Briar Hill community also has a variety of housing choices and land use options. For example, among other things, there is a node

of R-C2 parcels on the block to the South of the Davis' Home. Further south and west from there is a block of parcels that are all designated R-C1N. Additionally, there are multi-residential units in the southeastern portion of the community. In short, the housing stock, as it exists, offers a variety of land uses and homes in a variety of price ranges.

10th Avenue is a small, secluded street that contains a cluster of homes with lots of a minimum parcel width of 15 metres with some extending as wide as 23 metres.

Granting the Applications would introduce three lots that are disproportionate compared to the other homes currently on 10th Avenue. We currently reside in a 1000 square foot bungalow with a lot coverage of 24% on 15m width lot.



The Proposed Properties would have a width 7.79, 8.09 and 9,07 meters . Lot coverage of over 35% and a minimum of 2,772 square feet. To accommodate the applicant proposes that the houses to be 2 meters higher than any building on 10th ave. requiring an elevator built in to get up and down all 4 stories.

TABLE 1 SITE + LOT STATISTICS

	SITE AREA	LOT WIDTH	PARCEL COVERAGE	HEIGHT	DWELLING SIZE	PARKING STALLS
EXISTING RC-1 REGULATIONS	min. 330 sq. m. 3,550 sq. ft.	min. 12m	45%	max. 10m	n/a	2 Stalls
PROPOSED RC-1N REGULATIONS	min. 233 sq. m. 2,500 sq. ft.	min. 7.5m	50%	max. 10m	n/a	2 Stalls
PROPOSED DWELLING 1	275.0 sq. m. 2,959.9 sq. ft.	± 9.1m	38.6%	7.1m	2,772.9 sq.ft. excluding basement	2+ Stalls
PROPOSED DWELLING 2	342.4 sq. m. 3,685.2 sq. ft.	± 10.7m	35.5%	6.6m	3,253.8 sq.ft. excluding basement	2+ Stalls
PROPOSED DWELLING 3	335.3 sq. m. 3,609.4 sq. ft.	± 10.7m	36.4%	6.6m	3,265.7 sq.ft. excluding basement	2+ Stalls

As above, the MDP specifies that the specific policies and design guidelines of the Hounsfield Heights/Briar Hill ARP continue to provide direction. The Hounsfield Heights/Briar Hill ARP holds specifically that the “Low Density Residential Housing Guidelines for Established Communities” shall be considered (the “Low Density Guidelines”). The Low Density Guidelines were brought inline with the Land Use Bylaw in July 2010 and remain relevant and applicable considerations to all development proposed in the developed areas of Calgary. The Low Density Guidelines specifically state, A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the new residential development project. [...] New development may reference both the street and the broader community context. The immediate street context represents the most important or primary reference when designing a new development. (Low Density Guidelines, pp.15-16)

While the MDP seeks to provide for a multiplicity of land use types, housing options, and densification, it does so with a keen attention to contextually appropriate developments. As stated, “[a]ttention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment” (MDP, Vol 1, s. 2.3.2). Introducing these disproportionately smaller lots and structures, positioned in *much* closer proximity to one another than the other homes, will not be in context to the street and are not appropriate for this small secluded avenue in the community.

The community members of Hounsfield Heights/Briar Hill and City Council have captured the desire for this area to remain R-C1 in the Hounsfield Heights/Briar Hill ARP. Only sensitive, compatible and complementary development should take place. The Applications are none of those things.

No Lane Access, Increased Front Driveways, and Destruction of Existing Boulevard

The Properties have no lane access. As part of granting the Initial Subdivision, the City required that the owner grant a mutual access easement between the two Properties in order to allow for a single shared driveway. This suggests that even as it stands, with only the two parcels, there are problems associated with front driveways and site access.



The front boulevard on the Properties contains a variety of plants, including mature trees. These green spaces have been home to deer, rabbits, quail, and coyotes.

The properties that run across 10th Avenue, including the sloped boulevards on the north side, act as a corridor for the wild life that come from the West Hillhurst off-leash area as they pass through to Hounsfeld Heights Park, Riley Park, and onwards throughout the river valley. This natural site forms part of an overall matrix and deserves protection (MDP, Vol 1, s.2.6.4).

- The Properties are sloped lots on the edge of an escarpment with, at least, a slope of 15 degrees;
- There is insufficient land to allow for bylaw-compliant parcels in the end result;
- The Properties are adjacent to 19th Street; and,
- The boulevard and existing site have on them a number of mature trees and flora.

In reviewing the relevant guidelines, and the Land Use Bylaw, is it apparent that the Properties will not create compatible and compliant parcels. Though the Land Use Bylaw allows for relaxations, relaxations are not appropriate in the circumstances. The Land Use Bylaw Part 2, Division 4, section 31 only allows relaxations where, “the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties”. The stark contrast in scale and built form of the proposed properties will materially and negatively affect the value of the neighbouring properties. Further, the densification of these lots will reduce privacy, increase road traffic concerns, and overburden a small street with a significant influx of residents. These issues would be further exacerbated by secondary suites.

Specifically, we would draw your attention to the following:

The Low Density Guidelines hold that:

Front driveways and front garages are discouraged for the following reasons:

- Front driveways at the basement level require sloping driveways that are often visually incongruous on the street and often require retaining walls.
- Front driveways may result in front yards that are visually characterized by parked cars and do not promote a street-friendly appearance.
- Front driveways displace front setback area and boulevard landscaping:
- Natural landscaping such as grass, trees, planter beds, flower gardens and scrubs are replaced with hard surfaced materials such as asphalt or concrete

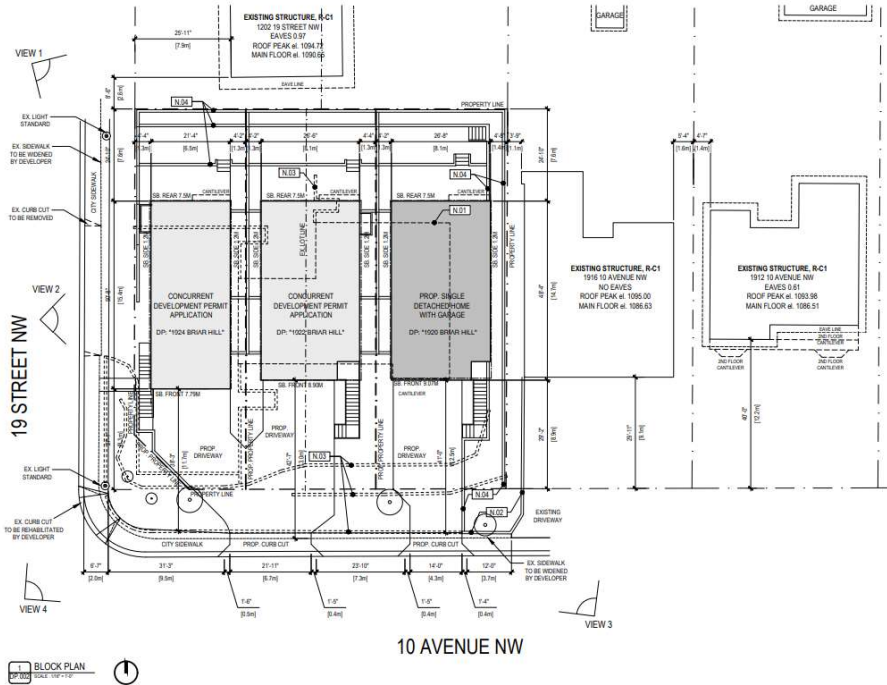
(Low Density Guidelines, pp. 22-23)

In short, front driveways, among other things, create risks to pedestrians, displace front setback area and boulevard landscaping, detract from the visual character of the street, sloping driveways require retaining walls, and they reduce on-street parking.

As these lots have no lane access, and the former driveway providing access to 19th Street having been removed, the city will be required to grant an encroachment across the boulevard and create three access points. Notably, the parcel furthest west among the Proposed Properties would cause a hazard during winter on icy roads to turn into 10th Ave and literally whip a U turn to get into their driveway safely barring no other vehicles, pedestrians or bikers on the road. The excavation and destruction of the existing boulevard to accommodate that many front driveways and garages would irreparably change the site and would effectively create a concrete parking lot at the front of the Proposed Properties, contrary to the MDP.

The MDP specifically contemplates that planning policies should be implemented in such a way that they “[d]ecrease impervious surfaces by minimizing development on undisturbed and agricultural lands” (Vol 1. 2.6.3 (e)). Development should utilities “natural features (drainage and vegetation patterns) to increase onsite infiltration and minimize runoff” (Vol 1. 2.6.3(f)(iii)). And when considering changes, impervious cover and surfaces should be reduced by limiting the land required for vehicles, including parking lots, driveways, streets and directing runoff from impervious areas using appropriate stormwater source control best management practices” (Vol 1.2.6.3(f)(iii)).

See below the image taken from the Applicants own plans and photos that show just how impervious it will be. And note they have cut off the property lines of the adjacent neighbors on 10th Ave which would have further demonstrated the contrast.



GENERAL NOTES

- #1 FOR LOCATION OF EXTERIOR OPENING, REFER TO SITE PLAN (DP 001 DESIG 1)
- #2 CITY SIDEWALK TO BE RECONSTRUCTED BY DEVELOPER (REFER TO DP 001)
- #3 CHANGES TO PROPERTY LINE TO BE COORDINATED WITH AND FINALIZED BY SURVEYOR THROUGH SUBDIVISION PROCESS

SHEET NOTES

- N.R1** EXISTING STRUCTURE TO BE REMOVED
- N.R2** EXISTING RETAINING WALL TO REMAIN
- N.R3** EXISTING RETAINING WALL TO BE REMOVED
- N.N1** PROPOSED RETAINING WALL



VIEW 1 - NW CORNER



VIEW 2 - W VIEW



Further, given the slope of the land, and the amount of each of them that would be covered by impervious surfaces, it is also uncertain if the existing storm water infrastructure will be sufficient to appropriately handle the increased surface water run-off load. The neighbouring property to the south, and the stability of the slope itself, may be at risk of flooding and/or erosion.

Sloped Lots and the CPC’s Policies

Granting the Applications will require the destruction of a slope, a natural site, and several mature trees and shrubs on public lands. To accommodate the structures, and as discussed above, to provide site access, the Developer will have to, at a minimum, carve out driveways that extend doublewide after they enter onto the parcels. As stated in the MDP, “[a]ll land use and transportation planning and development should seek to conserve and protect ecosystems” (MDP, Vol. 1, s. 2.6(a)). The MDP holds specifically that it is intended to incorporate the principles of green infrastructure, which seek to:

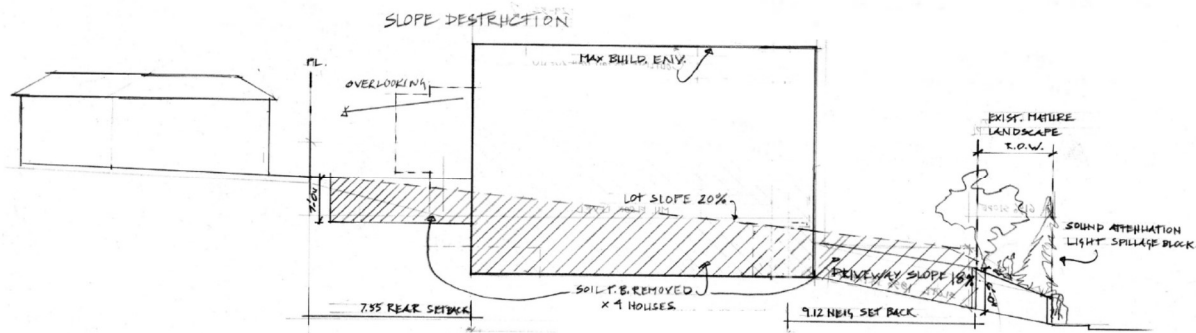
- i. Support the ecosystem first – conserving the natural green elements is the priority;
 - ii. Use resources efficiently;
 - iii. Mimic nature through engineered green systems to reduce the impact on the ecosystem;
- and,
- iv. Improve the aesthetic (visual) quality and sense of place of all communities and

landscapes. (MDP, Vol 1, s. 2.6.1)

This includes “identify[ing] and protect[ing] strategic parcels, blocks, and corridors that increase ecosystem connectivity” (MDP, Vol 1, 2.6.1), and “[a]ddress[ing] critical ecological characteristics such as **steep slopes** and **permeable soils** as part of optimal site design” (MDP, Vol 1, 2.6.2 (d)). “Unique environmental features such as **mature streetscapes**, rivers and **escarpments**” should be protected (MDP, Vol 1. 2.6.4, (d)). It goes without saying that preserving trees *and* shrubs on public lands is a high priority for the City (for example, MDP, Vol 1. 2.6.4, z (i), and Vol 1. 2.6.4,(aa)). The Applications conflict with these policy objectives. Further, in April 2006 City Council approved, and in March 2009 made effective, the recommendations of the CPC to direct development and subdivision of sloped lots. The Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Policy LUP008 (“Slope Development Guidelines”) applies in the circumstances (s. 5.0), was in fact developed by the CPC, and supports the refusal of the Applications. The Slope Development Guidelines provide the methodology, process and tools for the conservation of natural features that may otherwise be developed and are not protected under existing policies and legislation. Though not a statutory document the CPC expects that the policy will be respected. Similar concerns regarding protecting the natural character of an escarpment are contained the in the Low Density Guidelines (pp. 40-41).

Slopes “between 15% and 33% may be developed where the integrity of the existing slope is retained; however, the applicant **shall** demonstrate, through a slope stability analysis and creative design solutions that risks to public safety can be mitigated” (s 4.2). As discussed above the site of the Properties is on the edge of an escarpment and accordingly has an overall slope of at least 15 degrees. To the Homeowners’ knowledge, and after having asked you in a meeting held on November 15, 2019, there has been no slope stability report conducted in relation to the Properties. A slope stability analysis must be done in order to assess whether the sites can even support development in the first place. This is a risk to public safety and not something that the City should overlook.

The Slope Development Guidelines also set out a number of recommendations. For example, new development should complement the existing topography and the natural environment and slopes constructed to accommodate the built form of a dwelling should complement existing grades, must comply with Lot Grading Bylaw 32M2004, and all City of Calgary grading and geotechnical standards” (s. 6.3 & 6.4). Grading shall be designed to minimize the amount of excavation and filling required and creating large flat terraces in order to expand the developable area is discouraged (Appendix A, s. 1.3.1 & 1.3.3).



See this example of the significant destruction that may occur to the slope in order to accommodate the Proposed Properties.

Given the substantial degradation of the slope that may take place to accommodate the driveways and site access on these Proposed Properties, it is unclear how the Developer will comply with these guidelines. Additionally, the Applicant suggests that, if approved, the backyards of the Proposed Properties will be excavated, made flat, and abut an approximately 2.4m (8 feet) high retaining wall at the rear of the parcels. This is something that is precisely discouraged in the Slope Development Guidelines (see Appendix A, s.1.3.3).

Other Concerns

The Applications raise the following other concerns:

Traffic Safety: Granting the Applications will introduce driveways adjacent to, and additional traffic at, a busy and already unsafe intersection. These items were not addressed in the traffic report.

- a. 19th Street is very steep. It curves at the bottom and people coming up the hill cannot be seen, or see, as they approach. Further, people come over the crest of the hill very suddenly without a line of sight. Hence why the City installed a permanent speed camera at that location in an attempt to slow traffic;
- b. When turning left onto 10th Ave when heading south on 19th Street, the driver would not be able to see a vehicle coming of the driveway;
- c. 19th Street has a bike and shared lane, Bikers will therefore also be subject to the increased traffic and everything that comes with it;
- d. People going to and from the dog park often park on 10th Ave and cross 19th Street at this intersection;
- e. Pedestrians often use this pathway (both along 19th Street and 10 Ave) to access Queen E, the Community Centre and Rink, the Pool, and Bethany Care – but it is difficult to see pedestrians walking down the avenue when backing out of driveways;
- f. Winter driving on both 19th Street and 10 Ave is dangerous;

Civic works commissioned their own traffic report however

- The report states that 19th street is a low volume road from data taken in 2015 however it does not take into account all the densification happening along 19th St. Including a 50 unit development where 3 household sat – from this same Applicant if I understand correctly.
- The way the vehicles will safely enter and exit their driveways is disingenuous; it does not take into account winter driving conditions, other vehicles, bikes or pedestrians on the road

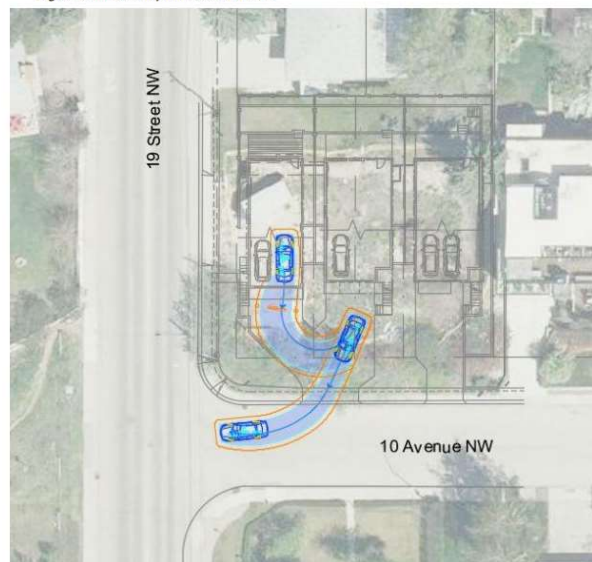
Figure 6: Inbound movement to Western House



This indicates that the movement can be undertaken without any constraints.

- The residents will not drive up onto their neighbours driveway to exit they will back out like a typical person would adding to risk to pedestrian and oncoming traffic on 10th ave (which is heavy during shift change at the Bethany Center). Even if the westerly house did this to reduce risk, what is the easterly house to do?

Figure 7: Outbound from Western House



This indicates that the movement can be undertaken without any constraints.



The staff at Bethany Center predominately take 10th ave West bound to exit their parking lots as there is no left turn on 9 ave. Making that particular intersection very busy during shift change.

In short, the introduction of additional traffic in this spot will only exacerbate an already dangerous intersection.

Privacy and Shadowing

The privacy of adjacent residences and their access to sunlight is important. With these 3 towering new buildings of 4 storeys they will be dramatically negatively impacted with overlooking, over shadowing and not to mention their views.

When the new infill building extends beyond the front or rear of an adjacent structure, privacy is often affected through overlooking. Second and third Storey balconies will cause overlooking problems to neighboring properties. Given that there is no lane on the proposed properties the windows and balconies will inevitably placed in close proximity to and oriented towards neighboring yards.

This is particularly egregious given the proximity of 1202 19th Street to the north. See the picture below before the demolition of the former home and Subdivision. There will be 3 stories on 3 houses just south of this home.



In conclusion for the many reasons above we implore you to vote against this development once again. The community has already conceded to doubling the density – by allowing this would just create more relaxations, amendments and possibly a court case which would not be in any parties' favor.

Sincerely,

Judy Luc
Resident of Hounsfield Height / Briar Hill



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	SJ
Last name (required)	Bryan
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing:July 5,2021:LOC2021-0032
Date of meeting	Jul 5, 2021

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

The city is only looking at the taxes for this proposed 3 story infills that replace a single bungalow. The location is precariously on the top of crest of hill. Increased traffic collision/danger from new residence accessing 19 Street & 10 Ave N.W. This area of 19st is just below the crest of the hill making it a blind intersection. These infills do not have access to an alley. They will have to have their city bins on street. Creating a visual restriction for traffic on 10ave and 19 Street.

Concern for the residence behind this proposed location. What guarantee will they have that their existing foundation will be intake due to slope of property. City does not seem to be concerned about that. With these points in mind it has a negative impact on the area.

If the city is looking at creating density for families. The price of these 3 infills will not be affordable for a low income family.

I hope the City will listen to its current residence of HH/BH and not just developers.

