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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)	Alif
Last name (required)	Noorani
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0036 -206, 210, 214 19 ST NW
Date of meeting	Sep 13, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached.

I am writing to you with concerns that I have with LOC2021-0036 that is proposed for the 200 block of 19 street NW. The land use change is being put in to allow for a mixed use development up to 19 meters in height. As I understand the public hearing is it your committee will be meeting to discuss this application this week. I would hope you would consider the following:

- The increase in car traffic would not be sustainable with the current alley. The alley is very narrow and only allows for one way traffic. It was initially designed to support the single family homes that line 18a street as well as 19 street before all this redevelopment. I realize density is good for the city but I feel adding this building (approximately 50 units) in addition to the 19 + 2 building (approximately 50 units) currently under construction and the proposed Hillhurst boutique building (24 units) would add a tremendous amount of traffic to the alley and compromise the safety and enjoyment of the single family homes that share the alley.
- Has the impact to EMS and emergency response time been looked at? This would be a big concern with all the additional density that is being proposed in the area and the limited access through the alleyway.
- The 19 + 2 project was supposed to be a one off project for the street at 19 meters but it seems to have spurred two more developments following the same proposed massing.
- Would the city consider limiting the height of the project to 3 stories to help reduce the density of the project and limit the impact on the single family homes that share the alley? One of the considerations in the city's community guide to planning is to respect the landowner's rights and enjoyment of their land which I would assume applies to adjacent residences.
- The commercial space in the Savoy building on 19 street has never been fully leased and that building is well over 5 years old. The new Wolf's Den building and 19 + 2 will provide more vacant commercial space. There is also a constant supply of rental and sale units in all the multifamily buildings in the area. I don't really understand the need for another project of this size and not sure why it would be approved for 19 meters when it will likely sit empty for years to come.
- As I understand the larger Rylie community plan is on the verge of restarting, why would any rezoning decision not wait until that plan is underway to ensure that this meets the vision for the neighborhood? The developer is very adamant that he is doing this for the community and wants to provide an inviting streetscape for people to enjoy. That same vision could be achieved with a 3 story mixed use building.
- 19 street is not considered a "Main Street" but the developer is treating it as such. It was never approved to be a main street.

The last point I would like to make is that I was very disappointed in how the city representative, Joseph Silot, presented the project to council. I don't expect him to be an advocate for the residents but my hope was that he would at least provide a fair picture to council. After watching the meeting it was clear that he was an advocate for the developer by only focusing on what he saw were the positives of the building and blatantly disregarding all the concerns of the residents. When questioned by council on the disconnect between what he was saying and what the residents are saying he brushed it off and said all the concerns were related to the 300 block development by the same builder. While that project has had a lot of negative public engagement so has the 200 block. I personally know of several residents that have submitted comments on the 200 block development and have not had any response from Joseph. Joseph saying that the main concerns are only related to the 300 block is not accurate and frankly a distraction from the 200 block development that was the topic being discussed. My only hope is that the city look at the issue fairly and present all sides of this story with the consideration of some of the commentary noted above especially if this proceeds to the development permit stage.



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First name (required)	Kylie
Last name (required)	Brown
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0036
Date of meeting	Sep 13, 2021

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

Please see attached word document for comments pertaining to this application.

Comments for LOC 2021-0036

Planning and Community Enjoyment:

