

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

From: kirsten.brown@me.com <kirsten.brown@me.com>

Sent: Thursday, November 4, 2021 5:58 PM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 720 40 AV NW - LOC2020-0176 - Comment from Development Map - Thu 11/4/2021 5:57:38 PM

Application: LOC2020-0176

Submitted by: Kirsten Brown

Contact Information

Address: 73 Hendon Drive NW

Phone: 4034666142

Email: kirsten.brown@me.com

Feedback:

Please review the attached letter.

Re: CPC2021-1263

Dear Council & Tricor Development,

I am writing in regards to the proposed re-zoning of 720 40th Avenue NW. I would like to start by expressing my frustration of the lack of communication about this change. The developer stated in their letter to the city that they had delivered flyers & packages to the affected addresses. My address which is included, did not receive such a thing. After speaking to neighbours, they mentioned that they did not receive anything either. The only information that was given was from the city in December 2020 to the four adjacent properties & nothing in March 2021 as stated by the developer. When we did hear from the city, the timeline for returning any feedback was so small that it was virtually impossible to get a letter returned with opinions and thoughts.

There are multiple concerns that specifically have to do with the new zoning.

1 - Local environmental impacts - the alley behind this property already floods, moves the gravel & creates a lot of potholes that rarely get fixed (and never permanently). The business complex at the bottom of 4th Street and 40th Avenue NW currently suffers from flooding already with the amount of hills surrounding the area. If we continue to add more concrete and reduce the porous surfaces, the flooding will get worse and cause more issues along 4th Street, 40th Avenue and the alley. Also, by making parking for this property will be via the lane, which will increase the traffic use and the speed of disintegration.

2 - Reducing mature trees in the neighbourhood - as a long established community with a distinct character, reducing the number of mature trees and hedges will change the warm and welcoming nature of the area. As this property is on a main entrance to the community, chopping down greenery will change the aesthetic of the area & impact the environment once again (as scientific studies have shown the necessities of keeping trees & greenery for carbon capture)

3 - Setting a precedence for future developments, changing the face of the community - by allowing the change of zoning to something that allows more than 2 homes on a property, you're setting a dangerous precedence to increasing density in a manner that would overload the local infrastructure. The current traffic on 40th Avenue & 4th Street NW is already dangerous, busy & used as a main road, the only option for transportation other than driving is the 2 bus routes (the assessment only identified 1 bus route) that already struggle with peak demand. The possibility of increasing the population of the property from 1 person with 1 car to 10+ people and as many cars is going to be a stressor on infrastructure & access to the community from a main road with snow removal parking rules.

4 - Doesn't align with the community and city goals - as stated in your communications that the goal in the city is to have "safe and inspiring neighbourhoods", a 10-fold increase at minimum (not including potential suite population) does not seem safe, nor is it a "modest intensification" or in a "form & nature that respects the scale and character of the neighbourhood". The peak of the community was in 1969 and those living here were mostly young families with many children. The children subsequently moved away. The attempt to replace this population by car driving adults is not an equal swap.

5 - Loss of sunlight, privacy & community feel to adjacent properties - as a person who lives in an adjacent property, I have concerns about how it will affect my property and living situation.

November 4th, 2021

Currently, my garden faces south and is located on the SW corner of our property; if 5 units are designed and built on the property in question it will decrease the sunlight & unobstructed sky around the area, which will decrease the fresh food I will be able to grow and give to my neighbours. My current south facing yard where we enjoy some privacy, will lose all privacy as there will be more windows and people that will look into our yard. We currently are able to know our neighbours well and chat in the lane, but do not feel like a fortress is needed to be built to have some privacy. We also currently have a great close community relationship with our neighbours where there are people looking out for each other. By creating a large fortress of homes with little green space the likelihood of meeting and knowing those around are decreased massively.

Overall the concern is not of putting a duplex on the property, but overloading it with more than that and what the environment, community and infrastructure can handle. It will set a precedence for more properties in the area to change their zoning easily. This will inevitably change the aesthetic of area, compromise the quality of the community relationships and in general affect the adjacent properties in a negative manner.

I hope that with the valuable feedback received, you as the council will seriously reconsider the change in zoning for 720 40th Ave NW.

Sincerely,

Kirsten Brown
Highwood Resident
73 Hendon Drive NW

**To: Office of City Clerk
The City of Calgary**

To Whom It May Concern:

Re: LOC2020-0176

I am writing regarding my concerns with the proposed land use redesignation for the lot on the corner of 40th Avenue NW and Hudson Road.

1. Impact of Redesignation of Lot

Let me say that for such a major change that could have major impacts only asking for comment from the four (4) immediately adjacent properties was wrong. I trust the recent letter went to all Highwood residences.

If this change goes through, it is the thin edge of the wedge and all properties up for sale are open candidates for redesignation. In time multiple redesignations will:

- (a) change the face of the whole neighbourhood from spaced single dwellings to cram packed multiple dwellings;
- (b) of course, increase the traffic levels in the area - in time dramatically. It will become a less desirable neighbourhood to raise children;
- (c) increase pollution levels;
- (d) lower house values because people will not want single dwellings in the changing environment of multiple dwellings.

2. Traffic Hazards

It should also be noted that Hudson Road is slowly becoming more of a through road off 40th Avenue and putting multiple dwellings on the corner will present a potential, significant traffic hazard:

- (a) If the new development householders have visitors, where will they park their cars?(At the moment the people renting the house have several vehicles that overflow their garage space. As a result, they park on Hudson Road. This presents restricted road space for traffic turning into Hudson Road and potential collision with traffic exiting Hudson Road.)
- (b) Depending on the design of parking facilities for the householders, access could be a major hazard. If the parking space is, as I suspect, on ground level underneath the house structure, that means particularly the first two houses will be braking right on the corner to enter their parking area. (People often have trouble when I brake to turn into the back alley at the end of the lot!) If it is underground parking, then the access could be a problem, depending on its location.
- (c) During construction there will be numerous vehicles, from construction crew vehicles to large trucks, parked close to the corner causing a bottleneck and, on occasions, possibly causing Hudson Road to be closed off. These conditions are potential causes of traffic accidents.