Thank you for your time.

Regards,
Sue Bryan

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Doris
Last name (required)	Rodgers
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached pdf document below

Doris Rodgers
1923 – 10 Avenue N.W.
Calgary Alberta T2N 1G4
June 25, 2021

RE: Public Hearing: July 5, 2021: LOC2021-0032

Public hearing item: "Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1924 and 1922 10 AVE NW"

I live at 1923 10th Avenue NW, kitty-corner to the proposed development. I strongly oppose both the Land Use Designation from R-C1 to R-C1N on this site and any amendments to our existing ARP to exempt this site from provisions of the HHHB-ARP.

In my 29 years living in Hounsfield Heights/Briar Hill, nothing has upset the community and the residents of 10th Avenue more than this application from Civic Works on behalf of Eagle Crest Construction. **There is no rationale for introducing aggressive infill development right in the middle of an R-C1 zoned community.**

In November 2019 a record number of residents attended a Community Meeting with Civic Works, Dale Calkins and Matt Rockley to voice our strong opposition (99%) to 4 infills on this site. In July 2020, the Community banded together again to oppose the new application for 3 infills on this site. (*The Developer maintains they went from 4 to 3 to appease the community but it was because the site wasn't big enough for 4 infills.*) We won – despite the fact that our own elected councillor voted against us. Here we are again in July 2021, fighting the same developer on an infill development that the community does not want.

The residents of 10th Avenue are not opposed to development/densification on this site. We would support a more modest proposal of 2 – 15 metre single family lots that would align with our ARP. The proposal we are presented with today – 3 massive 4-story infills, 2 metres higher than the tallest house on the street, on tiny 7 to 9 metre lots - is **contextually unacceptable**. It does not respect the character of our low density neighbourhood, it does not align with our ARP and would radically alter the existing streetscape of 10th Avenue's minimum parcel widths of 15 - 23 metres.

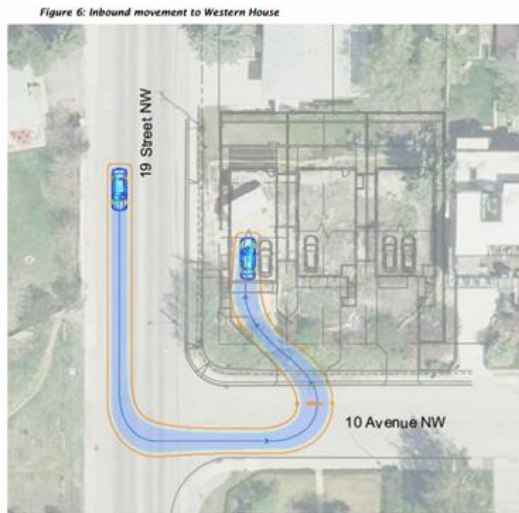
The Developer's claim that this is a modest increase in density from 2 homes to 3 is disingenuous. In actuality, this is a radical increase from 1 home to 3. There were never 2 homes on this site. From the residents' perspective this is a **big difference**.

This new pattern of high density development popping up along street corners on 19th Street – from Memorial Drive to 24th Avenue - is disturbing. Especially when developers totally disregard established patterns of development. Developers should not

have the power to amend our ARP and destroy the character of a-our heritage R-C1 zoned community to maximize profits.

More reasons to oppose this development:

Safety - This corner lot borders a very steep and dangerous section of 19th Street, just below the crest of the hill. There have been many accidents at this intersection involving southbound drivers colliding with cars making left turns onto or from 10th Avenue – particularly in icy conditions. The addition of 2 new driveways with cars backing out onto 10th Avenue or making U-turns from 19th Street into their driveways will only exacerbate the situation.



This indicates that the movement can be undertaken without any constraints.



This indicates that the movement can be undertaken without any constraints.

Garbage Bins – There is no back alley on this site and no access to 19th street. There will be 3 to 6 garbage bins lining 10th Ave on garbage days causing further congestion near a dangerous intersection.

Loss of Hillside and Greenspace - Developer has not addressed the loss of existing greenspace on this site by reducing much of the hillside to ground level and including a few strips of greenspace between driveways and sidewalks. This will provide stark contrast to the generous slopes, setbacks and greenspaces that line the north side of 10th Avenue.

Massing - Massing will be 39% of the lot size whereas most homes are only 25%. This does not include patio size or take into account building height.

Privacy and Shadowing - The privacy of adjacent residences and their access to sunlight will be greatly diminished by these 3 towering 4-story infills. Residents will be dramatically and negatively impacted with overlooking, over shadowing and obstruction of existing views. With no back lane on this site, windows and balconies will be placed in close proximity to and oriented towards neighbouring yards. This is particularly egregious given the proximity of 1202 19th Street to the north. See the picture below before the demolition of the former home and subdivision. There will be 3 – 4 story infills just south of this home.



I request that you please vote no this development proposal. It disregards the concerns of the community, our existing Local Area Redevelopment Plan and the City’s own Municipal Development Plans which promote “infilling that is **sensitive, compatible and complementary** to the existing physical patterns and character of neighbourhoods” (MDP, Vol 1., s. 2.2.5)

Sincerely,

Doris Rodgers

***PLEASE NOTE: I WISH TO SPEAK IN PERSON AT THE PUBLIC HEARING**



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Elizabeth

Last name (required) Atkinson

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

Public hearing item (required - max 75 characters) Policy Amendment and Land Use Amendment in Hounsfeld Heights / Briar Hill

Date of meeting Jul 5, 2021

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

Hello,
We are writing to express our continued strong opposition to this subdivision and development plan.
Firstly, the current ARP is in force until a new Local Area Plan is developed. Proposals should not get ahead of a process to develop Local Area Plans WITH the communities. We are not opposed to all density increases, but continue to oppose "density anywhere at any price" without consideration of the existing residents and the environment, beauty, and character of the community.
Secondly, this development was turned down last summer. As discussed then, the proposed plan does not allow enough space for gardens and trees, and other practicalities like bins and snow clearing, and the new plan clearly illustrates how it does not fit in context with the adjacent homes. The developer, then and now, portrays the development as a modest increase from two houses to three when there have never been two homes on the site – it is actually replacing one original bungalow with three large narrow modern homes.
And now, in addition to the basic lot width and coverage issues, the new "current proposal" is worse! It is taller and unabashedly four stories in height, and thus shows ABSOLUTELY NO consideration for fitting with the adjacent homes. It will stick out "like a sore thumb" at the entrance to our community. This is ridiculous – THE NEED FOR DENSITY CAN NOT BE USED TO DEFEND THIS HEIGHT AND LACK OF CONTEXTUAL FIT! This would set a VERY dangerous precedent for our community – imagine what those narrow tall homes would look like next to a bungalow, including the

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 26, 2021
Page 51
8:36:35 AM



Public Submission

City Clerk's Office

bungalows to the north and south. Context, shading, privacy etc. used to matter when approving developments. It is time to restore that respect!!

It feels as if the developer is punishing the community for standing up to them, by submitting an even less respectful proposal. Also, the developer is using the land to store materials for their project in West Hillhurst on 19th Street - two neighbours witnessed material being moved to this site from the other site and have pictures. The community is not being shown respect by the developer.

Please turn down this even worse current proposal, and make developers keep some contextual consideration of the existing community. Please respect the strong opinion of the community, and allow the open discussion and debate the Guidebook and the LAP process in the upcoming election.

Sincerely, Elizabeth Atkinson and Michael Perkins



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Darren
Last name (required)	Pearson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Public Hearing July 5, 2021: LOC2021-0032

City Clerk's Office, City Hall

City of Calgary

Mail Code #8007,

PO Box 2100, Postal Station 'M'

Calgary, AB

T2P 2M5

**RE: Proposed Land Use Resignation - LOC2021-0032 (1922 and 1924 - 10th Ave NW)
Development applications: DP2021-1312, DP2021-1336 and DP2021-1337**

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

I am writing to express my strong opposition to the Land Use Re-designation 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.

As owners of a property in Hounsfield Heights - Briar Hill area, and residents of the community for almost 30 years, we are writing to express our strong objection to the proposed land use re-designation application LOC2021-0032, as well as the concurrent development applications. The proposal is essentially a re-do of the previous application for the same site (July 20, 2020), rejected by Council and strenuously opposed by the community and its residents.

I find the new revised planning/development application to be disingenuous at best, it states a modest increase from two houses to three houses. There never were two houses on this property, only one, this is an increase of one house to three houses. Historically, on our block there have been 10 houses, so an increase from 10 houses to 12 houses, a 20% increase, this is not a modest increase.

Mention is made as to the Restrictive Covenant on title (1950) that they meet the stipulations of one single detached dwelling on each lot. I believe this stipulation applies to the original two lots, one of which has an existing house, allowing only one more house to be built. The courts will have to decide as to the intent of the restrictive covenant.

I have concerns regarding the transportation review, Traffic counts were sourced from the City of Calgary's CALTRACs website. A count from April 25, 2016. This data indicates that 10th Avenue NW is a low volume road with approximately 90 vehicles per day and 19th Street is a

moderate volume road with approximately 4,600 vehicle per day. This does not take into consideration the massive densification within approximately a 2 km radius. On 24th Avenue between 19th Street and Crow Child Trail NW approximately 248 new residences are slated to be built where approximately 62 homes are now, at 300% increase. On 19th Street and 2nd Avenue you have Eagle Crest's 19+2 development, a 51 unit five story building where 4 houses existed. Across the street you have Eagle Crest's Hillhurst boutique, a 24 unit development and nearby, the Savoy, a 55 unit complex where 7 houses existed. There are also many other condominium/townhouse developments along 19th St. between 16th Avenue and 24th Avenue Northwest where 1-2 houses have been replaced by 5-10 residences. Once these are completed, I believe at any given time traffic will be doubled if not tripled on 19th Street.

I believe the safety aspect of this intersection at 19th Street and 10th Avenue NW has been misrepresented, the sight triangle represented by the image from Civic works is not accurate. This is taken from their traffic review.

Fig 1.



The red triangle in the Fig.1 above represents the traffic sight triangle submitted by Civic Works, however, the black triangle represents actual sightlines. A vast difference, Civic Works talks

about removing vegetation to allow this traffic sightline to be achieved. As shown in Fig 2 below, no amount of vegetation removal will allow you to see over the brow of the hill.

I have included a few photos taken Mar 31.2021 to illustrate this:

Fig 2



Fig 3



The backhoe that was conveniently parked on the street at approximately the northernmost point on their sight vision triangle above (northernmost blue car). It cannot be seen at all from the intersection. Also shown in figure 3 is that no amount of vegetation removed from the corner of this lot will allow you to see over the brow of the hill, which is suggested in the traffic report. Note the roofline of a southbound car is barely visible.

The City of Calgary has developed a set of standards with respect to residential driveway details. These standards address both operational issues (e.g., snow removal, storm water run-off within the road right-of-way), as well as safety issues (e.g., sightlines when backing out). I do not believe that any of these issues have been addressed at all. With the slope of the hill at this intersection, storm water, and more importantly winter/spring melt water from south facing driveways will have nowhere to go but down hill. This will create a very dangerous downhill skating rink at this intersection, as shown in figure 4

Fig 4



To quote from the city's LOW DENSITY HOUSING GUIDELINES (as Civic Works has mentioned many times):

It is important to respect the privacy of adjacent residences and their access to sunlight. When a new infill building extends beyond the rear of adjacent structures, privacy may be affected through overlooking. The excessive loss of the neighbour's privacy can generally be avoided through sensitive design. Windows and balconies should be carefully placed and oriented to face away from neighbouring yards to help protect their privacy. Second storey balconies, at the rear of a home, if they cause over-viewing problems to neighbouring properties, should be avoided. Homes on escarpments should be sited and designed sensitively to avoid undue overlooking.

Privacy and Shadowing

The privacy of adjacent residences and their access to sunlight is important. With these 3 towering new buildings of 4 storeys they will be dramatically negatively impacted with overlooking, over shadowing and not to mention their views.

The adjacent home to the North of long-time residents (40+years) of HH-BH will be severely impacted. They have renovated their house with two south facing bay windows and a south facing deck to enjoy a beautiful South view. This view will be gone, they will be looking squarely at the back of a three houses from both their windows and deck, as shown in figure 5

Fig 5.



Again to quote from the LOW DENSITY HOUSING GUIDELINES

While new developments must respect the character of their surroundings, they need not necessarily mimic or imitate styles of the past. The emphasis is on responsive design rather than on conformity. Roof lines, facades, windows, elevations, and materials are all examples of elements which can be used singularly or in combination to respond to the context. When assessing a development, it is important not to focus too narrowly on the individual design, but to consider the new project's contribution to the overall street and community context. Development with design qualities that make a special contribution to the neighbourhood should be encouraged.

New development may reference both the street and the broader community context. The immediate street context represents the most important or primary reference when designing a new development. The community context represents a secondary context and is a useful reference when no consistent streetscape exists.

This spot land use redesignation is in stark opposition to the desires of neighbours on the street and the HH-BH community at large

Therefore, we ask that this re-designation application be rejected, along with the concurrent subdivision and development applications.

Sincerely:

Darren Pearson

Longtime resident of HH-BH

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Teresa

Last name (required) Tudda

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

Public hearing item (required - max 75 characters) Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill

Date of meeting Jul 5, 2021

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

SENT ON BEHALF OF TERESA TUDDA

Teresa Tudda
1925 – 10 Avenue N.W.
Calgary Alberta T2N 1G4
June 25, 2021

RE: Public Hearing: July 5, 2021: LOC2021-0032

Public hearing item: "Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1924 and 1922 10 AVE NW

My family has lived at 1925 10 Avenue for over 3 decades. We chose to live here for the large lots, beautiful views and greenspaces. My home is directly across the street from the proposed development and if approved will radically change the streetscape, character and livability of my street. I strongly oppose both the Land Use Designation from R-C1 to R-C1N on this site and the amendment to our existing ARP to exempt this site from provisions of the HHBH-ARP.

The developer says this is a modest increase in density from 2 homes to 3. But it is a radical increase from 1 home to 3. There were never 2 homes on this site. **3 massive 4 storey infills on tiny lots do not fit in with the existing community makeup under the ARP guidelines which we are still operating under.** 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”.

I am not opposed to development on this site. **I would be agreeable to a more modest proposal of 2 – 50 foot single family homes on this property.** Developers should not have the power to amend our ARP and destroy the character of our heritage R-C1 zoned community to maximize profits. I and my neighbors and the HHBH Community Association wish to protect the character of HHBH and to retain our ability to object to increased density in locations where it is not appropriate. Please respect the concerns of this community and its ARP and REJECT these development applications.

Sincerely,
Teresa Tudda



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Robert
Last name (required)	Mc Laughlin
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032 Subdivision 1922 /24 10 Ave NW Calgary
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear Councillors</p> <p>We're long time residents of Hounsfield Heights</p> <p>We wish to place on record our strong objection to the reapplication by Civic Works on behalf of Eagle Crest Construction for the proposed subdivision of the afore mentioned lot which would see the change from a single home to 3 individual homes on that site. It is our belief that this would constitute a drastic change from the current R-C1 to an R-C1N designation and is definitely NOT be congruent with our vision for our neighbourhood.</p> <p>We therefore recommend that this reapplication be denied.</p> <p>Thank You</p>
---	--



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Maureen

Last name (required) Harper

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

Public hearing item (required - max 75 characters) Public Hearing: July 5, 2021: 2021-0032LOC

Date of meeting Jul 5, 2021

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

Regarding "Public Hearing: July 5, 2021: LOC2021-0032 As a homeowner in Briar Hill (in home owned by my family since 1953), I object to the developer request to build 3 homes on a site previously designated for the construction of 2 where 1 home once stood. For the developer to say this is a modest increase from 2 to 3 is totally disingenuous - the greed factor from 1 home to 3 is unacceptable. In the HH/BH Redevelopment Plan, Briar Hill is designated as an "attractive low density... neighbourhood" where "new development is harmonious with the neighbourhood's traditional character", "...retain existing land use designations, preserve low density residential " character, where "re-subdivision of existing lots should respect the general development and sub-division pattern ..." and where it is pointed out that "In fill developments ...can constitute a visual intrusion to the established streetscapes and may cause negative environmental impacts to nearby residents." The expansion to 3 lots breaks every aspect of the Briar Hill development plan. Increased density is important, so 2 lots is acceptable on such a large lot. Three is NOT acceptable. Nor is increasing the height of the new homes 2 M above the existing homes. My original home is already impacted by a new home built to the south which impedes sun exposure and my desire to install solar panels. 2 M above that is a visual eyesore. Stop the obvious greed and disregard for an older, established community that has already been impacted by new construction. Three lots will be opening the degradation of Briar Hill up and start a change to degrade much of what Briar Hill is loved for. Lower the height and reduce the application to 2 lots.

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 27, 2021

Page 63

5:54:51 PM



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Kiran
Last name (required)	Sandhu
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Would like to oppose the Land Use Designation from R-C1 to R-C1N to build 3 homes at 1922/24 10 Ave NW



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	John
Last name (required)	Banman
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing: July 5, 2021: LOC2021-0032
Date of meeting	Jul 5, 2021

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

To Whom It May Concern

**RE: Proposed ARP amendment for Land Use Redesignation – LOC2021-0032
(1922 & 1924 10 Ave NW)
Calgary Planning Commission
Mr. / Madame Chair / Your Worship and fellow Councillors,**

Our names are John and Mary Banman. we are writing to express our strong objection to the proposed land use re-designation application LOC2021-0032, as well as the concurrent development applications. The proposal is essentially a re-do of the previous application for the same site (July 20, 2020), rejected by Council and strenuously opposed by the community and its residents.

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 and 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. **We are very disappointed that our elected representative sides with big development amidst overwhelming community opposition.**

To quote from the city's LOW DENSITY HOUSING GUIDELINES:

It is important to respect the privacy of adjacent residences and their access to sunlight. When a new infill building extends beyond the rear of adjacent structures, privacy may be affected through overlooking. The excessive loss of the neighbour's privacy can generally be avoided through sensitive design. Windows and balconies should be carefully placed and oriented to face away from neighbouring yards to help protect their privacy. Second storey balconies, at the rear of a home, if

they cause over-viewing problems to neighbouring properties, should be avoided. Homes on escarpments should be sited and designed sensitively to avoid undue overlooking.

Privacy and Shadowing

The privacy of adjacent residences and their access to sunlight is important. With these 3 towering new buildings of 4 storeys they will be dramatically negatively impacted with overlooking, over shadowing and not to mention their views.



The adjacent home to the North of long-time residents (40+years) of HH-BH will be severely impacted. They have two south facing bay windows and a south facing deck to enjoy a beautiful South view. This view will be gone, they will be looking squarely at the back of a three houses from both their windows and deck.



We would also like to make council 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 19th 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.**

Please respect the concerns of this community and its ARP and therefore REJECT this land use redesignation application and its associated and concurrent subdivision and development applications.

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



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Nicole
Last name (required)	Paterson
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOW2021-0032
Date of meeting	Jul 5, 2021

We write to communicate concerns we have over the applications. We are the homeowners of the adjacent property. We recently purchased our home specifically in this area as we strongly desired a community that was low density, safe and preserved the natural environment. We moved from a neighbourhood that had not maintained any of the above and have experienced the impact that has on the community and environment. The following reasons the applications should be refused:

- I. The Applications are contrary to City of Calgary (the "City") Municipal Development Plan ("MDP") and do not align with the provisions of the Hounsfield Heights/Briar Hill Area Redevelopment Plan ("ARP").
- II. The application will require relaxations to the Land Use Bylaw 1P2007 (the "Land Use Bylaw").
- III. The applications seek to introduce contextually incompatible structures that plan to be higher than any dwelling on the street. Our property is currently the tallest dwelling on the street but as a single dwelling and one that has been built into the landscape that preserved mature greenery has maintained alignment with the character of the neighbourhood. Multiple dwellings that are taller and fully exposed on all sides will make the structures appear more imposing and out of place. We also wish to communicate concerns over the proposed height in regards to privacy as our house is constructed with multiple skylights.
- IV. The boulevard along 10 ave has a number of mature trees and flora which would be removed by the purposed driveways. Removal of this greenery will nega-

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

DISCLAIMER

1/2

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Jun 28, 2021

Page 70

8:21:27 AM



Public Submission

City Clerk's Office

tively influence the character of the neighbourhood and environment.