- West Hillhurst has a great deal of post WW2 charm and character that will be eliminated with continual over development of one of our most cherished streets. The context and character of this neighborhood focuses on unique single family homes, small shops, schools and green space. Filling an entire street with shadow casting, giant buildings does not fit the context and character of West Hillhurst.
- Has there been an evaluation with first responders? Adding more than 200 residents to an area that currently has 6-8 people living in those dwellings could have a detrimental impact on safety. 19+2 is on a corner lot which would allow fire crews access along 19th street and 2nd ave if needed, but the proposed would only have access from 19th street. The alley can very easily become blocked with traffic even now, so there is no guarantee that the first responders would have this as an access point.
- Has there been an evaluation on the impact to the schools in the area? Adding well over 300 residents with 19+2, Hillhurst Boutique, Wolf Den, this application, and the Truman Legion project has the potential to destroy the amazing school district that we have.
- The 19 + 2 project was supposed to be a one off project for the street at 19 meters but it seems to have spurred two more developments following the same proposed massing. At the time we were told by the City that this height was only being granted because it was a corner lot.
- Would the city consider limiting the height of the project to 3 stories? 11 meters would fulfill the City's mandate of densification without compromising the safety of the community and without ruining the enjoyment of the area. A 19 meter (five story) building is too tall for the middle of the street, especially since the immediate neighbors to the South and East are all 2 story single family homes.
- The applicant has claimed that he has done significant community engagement, however almost all of his community engagement has been done in a way to limit numbers (no or late notification of meetings, no community signage, holding a meeting Thursday night before a long weekend) or he goes in person which provides no record of the conversation. For the Council's knowledge there is currently an email group, Facebook group and community group now actively opposing this development and we have completed TV interviews in opposition. The applicant has been extremely disingenuous throughout this entire process and as a member of this community it is very hurtful to know that he cares more about profit than the community.
- The Riley Park Area Plan was started in 2020 and placed on hold, however it should be restarting soon, why would any rezoning decision not wait until that plan is complete to ensure that this meets the vision for the neighborhood. In new communities developers must work within the ASP/LAP, so I encourage Council to place this change on hold until we can be afforded the same respect as new communities. I know the City has made a commitment to developers to evaluate their applications in a timely fashion, however, is pointedly and actively failing to provide community residents, members of the public, and other stakeholders the same due process fair?
- The developer is very adamant that he is doing this for the community and wants to provide an inviting streetscape for people to enjoy. But the immediate community members who already enjoy this space have spoken up at great length that this project will only hinder community enjoyment. This land use change has the potential to ruin a well-established sense of community. On any given weekend the alleyway, 19th street and 2nd ave are full of adults and children enjoying the community, however adding another large condo project will eliminate this sense of community. The alley will become too busy and dangerous, 2nd ave will also be too busy and 19th street will be a shadow covered cave with no enjoyment for the residents of West Hillhurst. One example is Made by Marcus, the line on the sidewalk is a staple in the neighborhood, but it will be much less enjoyable when you are standing in the shadow of yet another building surrounded by traffic and exhaust fumes.
- The applicant has also repeatedly said that he is trying to bring affordable housing and commercial to the area, but when asked specifically how he would accomplish that he had no answer and no plans. I believe he is using current buzzwords and tactics to push his application through. His only motive is money and I wish he would just be honest about it.
- The applicant has also stated that this supports public transit, but that is simply not true. The walk to the Sunnyside train station is substantial and in the winter it can be very challenging with snow and ice. Transit oriented developments belong in Kensington along the train line, which is exactly what has already occurred. This is another example of the applicant using popular concepts to push his land use change through without actually meeting the requirements.
- 19 street is NOT considered a "Main Street", so I beg Council to review this application with the correct lens and limit the density requirement to something more reasonable for the area. Densification and affordability can be achieved through townhouses, duplexes, fourplexes, row homes and zero lot line

homes, as we have seen on Kensington Road (which is a main street). Large condo buildings are not the only way to bring densification and commercial space to an area.

Traffic and Safety:

- As the developer has pointed out, this area was completed in the 1950's and at that time most households would have had one car, so the alley was designed to serve roughly 24-30 cars not hundreds of cars. The alley is very narrow and only allows for one way traffic, adding even more density will make the alley unsafe and significantly reduce the quality of life for the residents of 18a street that will be forced to share this alleyway with hundreds of cars.
- I realize density is good for the city but I feel adding this building, which is approximately 50 units (potentially 100 cars, plus commercial and visitors) in addition to the 19 + 2 building (potentially 100 cars, plus commercial and visitor) currently under construction and the proposed Hillhurst boutique building (24 units plus commercial with NO underground parking) would add a tremendous amount of traffic to the alley and compromise the safety and enjoyment of the single family homes that share the alley.
- Parking is another major issue, if all of the residents of these towers qualify for the street parking permits that the single family homes rely on there will not be enough space. The construction of 19+2 has already caused immense parking and traffic issues, how does the developer plan to remediate this issue?
- Commercial traffic is another significant concern. The proposed land use change would ultimately lead to additional garbage, recycle and organic removal trucks, commercial delivery and repair trucks. With a one-way alley, how would all of these vehicles have safe room to operate? How can we guarantee the garages of the single family homes will not be blocked?

Economics:

- Truman, Jayman, Excel and Hopewell (just to name a few) are all large developers in the City and at the current time they are all actively seeking to sell or downzone their multifamily sites into single family, because the market has shrunk so significantly. The commercial space in the Savoy building on 19 street has never been fully leased and that building is over 5 years old. The new Wolf's Den building and 19 + 2 will provide even more vacant commercial space. There are also numerous commercial spaces in the surrounding two-story buildings on Kensington Road and 19th street. There is a constant supply of commercial space, rental and sale units in all the multifamily buildings in the area. I don't really understand the need for another project of this size and not sure why it would be approved. I would also note that Savoy and Wolfs Den are not 19 meters, and they have a separate alley in the back that is not shared with single family homes.
- The developers of some of the surrounding land use changes that have been approved have had to obtain property tax relaxations, because they were not able to pay the property taxes with the current economics of the projects. Is granting yet another land use change and a further reduction in property taxes not a consideration for the city?

