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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) Leslie

Last name (required) Street

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

Public hearing item (required - max 75 characters) Land Use Amendment in Hillhurst (Ward 7) at 212 10A St NW, Calgary; Bylaw 1

Date of meeting Jan 11, 2022

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

January 1, 2022

Re: Land Use Amendment in Hillhurst (Ward 7) at 212 10A St NW, Calgary; Bylaw 19D2022, LOC 2021-0040; CPC2021-1687

As a resident of 10A St NW, I am submitting comments on the captioned application. For ease of reference, I have provided my comments in direct response to specific statements made by the applicant in their Applicant-led Outreach Summary.

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

2) The Applicant's planning team in consultation with the Community and with the City File Manager, Joseph Silots, attended the regular Community monthly meeting on April 8, 2021 to present the Applicant's Landuse Application and to facilitate conversation. The event was well attended and successful.

Response: The applicant may deem the meeting successful but the response was definitely not supportive of this development. It is my understanding that this meeting was recorded and the recording will bear out the fact that the proposed development was referred to as "a monstrosity" and "disgusting" by some of the attendees.

In addition, the applicant's representative stated that the immediate neighbour to the north had agreed to an easement to their property. This statement was untrue and therefore misleading.

4) In March and April 2021, adjacent neighbors were spoken to about the proposed Landuse and comments were submitted directly to Joseph Silots. The Applicant is unaware of the written comments although the informal discussions with adjacent neighbors seemed positive. Neighbors were advised that they could reach out to the applicant at any time should they have any questions.

Response: Why is the applicant "unaware" of the written comments? Presumably he was provided with the written feedback provided to the City in a total of 36 opposition letters which demonstrate that the applicant's recollection of a "positive" response from neighbours is not shared by those neighbours. This is evidenced by the 8 opposition letters received by City Administration as well as the summary of the 28 individual letters of opposition submitted and petition with 124 signatures submitted by the HSCA on behalf of the respondents.

Stakeholders

What did you hear? Provide a summary of main issues and ideas that were raised by participants in your outreach.

The Applicant did not receive any direct written feedback other than a summary letter from Lisa Chong of the Hillhurst/Sunnyside community dated April 30, 2021. The Applicant directed all written feedback to be provided directly to the file manager, Joseph Silots. Otherwise, in terms of verbal feedback, a significant majority was positive.

Response: Despite the applicant's claim that they "did not receive any direct written feedback other than a summary letter", as stated in the package of documents prepared for the January 11 meeting, the Administration received 8 letters in opposition to this application.

In addition, the applicant continuously attempts to downplay the fact that the HSCA's summary letter represents 28 individual letters, which is an overwhelming level of opposition to this application from residents as well as some local business owners who signed the petition.

1) More density was needed to support the local area business as they were suffering causing vacancies to increase making the area look undesirable.

Response: Even though the population in Hillhurst has been in decline since 2015 (as stated in the supporting documents provided for the January 11 meeting) there has been significant condominium development in this neighbourhood, providing the opportunity to buy or rent housing and, presumably, support the local area businesses. Do we really need more housing supply when demand continues to decline? Residential vacancies also make a neighbourhood look undesirable.

The chart below lists recent condo developments within a 1km radius of 212 10A Street NW.

Further, the applicant's implication that increasing the number of occupants at 212 10A Street will increase support for local business is misleading. The intended residents already live in the neighbourhood.

Name	Number of units	Year completed
The Theodore	114	2022 (projected)
The Annex	108	2021
Aspen & Bow Leasing Centre	93	2020 (estimated)
Ezra on Riley Park	100	2017
Lido by Battistella	60	2016
Kensington by Bucci	77	2016
St. John's on 10 th Street	95	2013
Pixel by Battistella	101	2013
Providence at Kensington	50	2008

2) New property developments were needed to overcome the "run down" look of the local area caused by the early century homes that remain spotted around the area in disheveled condition.

Response: the classification of nearby homes as "disheveled" is subjective and, again, misleading. There are significant number of in-fills on 10A Street NW.