V. These lots will have significant detrimental effects on road safety as multiple cars would be utilizing the driveways at an already difficult but highly utilized intersection.

There have been multiple reasons outlined previously as to why these are inappropriate builds, all of which can not be captured in the allowed word count. This impact that this precedent would set to this neighbourhood is of significant consequence. The importance to our children and next generation must not be devalued, they should be able to experience neighbourhood/community environments. Calgary has already lost this in multiple neighbourhoods and will never recover from the damage done. Therefore these now unique communities are all the more important to preserve.

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Andrew

Last name (required) Newson

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

Public hearing item (required -
max 75 characters) Public Hearing July 5, 2021: LOC2021-0032

Date of meeting Jul 5, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters) I wish to speak in person to the Calgary City Council on July 5. I will have a 6 slide power point presentation that I will bring on a memory stick.

June 28, 2021

Calgary.ca/PublicSubmissions

Public Hearing: July 5, 2021: LOC2021-0032 (1922 & 1924 10 Ave NW)

I (Andrew C Newson) am an adjacent homeowner living at 1927 10th AV NW. This is directly opposite the new development at 1922 & 1924 10 AV NW.

I strongly OPPOSE the Land Use Designation application (**LOC2021-0032**) to amend/redesignate the above land from R-C1 to R-C1N.

I strongly OPPOSE the concurrent 3 Development Permit applications (DP2021-1312, DP2021-1336, DP2021-1337) for 3 single detached dwellings on these parcels.

1. These applications would result in a 3-FOLD INCREASE from the original single dwelling to three. The developer misleadingly focuses on a “fundamental increase of 1 single detached dwelling” (from 2 dwellings/lots to 3 dwellings/lots) (CivicWorks letter of 2021 Feb 26). Figure 1



**Developer maintains this is a modest increase in density from 2 homes to 3 but in actuality is a radical increase from 1 home to 3. There were never 2 homes on this site.*

Figure 1

2. The current HHH Area Redevelopment Plan (ARP) clearly states that any development should “...retain existing land use designations, preserve low density residential character...” (page 7) and

“...should respect the general development and subdivision pattern of the adjacent area...” (section 2.1.3.4). Similar statements are made in numerous sections of this ARP.

3. The process of creating the Riley Communities LAP has been paused since early 2019. Therefore, the current ARP is the document that should officially guide us at present.
4. At the 2020 July 20 City Council meeting, this same Land Use amendment application (LOC2019-0160) from R-C1 to R-C1N was REJECTED. In addition, the amendment of the HHBH ARP to allow the Land Use amendment was also REJECTED.
5. The 3 Development Permit applications above are not contextually sensitive with respect to size of parcel, density and building height.
6. The total height of the 3 dwellings has been increased approximately 2 metres, such that all 3 buildings would be higher than any other existing dwelling on 10th Ave. This will impact 1927 10th Ave more than any other, because it is directly opposite on 10th Ave. Figure 2

- Looking North from inside my house at 1927 10th AV NW
- 1150 square feet

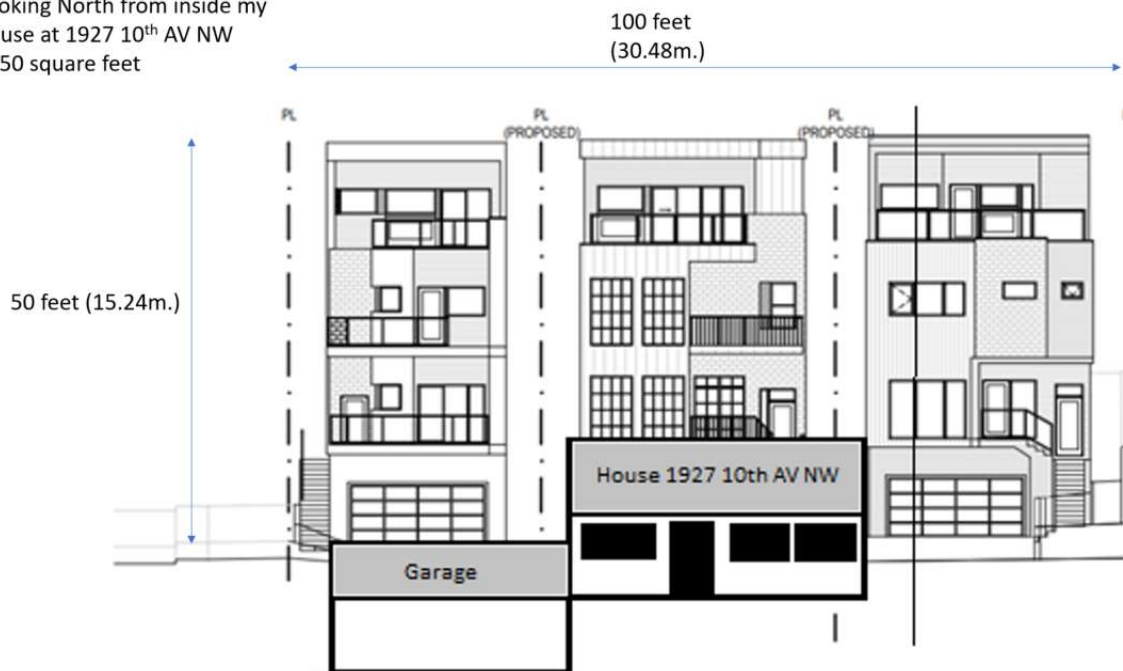


Figure 2 1927 10th AV NW drawn to scale, superimposed onto the facade of the proposed new 12,000 square foot development at 1922/24 10th AV NW

7. The Transportation study is incorrect. Their sightlines do not agree with the actual distance measured on 19th ST NW. The sightlines have failed to adequately consider the differences in elevation between 10th AV NW and the brow of the hill on 19 ST NW.

- The safety of the intersection of 19 Street and 10 Avenue has not been carefully considered, despite the conclusions in the Transportation study. I have witnessed numerous accidents at this location over the last 33 years I have lived on the southeast corner of this intersection. Southbound vehicles frequently fail to turn onto 10th AV NW from 19th St and end up taking out the fire hydrant or ending up in our front garden. The proposed 3 dwellings at the northeast corner will increase the frequency and complexity of traffic flow into and out of this intersection. Figure 3 and 4

Adapted Traffic Flow Diagram 1; **Entry on to 1922/24 Property**

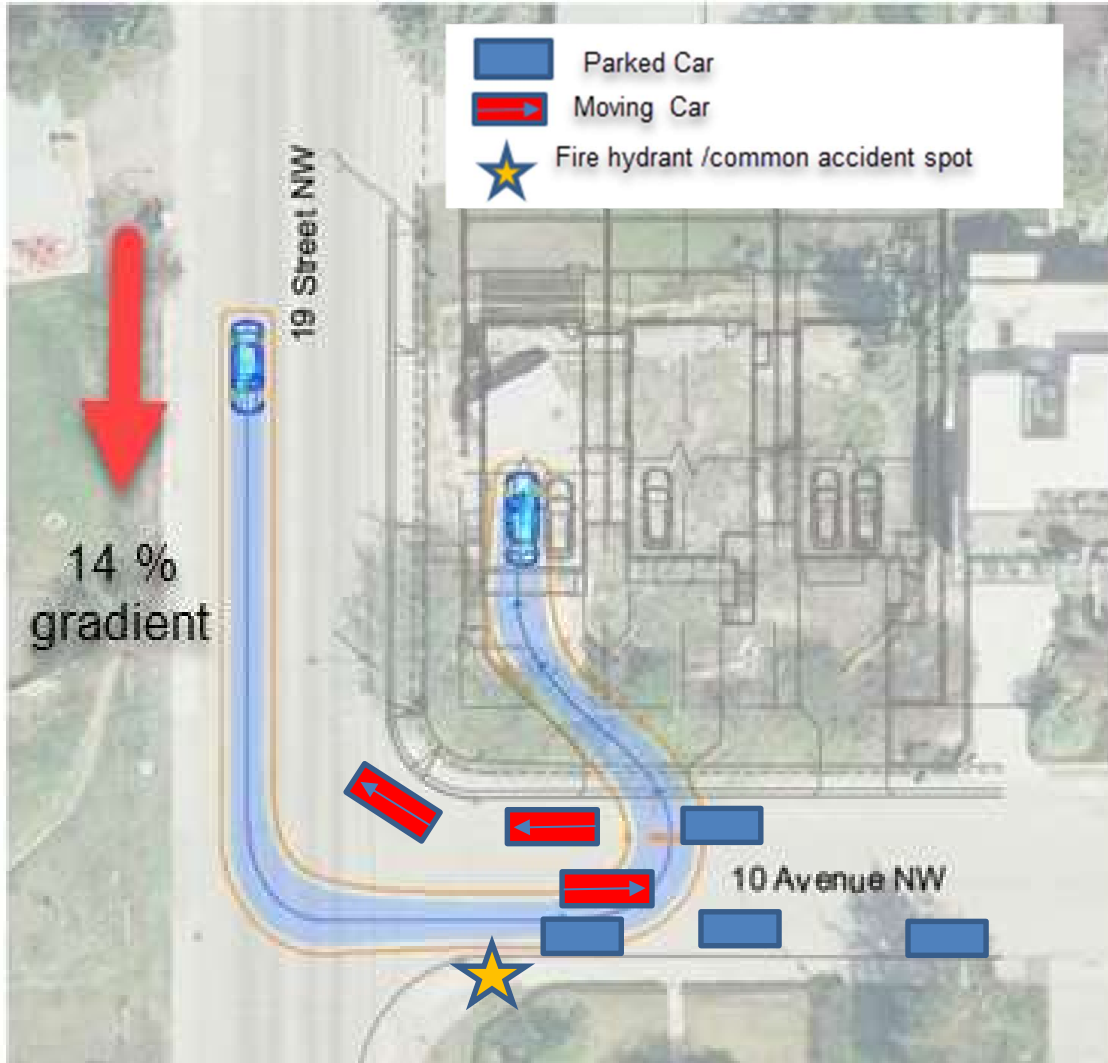


Figure 3 Provided by the developers show a very unusual scenario where there are no other vehicles on 19th St or 10 Ave. This has been adapted by the author to show the more realistic model for access from 19th St to 10th with parked cars and east and west bound traffic on 10th AV. It is exceedingly difficult in the winter to make the east turn on to 10th AV as illustrated. This is because 14% gradient on 19th ST frequently causes cars to lose control and hit the fire hydrant or go into 1927 10th AV's Garden. These problems would become exacerbated on garbage/recycling pick up days as there is no back alley to this proposed development.

Adapted Traffic Flow Diagram 2; Exit from 1922/24 Property

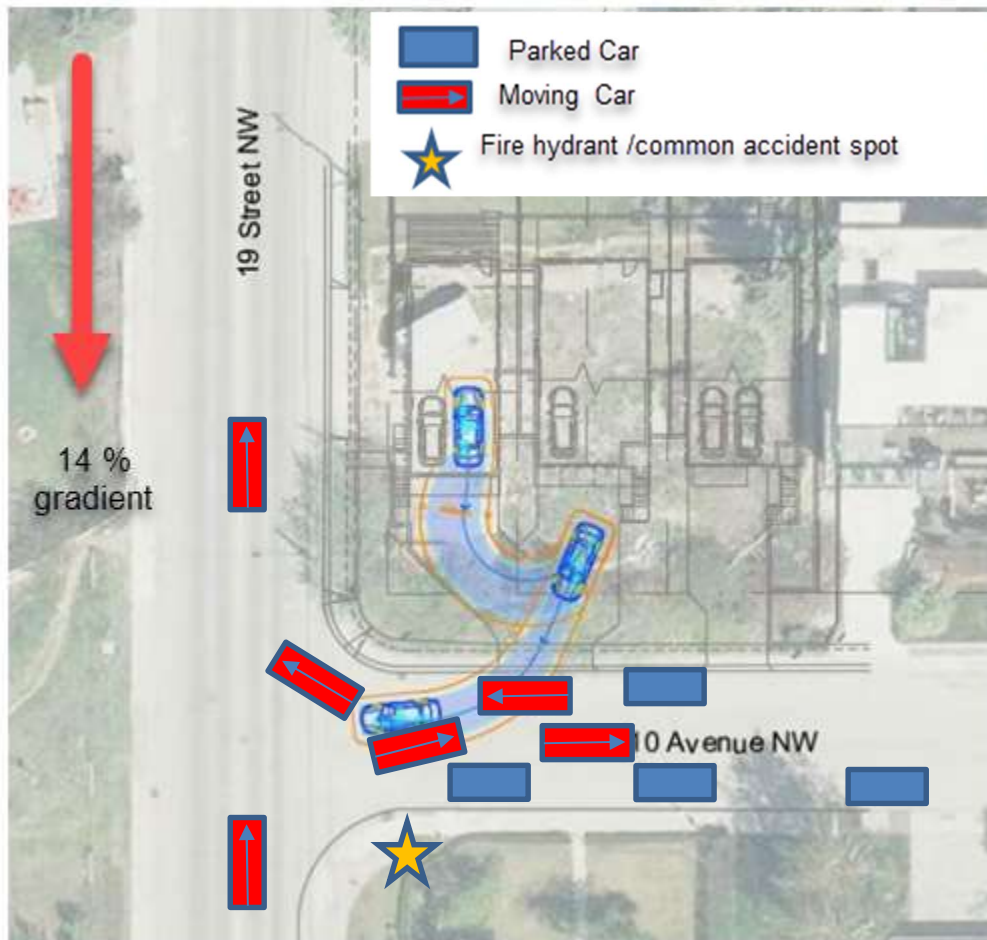


Figure 4 provided by the developers show a very unusual scenario where there are no other vehicles on 19th ST or 10 AV. This diagram has been adapted to show the more realistic model for access from 10th AV to 19th ST. In the more likely scenario shown above there will be cars parked on the avenue and vehicles turning off and on to 19th ST. These problems would become exacerbated on garbage/recycling pick up days as there is no back alley to this proposed development.

9. Water drainage has been a problem along the escarpment to east and west of this location. Based on the plans provided by the developers, during construction there is the possibility that there will be a 90% gradient slope exposed at the back of the 1922/24 construction site. This could lead to

instability on the northern boundary of the 1922/24 development. Any rotation slumping caused by a higher-than-normal hydrostatic pressure in the soil could well affect the neighbours to the north and cause subsidence to their property. An example of this was seen recently at the construction of the AADAC Adolescent Program building on 1005/1205 17a ST NW.



Figure 5 Looking east at the AADAC Adolescent Program construction site. Rotation slumping has resulted in the north wall of the pit collapsing. In doing so it deformed the wood and steel retaining wall constructed to prevent this happening.



Figure 6 Looking west at the AADAC Adolescent Program construction site. This March 2021 photograph showing (A) the first retaining wall from September 2020 and (B) the second retaining wall from March 2021 built to replace the first set of retaining wall piles. Blue arrow shows angle of repose of the sediments which is approaching a 90% gradient when the soil is dry.

10. Communication from CivicWorks and Eagle Crest to community residents has been totally lacking since their original plans were changed. Finding out what the current proposal is has become exceedingly difficult. Especially when out of date signage is left at the site and the information on the site contact boards has faded to nothing. This leads to a mistrust of the developer and the companies representing him.

I, the HHBH Community Association and the hundreds of neighbours who have contacted the City Clerk all have consistently opposed this development since it was proposed in 2018.

I, Andrew Newson request once again that the applications for Land Use Redesignation, ARP amendment and Development Permits for the 1922/1924 land once again be **rejected**. The approval of these applications would set a very **undesirable precedent and it would not conform with our existing ARP** for our HHBH community.

Andrew Newson, 1927 – 10 Ave NW, Calgary, Alberta T2N 1G4

**Public Submission**

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required)	Katharine
Last name (required)	Jones
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0032
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I strongly OPPOSE the LOC2021-0032 application to redesignate from R-C1 to R-C1N. I strongly OPPOSE the proposed amendment to HHBH ARP Section 2.1.3.4. I strongly OPPOSE the concurrent 3 Development Permit applications (DP2021-1312, DP2021-1336, DP2021-1337). I am an adjacent homeowner.
---	---

June 27, 2021

TO: Calgary.ca/PublicSubmissions

RE: **Public Hearing: July 5, 2021: LOC2021-0032** (1922 & 1924 10 Ave NW)

I am an adjacent homeowner, living directly opposite the 1922/1924 10 Ave NW properties, in Hounsfeld Heights – Briar Hill (HHBH) in Ward 7.

I strongly OPPOSE the Land Use Designation application (**LOC2021-0032**) to amend/redesignate the above land from R-C1 to R-C1N.

I strongly OPPOSE the proposed amendment to HHBH ARP Section 2.1.3.4 – the amendment simply adds this property as an exception to the rule. This amendment/exception is NOT desirable and it is NOT appropriate for the above parcels.*

I strongly OPPOSE the concurrent 3 Development Permit applications (DP2021-1312, DP2021-1336, DP2021-1337) for 3 single detached dwellings on these parcels.

- These applications would result in a 3-FOLD INCREASE from the original single dwelling to three. The developer misleadingly focuses on a “fundamental increase of 1 single detached dwelling” (from 2 dwellings/lots to 3 dwellings/lots) (CivicWorks letter of 2021 Feb 26).
- The current HHBH Area Redevelopment Plan (ARP) clearly states that any development should “...retain existing land use designations, preserve low density residential character...” (page 7) and “...should respect the general development and subdivision pattern of the adjacent area...” (section 2.1.3.4). Similar statements are made in numerous sections of this ARP. *See notes below, referring to details in the CPC2021-0764 report for the 2021 July 5 Public Hearing, Item 4, p 71.
- The process of creating the Riley Communities LAP has been paused since early 2019. Therefore, the current HHBH ARP is the document that should officially guide us at present.
- At the 2020 July 20 City Council meeting, this same Land Use amendment application (then labeled LOC2019-0160) from R-C1 to R-C1N was REJECTED. In addition, the amendment of the HHBH ARP to allow the Land Use amendment was also REJECTED. The current applications for amendments should also be rejected.
- The 3 Development Permit applications above (that were submitted to the City in early 2021) are not contextually sensitive with respect to size of parcel, density and building height.
- The planned height of the 3 proposed dwellings has been recently increased by approximately 2 metres, such that all 3 buildings would be higher than any other existing dwelling on 10th Ave. This will adversely impact my property more than any other, because my home is directly opposite on 10th Ave and it is significantly lower on the escarpment. Since my home is a bungalow with a walk-out basement, my upper storey is the one I mostly live on. This upper storey is well below the lowest storey of the proposed 3 buildings. It will completely alter how we shall feel, exiting from our front door onto 10 Ave. This is far from contextually sensitive.
- The Transportation study (completed by Bunt & Associates, for CivicWorks) is incorrect. We have measured the distances of the sightlines and they do not match the Transportation report.

- I am very concerned that the safety of the intersection of 19 Street and 10 Avenue will continue to be a problem, despite the conclusions in the Transportation study. I've lived on the southeast corner of this intersection for 33 years and I have witnessed numerous accidents on 19th Street within sight of my house, especially in winter. The proposed 3 dwellings at the northeast corner of this intersection will greatly increase the frequency and complexity of traffic flow into and out of this intersection. Having watched several vehicles crash into the fire hydrant on the northwest corner of my property, it is likely that southbound vehicles turning from 19 St onto 10 Ave will hit parked vehicles on 10 Ave adjacent to my property. This is highly likely for vehicles turning into the proposed driveways on the 1922/1924 properties.
- Water drainage has been a problem along the escarpment to east and west of this location. I have not seen any report about this; it seems that the developer has not adequately addressed these potential problems.
- Communication from CivicWorks and Eagle Crest to community residents has been totally lacking since their original plans were changed. E.g. It is only through hearsay that I have been led to believe that the latest plan has increased the total heights of the 3 buildings. This leads to mistrust of the developer and the companies representing him.

