



## 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) Rebecca

Last name (required) McEvoy-Halston

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

Public hearing item (required - max 75 characters) Proposed Land Use change LOC 2020-0194 / 204 33 AV NE

Date of meeting Sep 13, 2021

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

I welcome new development in my neighbourhood. However I am concerned about the proposed land change use beside my house at 208 33 Ave NE.  
A fourplex would be very difficult to live beside. 4 families beside my small bungalow is too high density in my opinion.  
A side by side would be great and would still allow for some front yard and some sun to come through to my house instead of having a "wall" of houses towering over my property.  
Please consider this my formal complaint or concern when city hall is making the decision. I have spoken with my neighbours who are also concerned but they consider this inevitable and a fait accomplis. As such will not submit their concerns.

Matthew Moritz & Canhuizi Cui

██████████  
Calgary, AB ██████████

May 31, 2021

Dino Kasparis  
File Manager IMC #8108  
800 Macleod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, AB T2P 2M5

**RE: Application for Land Use Amendment: LOC2020-0194**

Mr. Kasparis,

As Calgarians, we appreciate the City of Calgary Planning and Development Department allowing us, homeowners, a chance to express our thoughts and concerns regarding the **204 33 AV NE Land Use Amendment Application**.

We would like to take this opportunity to discuss three major aspects: safety, traffic/parking, and construction disturbance. After careful thought, consideration, and analysis, our perspective is that the negative effects that this development will have on the community of Highland Park outweigh the positive ones.

With that said, our household objects to application **LOC2020-0194**.

## Safety

According to the monthly Highland Park Crime Statistics Update, produced by mycalgary.com, (utilizing data from the Calgary Police Department) we can clearly see the community of Highland Park carries not only one of the higher total crime numbers, but also higher total crimes per capita than most surrounding communities.

Please see the below tables:

### Total Crime Activity in Nearby Communities as of April 2021

	APR 2021	MAR 2021	FEB 2021	JAN 2021	DEC 2020	NOV 2020	OCT 2020	SEP 2020	AUG 2020	JUL 2020	JUN 2020	MAY 2020	12 Month Total
<a href="#">Tuxedo Park</a>	18	9	6	16	17	11	27	41	34	27	24	23	253
<a href="#">Mount Pleasant</a>	13	15	7	14	10	13	28	24	32	19	20	23	218
<a href="#">Thornccliffe</a>	23	17	14	16	5	17	26	22	9	10	11	13	183
<a href="#">Highland Park</a>	15	17	12	17	16	15	16	18	13	13	7	11	170
<a href="#">Winston Heights-Mountview</a>	6	13	8	9	8	14	21	16	11	23	7	13	149
<a href="#">Highwood</a>	8	2	5	5	13	7	7	10	0	6	1	3	67
<a href="#">Greenview</a>	4	3	5	4	8	5	7	7	7	7	6	4	67
<b>Total</b>	<b>87</b>	<b>76</b>	<b>57</b>	<b>81</b>	<b>77</b>	<b>82</b>	<b>132</b>	<b>138</b>	<b>106</b>	<b>105</b>	<b>76</b>	<b>90</b>	<b>1107</b>

### Crime Per Capita Summary in Nearby Communities as of April 2021

	APR 2021	MAR 2021	FEB 2021	JAN 2021	DEC 2020	NOV 2020	OCT 2020	SEP 2020	AUG 2020	JUL 2020	JUN 2020	MAY 2020	12 Month Average
<a href="#">Tuxedo Park</a>	3.38	1.69	1.13	3.00	3.19	2.07	5.07	7.70	6.38	5.07	4.51	4.32	3.96
<a href="#">Highland Park</a>	3.91	4.43	3.13	4.43	4.17	3.91	4.17	4.69	3.39	3.39	1.82	2.87	3.69
<a href="#">Winston Heights-Mountview</a>	1.65	3.58	2.20	2.48	2.20	3.85	5.78	4.40	3.03	6.33	1.93	3.58	3.42
<a href="#">Mount Pleasant</a>	2.21	2.55	1.19	2.38	1.70	2.21	4.75	4.08	5.43	3.23	3.40	3.91	3.09
<a href="#">Greenview</a>	2.10	1.57	2.62	2.10	4.20	2.62	3.67	3.67	3.67	3.67	3.15	2.10	2.93
<a href="#">Highwood</a>	3.54	0.89	2.21	2.21	5.76	3.10	3.10	4.43	0	2.66	0.44	1.33	2.47
<a href="#">Thornccliffe</a>	2.62	1.93	1.59	1.82	0.57	1.93	2.96	2.50	1.02	1.14	1.25	1.48	1.73
<b>Average</b>	<b>2.77</b>	<b>2.38</b>	<b>2.01</b>	<b>2.63</b>	<b>3.11</b>	<b>2.81</b>	<b>4.21</b>	<b>4.50</b>	<b>3.27</b>	<b>3.64</b>	<b>2.36</b>	<b>2.80</b>	<b>3.04</b>

Looking at the data only from the last 6 months, the community of Highland Park has recorded a staggering 4.0 crimes per capita vs. the surrounding community average of 2.62.