Lastly, I encourage all the members of this committee to come down and see this area in person. 19th street already has a community vibe with Dairy Lane, Made by Marcus and Vintage Coffee just to name a few places, I fear turning this into a tunnel of condo towers with limited to no sun due to shadows and massing will forever ruin what we already have. Please come down and see how narrow the alley is before you decide there is no impact to the community. Come and see how many children use the alley, 19th and 2nd to walk to school before you say there is no traffic risk. One of my biggest fears is that all this increase in population, traffic and commercial traffic will cause a death and by then it will be too late. 14th street between 5th and Kensington Road does have a large number of tall buildings and commercial spaces, and when you drive by it looks like a ghost town. Residents walk to 19th or Kensington to get away from that area.



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First name (required)	Glenna
Last name (required)	Healey
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0036 (206, 210, 214 - 19th street NW)
Date of meeting	Sep 13, 2021

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

AGAINST PROPOSED LOC2021 – 0036 (206, 210, 214 -19th Street NW)
As a resident of West Hillhurst, I am completely against the City allowing Land-use designation changes of five stories or 19 metres on 19th street NW. 19th Street between Kensington Road and 6th Avenue NW is NOT designated a Mainstreet. I would be in favour of a maximum of three stories or eleven metres. There is zero transit support on 19th street. West Hillhurst does not have an Area Redevelopment Plan and so there is no plan in place for the redevelopment of 19th street between Kensington Road and 6th Avenue NW. Until a community-based ARP is in place, I believe all of these land-use designations and developments that drastically change the streetscape and personality of our community should be halted. Therefore, I am against the approval of LOC2021-0036.

Regardless of how a developer cuts off a corner or tapers a building, there is still no softening or forgiveness of a five story building on the surrounding properties. Five stories is still five stories. This proposed five story building will intrude upon the established two-story residential properties to the east on 18A street and to the south on 19th street just as the current 19&2 development is doing to surrounding residences. The overall massing of this eventual proposed five story development including the DP2020-7757 proposed at 218 - 19th st has a direct negative impact on residents' privacy with window/sightlines looking right onto people's properties and with height reducing sunlight in the back yards. Hopefully the City will stand up to protect established home owners' rights to privacy, sunlight, and sightlines and say NO to this

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Aug 30, 2021

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LOC2021-0036.

The increased traffic and noise from vehicles and large delivery trucks and commercial garbage trucks in the back alley will have a negative effect for the residents on 18A street and existing residents on 19th street using this back alley. It was built as a residential back alley not a commercial back alley. It is not very wide!

Lack of parking is already an issue in our neighbourhood and adding another five-story development will further exacerbate the lack of parking especially if a future DP on this site requests parking relaxations as has been proposed in the other developments such as DP2020-7757 to the north. A proposed building's parking should not become a community problem because a developer wants to maximize profits. Some developers shift their responsib



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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)	Lisa
Last name (required)	Caines
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0036
Date of meeting	Sep 13, 2021

I oppose the proposed land use amendment (LOC2021-0036) in its current form for a number of reasons:

- The lack of an overarching LAP for this important street is a continued disappointment – this development, and all others, should be evaluated as part of the Riley LAP or some other similar process that incorporates some kind of thought into how this area can be developed in a meaningful, logical and sustainable way.
- By the time the City actually gets around to kicking off the Riley LAP, 19th street will be fully developed with a medley of various buildings all developed without any real thought to the functionality of the space (other than packing in as many units as possible, which seems to be the only current goal)
- The developer's entire justification for this application rests on the development of the 19+2 building (the M-U1 development on the corner of 19th Street and 2nd Avenue NW). From the documents submitted, there was no other consideration included other than the precedent that 19+2 seems to set. Surely the City will consider distinguishing factors including the other new developments in this area of 19th Street. The existence and approval of the 19+2 can not be the sole reason to simply approve this LOC.
- The amount of redevelopment in the West Hillhurst area is concerning – especially when including the site of the Legion building on Kensington and the site of the old CBC building – these are approved but nowhere near actually being built – how can the City consider all the cumulative effects of significant redevelopment when sites

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

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Sep 1, 2021

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remain vacant for years on end?

- It is frustrating to see this developer submit a land use redesignation application without making any effort to provide any concrete plans for what is going to eventually be proposed for this space. It is difficult to consider a rezoning in the absence of actual plans for the sites.

I do not oppose development of these sites, I oppose this land use amendment application in its current form. There are alternative to the designation being sought.

Thank you.