I and my neighbors on 10th Ave, as well as numerous HHBH residents who live elsewhere in the community, as well as the HHBH Community Association, have all consistently been opposed to this developer's applications since 2018. We have circulated flyers to the whole HHBH community on 3 separate occasions (Nov 2019, July 2020 and June 2021), and well over 100 residents have expressed their opposition in writing over the last 2-3 years, many of them more than once.

The applications for Land Use Redesignation, HHBH ARP amendment and Development Permits for the 1922/1924 land would set a very undesirable precedent for our HHBH community.

I hope these applications will be REJECTED.

Sincerely,

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

***CPC2021-0764 report for the 2021 July 5 Public Hearing, Item 4, p 71**

Attachment 1 (two excerpts):

- “The application is a low-density proposal for three single detached homes that are similar in scale, size and built form to the surrounding community.”
 - This is false! The plans show that these homes would NOT be similar in scale, size and built form to the surrounding community”.

- “The ARP also notes in Section 2.1.3.4 specific language around future subdivisions and as such, an ARP amendment is required to accommodate the proposed R-C1N District and subsequent subdivision (Attachment 2).”
 - The “specific language around future subdivisions” refers to the addition of the following properties as exemptions to the guideline: 1616 – 11 Ave NW (added to this section in 2017) and the proposed addition of 1922 & 1924 10 Ave NW.
 - In April 2021, the Court of Appeal of Alberta dismissed a case (Docket 1901-0270AC) regarding the restrictive covenant on the property of 1616-11 Ave NW, which restricted the developer from building more than one house on this lot. The developer lost his appeal and therefore he cannot build more than one home at 1616-11 Ave NW.



APPLICATION BRIEF + WHAT WE HEARD REPORT

Version 2.1 | Issued 2021.06.28

LOC2021-0032
DP2021-1312
DP2021-1336
DP2021-1337

1922 + 1924 10 AV NW
Community of Hounsfield Heights - Briar Hill

Prepared on Behalf of
Eagle Crest Construction



EAGLE CREST
CONSTRUCTION

Application Brief + What We Heard Report

Land Use Redesignation,
Minor ARP Amendment +
Development Permits

LOC2021-0032
DP2021-1312
DP2021-1336
DP2021-1337

1922 + 1924 10 AV NW
Community of Hounsfeld
Heights - Briar Hill

Prepared on Behalf of
Eagle Crest Construction

Version	Issued
2.1	2021.06.28

Prepared By
CivicWorks

Project Team
CivicWorks | FAAS | Bunt & Associates
on behalf of Eagle Crest Construction

Project Contact
587.747.0317
engage@civicworks.ca



Copyright © 2021 by CivicWorks Planning + Design Inc.

The information contained in this document is the intellectual property of CivicWorks Planning + Design Inc. (CivicWorks) and the Client. It is intended solely for the evaluation of this application by the Development Authority. Reproduction of portions of this document for use by the Client or Development Authority during the application evaluation period is permitted. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of CivicWorks.

About

Why am I reading this Brief?

This Application Brief + What We Heard Report outlines the planning and design rationale for the subject lands located at 1922 + 1924 10 AV NW in the community of Hounsfield Heights - Briar Hill. The Brief provides an overview of the proposed development and represents the project team’s vision for the site’s redevelopment. This Application Brief also summarizes the Applicant’s Stakeholder Outreach process, including What We Heard and the project team’s response.

Concurrent LOC + DP Applications

The project team has undertaken a concurrent application process, with Development Permit applications submitted with the Land Use Redesignation submission. The concurrent process ensures a high quality “bricks-and-mortar” outcome that aligns with the proposed land use change and provides development certainty to stakeholders.

Contents

1. INTRODUCTION + CONTEXT		4. STAKEHOLDER OUTREACH	
Introduction.....	6	Stakeholder Outreach Overview.....	24
History + Renewed Application.....	8	What is Our Role, What is Your Role?.....	26
Policy Context.....	9	What We Heard + Project Team Response.....	28
Land Use Context.....	10	Outreach Materials.....	30
Land Use Redesignation.....	11		
2. DESIGN CONCEPT		5. SUPPLEMENTARY INFORMATION	
Conceptual Visualizations.....	14	Frequently Asked Questions.....	34
Conceptual Site Plan.....	16	Verbatim Comments.....	37
Project At-A-Glance.....	17		
3. SUPPORTING STUDIES			
Transportation Review.....	20		
Landscape Strategy.....	21		

1

INTRODUCTION + CONTEXT

Introduction

About

This Brief was created by CivicWorks on behalf of Eagle Crest Construction to provide neighbours and area stakeholders with information on the development proposal and associated application renewal for a project located at 1922 + 1924 10 AV NW.

A Land Use Redesignation is being proposed to allow for a modest increase from two (2) single-detached dwellings/lots currently allowed on the site, to three (3) single-detached dwellings/lots. A Subdivision application, minor amendment to the local Area Redevelopment Plan (ARP), and Development Permit applications are required to support the development vision.

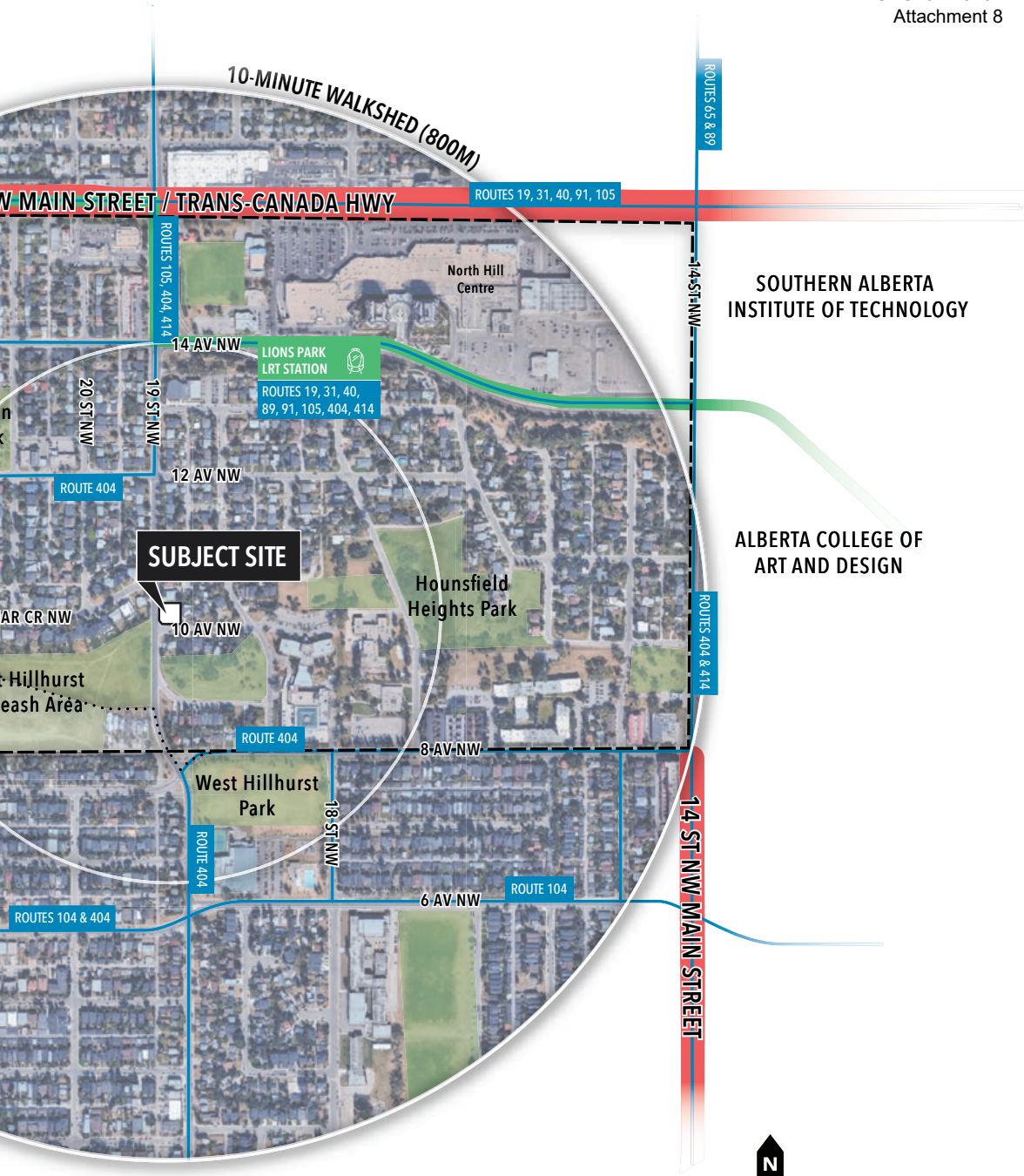
Planning Context

Sited on a corner lot along 19 ST NW and 10 AV NW, the subject two-lot assembly is located within the community of Hounsfield Heights – Briar Hill. This is a low-density, single-detached housing proposal in a low-density, single-detached housing neighbourhood. The development will provide additional housing opportunity in an area that benefits from nearby open spaces, schools, bus transit, Lion’s Park LRT and commercial offerings of the North Hill Centre and 16 AV NW Main Street within walking distance of the site.

The Hounsfield Heights – Briar Hill Area Redevelopment Plan (1989) designates the subject site as Low Density Residential Conservation and Infill which supports the proposal. The application is also aligned with higher order growth policies including the Municipal Development Plan (MDP, 2009) and the draft Guidebook for Great Communities (Guidebook).



FIG.1 PLANNING CONTEXT



History + Renewed Application

Previous Application

An application for a Land Use Redesignation from Residential - Contextual One Dwelling (R-C1) to Residential - Contextual Narrow Parcel One Dwelling (R-C1N) was previously submitted in 2020 to allow the development of three (3) single-detached dwellings/ lots from currently allowed two (2) single-detached dwellings/lots. This application (LOC2019-0160) was presented to Council at the July 20, 2020 meeting with Administration's recommendation for approval, however the application was ultimately refused.

New-Revised Planning/Development Application

The City of Calgary (The City) allows a new Land Use Redesignation application to be submitted and considered on a parcel after a six-month period following a City Council decision. In early 2021, the landowner-developer-builder and project team have re-evaluated the previous application and reviewed the concerns and comments heard, including at the July 2020 City Council Public Hearing. We also recognize that during the Public Hearing there was some misunderstanding and incomplete information about the site and application, which was apparent through the questions and debate among some City Councillors.

To ensure a comprehensive and thoughtful process, the project team undertook a formal Pre-Application Meeting with The City (PE2021-02649) to discuss the previous application and our proposed improvements and approach with a new application.

We have made a number of adjustments to the proposal. These include:

1. The submission of concurrent Development Permit applications (led by project architect FAAS) – addressing concerns over demonstrating the detailed “bricks-and-mortar” development intent;
2. Completion of a Transportation Review (prepared by a professional Transportation Engineer, Bunt & Associates) – addressing concerns over intersection safety, sight lines, driveway access and parking;
3. Revised site design and lot widths, addressing concerns that wider lots should be adjacent to the easterly neighbouring lot and the lot at the 19 ST/10 AV NW intersection/corner should be designed to improve intersections safety; and,
4. A comprehensive site Landscape Strategy (prepared by Arquiecos Group) for the private lots and public boulevard, addressing concerns related to loss of existing vegetation and intersection sight lines and safety.

With the new application and adjustments, we resubmitted with the same fundamental Land Use Redesignation (R-C1 to R-C1N) to allow: three (3) single-detached dwellings on three (3) separate lots – a net increase of one (1) single-detached dwelling/lot.

Policy Context

Municipal Development Plan and Calgary Transportation Plan

The proposal is supported by City-wide guiding planning policies such as the Municipal Development Plan (MDP) which aims to increase residential density in close proximity to transit, community amenities and services.

The Calgary Transportation Plan (CTP) identifies the Primary Transit Network as an organizing tool for land use planning, with community design emphasizing higher intensity development concentrated near transit stops and stations to encourage ridership and optimize public infrastructure investments. Given the site's proximity to the Primary Transit Network/Bus Rapid Transit route along the 16 AV NW Main Street and Lion's Park LRT station (within 600m), the site is considered to be a Transit Oriented Development.

Area Redevelopment Plan

The Hounsfield Heights - Briar Hill Area Redevelopment Plan (HHBH ARP) supports sensitive infill development to contribute to the continued renewal and vitality of the community. Due to a specific provision in the ARP identifying which lands are suitable for subdivision, a minor text amendment is required. The HHBH ARP was originally approved in 1989 with a stated planning horizon of 10-15 years.

Riley Communities Local Area Plan

The City is taking a new approach to local planning that groups multiple neighbouring communities with shared histories, characteristics, and resources to create a future vision for land use and mobility. The goal is to update over 260 Local Plans, replacing them with 42 multi-community Local Area Plans (LAP). The LAPs will better align with the higher-order municipal policies found in the MDP, encouraging growth within the Established Area that supports a wider range of housing and mobility options, and with new services and amenities. The Guide for Local Area Planning was recently accepted for information by Council and will become a best practices toolkit for The City and stakeholders to use when making new LAPs and considering key planning matters like: use mix, intended activity level, and building scale. The subject site is located within the Riley Communities Local Area Plan that combines 4 communities, including Hounsfield Heights - Briar Hill. This future LAP will replace the HHBH ARP.

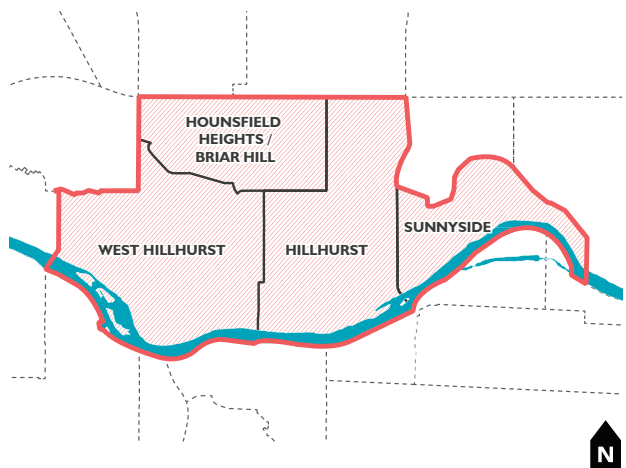


FIG.2 RILEY COMMUNITIES LOCAL AREA PLAN

Land Use Context

Existing Land Use

The site is currently designated R-C1 with a minimum lot width of 12m, minimum lot area of 330 sq. m. and maximum parcel coverage of 45%. This Land Use Designation is intended to accommodate existing residential development in the form of Single-Detached Dwellings.

The site is situated in the context of R-C1, with existing R-C1N and R-C2 lots located approximately 130m south of the site. Both R-C1N and R-C2 lots accommodate contextually sensitive redevelopment on smaller parcels or in the form of duplex/semi-detached buildings.

LEGEND

- Residential - Contextual One Dwelling District (R-C1)
- Residential - Narrow Parcel One Dwelling District (R-1N)
- Residential - Contextual One / Two Dwelling District (R-C2)
- Residential - Grade-Oriented Infill District (R-CG)
- Multi-Residential - Contextual Grade-Oriented District (M-CG)
- Multi-Residential - Contextual Low Profile District (M-C1)
- Commercial - Neighbourhood 1 District (C-N1)
- Special Purpose District
- Direct Control District (DC)



FIG.3 EXISTING LAND USE

*boundaries are approximate

Land Use Redesignation

Land Use Change

To support the redevelopment vision for the subject lands, a Land Use Redesignation from R-C1 to R-C1N District is proposed. The R-C1N District is intended to accommodate contextually sensitive redevelopment in the form of Single-Detached Dwellings on narrower or smaller parcels. This redesignation would allow for lot widths of minimum 7.5m, lot area of minimum 233 sq. m., and a site coverage of 50%.

Concurrent Application

A concurrent Land Use Redesignation application was submitted alongside Development Permit applications for the assembled parcels. A concurrent application process ensures a comprehensive and thoughtful “bricks-and-mortar” outcome is clearly understood by stakeholders and directly informs decision-making by The City of Calgary Council.

Area Redevelopment Plan

The Hounsfield Heights / Briar Hill Area Redevelopment Plan (HHBH ARP) supports sensitive infill development to contribute to the continued renewal and vitality of the community. Due to a specific provision in the ARP identifying which lands are suitable for subdivision, a minor text amendment is required. The HHBH ARP was originally approved in 1989 with a stated planning horizon of 10-15 years.

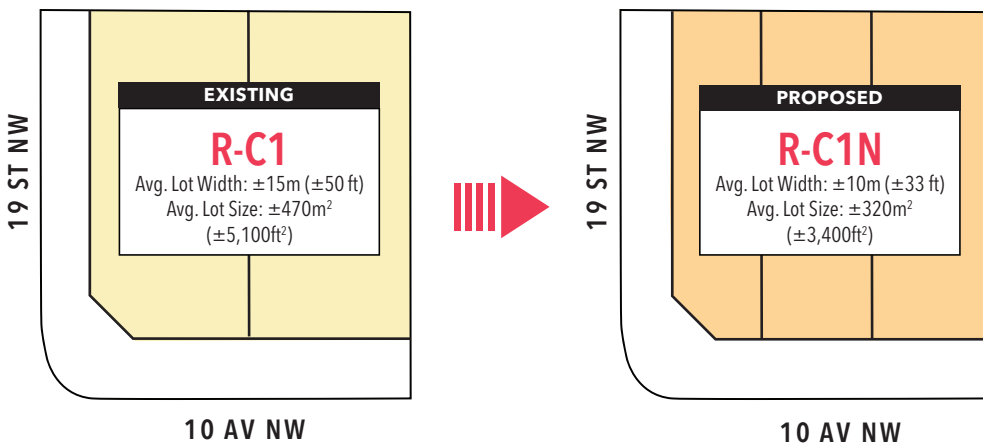


FIG.4 PROPOSED LAND USE

2

DESIGN CONCEPT





Conceptual Visualization

1922 + 1924 10 AV NW

**Project visualizations are conceptual in nature and subject to revision*

Conceptual Site Plan

Site Access + Lot Sizes



FIG.5 SITE PLAN

Project At-A-Glance

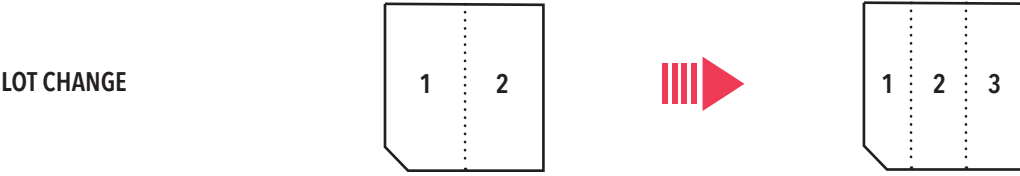


TABLE 1 SITE + LOT STATISTICS

	SITE AREA	LOT WIDTH	PARCEL COVERAGE	HEIGHT	DWELLING SIZE	PARKING STALLS
EXISTING RC-1 REGULATIONS	min. 330 sq. m. 3,550 sq. ft.	min. 12m	45%	max. 10m	n/a	2 Stalls
PROPOSED RC-1N REGULATIONS	min. 233 sq. m. 2,500 sq. ft.	min. 7.5m	50%	max. 10m	n/a	2 Stalls
PROPOSED DWELLING 1	275.0 sq. m. 2,959.9 sq. ft.	± 9.1m	38.6%	7.1m	2,772.9 sq.ft. excluding basement	2+ Stalls
PROPOSED DWELLING 2	342.4 sq. m. 3,685.2 sq. ft.	± 10.7m	35.5%	6.6m	3,253.8 sq.ft. excluding basement	2+ Stalls
PROPOSED DWELLING 3	335.3 sq. m. 3,609.4 sq. ft.	± 10.7m	36.4%	6.6m	3,265.7 sq.ft. excluding basement	2+ Stalls

3

SUPPORTING STUDIES

Transportation Review

About

As part of a comprehensive planning and design process to support the Land Use Redesignation application, Bunt & Associates Transportation Planners and Engineers (Bunt & Associates) were retained to complete a Transportation Review. This Review evaluated the transportation-related concerns previously raised by stakeholders through the initial land use application (LOC2019-0160).