3. Other Concerns

- (a) If the garages are at ground level, then the buildings will become three storey, further blocking afternoon sunlight to the north and east lots. I have lost my morning sunlight with

the construction of the two storey duplex next to me on Hendon. Two or more storey building to my SW would block my late afternoon/evening sunshine from my lot.

- (b) Windows on the upper levels, regardless of two or three storey buildings, will remove any privacy currently enjoyed by other residents around this lot.

Colin Brown
73 Hendon Drive NW
Calgary, T2K 1Y9



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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)	Karen
Last name (required)	Kopciuk
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0176
Date of meeting	Nov 15, 2021

The application by Tricor Development Group and the report from Planning & Development Committee to the Calgary Planning Commission highlight a number of reasons why this parcel of land is suitable for higher density development: (1) corner lot on collector road, (2) availability of street parking along 40th Ave NW and Hudson Rd NW, (3) close to two bus routes, and (4) no need for off-site utilities and servicing at this time. No specific actions addressing the objectives of the Climate Resilience Strategy were included in the application.

The two-dimensional maps included in the Background and Planning Evaluation - CPC2021-1263 document CPC2021-1263.pdf (Attachment 1) do not tell the whole story. We live in a three-dimensional world and this location is close to the top of a hill on 40th Ave NW that leads to 4th St NW and sits at the bottom of a hill on Hudson RD NW (Figures 1 and 2). The intersection at 4th St NW and 40 Ave NW floods during downpours, now nearly every summer (Figure 3). The existing 1955 stormwater utilities in Highwood cannot handle the frequent heavy summer rain downpours; flooding issues will be exacerbated through the substantial loss of permeable surfaces (from about 60 to 30% permeable surfaces) at this location that now absorb a lot of rain water. This cannot be addressed in the development and site design phase.

There are currently 4 trees and two shrubs located adjacent to the public sidewalk and 5 healthy trees and two hedges on the private property. There will be unavoidable and substantial loss of tree canopy with the proposed development of 5 row houses. Lastly, the intersection of Hudson Rd NW and 40 Ave NW was a community concern back in 2018. Councilor Dru Farrell (Highwood was part of Ward 7 then) attended a

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

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Nov 6, 2021

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Highwood Community Association meeting and facilitated improvements to this intersection: relocating the crosswalk on 40th Ave NW to the west side of the intersection, replacing the yield sign to a stop sign on Hudson Rd NW and adding traffic calming measures. I do not think Hudson Rd NW is wide enough to accommodate parking on both sides near this intersection, so there will be loss of parking on Hudson Rd NW and likely adjacent to the proposed property. It is also 1.1 km to the proposed Green Line station on Centre St N, so not within the 600 m walking distance. In summary, this specific location is not suited to this type of land use and this application for Land Use Redesignation should be rejected.



Figure 1,
across 40 Ave NW
street from the
property that is
circled in red.

Google
Street View - Sep 2014



Calgary, Alberta
Google
Street View - Aug 2019

Figure 2, on 40 Ave NW
looking up to property
located by point of
the red arrow

Figure 3: June 13 2020, Intersection of
4th St NW and 40 Ave NW, which is
downhill from property.



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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)	Phyllis
Last name (required)	Barker
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Redesignation
Date of meeting	Nov 15, 2021

Concerns with the proposed land use change at 720 40th Ave NW from R-C2 to R-CG

1. Changing the zone from up to two dwellings to up to 5 dwellings creates immediate parking issues. The potential of an additional 10 extra cars parking on the street at any given time. This is a busy corner; it serves as an entrance to the community and the City Cemetery. By increasing density in the area, you will add even more cars driving & parking. This goes against Green Climate initiatives.
2. Densifying this area, which is more than 600 meters from the proposed green line, requires specific planning. In this scenario you are adding up to 5 times the existing footprint. Losing 60-year-old trees, bushes, grasses go against current initiatives to create a Green Calgary. The existing dwelling is 45% of the land whereas it would be replaced with dwellings occupying 70% of the land. Green Land inner city is not replaceable.
3. 40th Ave NW is built on a hill the grade increases significantly at 40th & Hudson Road. Water drains downhill.
4. Loss of permeable land, Climate Change, increase in storms, creates greater water issues. Flooding on 40th Ave already exists. Highwood is a mature community with old infrastructure, which does not handle the existing

Comments - please refrain from

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Nov 7, 2021

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water drainage. Water pools on 40th & Hudson Road and flows to each dwelling downhill. This directly effects my lot as I am the first lot the water will flow to. Eaves & troughs can not manage the existing water today. As storms increase the loss of permeable land increases current flooding pushing more water downhill adding to excessive flooding at 40 Ave & 4 Street, which today floods any time there is a heavy rainstorm.

The alley a secondary road, will also see substantial flooding. The gravel alley does not manage current water well. With up to five dwellings loss of permeable land, water has no where to go except flow downhill. Recent contractors building infills are not made responsible to return the alley to the original condition.

5. 40th Ave NW is built on a hill with the grade increasing at 40th & Hudson Road.

Water drains downhill.

I have lived in my house for sixty-five years I know that the current zoning would allow the old houses to be replaced by two infills but not 5 row homes. Densify responsibly, be conscious of old infrastructure, acknowledge climate change, and protect our green spaces all I ask.