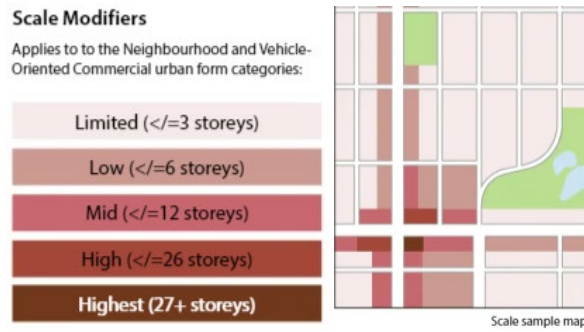
Members of Council,

I write to respectfully ask that the final approval of LOC2021-36 from Innurskape Developments (“SISU” Development) be deferred to a future session until more detail can be provided in support of the application. The comments of Commissioner Palmiere during CPC approval regarding the lack of meaningful detail in this application echo those of myself and other members of this community.

In the absence of these details - members of the public have not been able to assess whether this application is in accordance with the proposed land use sought as well as whether the Application demonstrates best practices in urban design.

In particular, I note the following ways this lack of detail has impacted the ability to assess this Application:

1) Inability to Assess Street Wall / Scale Transition Impact - Section 2.28 “Scale Transition Policies” of the Guide to Local Area Planning calls for “decreasing height incrementally through a block” with the highest height reserved for the corners of the block.



The 5 story 19+2 Development on the corner of the block would suggest a lower height be appropriate where the Applicant’s Development is located.

Following this - the lack of design details with respect to any planned articulation or height variation in the planned design makes it impossible for the community (and Administration) to properly assess the effect on the 19th St street wall given this proposed 5 storey height.

2) Inability to Assess Impact on Urban Realm Improvements – I note from recent engagement sessions from the City of Calgary regarding the “Kensington Area Improvements” that removal of on street parking is key to creating sufficient room for various urban realm improvements such as wider sidewalks, protected bike lanes, and greenscaping options.

19 St NW
Proposed Condition A
Between Kensington Rd NW – 7/8 Ave NW

General Moves

- Widen sidewalks for increased pedestrian comfort and accessibility
- Integrate protected bike lanes to invite all ages and abilities to ride
- Introduce a flexible planting and parking zone that alternates on either side of the street with trees to improve microclimate, manage stormwater and slow traffic speeds
- Reduce the width of vehicular travel lanes for improved safety



The lack of details regarding the applicant's land use intentions and detailed design specifics (i.e. commercial/residential mix, and desired parking relaxations make it difficult to assess whether the scope and scale of the proposed development would preclude these urban realm improvements.

I note that the many one off applications such as this, are precluding the ability for master planning efforts such as the planned Riley Communities LAP or even Urban Realm Improvements to be impactful.

3) Community Consultation & Engagement - Design work has not been completed and as such detail as presented in the Community engagement session was essentially limited to '5 storey, mixed use', with a large rectangular block representing the building. Verbal comments as to 'hopes and intentions' were made by the Applicant, but nothing tangible could be presented. The lack of design details and corresponding plans to address concerns reduced the effect of community engagement significantly.