And, again, as noted above, there has already been a significant amount of new multi-residential property development in the neighbourhood.

6) Some local area residents did state that they did not want higher density close to them and were already upset that 10th st nw was becoming densified with multifamily developments. i.e. they wanted the local area to stay as it was and were upset that the local ARP allows for such higher density.

Response: This sounds like an attempt to paint those who oppose the proposed development as NIMBYs. As shown above, there has been significant densification in this neighbourhood, which occurred without significant resident opposition.

In summary, the purpose of the “Applicant-Led Outreach” and the “City-Led Outreach” is to gauge the level of support for a proposal by stakeholders. It is hoped that Council recognizes that the 8 opposition letters received directly by the Administration, the 28 opposition letters summarized and submitted by the HSCA and the petition with 124 signatures from both residents and local businesses demonstrates, without any room for doubt, that this proposal is not supported by the community.

To put it bluntly, you asked the question, please respect the answer you have been given.

Thank you.

Leslie Street

216 10A Street NW



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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) Deborah

Last name (required) Sword

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

Public hearing item (required - max 75 characters) Item 6 for rezoning 212 10A St NW 19D2022, LOC 2021-0040

Date of meeting Jan 11, 2022

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

Submission to Council through The City Clerk

January 3, 2022

Re: Application for rezoning 212 10A St NW, Calgary
Bylaw 19D2022, LOC 2021-0040

As residents of 10A St NW, we make the following comments on this application for rezoning:

1. Andre Chabot, now ward 10 councillor, was the applicant's official representative at the April 8, 2021, meeting. Thus, Councillor Chabot has a conflict of interest and must recuse himself from public debates, private discussions and votes on this application.
2. We understand that this stage of the application is for rezoning only. However, Council should make its decisions based on accurate information. If the rezoning is approved, there will be further objections to the DP application.
3. The following is to correct misinterpretations in the applicant's document:
 - a. The adjacent and near neighbours have objected to the application, which the applicant has misinterpreted as a "positive" response to informal discussion. The comments at the one well attended public meeting were overwhelmingly against the proposal.
 - b. The many negative responses and numerous objections to the application were summarized into one HSCA letter, which the applicant has misinterpreted as only one negative response dated April 30, 2021. As noted in the CPC documents, objections were from a multitude of neighbours in individual letters, petition and compiled into one letter.
 - c. 10A St. N.W. is one of Calgary's oldest streets, with the greatest number of well-maintained and preserved historic houses. The applicant has misrepresented 10A as run-down. While the applicant may prefer brutalist, modern architecture, his home does not "beautify" the area as he alleges. His proposed design of the redevelopment will decrease any attractive features the house currently has.
 - d. The applicant's statement that any objections are because residents do not want density misrepresents the community position. The HSCA letter supports the multi-unit and family density provisions in current bylaws and policy.
4. The applicant's statement that landscaping requirements are met by a rooftop garden does not address the public realm amenity. The applicant ignores that increasing the size of the garage to stack four cars diminishes the amount of at-grade landscaping.
5. Not requiring a Traffic Impact Assessment overlooks that the applicant's intended attached, stacked four-car garage will increase, not solve, existing parking and laneway problems. The configuration of the long, congested, narrow, heavily-used, multi-use

lane, the current garage and the short-turn, blind T-intersection will likely make a stacked garage impossible to properly design, build or use without blocking the lane, potentially in three directions, each time cars are shuttled in or out.

6. The applicant's statement that his redevelopment is needed to add density in support of local businesses ignores that some of his family that are proposed as future residents already live in the neighbourhood, so their short move to 212 10A St NW does not affect local business. Nor is there any way to ensure that it is only family members who will live there, making the argument that it is for a multi-generational residence impossible to enforce or oversee.
7. The applicant provides no evidence of increased property values if he is successful. Nor does his summary address local concern that this project will decrease property values, especially if the lane becomes more hazardous for others to access their own garages.
8. We respectfully request clarification and explanation of the intent and purpose for the unusual step to have the CPC manage the DP application rather than the standard application processes and planning file management.