As homeowners in the Highland Park community, we deeply care about the overall safety in this neighbourhood. We have lived [REDACTED] from 204 33 Avenue NE for 2 years, during which we have witnessed a frequent change of tenants from this corner property. We are aware that the property owner (landlord) has applied to develop the existing property into a four-unit residence, with the goal of gaining economic profit. Because of this, we are anticipating more unknown, temporary residents moving into onto this property, which may further increase the instability of this neighbourhood.

## Traffic and Parking

In October 2020, the City of Calgary added concrete barricades at the intersection of 34<sup>th</sup> Avenue and 1<sup>st</sup> Street NE. After this change, the 4-way intersection became a right turn only for vehicles going north on 1<sup>st</sup> Street NE.

As we all know, Centre Street is an important main road. For all residents living to the south of 34<sup>th</sup> Avenue, driving to 32<sup>nd</sup> Avenue is the only option to get the Centre Street. If this development project commences, construction machinery, contractor vehicles, and utility activities will occupy 1<sup>st</sup> Street NE, along with the vehicles of existing residents that are parked there on a daily basis. This will certainly congest the roadway, and not leave enough space to allow normal traffic to function. Having an active construction zone, with extra vehicles and workers on the road, will add additional pressure to the already narrow street.

Moreover, even considering the four parking spaces already proposed at the back of the property, there will be too much demand for street parking. The available data from the 2016 Census of Canada also supports this argument. There is an average of 2.0 people per household in Highland Park, and given the current cost of housing, the type of housing being proposed, and the demographic that this area appeals to, it is fair to assume that there will at least 2 employed residents in each unit. It is true that there are multiple bus routes on Centre Street with easy access to downtown, but the census data still shows that 71% of employed individuals in Highland Park drive as their preferred method of transportation, compared with only 23% taking public transit. This data suggests, and matches, what we see with current community residents; each household on average has two vehicles, with much of the parking being on the street.

Assuming this trend continues with this new proposed development, we would expect up to 4 additional vehicles needing to park on the street. This area of 1<sup>st</sup> Street NE does not have the capacity to handle bi-directional traffic and bumper-to-bumper parking on both sides of the street at the same time. That said, this will become a problem even without considering the flexibility needed accommodate additional visitor parking.

To clarify, please see the diagram on the following page.



## Construction Disturbance

Based on today's technology, as well as restrictions under COVID-19, working from home is now part of many people's lifestyle. Data from 2016 Census of Canada shows that 73.4% of the Highland Park population are active in the labour force.

Highland Park	
	Number
<b>Population aged 15 years and over in private households</b>	<b>3,475</b>
<b><u>In the labour force</u></b>	<b>2,550</b>
<i>Employed</i>	2,240
<i>Unemployed</i>	310
<b>Not in the labour force</b>	<b>925</b>
<b><u>Labour force participation rate</u></b>	73%
<b><u>Employment rate</u></b>	65%
<b>Unemployment rate</b>	12%

Our household, like many others, have been working from home full-time for over one year. As the working paradigm shifts, us, like many other employees are now working from home permanently. Calgary noise bylaws allow construction between 7 a.m. and 10 p.m. from Monday to Saturday, and

from 9 a.m. to 10 p.m. on Sunday and holidays. Because we, like many others, are working from home, we are not able to tolerate distractions from nearby construction during our working hours.

Construction dust can also be a significant problem for many residents. Certain types of dust can cause a wide range of health and lung problems for those living near construction sites. Inhalation of dust released into the air may exacerbate any breathing problem or existing health complications to those who are susceptible. There are multiple residences within ten meters from 204 33 AV NE, a few of which include senior citizens with health conditions.

## Summary

All things considered; we truly understand that the City of Calgary encourages residential projects aimed at increasing the residential density of inner-city communities. However, we do not want to lower our living standards, or suffer any long-term hardships and inconveniences that would result from this redevelopment. Because of this, and the reasons listed above, our household is opposed to the **Application for Land Use Amendment: LOC2020-0194.**

Thank you for taking our concerns into consideration.

Kind regards,

Matthew Moritz and Canhuizi Cui