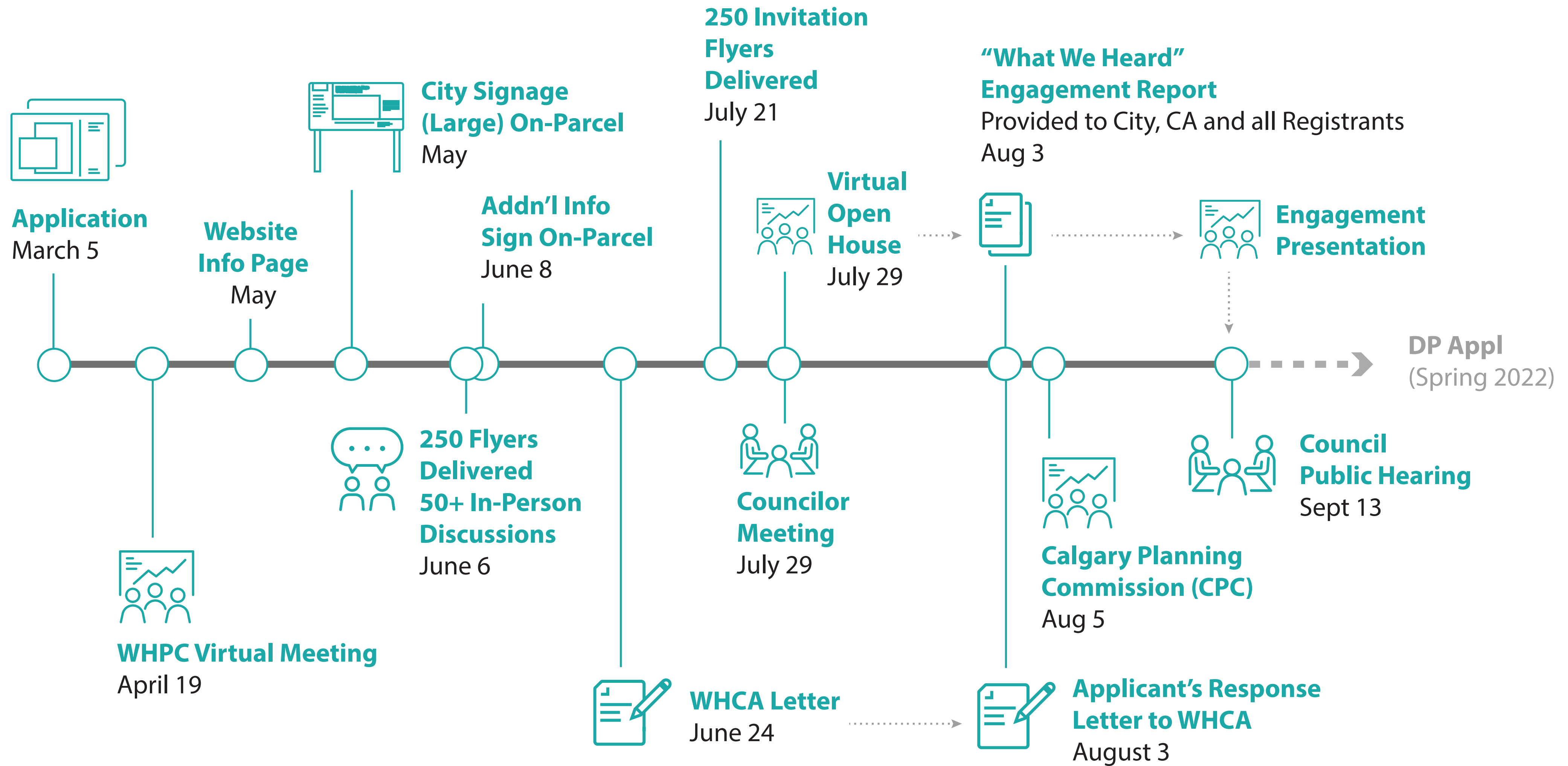
4) Shadowing and Sightline Impact - Building structure, massing, and facade play an important role in assessing the impact of shading and sightlines. We note that the adjoining 19+2 structure is under construction and presents a real life demonstration of how design elements (or the absence of) such as moving massing towards 19th Street as well as floor cuts outs to less than maximum height affect neighboring properties. Without detailed design specifics – the full impact of the desired zoning sought can not be assessed. This is especially critical given its mid block location and significant ability to impact neighboring urban form categories.



In summary - both at the public hearing for 19+2 and at the CPC approval meeting for this Application – the words “special street” have been applied regarding 19th Street. We have one chance to get this right. I submit that final decision on this application should be deferred to ensure this Application can be properly assessed by all.

Chris Wong

PUBLIC ENGAGEMENT



WHAT WE HEARD / WHAT WE DID

- Main Streets policy not meant for 19th Street Council’s previous comments, MDP and Mainstreets engagement outcomes explained. *Noted a lack of policy understanding that will be assisted by LAP engagement (restarting soon).*
- Precedent of 19+2 and legacy of that build..... Alignment and learnings from 19+2 to be applied
- 19M height and 3.3 FAR is too intensive for this area Policy alignment explained
- Shadowing is concern for residents to the east Will inform building design
- Parking and traffic impacts TIA created and provided showing no impact concerns
- Construction impact Noted to inform construction planning
- Public realm Will match 19+2 per Ward Councillor’s Notice of Motion
- Pedestrian safety concerns Noted in reporting to City
- Operational noise mitigation Noted to inform building design
- Developer contribution Will be assessed and paid during DP application

*Note:
Council discussions during the 19+2 Public Hearing considered the application of Mainstreets policy on 19th Street NW up to 5th Ave as appropriate.*