Sincerely, these residents listed in house number order,

Deanne Mudd
220 10A St NW

Ronnie Chee
232 10A St NW

Barb Lauer and Rob Clayton
233 10A St NW

Deborah Sword
322 10A St NW

Ian Turner and Glynis Falloon
329 10A St NW



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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) Andrew

Last name (required) Turnbull

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

Public hearing item (required - max 75 characters) Land Use for 212 10A Street NW, Hillhurst Bylaw 19D2022, LOC 2021-0040

Date of meeting Jan 11, 2022

To Mayor and Council:

As a resident and neighbouring property of 212 10A St NW, I submit the following comments and ask council to reject this application for rezoning:

1. Given Councillor Chabot was introduced as the applicant's official representative at the April 8, 2021 public meeting, I respectfully request that he recuse himself from the discussion and vote on this application.
2. The applicant has represented that the public was largely in favour of their proposal and only minimal negative comments were received. In fact, multiple community members expressed misgivings during the April 8, 2021 public meeting, and further comments were compiled and submitted by the Hillhurst Sunnyside Community Association (HSCA) as a single letter. Given the applicant's past history, some community members (including myself) had preferred to submit their comments anonymously.
3. The applicant's current submission refers to not yet approved development plans that do not reflect the character of the community:
 - a) Although the request is characterized by the applicant as a "minor adjustment," council should also consider the project renderings prepared for the development permit (DP2021-1502) as the development plan is anything but minor.

Comments - please refrain from providing personal information in

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Jan 3, 2022

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b) Approving this land use designation only serves to remove a regulatory hurdle to future developments without any assurance that future plans will be more inline with the character of the neighbourhood.

c) Given the scope of the development, the proposed generational home will not provide for affordability as claimed by the applicant and only serves to benefit the landowners.

4. The applicant contends that the project is contextually appropriate given nearby condos on 10 Street NW and Kensington Road NW but there are numerous well maintained century homes on 10A and 11 Street NW to the North and West that are dismissed by the applicant. This is a desirable inner city neighbourhood with heritage value, and one of very few such streets in the city — my partner and I have walked this street for years on our way to the shops on Kensington Road, and when the opportunity to purchase a 1912 home on this street arose we jumped. The proposed land use change negatively impacts the character and property values of this unique neighbourhood.

5. The applicant's statement that the landscaping requirements are met by a rooftop garden does not provide benefit to the public realm (and also assumes the development permit will be approved



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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)	Emma
Last name (required)	Guppy
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0040, 212 10A St NW
Date of meeting	Jan 11, 2022

To Mayor and Council:

I am writing to ask that you reject the Land Use Application for 212 10A ST NW Calgary. I am an adjacent neighbour to the residence on 10A street and do not support the application as submitted for the following reasons:

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

I have lived in Kensington for 14 years, first in a condo on 10th Street and more recently was able to buy my dream house on 10A street — a 1912 home. My husband and I sought out the houses within the 4-5 block radius between 10A Street to 13th Street and North of Kensington Road in the residential area. This space has a beautiful mix of heritage homes with great proximity to local businesses. It is the residential quaintness that residents and visitors to the neighbourhood enjoy the most. Come and see for yourself on Halloween, at Christmas with the lights or on any given weekend with neighbours drinking coffee on their front porches and the public walking the streets to admire the homes and quaint neighbourhood. As a member of the community, I enjoyed these residential street walks even before I moved into a house on 10A block.

The proposed land use change at 212 10A ST does not support the current community context nor does it follow the Hillhurst/Sunnyside ARP.

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Jan 3, 2022

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Please see more detailed comments attached.

Re: LOC2021-0040, 212 10A St NW

To Mayor and Council:

I am writing to ask that you reject the Land Use Application for 212 10A ST NW Calgary. I am an adjacent neighbour to the residence on 10A street and do not support the application as submitted for the following reasons:

I have lived in Kensington for 14 years, first in a condo on 10th Street and more recently was able to buy my dream house on 10A street — a 1912 home. My husband and I sought out the houses within the 4-5 block radius between 10A Street to 13th Street and North of Kensington Road in the residential area. This space has a beautiful mix of heritage homes with great proximity to local businesses. It is the residential quaintness that residents and visitors to the neighbourhood enjoy the most. Come and see for yourself on Halloween, at Christmas with the lights or on any given weekend with neighbours drinking coffee on their front porches and the public walking the streets to admire the homes and quaint neighbourhood. As a member of the community, I enjoyed these residential street walks even before I moved into a house on 10A block. The proposed land use change at 212 10A ST does not support the current community context nor does it follow the Hillhurst/Sunnyside ARP.

