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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) Benedicte

Last name (required) Le Bel

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

Public hearing item (required - max 75 characters) Land Use Resignation - Mission Bylaw 127D2021

Date of meeting Jul 26, 2021

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

Date: **July 18, 2021**

To: **Calgary City Council**

Re: **LAND USE REDESIGNATION – MISSION BYLAW 127D2021**

I am currently living in the property immediately adjacent to the proposed development (314 25 Ave SW), for the past 5 years, and I'd like to express **my strong opposition** to this policy and land use amendment.

Approving these amendments would have an unmitigated negative impact on our building, street, and neighbourhood. As with many others, I believe the proposed development "is not sensitive to its context and will not complement our adjacent properties." We are a low-rise, four-storey building that will live in the shadow of this inappropriately sized and incompatible development. Comparatively, the XOLO building to the north of the proposed development "perfectly conforms in spirit and build form to the present DC and would be very negatively affected." Moreover, to the west of our building on 25 Ave, Wexford Developments is in the process of building a rental complex (Elva) that is in perfect alignment with the Mission Area Redevelopment Plan, demonstrating that it is completely reasonable and financially feasible to build a structure that adheres to community goals and aesthetics. Additionally, the development will destroy heritage homes and further compound a growing traffic problem in the neighbourhood, particularly in the back laneway through which almost all buildings on the 300 block of 24th and 25th Avenues use to access parking.

Consequently, the proposed development:

- Is in direct conflict with the objectives, intent, and policy of the Mission Area Redevelopment Plan (ARP),
- it does not support the goals of City of Calgary policy documents,
- it will destroy heritage homes and further diminish the community's stock of affordable housing,
- it does not represent a sound approach to community building; and
- it impacts unfairly from a wealth inequality perspective for the Applicant to receive an in-kind subsidy (additional density rights) below market value when the additional height is going to adversely affect the property values of owners.

This proposal has received nothing but opposition from community members (the documents submitted to council specify that "50 residents submitted letters of objection," and mention zero letters of support), and **is clearly and adamantly opposed by the Community Association**. It would be a tremendous, harmful error to approve this proposal **and I sincerely hope that council rejects it on these very solid grounds**.

Thank you,

Bénédicte Le Bel

403-714-6903
314 25th avenue SW

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First name (required)	James
Last name (required)	Best
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Bylaw 127D2021
Date of meeting	Jul 26, 2021

our Worship and Council,

I am a long time owner and former board member in Xolo, just north of the proposed site. I am writing to you today on the matter of Bylaw 127D2021, a Land Use Amendment for the parcels located at 306, 308, 310, and 312 - 25 Avenue SW (LOC2020-0048). The most recent iteration of this 9 year old matter came before council on May 31, 2021, where outright approval was defeated on a 7-7 tie. Instead, Council sent the matter back to Administration for a discussion with the applicant on density bonusing, with instructions to return no later than July 26. So here we are with no time to spare.

First and foremost, the request for 28 meters of height in section 9(1) remains the same as the previous application, and I remain opposed to this since it does not respect the express wishes of the community, which have been expressed time and time again over the past decade. The Direct Control District does make improvements over previous proposals, such as the setbacks above 10 meters in sections 9(2) and 9(3). This would be a vast improvement over the solid wall we saw in the applicant's previous application. The Direct Control District would also allow for commercial use in the base of the building. While I have no specific objections to this, provisions should be made at street level and in the back lane should this become the case.

Sections 8 and 10 do not mention how monetary contributions to the Heritage Incen-

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tive Reserve Fund (ie. density bonusing) would be calculated should a higher FAR be allowed. The Cliff Bungalow-Mission Community Association wrote a June 10, 2021 memo titled "Valuation of incremental buildable area: 306-312 25 Avenue SW", which I trust they will be presenting to Council on this matter. They establish a market metric of \$56-\$78 per square-foot buildable, with an implied market valuation of buildable area at \$728,000-\$1,014,000. Unless this metric or valuation is hard coded into this Bylaw, I fear the density bonus will be negotiated down or forgotten as soon as The Mayor bangs his gavel.

While my preference would be to deny the height allowance outright, please make sure the Community of Mission isn't selling this precious commodity at bargain prices.

Thank you for your time,
James A. Best, I.S.P., ITCP

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First name (required)	Shane
Last name (required)	Kavanagh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	BYLAW 127D2021
Date of meeting	Jul 26, 2021

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

To Whom It May Concern:

I would like to voice my continued objection to the proposed increase in land density for the properties located at 306, 308, 310, and 312 25 Ave SW. One of the appeals for both owners and residents of Mission is the medium-density character of the neighbourhood. Providing increased density to the landowner will enhance their land value to the detriment of owners of adjacent buildings. Many of the homeowners at Xolo (315 24th Ave SW) have already experienced a significant decline in property values. Further deterioration of these property values is something homeowners can ill afford. The resurgence in Calgary's real estate market in 2021 has been largely in the single-family home segment with some growth in townhomes and little to no recovery in the condo sector. A further decline in values, as well as the attractiveness of the neighbourhood, may spur more residents to relocate to the suburbs, which is contrary to stated policies to increase inner-city density while still maintaining communities that are attractive to residents. To date, Mission has managed these competing priorities in a balanced manner, but I fear that is no longer the case if amendments such as this are approved.

Additionally, if making donations to community benefits in return for increased density is a profitable venture for developers, this sets a precedent that the City is "open for business" and would potentially lead to many more such amendment requests rather than adhering to the ADP. This will further deteriorate the livability and attractiveness of the Mission community.



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Thank you for your careful consideration in this matter.

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First name (required)	danny
Last name (required)	woo
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	BYLAW 127D2021
Date of meeting	Jul 26, 2021

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

My comments are in regards to the Land Use Development application for the four houses to the south of Xolo at 306, 308, 310 and 312 25 Ave SW. My understanding is that the application has been amended and will be returning to City Council for approval at the Monday, July 26, 2021 meeting.

I am opposed to the height of the development as it exceeds the area's height limit. It seems like any developer can exceed the height limit, based on current construction in the area. I don't see a point why have a height restriction if Council approves (seemingly) every high density development.

The height restriction maintains a lot of desirable aspects of a "true" community neighborhood with sunlight for everyone, greenspace, etc.

If Council approves the height development then the developer should contribute to the Heritage Incentive Reserve Fund at minimum of market value (i.e. no discount). This will at least ensure some community/green space development to offset the extra allowed height.

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