**“What We Heard”
Engagement Report**
Provided to City, CA
and all Registrants
Aug 3

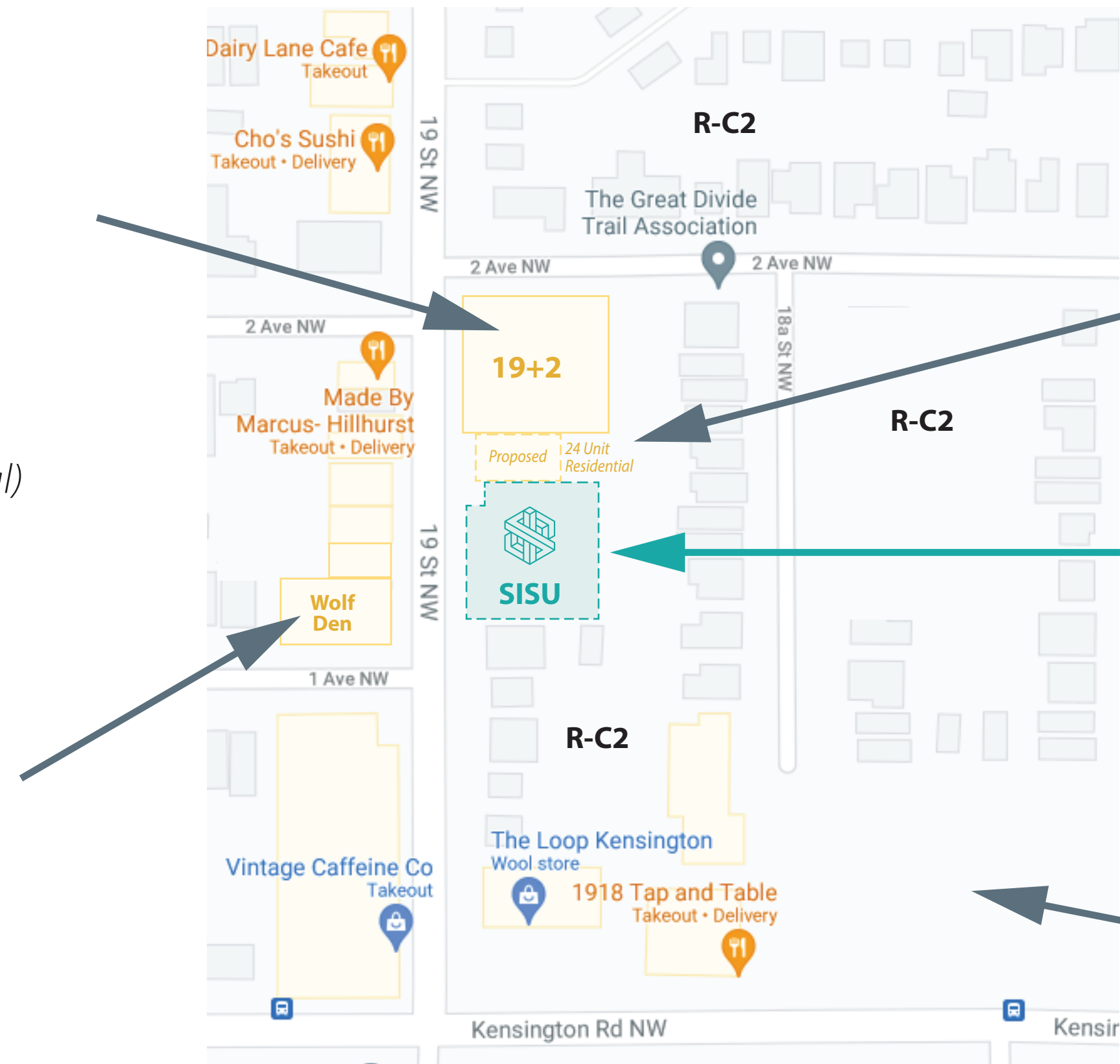
CONTEXTUAL ZONING



19+2 M-U1f3.3h19
Mixed Use (commercial & residential)



Wolf Den M-X1
(FAR 2.77, commercial)



218 19 St NW
M-U1f3.3h19
(24 Units, residential)
In DP stage

SISU
Proposed: M-U1f3.3h19
Land Use Application
Separate DP to follow



Legion S2
DC based on
C-COR1 f4.3 h31
Mixed Use (commercial & residential)

LAND USE REDESIGNATION LOC2021-0036



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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) William

Last name (required) Overend

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

Public hearing item (required - max 75 characters) WH land use redesignation bylaw 149d2021, plan 8942gb block 19 lots 5-7

Date of meeting Sep 13, 2021

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

Unopposed to reasonable densification; opposed to unreasonable densification. This application for MU-1 f3.3 h19, even with required setbacks, is in no way fair to residents across alley who will lose their light and privacy. The attached photo from our backyard shows the pending impact of the first multifamily development across the alley (19+2). Construction workers now wave and call to us when we are out on the deck running our barbeque. Now, extend that intrusion and high wall from right side of the photo left across the entire skyline, and that's what you are condoning by allowing this rezoning to go ahead. Densification goals are easily achieved with three floors while cutting existing residents a break and defending the nature and continuity of the neighbourhood, the safety of our streets, the availability of parking, and the sanctity of current homes and yards. Let's take a step back and look at what we are doing. Where is the street development plan and community involvement that should have preceded this? Please DO NOT ALLOW these one-off rezoning applications to incrementally destroy our quality of living. Please reintroduce some sanity to this process.



September 6, 2021

City Clerk's Office
Online Submission:
<https://forms.calgary.ca/pl1285.html>

Re: LOC2021-0036 WHPC Comments for the September 13, 2021 Public Hearing

The West Hillhurst Community Association Planning Committee ("WHPC") opposes the proposed land use amendment (LOC2021-0036) in its current form.

The WHPC is of the view that the Land Use Amendment proposal LOC2021-0036 located at 206, 210, and 214 19 Street N.W. be evaluated as part of the Riley LAP process, or at a minimum go through the same or similar, public processes and scrutiny it would have received had the Riley LAP process proceeded.