Key Findings

- 10 AV NW is a low volume road, and 19 ST NW is a moderate volume road. Both roads are operating within their environmental guidelines and the proposed development will result in minimal impact to the traffic network.
- The proposed development results in a net loss of one (1) on-street parking stall along the site frontage. However, the proposed development will meet the required on-site parking for all three dwellings.
- 19 ST NW is a busier pedestrian street than 10 AV NW. The proposed driveway access relocation from 19 ST NW to 10 AV NW reduces pedestrian-vehicle conflict and improves overall pedestrian safety.
- Based on collision data between 2015 - 2020, the 19 ST NW and 10 AV NW intersection is not considered unsafe.
- The removal of vegetation and retaining walls and proposed regrading of the boulevard within the public right-of-way is required by City Transportation to achieve the sight line and will further improve overall pedestrian and vehicular traffic safety at the 19 ST NW and 10 AV NW intersection. In addition, the Project Team is proposing to increase the sidewalk on 19 ST NW from 1.3m to 2.0m, and the sidewalk on 10 AV NW from 1.0m to 1.5m in order to provide additional space for pedestrian movement, and to improve the overall public realm surrounding the site.



FIG.6 SIGHT TRIANGLE (TRANSPORTATION REVIEW EXCERPT)

Landscape Strategy

About

As part of any redevelopment effort on site, the vegetation and retaining wall within the public right-of-way is required to be removed by The City to improve the safety within the sight line triangle. The City generally does not allow tree, shrub or tall grass plantings within public rights-of-way. Further discussion with City Parks and City Transportation is required at the Development Permit stage for any landscaping proposed beyond the property line.

As a result of these landscaping constraints within the public boulevard, Arquecos Group was engaged to ensure a considered landscaping concept within the private lots. This included the review of the dwelling sites and preparation of an overall landscape plan which identifies appropriate soft surfaces, trees and shrubs for each respective lot.



FIG.7 LANDSCAPE PLAN PREPARED BY ARQUECOS GROUP

4

STAKEHOLDER OUTREACH

Stakeholder Outreach Overview

Balancing Multiple Interests

An outreach process is more than a compilation of input by the project team. Our role, as the outreach lead, required active listening to determine the root issues underlying individual statements, and reconcile often competing interests and points of view to arrive at evidence-based planning and design solutions.

The array of interests that influence any development project include, but are not limited to:



Calgary's Growth + Development Vision

Planning for the next generations of Calgarians



Local Area Policy

The existing policy framework that guides development



Stakeholder Feedback

What various stakeholders think and say about an issue



Economic Viability

The needs of the developer to create a viable project

City of Calgary Review and Guidance

The City of Calgary (The City) Administration is responsible for the formal review and consideration of the Land Use Redesignation and Development Permits. City Administration will also provide guidance on implementing a best practice voluntary stakeholder outreach process. City Administration will participate in key Applicant-led outreach activities and will provide contact information in Applicant outreach materials. Input collected via project team stakeholder outreach will be reviewed by City Administration and summarized in reports to Calgary Planning Commission and City Council prior to final decisions being made.

Our Commitment

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

- We will provide you with quality information about the project.
- We will ask for your thoughts on key areas of the project.
- We will share what we have heard and our team's response to it.

Stakeholder Outreach Process

A fulsome engagement process was initiated by the project team on March 3, 2021 following the formal submission of the Land Use Redesignation application and Development Permit applications. The aim of the process was to inform area residents and stakeholders of the project and to receive valuable feedback on the proposed concurrent Land Use Redesignation, Area Redevelopment Plan minor amendment and Development Permit applications. In order to elicit as much feedback as possible from a range of stakeholders, a variety of feedback mechanisms were employed by the project team.

Our outreach process was designed to provide multiple opportunities across a variety of platforms for stakeholders to learn about the vision for this project and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation.

Similar to our previous application, with this new application, we continued to be committed to good information sharing and a transparent outreach process with our neighbours and area stakeholders. We invited feedback and committed to listening and responding to what we heard, including the provision of a What We Heard Report in this section of our Application Brief. While we may not have been able to satisfy all suggestions made, we endeavoured to respond and refine the application where feasible.

We also recognize that many neighbours and area stakeholders oppose the fundamental increase of one (1) additional lot and dwelling being sought through the application. Ultimately, any member of the public can directly share their feedback with The City through the formal review process and at the time of the City Council Public Hearing.

The project team would like to thank all those who participated in our outreach process and reached out with their questions and comments.

Stakeholder Outreach Strategies



On-Site Signage

In addition to The City of Calgary's required notice posting, two (2) signs were installed on site (2021.03.03) by the project team, notifying the surrounding community of the applications and sharing project team contact information.



Hand-delivered Mailers

Mailers were hand-delivered door-to-door (2021.03.03) to one-hundred and eighteen (118) of the nearest residences to the site, sharing project details and project team contact information.



Project Website + Online Feedback Form

A dedicated website (www.1922hh-bh.ca) provides access to an online feedback form and project information, including this Brief, Development Permit applications, Transportation Review, and Landscape Strategy.



Stakeholder Update Letters

Letters were emailed directly (2021.03.03) to the Ward 7 Councillor's Office, Hounsfield Heights - Briar Hill Community Association, and all stakeholders who previously engaged with the project team regarding the prior Land Use Redesignation (LOC2019-0160).



Project Phone Line + Email Inbox

Project phone line, voicemail inbox (587.747.0317), and dedicated email (engage@civicworks.ca) serve as alternative lines of communication to the project team.

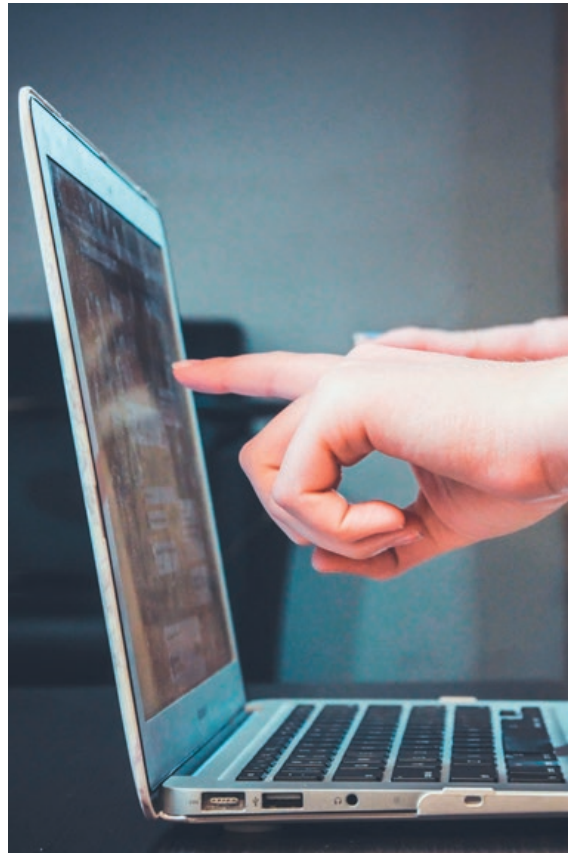
What is our role?

Clarifying community outreach roles and responsibilities connected to planning and development projects helps determine who does what, and builds a baseline understanding of the threshold of responsibility across all roles in building a great city. As the proponent of an applicant-initiated development proposal, we have the associated responsibilities of the outreach lead.

Applicant (Lead)

The lead is the primary decision maker for the project leading up to a formal decision of approval or refusal by the designated City decision-making body.

- *Notifies stakeholders of the project and any opportunities to learn more or provide input.*
- *Determines the negotiables and non-negotiables for the project and what is / isn't open for public input.*
- *Communicates the constraints and clarifies the scope of the conversation.*
- *Provides clear, concise, transparent and accurate information.*
- *Holds a respectful conversation.*
- *Reports back if / when collecting input and provides City decision makers with a summary of the community outreach approach that was taken.*
- *Keeps stakeholders in the loop and closes the loop when decisions are made.*



What is your role?

City Administration (Support)

The support assists in the outreach process by providing the applicant, community / member-based organizations, and the wider community with information, tools and resources to improve understanding and aid in the overall success of the outreach process.

- *Shares information about City goals and policies.*
- *Explains The City's review and decision-making processes.*
- *Clarifies community outreach roles and responsibilities.*
- *Creates tools and resources for participants, connectors and leads to help them be successful in their outreach roles.*

Community/Member-based Organizations (Connector + Participant)

The connector shares information and insights about a specific community or area to help increase understanding of the local context and to help inform community outreach plans.

- *Where possible, shares local information and insights to help build understanding and inform outreach plans.*
- *Where possible, helps raise awareness of opportunities for people to get involved in local planning projects.*

The Community (Participant)

The participant participates in the outreach process.

- *Seeks out information and is informed.*
- *Listens and participates respectfully.*
- *Respects the scope of conversation and project constraints.*
- *Provides appropriate feedback and remains open to different ideas.*

City Council and the Development Authority (Decision Maker)

The decision maker is responsible for making the final decision to approve/refuse the planning or development application.

- *Reviews and considers proposed planning or development application.*
- *Reviews and considers the outreach strategy / rational / approach and any feedback that may have been collected.*
- *Approves or refuses the planning or development application.*

What We Heard + Project Team Response

The project team has sorted all stakeholder feedback received in the applicant-led outreach for the current Land Use Redesignation application (LOC2021-0032) to date (2021.05.14), in addition to comments shared by The City of Calgary File Manager, according to key themes. **We received a total of ten (10) responses through the applicant-led outreach process for LOC2021-0032.** The following page addresses each theme by breaking it into “What We Heard” and the “Project Team Response”.

We identified four (4) key themes:

1. Lot Sizes
2. Community Character
3. Policy Alignment
4. Application History

1 Lot Sizes

WHAT WE HEARD

The resultant size of lots after the proposed subdivision from two to three lots was noted as a concern for some stakeholders.

PROJECT TEAM RESPONSE

Currently, the site is comprised by two (2) lots with widths of approximately 15m. Under the current R-C1 regulations, the minimum lot width is 12m, and under the proposed R-C1N regulations, the minimum lot width is 7.5m. To reduce the impact to the most adjacent property to the east of the site, the two eastern lots are proposed to have a width of 10.7m. The most western lot, abutting 19 ST NW, is proposed with lot width of 9.1m. Although many lots in the community of Hounsfield Heights - Briar Hill are 15m wide, the community contains a variety of lot sizes. For example, narrower lots than proposed are located one (1) block south, along 9 AV NW, with lot widths as narrow as ±7.7m.

2 Community Character

WHAT WE HEARD

Some stakeholders indicated that they did not feel that the proposed built form was compatible with the community’s existing character and built form.

PROJECT TEAM RESPONSE

We understand concerns around community character, and the project team is committed to creating homes that are considerate of their surrounding context. Concurrent Development Permit applications (DP2021-1312, DP2021-1336, DP2021-1337) have been submitted to ensure a comprehensive and thoughtful “bricks-and-mortar” outcome is clearly understood by stakeholders and directly informs decision-making by The City of Calgary Council. The proposed developments offer a high standard of architectural and material quality aligned with the existing developments on 10 AV NW, as well as across the community.

This is a low-density, single-detached housing proposal in a low-density, single-detached housing neighbourhood. By design, R-C1N is a low-density residential district and intended to integrate into the low-density residential fabric of established Calgary neighbourhoods. The proposed Land Use Redesignation and associated development vision represents a modest increase in density, maintaining the single-detached built form while introducing more housing options in a community with direct and easy access to transit, shopping, schools, amenities, parks and other services.

3

Policy Alignment

WHAT WE HEARD

Some stakeholders identified concerns around how this proposal would align with existing policies.

PROJECT TEAM RESPONSE

The Hounsfield Heights - Briar Hill Area Redevelopment Plan (HHBH ARP) supports sensitive infill development to contribute to the continued renewal and vitality of the community and generally supports the proposal. A minor amendment to the HHBH ARP is however required to specifically identify the subject lands as being appropriate for subdivision. The HHBH ARP was originally approved in 1989 with a stated planning horizon of 10-15 years.

This proposed Land Use Redesignation and development vision is also consistent with the city-wide goals and policies of the Municipal Development Plan, which aim to intensify inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The Calgary Transportation Plan further emphasizes higher-intensity development concentrated near transit stops and stations to encourage ridership and optimize public infrastructure investments.

It is also the opinion of the project team that the proposal meets the Restrictive Covenant (1950) registered on title.

4

Application History

WHAT WE HEARD

Some stakeholders had questions around this site's history in relation to previous Land Use Redesignation and Subdivision applications.

PROJECT TEAM RESPONSE

A previous Subdivision application divided the original oversized lot into two 15.0+m wide lots (approved July 24, 2018). A Land Use Redesignation from R-C1 to R-C1N and supporting Subdivision application was submitted on October 22, 2019 to re-subdivide the site into four (4) lots and to allow for the development proposal of four (4) single-detached dwellings. During the stakeholder outreach process, residents identified a number of concerns with the smaller lot sizes. In response to these concerns, the landowner and project team amended the application to instead create a total of three (3) single-detached dwellings/lots – a net increase of one (1) single detached dwelling/lot.

The previous Land Use Redesignation application (LOC2019-0160) was presented to City Council at the July 20, 2020 meeting with Administration's recommendation for approval, however, the application was ultimately refused. Following a required six-month waiting period after the City Council decision, the project team reapplied for a Land Use Redesignation on the site (LOC2021-0032). In consideration of concerns and comments heard at the July 20, 2020 City Council Public Hearing, a number of adjustments have been made by the project team for consideration of Administration, Calgary Planning Commission and City Council. This includes the submission of concurrent Development Permit applications to provide certainty of the development intent; a supporting professionally prepared Transportation Review; a third-party Landscaping Strategy; and design changes to lot widths and site corner conditions in an effort to improve the development proposal.

Outreach Materials



FIG.8 ON-SITE SIGNAGE ALONG 19 ST NW



FIG.9 ON-SITE SIGNAGE ALONG 10 AV NW



New-Revised Planning and Development Applications + Update on Previous Application

We're reaching out to share an update on a previous land use amendment application:

- **Project:** Briar Hill Land Use Redesignation from Residential-Contextual One Dwelling (R-C1) to Residential - Contextual Narrow Parcel One Dwelling (R-C1N)
- **Address:** 1922 + 1924 10 AV NW
- **Landowner (developer-builder):** Rattan family (Eagle Crest Construction)
- **Development Proposal:** Three single detached dwellings/lots (from currently allowed two single detached dwellings/lots)
- **Application Number:** LOC2019-0160
- **Administration Recommendation:** Approval
- **Council Public Hearing Date:** July 20, 2020 | **Council Decision:** Refusal

The City of Calgary (City) allows a new land use amendment application to be submitted and considered on a parcel after a 6-month period following a Council decision. With this new submission, we have made a number of adjustments to the proposal, including:

1. the submission of a concurrent Development Permit application;
2. completion of a Transportation Review Memo;
3. revised site design and lot widths; and
4. preparation of a comprehensive site landscape plan.

With the new application and adjustments, we resubmit with the same fundamental land use amendment (R-C1 to R-C1N) to allow: three (3) single detached dwellings on three (3) separate lots -- a net increase of one (1) single detached dwelling/lot.

Should you have questions or feedback for the Project Team, please contact us by:

- visiting our website at www.1922hh-bh.ca;
- emailing us at engage@civicworks.ca; or,
- telephoning us at 587.747.0317.

Alternatively, you can ask questions and share feedback with The City directly by contacting the application File Manager, Matt Rockley at matt.rockley@calgary.ca or at 403.268.2024.

FIG.10 SIGNAGE CLOSE-UP

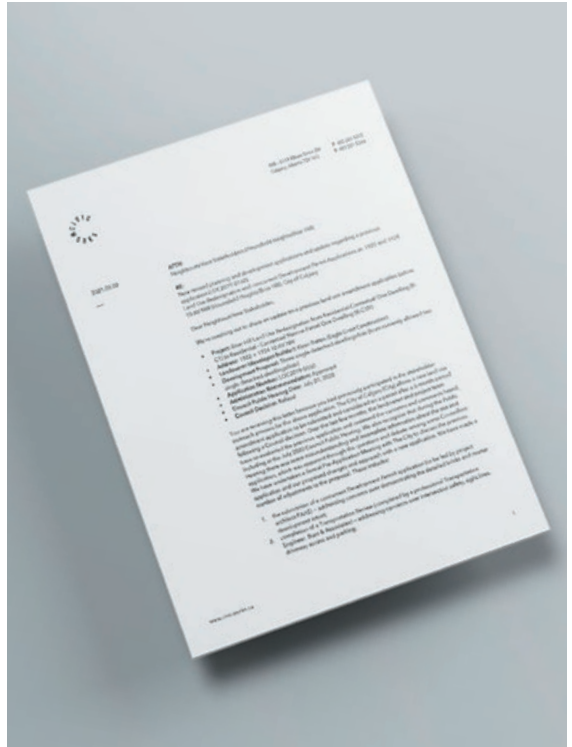


FIG.11 STAKEHOLDER UPDATE LETTER



FIG.12 HAND-DELIVERED MAILERS

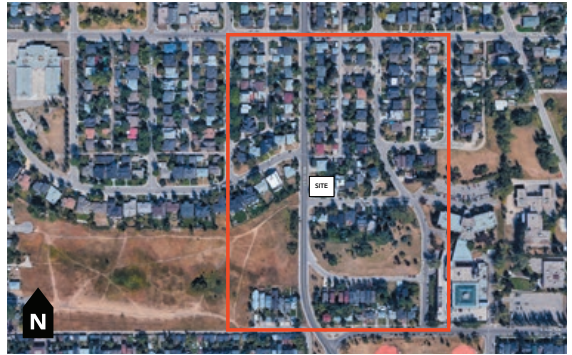


FIG.13 MAILER DISTRIBUTION AREA

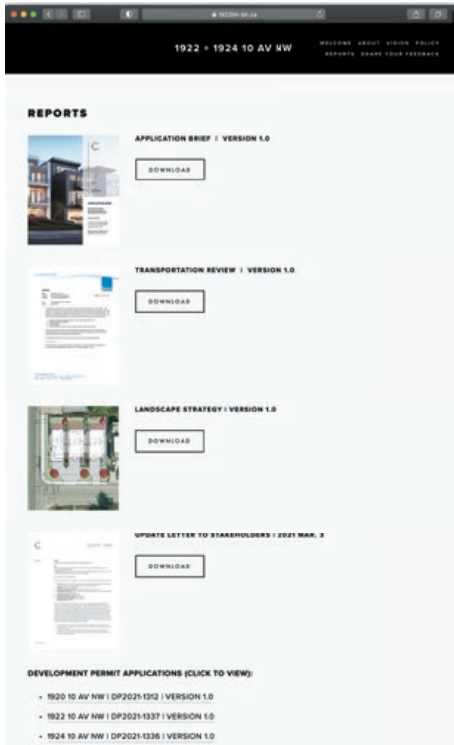


FIG.14 PROJECT WEBSITE "REPORTS" WEBPAGE

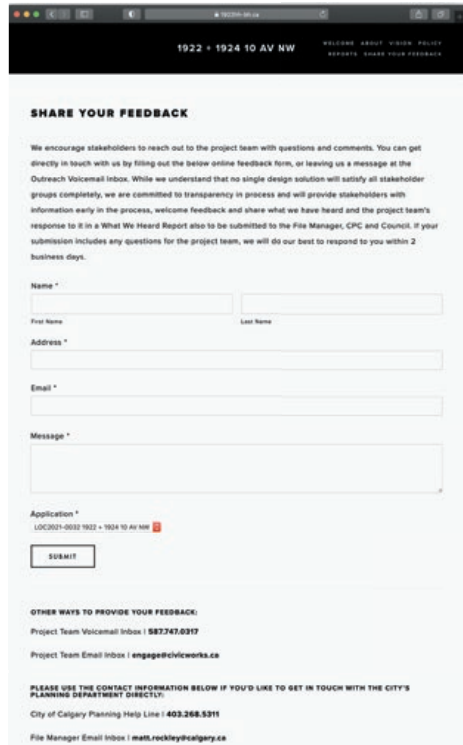


FIG.15 PROJECT WEBSITE ONLINE FEEDBACK FORM

4

SUPPLEMENTARY INFORMATION

Frequently Asked Questions

What is being proposed?