In addition please see further comments:

- I respectfully request Councillor Chabot recuse himself from this vote given he represented a previous version of this application at the public meeting on April 8, 2021. Given Councillor Chabot's past experience and financial interest there is a clear conflict of interest.
- The application incorrectly represented that the community is "largely in favour" of this application given only one written submission against was received. However, that submission from the Hillhurst Sunnyside Community Association (HSCA), was a compilation of many residents' feedback who preferred to remain anonymous, myself included. The HSCA submission should carry substantial weight in your decision as it represents many members of the community who might not all choose to submit individual comments. I would also refer the council to any meeting minutes or the recording made by the HSCA planning committee meeting held April 8, 2021. There was a City of Calgary planning representative present who heard the community's feedback and questions, which I would characterize as largely negative, with regards to both the land use and development submissions.
- This application is submitted now separately with only a "minor adjustment" from the original development and land use permit. My concern with the land use permit is not with densification in general, which again is misinterpreted by the applicant as the community being NIMBY for not allowing this change. The current Hillhurst/Sunnyside ARP allows for densification but does so with consideration for the existing and future community landscape. This application

does not.

- The applicant contends their land use change is contextually appropriate when comparing it to the condo buildings on Kensington Road and 10th Street. However, the application conveniently ignores its current location as the first house on a residential street. Additionally, the application includes conveniently favourable measurements in order to showcase the location's "urban-ness". While they may be the closest property on the street to Memorial Drive, their next door neighbours are residential century homes. As expressed above, the current home is in one of the most desirable residential streets within Kensington. Their current application to change the land use risks erodes that unique and sought after residential community context.
- As noted and questioned in the community meeting the application does not appear to meet the 40% landscaping requirement. The previously submitted renderings appeared to be a massive structure from one edge of the the property line to the other which arguably is the only way to achieve their preferred densification. In this application they reference the private rooftop garden, however again this ignores the community context of unique homes creating an inviting neighbourhood and ignores the spirit of the landscaping requirement.

Thank you for your consideration,
Emma Guppy



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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)	Fong
Last name (required)	Ku
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Hillhurst 15D2022

Date of meeting

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

To: City Clerk
c.c Mayor and Councillors

December 28, 2022

Re: application for rezoning 212 10A St NW, Calgary
Bylaw 19D2022, LOC 2021-0040

As a concerned resident of 10A St NW who welcomes densification and a diverse, accessible, equitable inner city, I make the following comments on this application for rezoning:

1. Since Andre Chabot, now councillor for ward 10, was the applicant's official representative at the April 8, 2021, public meeting, Councillor Chabot is in a conflict of interest position that requires him to recuse himself from public and private discussions and votes on this application.
2. With regards to the applicant's public outreach efforts:
 - a. Residents of the neighbourhood object to the application.
 - b. The negative responses and objections to the application were summarized in a HSCA letter.
 - c. The HSCA letter notes that appropriate multi-unit and family density is in current bylaws and policy.
 - d. 10A St. N.W. is one of Calgary's oldest streets, with a great number of well-maintained and preserved historic houses.
3. A rooftop garden does NOT address the public realm amenity.
4. The recommendation that a Traffic Impact Assessment is not required for this application is irresponsible. The current configuration of this congested, narrow, heavily-used, multi-use lane, and the current garage and the short-turn, blind T-intersection demonstrates how complex the design challenge is.
5. The residents respectfully request clarification of the intent and purpose of the unusual step for the CPC to manage the DP application rather than the standard application processes and file management.

Sincerely,
Fong Ku
306 10A St NW