The City of Calgary initially launched the Riley LAP in early spring 2019, it was paused during the spring of 2020, and is currently being publicly advertised on the City of Calgary's Riley Communities Local Area Planning website as relaunching in "early 2021".

The WHPC acknowledges the comment made by the file manager on this LOC, during the 2021 June 21 monthly WHPC meeting, that the Riley LAP process is not set to relaunch until 2023.

The WHPC would like to specifically highlight that this application was submitted to the City for evaluation over a year after the Riley LAP process commenced. Pausing the LAP process while committing to a rapid review of the Land Use Amendments currently being applied for in this area of the community results in unjust procedural prejudice to this community, its residents, as well as other members of the public and stakeholders.

The determination of this application has the potential to negate or frustrate the usefulness and purpose of the Riley LAP process in this significant area of the West Hillhurst community.

One of the key objectives of the LAP was to formulate a comprehensive vision for 19 St N.W. pursuant to a motion approved by Council on 2019 July 22. In line with that motion, densification along 19 St N.W. would be best achieved when undertaken as part of a larger development strategy agreed upon by stakeholders through a thoughtfully considered, broadly participated, feedback and assessment-based process.

Additional considerations include:

- The WHPC acknowledges the potential precedent setting impact the previously approved 5 story M-U1 development on the corner of 19 Street and 2nd Avenue N.W. ("19+2") could have along the portion of 19th street north of Kensington Rd. and south of 2nd Avenue. However, the Committee is of the view that the applicant's reliance on the 19+2 development as a comparable is misguided.

Distinguishing factors include the parcel's proximity to newly built R-C2 single family homes located to the south (200 & 202 19th Street N.W.), and the DC zoned 4 storey Savoy building on

the corner of Kensington Rd and 19th N.W., as well as the recently M-X1 zoned building on the west side of 19th at 1st Avenue N.W. (the Wolf Den).

The Committee would like to highlight the comments made by City Administration during their Planning Commission 19+2 presentation, where they noted that heights of future developments along the south 19th Street parcels should be reduced, with the greatest building massing limited to the corner parcel.

- With the approval, but undeveloped Kensington Legion site, the WHPC is concerned about the ability for 19th Street at this location to absorb and positively integrate with the community at its currently proposed scale.
- The applicant's justification for this LOC by commenting on the original purpose of these homes as being temporary in nature for returning soldiers, ignores their place within the community.

For over 70 years these homes have provided many generations a place to live and enjoy. The value of these types of homes to West Hillhurst should not be disregarded simply due to their age.

These types of homes within West Hillhurst provide a historical link to the community's past, and a link to the future as a potentially more affordable means for people looking to reside within West Hillhurst by way of a single detached home with increased green space.

- The potential for an improved streetscape would result if the applicant combined with the applicants of the Boutique development located on the applicant's adjacent north property line (218 19th Street N.W.), and whose DP is still under consideration by City Administration (DP2020-7757).
- In the absence of an LAP, the WPHC would like to see detailed site plans and a concurrent DP application so the community can be in a better position to evaluate this rezoning proposal.
- During the applicant's presentation to the WHPC at the committee's 2021 April 19 monthly meeting, the WHPC noted the lack of independent impact analysis by the applicant in areas such as traffic and shadowing. Rather the applicant's analysis was primarily based on the analysis done by the applicants of the 19+2 developments.

The applicant needs to undertake and disseminate throughout the community site specific analysis in these areas.

- The WHPC is disappointed in the applicant's lack of formal engagement on this LOC, as well as their LOC2021-0037.

While the WHPC noted the applicant's praise, during the applicant's 2021 April 18 presentation, for the community engagement undertaken by the 19+2 developers, the applicant has failed to

participate in any meaningful formal engagement to date.

The WHPC would also highlight to Administration that the applicant during the City Council public hearing on the 19+2 development, responded to direct questioning by Councillor Druh Farrell on engagement, by stating that he would be an active participant to public engagement on future developments along 19th street and local area planning processes in West Hillhurst. This has not been the case.

In conclusion, the WHPC reiterates its opposition to the proposed Land Use Amendment, and requests that the application not be approved in its current form.

Thank you,

The West Hillhurst Community Association Planning Committee



FORM TITLE

Header text

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.

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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)	Brad
Last name (required)	Marks
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0036
Date of meeting	Sep 13, 2021

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

We live adjacent to this property and are strongly opposed to both the 19m height maximum and 3.3 FAR. As we previously wrote to the file manager, the applicant's submission uses the 19+2, wolf's den and savoy buildings as comparables. There are some very obvious and key differences:

- Each of them has a lesser shadow and massing impact than what Innurskape could do given their location. Most notably, 19+2 is designed to cast its shadow onto 2nd ave. Compare this to Innurskape's shadow study
- Each has a corner location to minimize the impact on the rear lane

Despite these advantages, the Savoy and Wolf's Den went with a much more reasonable 4 storeys. And based on these factors we feel that 3 storeys would be most appropriate here.