This is an application for Land Use Redesignation from R-C1 to R-C1N that would allow for a net increase of one (1) single-detached dwelling. The land use change and required supporting subdivision would see the future development of three (3) single-detached houses on three (3) separate lots, where only two (2) lots exist today. There is no lower-density land use ask that could be made for any land anywhere in Calgary.

What is the history of this site?

A previous Subdivision application divided the original oversized lot into two 15.0+m wide lots (approved July 24, 2018). Given that the lot size exceeded the R-C1 minimum lot widths, a Land Use Redesignation was not required.

A Land Use Redesignation from R-C1 to R-C1N and supporting Subdivision application was submitted on October 22, 2019 to re-subdivide the site into four lots and to allow for the development proposal of four (4) single-detached dwellings. During the stakeholder outreach process, residents identified a number of concerns with the smaller lot sizes. In response to these concerns, the landowner and project team amended the application to instead create a total of three (3) single detached dwellings/lots – a net increase of one (1) single detached dwelling/lot.

The land use application (LOC2019-0160) was presented to Council at the July 20, 2020 meeting with Administration's recommendation for approval, however the application was ultimately refused. Following a required 6-month waiting period following the City Council decision, the project team re-applied for the same Land Use Redesignation on this site. In consideration of concerns and comments heard at the July 2020 Council Public Hearing, a number of adjustments were made by the project team for consideration of Administration, CPC and Council. This included the submission of concurrent Development Permits to provide certainty of the development intent; a supporting Transportation Review; a professionally prepared Landscape Strategy; and design changes

to lot widths and site corner conditions in an effort to improve the development proposal. The ultimate ask, however, remains the same: three (3) single-detached dwellings on three (3) separate lots.

What is the proposed R-C1N District and how does it compare to the existing R-C1 District?

The R-C1N District is intended to accommodate contextually sensitive redevelopment in the form of Single-Detached Dwellings on narrower or smaller parcels. This redesignation would allow for lot widths of minimum 7.5m, lot area of minimum 233 sq. m., and a site coverage of 50%. In comparison, the existing R-C1 District allows minimum lot widths of 15m, minimum lot areas of 330 sq. m. and maximum site coverage of 45%.

What is the proposed change in lot sizes?

Currently, there are two (2) lots with widths of approximately 15m. Under the current R-C1 regulations, the minimum lot width is 12m, and under the proposed R-C1N regulations, the minimum lot width is 7.5m. To reduce the impact to the most adjacent property to the east of the site, the two eastern lots are proposed to have a width of 10.7m. The most western lot, furthest from the adjacent property and abutting 19 ST NW will have a reduced lot width of 9.1m. A concurrent application process ensures a comprehensive and thoughtful "bricks-and-mortar" outcome is clearly understood by stakeholders and directly informs decision-making by The City of Calgary Council.

Why is this being proposed here?

This is a low-density, single-detached housing proposal in a low-density, single-detached housing neighbourhood. It is our professional opinion that the proposed is suitable for the subject lands for the following reasons:

- The proposal is contextually suitable to the primarily single-detached and low-density neighbourhood.

- The proposal allows for a gentle increase in density while promoting more efficient use of existing services and infrastructure in a location with direct and easy access to transit ($\pm 400\text{m}$ from BRT route, $\pm 600\text{m}$ from Lions Park LRT Station), shopping, schools, amenities and open spaces.
 - The addition of one (1) single-detached dwelling reflects a negligible change to the overall density and traffic in the community.
 - The proposed lot widths of 9.1m to 10.7m are similar in size to other existing lots within the area. Specifically there are R-C1N and R-C2 District lots located 130m south of the site, with lot widths ranging between 7.7m to 15m on the same block.
2. Each dwelling shall occupy a ground level of at least 1,000 square feet; and
 3. No lot shall be used for any trade or business.

The presence of this caveat does not prevent City Administration or City Council from making decisions on planning matters such as land use redesignations or policy amendments.

Why has this proposal drawn significant community attention?

Through previous stakeholder dialogue we understand the primary concerns of the proposal as a lack of contextual fit within the existing community character and the precedent that this application could set for future change in the community. The concerns also include smaller lots/houses that may decrease surrounding property values and increased off-site parking, traffic, loss of vegetation and waste collection. We appreciate and respect the concerns of stakeholders. In this re-application, we have made a number of adjustments to the design to address some of the concerns identified, however the fundamental ask remains the same: three (3) single-detached dwellings on three (3) separate lots. We appreciate that not all stakeholders may be satisfied with this amended application; however, we have endeavored to balance multiple interests (The City's strategic growth vision; stakeholder feedback; planning and design principles; and, private economic goals and viability).

Does the policy context allow this change?

The Hounsfield Heights - Briar Hill Area Redevelopment Plan (HHBH ARP) supports sensitive infill development to contribute to the continued renewal and vitality of the community and generally supports the development proposal.

A minor amendment to the HHBH ARP is however required by administration to specifically identify the subject lands as being appropriate for subdivision. The HHBH ARP was originally approved in 1989 with a stated planning horizon of 10-15 years.

The Riley Communities Local Area Plan process is currently underway. This Plan will address increased growth and redevelopment in the area and will update, consolidate, and replace a number of local policy documents, including the HHBH ARP.

Does the proposal meet the restrictive covenant registered on title?

It is the opinion of the Project Team that the proposal meets the Restrictive Covenant (1950) registered on title which stipulates that

1. Only one single-detached dwelling may be erected on each lot;

How will parking and access be accommodated?

The proposed parking exceeds The City of Calgary bylaw requirements. Each proposed dwelling will have a minimum of two (2) on-site parking stalls via two-car garages. With one shared driveway access, there will be a total of two (2) access points proposed for the three (3) sites. A Transportation Review by Bunt & Associates (2021 Feb. 24) has been completed to review and comment on concerns previously identified by stakeholders.

How is traffic safety being addressed at the 19 ST NW and 10 AV NW intersection?

As part of a comprehensive planning and design process to support the land use amendment application, Bunt & Associates Transportation Planners and Engineers (Bunt & Associates) were retained to complete a Transportation Review. The Transportation Review evaluated the transportation-related concerns previously raised by stakeholders. It was determined that the proposed development will result in minimal impact to the traffic network, and an overall loss of one (1) on-street parking stall along the site frontage. 19 ST NW is a busier pedestrian street than 10 AV NW. The proposed driveway access relocation from 19 ST NW to 10 AV NW reduces pedestrian-vehicle conflict and improves overall pedestrian safety. Based on collision data between 2015 - 2020, the 19 ST NW and 10 AV NW intersection is not considered unsafe. The removal of vegetation and retaining walls and proposed regrading of the boulevard within the public right-of-way is required by City Transportation to achieve the sight triangle and will further improve overall pedestrian and vehicular traffic safety at the 19 ST NW and 10 AV NW intersection.

Will the existing vegetation along the site frontage be removed?

The existing vegetation primarily falls within the public right-of-way (ROW) and not within private property. As part of any redevelopment effort on site, the vegetation and retaining wall within the ROW is required by The City to be removed to improve the safety within the sight line triangle. The City generally does not allow tree, shrub or tall grass plantings within public ROWs due to safety and maintenance requirements.

As a result of these landscaping constraints, Arquecos Group was engaged to ensure a considered landscaping plan within the private lots.

How will waste collection be handled?

Like other single-detached homes with no lane access, waste and recycling is handled via the front street. In this instance, waste bins will be located along 10 AV NW. There are no secondary suites proposed in this development, and as such, only three bins (waste, recycling and compost) per dwelling are required.

The City of Calgary's new alternating pick-up schedule further reduces clutter. Bins are required to be removed at 7:00pm of pick-up day. Instances where bins are left on the street after collection day can be referred to 311 for Bylaw Enforcement.

Are Secondary Suites proposed on the site?

Although secondary suites are a permitted use in the R-C1N District, they are not proposed nor integrated into the designs of this project in the respective Development Permit applications. Due to building code requirements, the provision of secondary suites must be considered from the outset of the project.

How will the development fit within the community context?

The project team is committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural and material quality. By design, R-C1N is a low-density district and intended to integrate into the low-density fabric of established Calgary neighbourhoods. The proposed land use change and associated development vision represent a modest increase in density. It maintains the single-detached form while introducing more housing options in a community with direct and easy access to transit, shopping, schools, amenities, open spaces and other community services.

The sensitive addition of housing to Calgary's mature neighbourhoods represents a vital opportunity to contribute to the evolving character of Calgary's established areas and foster complete, resilient and vibrant communities.

Verbatim Comments

Online Feedback Form + engage@civicworks.ca

The following is a record of the verbatim correspondence related to LOC2021-0032 managed via the online feedback form and dedicated project email made available and monitored since March 03, 2021.

Please note: personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the verbatim comments are as received.

 Respondent #1

From: [REDACTED]
Date: March 04, 2021
Subject: 1922 10th Avenue

Hello,

Today I received your information card in the mail in which you encourage feedback regarding your development application related to the above noted residential address.

The question that I have is what is the reason that you are seeking special approval to re-zone the property from R-C1 to R-C1N and build three houses on land where two houses are currently allowed?

Throughout the entire community the zoning is R-C1, basically one home on a single lot, and you purchased the property (and the previous owner sold the property) with that zoning. The existing zoning of the property is within the current ARP so I am curious as to why, in this case, you're seeking to make a fundamental change to a property within the community?

The zoning is different from community to community throughout Calgary so there are other communities which would allow you to build multiple houses on similar sized lots which would not require a. amendment or special approval to do that type of construction.

Sent from iPhone

 March 05, 2021

Hello,

I hope this email finds you well. My name is [REDACTED] and I am assisting the landowner with the Land Use Redesignation application for this project. We appreciate you taking the time to reach out and share your thoughts on the project – I have done my best to answer your questions below.

Land Use Redesignations are allowed by City Council on a case-by-case basis in consideration of contextual factors. In this case, the project team has found the proposed development to be suitable for the subject lands as the proposal allows for a gentle increase in density while promoting more efficient use of existing services and infrastructure in a location with direct and easy access to transit (within ±600m of a Bus Rapid Transit route and the Lions Park Light Rail Transit Station), shopping, schools, amenities and open spaces. By design, R-C1N is a low-density residential district and is intended to integrate into the low-density residential fabric of established Calgary neighbourhoods like Hounshfield Heights / Briar Hill.

The Hounshfield Heights / Briar Hill Area Redevelopment Plan (HHBH ARP) was originally approved in 1989 with a stated planning horizon of 10-15 years. Although the HHBH ARP has now been in place longer than originally intended, it supports sensitive infill development to contribute to the continued renewal and vitality of the community, with only a minor amendment to the HHBH ARP required by The City Administration for this proposal. This proposed Land Use Redesignation and development vision is also consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which aim to increase residential density in close proximity to transit, community amenities and services. The Calgary Transportation Plan (CTP) further emphasizes higher-intensity development concentrated near transit stops and stations to encourage ridership and optimize public infrastructure investments.

To provide stakeholders with certainty of the built form and general fit with existing dwellings within the community, concurrent Development Permits have also been submitted. You can also find out more about the proposed developments at the project website: www.1922hh-bh.ca.

I have documented your comments to share with The City File Manager, Matt Rockley, and will also take your comments to our project team to help inform the project proposal. I hope that I have addressed your questions, and encourage you to not hesitate to reach out again should you have any further questions or comments. Thank you again for your feedback and I hope you have a great day.



Respondent #1 Continued

From: [REDACTED]
Date: March 11, 2021
Subject: 1922 10th Avenue

Hi [REDACTED],

Thank you for providing additional information on your proposed plans. I do not believe you have addressed my initial question which I guess I need to clarify. The question is “why is the land owner seeking a special approval to rezone the land and increase density when this is inconsistent with every other property in the community?”

You mention the special approval allows for “a gentle increase in density while promoting more efficient use of existing services and infrastructure in a location”. I’m not exactly sure what is meant by this as all other properties in the community are efficiently using their services on their existing lots. As well, I am not sure increasing the density by 50% is considered gentle.

You also mention distance to transit, schools, amenities and public spaces but is this not true for virtually ever property in the community? So I’m not sure that this supports the application in anyway.

I am not sure that questioning duration the existing ARP has been in existence reduces the value of the expiation ARP. Homeowners and residence within a community set down roots that may extend a lifetime, and they make investments in their house and community which are supported or in alignment with the an existing ARP s as s zoning perimeters. Many of the houses that have been built in the community over the past 20+ years complied with the existing zoning, with no exceptions similar to what you are seeking. These are significant investments families have made and would rightly so expect that all developments in the future would also follow the same rules.

So perhaps one of the underlying reasons that the landowner wants to build three houses is to maximize profit. Is this, in any way, a motivation?

I believe the existing lot has already previously been subdivided to make the subdivided lot sizes consistent with all most other properties in the community? I believe the land to the north of the existing property was part of the original lot.

Look forward to hearing your response.

Kind regards,

CW

March 11, 2021

Hello again,

Thank you for your reply – we appreciate your considered feedback. I have endeavoured to make the below responses more direct to your questions.

The project team is seeking a subdivision and Land Use Redesignation as the proposal is consistent with the city-wide goals of the MDP and CTP that I outlined in my previous email, while proposing the lowest possible increase in density for this site with the addition of one (1) dwelling unit—in this case bringing the land assembly from two (2) dwelling units to three (3) dwelling units. In addition, the site is located on a corner and is also located along 19 ST NW—an important corridor within the community of Hounsfield Heights / Briar Hill. Being a low-density, single-detached housing proposal in a low-density, single-detached housing neighbourhood, this proposal seeks to be consistent with the existing character of the community as well as generally aligned with the type of infill that the Hounsfield Heights / Briar Hill Area Redevelopment Plan encourages. It might interest you to note that there are narrower lots located one (1) block south, along 9 AV NW, with lot widths as narrow as $\pm 7.6m$. In contrast, this proposal includes lot widths ranging from $\pm 9.1-10.7m$.

To your point, much of the community of Hounsfield Heights / Briar Hill could indeed be considered as having efficient access to public transit, schools, amenities and public spaces. Typically, The City of Calgary prefers to densify areas with these qualities, especially those within the inner city, according to the best practice urban planning principles of ‘smart growth’. Having said that, densification is preferably located along busier corridors, such as 19 ST NW, as well as at corner sites, relative to mid-block sites on quieter residential roads. The project team understands that residential dwellings are long-term real-estate investments that can extend over significant periods of time and may even be passed down generationally. With this understanding, it is important to note that The City of Calgary can consider Land Use Redesignations on a case-by-case basis in consideration of contextual factors, some of which I have outlined above, as well as in my previous email.

In terms of motivation, I can share with you that all three (3) dwellings are intended for the landowner and their family who are seeking to live on the property long-term, and that the landowner is very dedicated to high-quality construction that blends with the character of the community. If you would like to see what the proposal looks like, or review the detailed Development Permits that have been concurrently submitted, I would kindly encourage you to visit the project website: www.1922hh-bh.ca/vision.

(response continued on next page)

CW

March 11, 2021 (Continued)

A previous Subdivision Application divided the original oversized lot into two lots (approved July 24, 2018). This resulted in two (2) lots that still exceeded the R-C1 District minimum lot width (15.0m). A Land Use Redesignation application from the R-C1 District to the R-C1N District and a supporting Subdivision Application was submitted on October 22, 2019 to re-subdivide the site into four (4) lots to allow for the development of four (4) single-detached dwellings. However, during the stakeholder outreach process, area stakeholders identified a number of concerns with the smaller lot sizes. In response to these concerns, the landowner and project team amended the application to instead propose a total of three (3) single-detached dwellings / lots.

I hope that these responses address your questions. The project team will be producing a publicly available What We Heard Report at the conclusion of the application review process, which your comments will be included in, and which will also be shared with The City File Manager, Matt Rockley. Once again, I would like to thank you for your feedback.



Respondent #2

From: [Redacted]
Date: March 04, 2021
Subject: Form Submission – Online Feedback Form

Your promotion of this project as having a modest increase in density at the site from two homes to three is disingenuous. This location originally had one residence, as is consistent with the nature of our neighborhood. The community did not object when the lot was subdivided for use to build 2 homes. Then you wanted to subdivide it again to build 4 and the neighbors and community objected. So you came back with the idea of 3 narrow lots. If you want to have open and honest dialogue with the residents and community association then you need to be honest about what you want to happen at the location and how it fits in with the character of our community. This website and the information you are providing is nice but it is hard to trust when the whole project is built on a purposeful misconception.

CW

March 05, 2021

Hello,

I hope this email finds you well. My name is [Redacted] and I am assisting the landowner with the Land Use Redesignation application for this project. We appreciate you taking the time to reach out and share your thoughts on the project.

You are indeed correct that a previous Subdivision Application divided the original oversized lot into two lots (approved July 24, 2018). This resulted in two (2) lots that still exceeded the R-C1 District minimum lot width (15.0m), so a Land Use Redesignation was not required at this time. A Land Use Redesignation application from the R-C1 District to the R-C1N District and a supporting Subdivision Application was submitted on October 22, 2019 to re-subdivide the site into four (4) lots to allow for the development of four (4) single-detached dwellings. However, during the stakeholder outreach process, area stakeholders identified a number of concerns with the smaller lot sizes. In response to these concerns, the landowner and project team amended the application to instead propose a total of three (3) single-detached dwellings / lots – a net increase of one (1) single detached dwelling / lot from the two (2) lots that currently exist. In the FAQ section of our Application Brief on our website, we also share the site's history, identifying that there was initially one (1) oversized lot that was subdivided into two (2) lots. It is certainly our intention to be transparent in our communications, and we sincerely apologize for any misunderstandings that there might have been.

The proposed Land Use Redesignation and associated development vision seeks to maintain the surrounding single-detached built form, and we believe that the proposal of three (3) dwellings / lots fits with the low-density residential fabric of the established Calgary community of Hounsfeld Heights / Briar Hill. To provide stakeholders with additional certainty of the built form and general fit with existing dwellings within the community, concurrent Development Permits have also been submitted and are available for download and review at the project website: <https://www.1922hh-bh.ca/reports>.

I have documented your comments to share with The City File Manager, Matt Rockley, and will also take your comments to our project team to help inform the project proposal. Please do not hesitate to reach out again should you have any further questions or comments. Thank you again for submitting your feedback, and I hope you have a great day.

 Respondent #3

From: [REDACTED]
Date: March 19, 2021
Subject: 1922-24 10 AV NW Calgary

I have seen the new revised application for this location as a bill board posted on the property.

I am a direct neighbour to this property and I live at [REDACTED].

How can I get hold of more information on this application?

In particular I would like :

- 1) Copy of the transportation review.
- 2) Copy of the map showing the proposed excavated elevations of the site after excavation to the maximum depth for both 1922 and 1924 10th AV NW and the immediate adjacent lands.

