



FORM TITLE

Header text

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

First name (required)

Vincent

Last name (required)

Dykstra

What do you want to do?
(required)

Submit a comment

Public hearing item (required -
max 75 characters)

Amendment of the Land use Designation (rezoning) at 1229-20 Ave

Date of meeting

Sep 13, 2021

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

Please see the attached signed petition and letter from fellow neighbours regarding rezoning of the property at 1229 20th Avenue.

May 07, 2021

VINCENT DYKSTRA
1227 20th Avenue, NW
Calgary, Alberta T2M 1G2

File Manager IMC #8076
LOC2021-0064

Subject: Response to Rezoning 1229 20th Avenue NW

Dear Kelsey Cohen,

This letter is further to the letter I received from the City of Calgary on May 6th regarding an application for a Land Use Amendment on location 1229 20th Avenue NW to rezone from R-CG to DC/R-CG whereby the landowner has expressed his intentions to develop a 4-unit dwelling on the property.

I hope this letter will be further reviewed and read at the public hearing whereby it's clear to city council that there is strong opposition to the proposal.

After reviewing the applicant's submission, as a neighbour, I do have significant concerns regarding the development of a 4-unit dwelling on the 50x120 lot next to my house.

Development and Privacy

As someone who has lived beside a multi-unit complex at my old residence, one of my concerns I have is the density increase to our street and the lack of privacy within my yard. As someone with 4 children, from the ages of 1 to 7 years old, the back yard is a high activity place whereby my primary concern is ensuring privacy within the backyard, a reduction of traffic in the area focusing on child safety and ensuring the ambience of the backyard is not affected. Furthermore, there are multiple families with young children in the area who may also express the concern of high residential density.

Unfortunately, I do believe there would be negative impacts to my property, specific to lightning, privacy and safety if multiple dwellings are developed on 1229 20th Avenue. As the rezoning states, the maximum building height is 11 meters and based on the nature of the width of the lot, I believe the height of the dwelling will limit the lightning to the backyard, the building would create an ambience counter-intuitive to the community and will lower the value/attractiveness of my residence. Furthermore, the increased density will inevitably increase noise volumes in the area. As the neighbourhood is surrounded by other residential uses, I believe it's inconsistent with the surrounding uses to increase the residential density within this area and is inconsistent with the comprehensive plan for the neighbourhood.

If the lot was on a corner lot, I believe there would be less of an impact for multiple dwellings as corner lots have flexibility that can accommodate such developments. However, this lot is bordered by two houses that are tightly situated on the border of its property which will cause the area to look congested. In the back of the lot, the alley is a narrow dirt road with a large garage and on-suite on top of it. Three dwellings in close quarters would triple the congestion in a small dirt alleyway. I can only assume that if the landlord develops the 4-unit dwelling, there would be very little green space which I think is counter-intuitive to the design strategy of Capitol Hill.

Landowner Intentions

After speaking with the landowner of 1229 20th Avenue, he has stated that it's in my best interest that the multi-dwelling development be built beside me as it would be something I would do in the future. He believes the intention of my residence is an investment property but it is not. Our vision for the community is not aligned. The purpose of purchasing my property at 1224 20th Avenue, was to be part of the community and watch my children grow up within it. Due to this, I want to ensure its interests are protected. However, I do not believe that is a priority of the landowner. I believe his interest is to maximize profit based on 1229 20th Avenue as his primary residence is in Toronto. The lot has not been developed for approximately eight years and was held in hopes that Calgary housing prices would increase. I do not believe he's intending to live in our community and therefore his only interest is to maximize the profit of the lot. I'm also concerned about the quality of the build as I'm speculating the goal is to maximize profits and not to further the vision of the community. I find this greatly concerning not only myself, but to my fellow neighbours, who I imagine will express similar concerns.

I further can't justify the need for multiple-dwelling on this lot as I do not see a need for the community to approve this rezoning. I don't see evidence within the community or city that there is a housing shortage nor do I see evidence of a high barrier of entry to the housing market, in comparison to other communities in Calgary or Canadian cities. Also, housing prices have remained stagnant and affordable in Calgary where my only conclusion to building this multi-level dwelling is to maximize profits with little interest in its impact on those around them within the community.

I want to be clear, I strongly disagree with the rezoning proposal. The landowner can build a duplex on the property, sell it, and still make a profit without impacting his fellow neighbours. I strongly believe that if the rezoning is approved, the landowner will develop and sell the properties and will be moving on from Capitol Hill however, the impacts within the community and his neighbours will be felt for a very long time. I believe that the original zoning code for the lot existed for the good of the community and I see no evidence that the rezoning would be beneficial or in the interest of the residents of the community.

I've also included a signed petition who have reviewed this letter and are in objection to the rezoning. Also, if possible, I'd like to remain anonymous and the letter redacted to ensure I'm protected from retaliation however if that is not possible, I understand.

If you have any questions or concerns, please contact me at 587-777-7328.

Sincerely,



Vincent Dykstra
A Resident of Capitol Hill

Attached: Petition who has reviewed my letter and who strongly opposes the rezoning.