We understand that most of council is somewhat familiar with this area and several went to school here. That was a while ago, so we would simply ask that you come personally have a look at the impact of the 19+2 project now that the 5th storey is framed in. This is not the result of planning professionals doing their best work. This is what happens when you ignore a community asking for an ARP, then punt on the main streets program, then punt on Riley Communities, then continue to ignore the community association and the overwhelming feedback of residents. Announcing new programs doesn't make great communities, following through does.

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Sep 6, 2021

11:36:08 PM



FORM TITLE

Header text

The community is asking for more density and there was a great opportunity with 19St. for a win-win to be used as a model elsewhere. Unfortunately administration has only been interested in win-lose. We hope that council will feel differently.

Thank you



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)	Kasey
Last name (required)	Fukada
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Comments on the Opposition to Land Use Designation – File: BYLAW: 149D2021
Date of meeting	Sep 13, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>We would like to express our strong opposition to the Land Use Designation – File: BYLAW: 149D2021.</p> <p>We fully agree with the WHCA's Planning Committee's view that without a vision or definitive plan for 19th Street, particularly on Eastern Side of the street that there should NOT be ongoing developments in this area. A series of one off approvals with little to no public consultation and no input is not appropriate for a city of our size and complexity.</p> <p>We believe a reasonable three story townhouse type developments are appropriate for this Eastern portion of the Street. A 5 story structure is totally inappropriate for a number of reasons. There are numerous options for the type of structure that can be built in this area including the already approved but still dormant Legion site on the "Main Street" of Kensington Road.</p> <p>We remain concerned about the safety of school children crossing 19th Street in this area and the lack of appropriate parking in this area and in particular this project and the other projects in the area. As a parent of a grade school child the traffic in this area of 19th Street is very concerning from a safety perspective.</p> <p>We have provided a detailed letter regarding our major concerns.</p>
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Sep 7, 2021

9:07:06 AM

September 6, 2021

Comments Re: Land Use Designation
BYLAW: 149D2021

City of Calgary
800 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary AB T2P 2M5
Phone: (403) 300-3058

Dear City Council,

We would like to express our opposition to the Land Use Designation – File: BYLAW: 149D2021.

We fully agree with the WHCA's Planning Committee's view that without a vision or definitive plan for 19th Street, particularly on Eastern Side of the street that there should NOT be ongoing developments in this area. A series of one off approvals with little to no public consultation and no input is not appropriate for a city of our size and complexity.

We believe a reasonable three story townhouse type developments are appropriate for this Eastern portion of the Street. A 5 story structure is totally inappropriate for a number of reasons. There are numerous options for the type of structure that can be built in this area including the already approved but still dormant Legion site on the "Main Street" of Kensington Road.

Some of critical points we would to raise with the zoning committee would be as follows (in no particular order):

- This 19th Street land use application (especially one block up from Kensington Road) is NOT Main Street and is in fact a separate corridor with significant negative implications for a family focused community such as West Hillhurst.
- The traffic study should be re-done in the context of the school year and in person classes that is more indicative of the crucial level of traffic of children across 19th Street on a regular basis. Safety of the children in this neighbourhood should be paramount given 19th Street is not a school zone.
- We would oppose the changing of the land use with very limited parking which means further parking difficulties in this area.
- Land use on the West Side of 19th Street has had significant land use zoned for mixed use including new buildings. We believe this is sufficient to satisfy the needs of potential densification in the area.
- We also believe sun and shadowing concerns are not as much of problem for developments on the West Side of 19th Street.

- A major condo is not going to attract families to West Hillhurst. We believe having more families moving into the area (through townhouses) would contribute to area schools and would cause less problems with parking and automobile traffic issues.
- We would suggest that City Council delay a decision until a comprehensive 19th street corridor study can be created and executed since this could have a significant negative precedent for 19th Street and the consequences could be very detrimental to the community.
- We believe delaying the vote until the next Council is in session (post the municipal election) is the most appropriate given our current Council member (for the area) is not seeking re-election.
- Sun and shadowing from the proposed structure is a major issue for neighbours backing on 19th street from 18A Street and so height and shadowing should be carefully considered and this means a cap at the current zoning of 3 stories seems to be appropriate.
- We would also feel strongly that only 3 story townhouses are appropriate for this particular site.

We are available to discuss this matter further and if you have any questions regarding this matter, please do not hesitate to contact us.

Thank you for your kind consideration of this critically important matter.

Best regards,

Gillian Stark-Fukada and Kasey Fukada
Residents of: 225 – 18A St. NW, Calgary, AB T2N 2H1