Thank you
[REDACTED]

 **March 19, 2021**

Hello [REDACTED],

I hope that this email finds you well. My name is [REDACTED] and I am assisting the landowner with the Land Use Redesignation application for this project. We appreciate you taking the time to reach out, and we are happy to provide you with the information that you have requested.

The Transportation Review is currently available for download on the project website at: <https://www.1922hh-bh.ca/reports>. Concurrent Development Permit applications have also been submitted to The City of Calgary and are available for download on this same webpage. These Development Permit applications should contain all the design details, including elevations, that you mentioned.

If you are interested, I would also kindly encourage you to review some of the other resources available on the website, including the Application Brief and Landscape Strategy, which are both also available for download.

Please do not hesitate to reach out again should you have any further questions or comments. Thank you again for your email, and I hope you have a great day.

 Respondent #3 Continued

From: [REDACTED]
Date: March 24, 2021 (9:28am)
Subject: 1922-24 10 AV NW Calgary

[REDACTED],

On the attached map could you provide some elevation data so that I can get a better understanding of how deep the excavation will be in relation to the spring line.

Please provide the data in elevation above sea level.

A1

What is the deepest elevation the excavation will go down to?

What is the present elevation at the ground level?

What will the elevation be after construction?

A2

What is the deepest elevation the excavation will go down to?

What is the present elevation at the ground level?

What will the elevation be after construction?

How far is A2 going to be from the existing residence to the North?

A3

What is the deepest elevation the excavation will go down to?

What is the present elevation at the ground level?

What will the elevation be after construction?

A4

What is the present elevation at the ground level?

What will the elevation be after construction?

A5

What is the present elevation at the ground level?

What will the elevation be after construction?

Thank you
[REDACTED]

Attachment from March 24 (9:28am) email:

Conceptual Site Plan

Site Access + Lot Sizes



FIG. 5 SITE PLAN



Respondent #3 Continued

From: [REDACTED]
Date: March 24, 2021 (9:34am)
Subject: 1922-24 10 AV NW Calgary

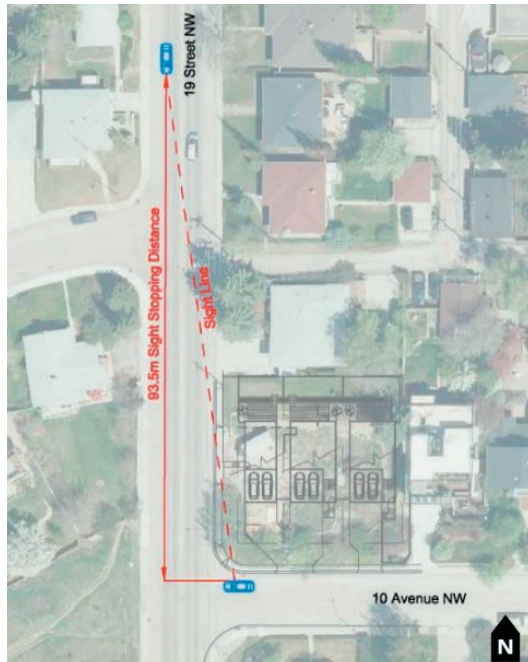
[REDACTED]

Can you please provide a contour map for this map from your Transportation review.

Thank you

[REDACTED]

Attachment from March 24 (9:34am) email:



CW March 25, 2021

Combined response to two emails that came in on the same day (Mar. 24) within a six (6) minute succession:

Hi [REDACTED]

Thank you for your inquiry regarding the proposal at 1922 + 1924 10 AV NW.

I have attached some specific pages from the concurrently submitted Development Permit applications that are available for download and review on the project website at: <https://www.1922hh-bh.ca/reports>. These attachments contain detailed data regarding post-construction elevations; however, it is worth noting that these post-construction elevations are preliminary design numbers and therefore have a certain tolerance to them. The site's grading is subject to revision and evolution, as these Development Permit applications are still under review by The City Administration.

I have also attached a land survey that illustrates the site's current conditions for your direct review and comparison.

Elevations are displayed on all four (4) of the attached .pdf's. Please note these elevations marked in diagonal font next to their respective data points in the .pdf attachments. All elevations are provided in metres above sea level, as you have requested. Please also feel free to download the fulsome Development Permit applications—available at the same link shared above—which contain even more elevations and detailed information for your review.

In response to your follow-up email (attached) regarding the Transportation Review, we unfortunately do not have the precise contour data that you are requesting outside of the property boundaries. However, please do not hesitate to let us know if you have any further questions.

Once again, I would like to thank you for your email.

Attachments:

DP2021-1312 Site Plan
DP2021-1336 Site Plan
DP2021-1337 Site Plan
1922+1924 10 AV NW Site Survey
Attached email message received on March 24, 2021 (9:34am)

 Respondent #4

From: [REDACTED]
Date: March 22, 2021
Subject: 1919 10Ave

Concerned neighbour [REDACTED] would like additional information on the design, specifically the front facade.

CW March 23, 2021

Hello [REDACTED]

I hope that this email finds you well. My name is [REDACTED] and I am assisting the landowner with the Land Use Redesignation application for the site at 1922 + 1924 10 AV NW. The project architect (FAAS) shared your inquiry with us – we understand that you would like additional information on the front façade. We appreciate you taking the time to reach out, and we are happy to provide you with the information that you have requested.

Concurrent Development Permit applications for each proposed lot have been submitted to The City of Calgary and are available for download on the project website at: <https://www.1922hh-bh.ca/reports>. These Development Permit applications contain design details for your review, including design details on the front façades. The website additionally has a rendering prepared by the project architect to illustrate the proposed building façades (<https://www.1922hh-bh.ca/vision>).

The project team is available to answer any specific questions that you may have related to the façades, or anything else, so please do not hesitate to reach out should you have any further questions or comments.

Thank you again for getting in touch, and I hope you have a great day.



Respondent #5

From: [REDACTED]
Date: April 25, 2021
Subject: 1922 & 1924 10 Ave NW

Hello - no concerns with your plans.

I actually walk by the lot regularly and it would be nice to see something there.

I noticed the lot has some great existing stonework/brick - wondering if you would allow me come and take some for personal use.

It would be a shame to see it carted away to a landfill.

[REDACTED]

CW April 27, 2021

Hello [REDACTED],

Thank you for your inquiry – I am glad to hear that you welcome the proposal to the neighbourhood!

Interestingly, you are the second person who has noted that it would be a shame if the bricks on-site went unused. However, as the project is still in an early stage, we are unable to promise anything just yet. Several decisions need to be made by Calgary Planning Commission, Calgary City Council and City Administration before construction could take place on site. I would be happy to reach out to the landowner at a later date should this Land Use Redesignation application and the associated Development Permit applications be approved.

As there has been interest in the bricks from both you and another individual, would it be alright if I reached out to you regarding this matter once decisions have been made on these applications (likely this summer)? Please just let me know your thoughts.

Thanks again for reaching out to us and have a great day.

PREPARED BY

CivicWorks

PROJECT TEAM

Eagle Crest Construction

CivicWorks

FAAS

Bunt & Associates



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Jeff

Last name (required) Marsh

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

Public hearing item (required -
max 75 characters) LOC2021-0032 and ARP Amendment for 1924 10 Ave NW

Date of meeting Jul 5, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters) Please find comments from the HHBH Community Association attached. Please let me know if you are unable to access the file or require further information. I would also like to speak on this item on behalf of the HHBH Community Association



June 27, 2021

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: Hounsfield Heights Briar Hill Community Association Submission for the Public Hearing of LOC2021-0032 and associated Area Redevelopment Plan (ARP) Amendment on July 25, 2021

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

The Hounsfield Heights Briar Hill (HHBH) Community Association (CA) seeks to ensure that City Council is aware of its CONTINUED opposition to both the applications for Land Use Redesignation and ARP Amendment for what was previously a single parcel addressed as 1924 10 Ave NW.

Upon waiting the requisite amount of time after Council REFUSED LOC2019-0160 and the associated ARP amendment in July 2020, the applicant has simply resubmitted a proposal that is materially identical to the one previously considered. In that neither the application nor the circumstances surrounding it are different than they were a year ago, this re-application not only disrespects both our Community and the decision City Council has already rendered but also demonstrates a disregard for the time of both our residents as well as you and your colleagues to be compelled to consider it again.

On the basis that the application has not materially changed since the previous application, the HHBH CA respectfully re-provides it's submissions on the previous application which are included in chronological order below in this document. Here we address the differences in the proposal and the circumstances surrounding it.

With regard to the land use redesignation application, it still proposes to create three R-C1N parcels on what, when it last had a dwelling upon it, was a single R-C1 parcel home to a single family dwelling. Previously all of the parcels were proposed to be of equal size but the current proposal shifts the lot lines around such that the western two parcels are larger and the eastern one smaller. This is not material in that the concern has never been about the relative dimensions of the parcels created but that the overall width of each parcel with any more than two parcels on this site will not be in keeping in character with the surrounding neighbourhood. While two of the parcels are indeed now wider they still remain significantly narrower than the well established minimum width on this street and throughout the community and thus this change in no way alleviates previously expressed concern in this regard. Having the narrowest parcel adjacent to 19th Street where larger setbacks do exist and should be maintained also seems counter-intuitive to producing a new dwelling that integrates well with its surroundings.

Regardless, details of the parcels themselves are not actually germane to the land use redesignation as they must be set out in an associated subdivision application which at this juncture has neither been circulated to the HHBH CA nor publicly advertised. In the case of the previous application an associated subdivision application had been filed and was under review prior to Council's consideration of the matter. Similarly there are other details provided in LOC2021-0032 that are beyond its scope – such as a merged driveway for the westernmost two parcels. Although all are helpful in imagining what is possible, including them in the land use redesignation application provides no assurance that any will actually be realized. More importantly, they do not mitigate or diminish the fundamental concerns previously outlined, that HHBH CA and our residents have regarding the land use redesignation and ARP amendment

The HHBH CA would also like to highlight irregularities regarding the ARP amendment currently associated with LOC2021-0032. Based on the previous application it would have been known that one would be a necessary component. Yet, it was NOT included with the land use redesignation application that was circulated to the Community Association and publicly posted. HHBH CA only became aware of its inclusion just prior to this matter being heard at Calgary Planning Commission (CPC) and at that juncture reminded the City Clerk and CPC that the ARP amendment had neither been circulated nor publicly posted. We also requested that its hearing at CPC be deferred until this had been carried out. A response was received from File Manager Rockley and the correspondence is included below for your reference. Regardless of the contention of the response that there is no requirement to either circulate or publicly post the ARP

amendment, this is NOT representative of the standard practice has been established in this regard. On the basis that during the previous application (and also in the case of every other amendment made to the HHBH ARP), the application has been circulated to HHBH CA and publicly posted, the City has established an expectation that the HHBH CA and our residents would have the opportunity to comment on the proposed amendment. That expectation should have been honoured in this instance but was not. Had such feedback been solicited and included, it could well have affected the outcome of the CPC hearing on these applications.

Another aspect differing from the circumstances surrounding the previous application is that in this instance Development Permit (DP) applications have been submitted and circulated to HHBH CA for each of the three proposed R-C1N parcels. Our understanding was that the applicant provided them on the basis of providing transparency and clarity as to the appropriateness of the dwellings to be constructed on the parcels. However due to long standing deficiencies associated with City's current DP approval process not only is the lack of transparency associated with the process demonstrated but the DP's themselves only better illustrate how the land use redesignation is incompatible with the established direction of redevelopment along in HHBH.

With regard to the process itself, the three DP's were circulated to our CA and publicly posted for comment in March 2021. Then, in late May, the CA was re-circulated on one of the three DP's; the one for the middle parcel. One of the revisions to that DP was an increase in overall height of the structure by a full 2m (6 ft)! This is a significant change in that it means the proposed structures would become the tallest on the street by more than the height of an average person! The streetscape elevation in the DP suggested that the height of the structures on the adjacent two parcels had also been increased by the same amount. Hence, in conjunction with submitting comments on that revised DP, HHBH CA inquired as to why the other two DP's had not been circulated as a result of significant increase in height. What we were subsequently told (correspondence included below for your reference) was that the DP File Manager had erred in re-circulating that one DP to us in the first place. Hence, the CA only learned of this substantive change by mistake (!) AND although we have done our best to let residents who have notified us of their interest in this proposal about the change, the public has neither received any indication or notification of it and has (and seemingly will not) have the opportunity to comment on this change and the overall final form in which the DP's will be approved. Even worse, is that as of today, a website the applicant created to keep the public informed about this proposed redevelopment

(<https://www.1922hh-bh.ca>) still displays only the original (ie proposed height the same as other dwellings on the street) version of the DP's and thus continues to mislead the public as to what will be built at this location.

With regard to the DP's themselves, they illustrate the extent to which the proposed dwellings don't fit with the existing streetscape. An example of this consider that the simple massing measure of frontage to height for the proposed parcels is the complete inverse of that of the neighbourhood-at-large and will very much upset the aesthetic balance of this streetscape. The typical maximum frontage to height ratio in the single family areas of HHBH is 3:2 (ie 15m wide; 10m tall) whereas the same ratio for the proposed structures is 2:3 (ie 10m wide; 15m tall) when viewed from the street! Hence the DP's provided by the applicant only reaffirm that a land use redesignation to R-C1N will result in redevelopment that does not align with the established character of the neighbourhood.

Insofar as aspects that have not changed, the approval framework under which the redevelopment is being considered has remained constant. In fact, at this time last year it seemed likely the Guidebook for Great Communities would have by now been approved and provide some statutory guidance even if a new Local Area Plan was not yet in effect. Given that the Guide for Local Area Planning is indeed now just that - a guide - the nature of the planning and development direction that a future Riley Local Area Plan will provide is even less certain that it was previously. Also, in that work on the Riley Communities Local Area Plan has still not yet even started (and we've been told won't until late 2021 at the earliest), we still a long way from having new statutory guidance in place. Hence, as things stand, our existing ARP remains in effect and must be respected in that no reasonable or sound basis to exempt this particular parcel from it has been proffered.

Based on our ongoing day-to-day interaction with the residents of Hounsfield Heights Briar Hill, we do not believe that the perception and position of the majority of our residents about this redevelopment as proposed has changed in any way. Indeed the file manager has received much less correspondence from our residents. However, that is not because the concerns they previously brought forward have been in any way alleviated (as no changes to the proposal have been made) but instead because they are busy, have become somewhat weary of what has now become a very long and drawn out process, and have a reasonable expectation that having just made their voices heard on the exact same proposal less than a year ago that they shouldn't need to do so yet again.

As a final note, we offer an observation on a comment that came up during Council's previous discussion of this matter which is that even if only nominal, the increase in density from a single dwelling to three was worthwhile. To put this in perspective, had the developer been willing to work within the existing zoning, by this time 4 dwelling units (as a single family home with secondary suite on each of the two parcels for which subdivision has already been granted) could have already been constructed and be now providing accommodation to 4 Calgary families wanting to live in our neighbourhood. Hence, this redevelopment proposal has less to do with altruistically increasing dwelling units in an inner city community than it is about a developer attempting to disruptively impose its vision on HHBH without any regard for the established character of our community.

In conclusion, the HHBH CA respectfully requests that Calgary City Council REFUSE both applications presently before it to both redesignate the parcel and to exempt this site from provisions of the HHBH ARP. In that the proposals before you are materially unchanged from those you considered and refused in July 2020, there is no basis to reverse that decision and to do so would send the wrong message to both developers that simply persisting until they get their way is an acceptable business practice and to Calgarians that their voices and perspectives are not being heard.

\| Jeff Marsh \|
Director, Strategic Planning & Land Use
HHBH Community Association
strategic.planning@hh-bh.ca
(403)606-2774



December 4, 2019

Delivered via email (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 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.



April 28, 2020

Delivered via email (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,

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.



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 its 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 community.**

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.

Subject: LOC2021-0032: HHBH Community Association Comment

From: Jeff Marsh <land.use@hh-bh.ca>

Date: 31-Mar-21, 22:27

To: CPAG Circ <CPAGCirc@calgary.ca>, "Rockley, Matt A." <Matt.Rockley@calgary.ca>

CC: Dale Calkins <caward7@calgary.ca>

BCC: hh-bh-land-use@googlegroups.com, hh-bh-1924-10-Ave-NW <hh-bh-1924-10-ave-nw@googlegroups.com>

File Manager Rockley,

Thank you for the opportunity to once again comment on this application. Please find attached all of the Community Association's submissions on the previous application (LOC2019-0160) which was refused at Council. From the perspective of Land Use Redesignation, nothing has substantively changed between the final version of the previous redesignation application considered by Council and this one. As such, the Community Association's position taken on behalf of its residents and the neighbourhood-at-large has not changed and it respectfully requests that these submissions be taken into consideration for the current application.

In particular, the Community Association notes in this application the geometry of the three parcels has been tweaked slightly and acknowledges and appreciates that the applicant has done so to mitigate - to an extent - concerns raised by the community and residents with respect to the previous application. However, for all the reasons set out previously, the aggregate parcel that was originally known as 1924 10 Ave NW is simply not appropriate for redesignation and subdivision into three parcels. As noted before, the Community Association is supportive of redevelopment on the two parcels that the original one was subdivided into several years ago in that redesignation is not required to do so, it aligns with the ARP without amendment, and the additional intensity represented by two parcels does not raise the same extensive concerns as the prospect of three does.

Although the Community Association appreciates that the applicant has submitted development permit applications for each of the three parcels proposed to be created through this Land Use Redesignation, it notes that full approval of this redevelopment proposal will also require two additional applications: one for ARP amendment and one for subdivision. (If this understanding is incorrect, the CA requests immediate clarification from the Development Authority as to why one or both of these applications will not be required!) As such, the CA respectfully suggests that any consideration of this application be deferred until all of the necessary applications have been submitted and can all be considered concurrently.

The Community Association also observes that neither the planning considerations guiding the redevelopment of this parcel nor the approval process have changed since the previous application was considered. On this basis, the Community Association regards submission of this application at this time to be frivolous and a waste of both City and Community resources and hopes that Planning & Development shares this perspective.

More specifically in this regard, the Guidebook for Great Communities policy remains in draft and Council has directed its further revision. Even if it had been approved earlier this month, the Community Association would like to remind Planning & Development that Guidebook policies would still not have been in effect for this parcel in that the development of the requisite Riley Communities Local Area Plan has not yet even commenced. It would be entirely inappropriate to recommend approval of any proposal in anticipation of a future Local Area Plan which has not yet even been drafted much less finalized and enacted by Council. Despite age or other concerns that Planning & Development may have with it, the existing planning rationale currently in effect for this parcel must be that which is used to evaluate this application.

So to summarize, in that

- despite Planning & Development's recommendation for approval, Council refused a previous application for redesignation
- the current application for redesignation is not substantively different from the previous one
- neither the redevelopment rules or approval process have changed in the time since the previous application

the Hounsfield Heights Briar Hill Community Association requests that Planning & Development ask the applicant to consider withdrawing the application, and if the applicant is unwilling to do so, recommend to City Council that this application be REFUSED.

Although it acknowledges that the development authority has no statutory requirement to do so, the Hounsfield Heights Briar Hill Community Association respectfully requests to be kept apprised via email to this address of changes to the status of this application and be notified of any decision made by development authority on it forthwith.

Given delivery problems with past submissions, the Community Association also requests confirmation from the File Manager of receipt of this email.

Please don't hesitate to get in touch if you have any questions or require any further information.

\\ / Jeff Marsh \\ /
Director, Strategic Planning & Land Use
Hounsfield Heights Briar Hill Community Association
(403)606-2774

On 03-Mar-21 10:46, CPAG Circ wrote:

Good Morning,

Please find attached to this email the Circulation Package for Land Use Amendment application LOC2021-0032 for your review and comment. Please submit all correspondence to Subdivision Circulation no later than **March 31, 2021**.

Please forward all comments to cpag.circ@calgary.ca.

Thank you,

Chandy Ou-Bobinski
Applications Processing Representative
Calgary Building Services
Planning & Development
The City of Calgary | Mail Code: 8108
T 403.268.8205 | E CPAGCirc@calgary.ca
Floor #3, Municipal Building - 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB T2P 2M5



ISC: Unrestricted

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

— Attachments: —

2019-12-04_HHBH_CA_Submission.pdf	498 KB
2020-04-28_HHBH_CA_Submission.pdf	595 KB
2020-07-12_HHBH_CA_Submission.pdf	531 KB

Subject: Removal of 7.2.4 (CPC2021-0764) from May 20, 2021 Meeting Agenda

From: "Rockley, Matt A." <Matt.Rockley@calgary.ca>

Date: 19-May-21, 17:12

To: "land.use@hh-bh.ca" <land.use@hh-bh.ca>

CC: "Tita, Matthias" <Matthias.Tita@calgary.ca>, "Goldstein, Teresa S." <Teresa.Goldstein@calgary.ca>

Dear Jeff Marsh,

The City of Calgary Law department, Planning Advisory & Coordination and Community Planning have reviewed your May 19, 2021 email from the Hounsfield Heights / Briar Hill Community Association regarding ARP amendment. The review has determined that the application can proceed to CPC tomorrow. The legal requirements for an amendment to a statutory plan are advertising requirements for the public hearing (s.692 and 606 of Municipal Government Act). There are no personal notice requirements set out (that is just for land use district amendments). Further the requirements in s.636 of the Municipal Government Act that apply in preparation of a statutory plan that require notice related to providing how to make suggestions and representations do not apply to statutory plan amendments; they only apply in the preparation of the statutory plan being approved the first time.

The application submission of LOC2021-0032 (CPC2021-0764) did not include the minor ARP amendment. The applicant was advised of the ARP amendment requirement during the detailed team review of the application. The public notice and circulation was completed before the application had been made for the ARP amendment. The circulation stated the application for land use redesignation from R-C1 to R-C1N.

The City normally doesn't do a separate circulation for a policy amendment with land use amendment. The Hounsfield Heights / Briar Hill Community Association misunderstanding of ARP amendment circulation requirements is understandable as the Corporate Planning Applications Group did circulate a copy of the ARP amendment to the Hounsfield Heights / Briar Hill Community Association at your request on the previous R-C1 to R-C1N application at this site that was refused by Council on July 20, 2020 (LOC2019-0160).

The Hounsfield Heights / Briar Hill Community Association response provided in response to the circulation of the current application (LOC2021-0032) includes all past comments from the Hounsfield Heights / Briar Hill Community Association including comments opposing the ARP amendment.

Advertising of the ARP amendment will be done prior to the Public Hearing at Council as per our approach to all applications and standard City of Calgary land use amendment application process and the MGA requirements.

Thank you,

Matt Rockley

Senior Planner, Community Planning - North

Planning & Development

The City of Calgary | Mail code #8076

PO Box 2100, Station M, Calgary, AB, T2P 2M5

T 1 (587) 576-3104

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

-----Original Message-----

From: Jeff Marsh <land.use@hh-bh.ca>

Sent: Wednesday, May 19, 2021 10:45 AM

To: CPC <CPC@calgary.ca>; City Clerk <CityClerk@calgary.ca>

Cc: Tita, Matthias <Matthias.Tita@calgary.ca>; Vanderputten, Ryan <Ryan.Vanderputten@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>; Palmiere, Andrew <Andrew.Palmiere@o2design.com>; Mortezaee, Farhad <farhad@fmarch.ca>; James, Scott <jscott@pbaland.com>; Sonogo, Jill <jill.s@groundcubed.com>; Landry, Maria <maria@lolaarchitecture.ca>; Office of the Mayor <TheMayor@calgary.ca>; HNBH Land Use <land.use@hh-bh.ca>

Subject: [EXT] Removal of 7.2.4 (CPC2021-0764) from May 20, 2021 Meeting Agenda

Importance: High

Upon reviewing the agenda materials for the May 20, 2021 Calgary Planning Commission meeting, the Hounsfield Heights Briar Hill (HNBH) Community Association discovered that in addition to LOC2021-0032, item 7.2.4 (CPC2021-0764) proposes an Amendment to the HNBH Area Redevelopment Plan that was NOT circulated to the Community Association along with LOC2021-0032, has not been subsequently circulated to us, and to the best of our knowledge has NOT been advertised to the public. In that it is not appropriate for the Calgary Planning Commission to consider this matter without adequate or usual community and public notification and consultation, the HNBH Community Association respectfully requests that item 7.2.4 be removed from the agenda of tomorrow's meeting and CPC2021-0764 not be considered by Calgary Planning Community until such time as the proposed ARP Amendment has been circulated, advertised and the community and public have had the opportunity to comment upon it.

We would appreciate it if you could confirm receipt of this email. Please also let us know if this message has not reached the most appropriate recipient(s) and advise as to who that/those recipient(s) would be.

\\| Jeff Marsh \\|

Director, Strategic Planning & Land Use

Hounsfield Heights Briar Hill Community Association

(403)606-2774

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Subject: RE: [EXT] DP2021-1312 & 1337 for 1920 & 1924 10 Ave NW: Material Change to DPs without Notification Attachment 8
From: "McKeown, Lynn" <Lynn.McKeown@calgary.ca>
Date: 25-Jun-21, 08:20
To: "land.use@hh-bh.ca" <land.use@hh-bh.ca>
CC: "van de Burgt, Sharon" <Sharon.vandeBurgt@calgary.ca>, "CAward7 - Dale Calkins" <caward7@calgary.ca>

Good morning Jeff,

Comments regarding your concerns below in [BLUE](#) (see bottom of the email string). If you have any additional questions or concerns, please feel free to contact me. Thanks.

Regards,

Lynn

Lynn McKeown, RPP, MCIP

Coordinator, Technical Planning & Bylaw Review
 Community Planning
 Planning & Development
 City of Calgary
 Drop Offs: Floor 3, Municipal Building (City Hall) Permit Pick Up Counter
 Mail: PO Box 2100, Station M, #8094, Calgary, AB, T2P 2M5
 *T| 403.268.8795 C| 403.863.2694 E| lynn.mckeown@calgary.ca



* Please note I am working from home due to the COVID19 pandemic and will not have regular access to my office phone. My preferred method of communication is via email.

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Jeff Marsh <land.use@hh-bh.ca>
Sent: Wednesday, June 23, 2021 1:12 PM
To: McKeown, Lynn <Lynn.McKeown@calgary.ca>
Cc: Goldstein, Teresa S. <Teresa.Goldstein@calgary.ca>; van de Burgt, Sharon <Sharon.vandeBurgt@calgary.ca>
Subject: Re: [EXT] DP2021-1312 & 1337 for 1920 & 1924 10 Ave NW: Material Change to DPs without Notification

Hey Lynn,

Thanks for the note and letting us know you are looking into the matter. Much appreciated.

As an update from our side, revised versions of DP2021-1337 and DP2021-1312 were emailed to the CA (ie via this email address) on Monday afternoon (from DP Circ, not from Sharon) with a comment deadline of June 28, 2021. Hence requests #1 and #3 from the email below have already been addressed!

Thanks,
 \\/ Jeff \\/

On 23-Jun-21 12:15, McKeown, Lynn wrote:

Good afternoon Jeff,

Thank you for your email (forwarded to me by Teresa). Let touch base with Sharon and her Lead about the files and processes noted below. I'll get back to you with a response to your questions by Friday.

Thanks.

Lynn

Lynn McKeown, RPP, MCIP

Coordinator, Technical Planning & Bylaw Review
 Community Planning
 Planning & Development
 City of Calgary
 Drop Offs: Floor 3, Municipal Building (City Hall) Permit Pick Up Counter



* Please note I am working from home due to the COVID19 pandemic and will not have regular access to my office phone. My preferred method of communication is via email.

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Jeff Marsh <land.use@hh-bh.ca>
Sent: Friday, June 18, 2021 9:36 PM
To: van de Burgt, Sharon <Sharon.vandeBurgt@calgary.ca>; DP Circ <DP.Circ@calgary.ca>
Cc: CAWard7 - Dale Calkins <caward7@calgary.ca>; Goldstein, Teresa S. <Teresa.Goldstein@calgary.ca>
Subject: [EXT] DP2021-1312 & 1337 for 1920 & 1924 10 Ave NW: Material Change to DPs without Notification

File Manager van de Burgt,

I'm writing today to follow up on a voice message left for you on June 4th which has yet to be returned regarding DP2021-1312 & DP2021-1337 for 1920 & 1924 10 Ave NW. Specifically, it would appear that, based on the streetscape elevation provided in a revised copy of DP2021-1336 which was circulated to our Community Association on May 28, 2021 that the maximum height of the dwellings proposed in these two development permits has increased by approximately 2m or 6ft (as it has for the dwelling proposed in DP2021-1336). This would represent a material change to these development permits in that such a significant change in height would dramatically increase the massing imposed by these structures on the street - especially considering that there are three of them in close proximity to each other - and further detracts from the existing character of the current streetscape. As such, the HHHB Community Association respectfully requests:

1. confirmation that these two development permit applications have indeed been revised
[Yes, amended plans have been received for both applications.](#)
2. if so, an explanation as to why these development permits were not recirculated to the Community Association - especially considering that a revised version of DP2021-1336 has been
[With respect to amended plans, the initial set of plans submitted at time application often evolves throughout the review process to reflect changes requested by Administration, suggestions from neighbours and/or the Community Association as well as changes to address Bylaw concerns or relaxations that will not be supported. Our typical business practice is to circulate the initial set of plans to stakeholders such as the Community Association. Note, some applications go through multiple iterations before a decision is made. Consequently, we do not circulate amended plans to our stakeholders. Sharon, although her customer service approach was well intended, has stepped outside our standard business practice by forwarding you amended plans with an additional commentary period. Please note, all plans are available for viewing throughout the entire review process via our Property Research Centre \(plans can be viewed in person or now online via One Drive\). In the future, please contact our Property Research Centre via 311 or online here: \[Submit Service Request - Citizen Web Portal \\(motorolasolutions.com\\)\]\(#\) to arrange viewing of the file or plans. As well, along with the conditions of approval and the approved plans, the Community Association will receive a Reasons for Decision document which outlines the entire review process, decision and any relaxations that have been granted.](#)
3. if so, that copies of the most current version of DP2021-1312 & DP2021-1337 on file with the City be circulated to the Community Association forthwith
[Please note comment above. I understand that Sharon \(via a request to DP Circulation\) has recirculated these files as requested. On a go forward, amended plans may be viewed by contacting the Property Research Centre.](#)
4. if so, that both of these development permits as well as DP2021-1336 be re-advertised for public comment
[I am not sure I understand the request. DP2021-1312, DP2021-1337 and DP2021-1336 are all currently under review. No decision has been made and none of the three files have been advertised yet. If you are referring to the Notice Posting \(blue sign on property\), the use of *Single Detached Dwelling* is what appears on the Notice Posting and is consistent with both the initial and amended plan sets. The Notice Posting requirement has been met.](#)

If further information or clarification is required please don't hesitate to get in touch. Otherwise we await your reply.

\\ / Jeff Marsh \\ /
Director, Strategic Planning & Land Use
Hounsfield Heights Briar Hill Community Association
(403)606-2774

CPC2021-0764
Attachment 8

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



Public Submission

City Clerk's Office

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name (required) Allan H

Last name (required) Legge

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

Public hearing item (required - max 75 characters) Public Hearing: July 5,2021: LOC2021-0032

Date of meeting Jul 5, 2021

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

I am again writing with respect to yet another Subdivision request at 1922 and 1924 10th Avenue NW by the same Developer (Eagle Crest). The Developer again wants the Land Use Designation for these locations to be changed from R-C1 to R-CN1 to be able to build three (3) infill homes where only one home existed prior to an earlier Subdivision. The Developer wants the existing Hounsfield Heights-Brier Hill (HH-BH), Area Redevelopment Plan (ARP) to be Amended to exempt this site (1922 & 1924 10th Avenue NW) from the ARP stipulations. This request is totally unacceptable. The original lot should never have been allowed to be subdivided in the first place. As has been said over and over again, the HH-BH area is characterized by large spacious lots with mature trees and open spaces. These are some of the many reasons folks wish to live here and stay here. The continued requests by this Developer are completely counter to preserving the " low density residential character" of HH-BH. This request is a continuing attempt by Developers to change the face of the HH-BH Community. This ongoing 'soap-opera' must not be allowed to continue. Do not allow this Developers request to destroy the character and fabric of the HH-BH Community.

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

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 8th 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
th

approval of subdivision application SB2018-0022, July 4 , 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

From: [Marnie Fothergill](#)
To: [Public Submissions](#); [Councillor Web](#)
Subject: [EXT] Subject: Public Hearing: July 5, 2021; LOC2021-0032; CPC2021-0764
Date: Sunday, June 27, 2021 10:46:51 PM

- > To Whom It May Concern
- >
- > RE: Proposed ARP amendment for Land Use Redesignation – LOC2021-0032 (1922 & 1924 10 Ave NW)

- > Calgary Planning Commission file: CPC2021-0764
- >
- > Mr. / Madame Chair / Your Worship and fellow Councillors,
- >
- > Our names are Piers and Marnie Fothergill and we live at 1919 10th street NW. (a few doors down from the proposed land use redesignation). We have lived in the community of Hounsfield Heights / Briar Hill (HHBH) for thirty years. We chose this community because of its character, large spacious lots, and plentiful mature trees.
- >
- > We oppose the proposed site specific amendment to the HHHB Area Redevelopment Plan (ARP) for the land use redesignation application, LOC2021-0032. 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) lots, (one 30 foot lot and two (2) 35 foot lots).
- >
- > The Applicant has previously attempted a similar land use redesignation, (LOC2019-0160). We spoke at the public hearing on July 20, 2020 and were overjoyed when council rejected the land use redesignation. We felt the voice of the community had been heard.
- >
- > The property in question was originally a single lot which was then successfully subdivided into two (2) fifty (50) foot lots. The Applicant then proceeded to attempt to further subdivide the two (2) lots into four (4) lots. After significant objection by the community and its community association, the applicant reduced this proposal to three (3) 33 foot lots, which was still strongly opposed by the community and its community association. Still the city's planning group approved the proposal and recommended it to the Calgary Planning Commission which then recommended it to Council for approval. The community and the community association voiced their concerns and disapproval of this proposal and Council heard those concerns and voted to REJECT this proposal on July 20, 2020.
- >
- > Barely six months had passed before the Applicant resubmitted their proposal, again for three (3) lots with minor changes to the proposal. Instead of three (3) 33 foot lots, the proposal is for one (1) 30 foot lot and two (2) 35 foot lots. However, this time the Applicant has submitted concurrent development permits, DP2021-1312, DP2021-1336 and DP2021-1337, providing more details. The proposed development is massive and only confirms the concerns and fears of the community with homes towering over fifty (50) feet high from the street and 2 meters taller than the house next door. Unlike the other houses on the street the new development will leave little room for lawns or trees. This kind of redevelopment does not respect the community context and neighbourhood character. Please note these homes will be part of the 10th Ave community, not the busier 19th street. The houses are NOT accessible off 1919 street and there is no lane way - so all activity from these homes- car use, visitors, garbage and recycling collection etc will happen on 10th Ave
- >
- > The Applicant makes reference to the city's Guidelines for Great Communities (Guidebook) and a future Riley Community Local Area Plan (LAP). The Guidebook is still under review and has yet to be approved by Council. As for the LAP in question, the city is still working on other LAPs for other communities in the queue ahead of the proposed discussions on the Riley Community LAP.
- >
- > Until such time as the Guidebook is approved by Council AND the proposed Riley Community LAP is finalized and approved by Council, AND the Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) is REPEALED by Council, the Hounsfield Heights / Briar Hill Area Redevelopment Plan, which is a statutory document, provides the guidelines for local context and redevelopment in this community. This is recognized by both the MGA and the MDP.

- >
- > Until then, this community's ARP should be respected by the Applicant, City Administration and Council. Site specific amendments are contrary to this and they diminish the community and their ARP, as well as, the 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.
- >
- > Please respect the concerns of this community and its ARP and therefore REJECT this land use redesignation application and its associated and concurrent subdivision and development applications.
- >
- > Respectfully submitted by:
- >
- > Piers and Marnie Fothergill
- >
- > 1919 10th Ave NW
- >
- >
- >
- >
- >
- > --

From: [Victor Kong](#)
To: [Public Submissions](#)
Cc: [CAWard7 - Dale Calkins; "HHBH Land Use"](#)
Subject: [EXT] Public Hearing: July 5, 2021; LOC2021-0032; CPC2021-0764
Date: Sunday, June 27, 2021 7:13:59 PM
Attachments: [Public Hearing July 20 2020 LOC2019-0160 CPC2020-0596.msg](#)

To Whom It May Concern

RE: Proposed ARP amendment for Land Use Redesignation – LOC2021-0032 (1922 & 1924 10 Ave NW) Calgary Planning Commission file: CPC2021-0764

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

Our names are Victor Kong and Jean Lukinski Kong and we are co-owners of the property located at 1319 – 16A St. NW. We have lived in the community of Hounsfield Heights / Briar Hill (HHBH) for over twenty-four (24) years. We came to this community because of its character and large spacious lots and its R-1 land use designation.

We strongly oppose the proposed site specific amendment to the HHBH Area Redevelopment Plan (ARP) for the land use redesignation application, LOC2021-0032. 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) lots, (one 30 feet lot and two (2) 35 feet lots).

The Applicant has previously attempted a similar land use redesignation, (LOC2019-0160. The application for land use redesignation failed on that attempt. It was rejected by Council.

The property in question was originally a single lot which was then successfully subdivided into two (2) fifty (50) foot lots. The Applicant then proceeded to attempt to further subdivide the two (2) lots into four (4) lots. After significant objection by the community and its community association, the applicant reduced this proposal to three (3) 33 foot lots, which was still strongly opposed by the community and its community association. Still the city's planning group approved the proposal and recommended it to the Calgary Planning Commission which then recommended it to Council for approval. The community and the community association voiced their concerns and disapproval of this proposal and Council heard those concerns and voted to REJECT this proposal on July 20, 2020.

Barely six months had passed before the Applicant resubmitted their proposal, again for three (3) lots with minor changes to the proposal. Instead of three (3) 33 foot lots, the proposal is for one (1) 30 foot lot and two (2) 35 foot lots. However, this time the Applicant has submitted concurrent development permits, DP2021-1312, DP2021-1336 and DP2021-1337, providing more details. The proposed development is massive and only confirms the concerns and fears of the community with homes towering over fifty (50) feet high from the street and no concern for corner lot redevelopment requirements, such as building height facing 19th street. This kind of redevelopment does not respect the community context and neighborhood character.

The Applicant makes reference to the city's Guidelines for Great Communities (Guidebook) and a future Riley Community Local Area Plan (LAP). The Guidebook is still under review

and has yet to be approved by Council. As for the LAP in question, the city is still working on other LAPs for other communities in the queue ahead of the proposed discussions on the Riley Community LAP.

Until such time as the Guidebook is approved by Council **AND** the proposed Riley Community LAP is finalized and approved by Council, **AND** the Hounsfield Heights / Briar Hill Area Redevelopment Plan (ARP) is **REPEALED** by Council, the Hounsfield Heights / Briar Hill Area Redevelopment Plan, which is a statutory document, provides the guidelines for local context and redevelopment in this community. This is recognized by both the MGA and the MDP.

Until then, this community's ARP should be respected by the Applicant, City Administration and Council. Site specific amendments are contrary to this and they diminish the community and their ARP, as well as, the 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.**

Please respect the concerns of this community and its ARP and therefore **REJECT** this land use redesignation application and its associated and concurrent subdivision and development applications.

Regards,

Victor Kong / Jean Lukinski-Kong

1319 16A St. NW
403-680-8428