

PUBLIC SUBMISSION FORM



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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) Nicola

Last name (required) Opsal

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

File # LOC2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Redesignation of the proposed land use 8 unit and to a subsequent multi-unit (16) residential development File # LOC2022-0004 for Public Hearing on July 26th
Concerns on changes from an 8 unit development to up to a 16 unit (4 floor) development.

Most homes around this street are 2 storey at the most and putting in a 4 story (14 M) development will cause multiple issues in the community

I will get no sun at all due to the shadow of the building as it is almost directly across from my house.

There is already a parking issue on the street due to SAIT students and as there is only 2 visitor stalls and only one parking stall per unit and as most units will have 2 vehicles there will be no available parking for legacy home owners visitors on the surrounding 3 streets.

Also with this potential 16 extra car increase is the higher potential for sidewalks to break down (more people driving up onto the sidewalk when parking) which are a hazard to some of the older people in the neighbourhood.

There will be more garbage, because apartment style units don't come with the same responsibility as a townhouse or standard home no one takes out the trash to the trash bins except building maintenance so throwing food containers out on the street is a given.

The traffic on the street will increase exponentially as it is already over busy due to the two elementary school buses and parents picking up their kids.

With the increase in traffic comes the increase in use of the back alleys which are already in poor condition on the surrounding streets.

The water pressure will become poor due to the increase in water use of the extra potential 32 people needing to use bathrooms.

I am not adverse to change but the redesignation from 8 to 16 units is just not acceptable. And what makes me mad is the developer sent out the 8 unit proposal and doesn't even have to tell us they have doubled the occupancy and changed plans.

Redesignation of the proposed land use 8 unit and to a subsequent multi-unit (16) residential development File # LOC2022-0004 for Public Hearing on July 26th

Concerns on changes from an 8 unit development to up to a 16 unit (4 floor) development.

Most homes around this street are 2 storey at the most and putting in a 4 story (14 M) development will cause multiple issues in the community

- I will get no sun at all due to the shadow of the building as it is almost directly across from my house.
- There is already a parking issue on the street due to SAIT students and as there is only 2 visitor stalls and only one parking stall per unit and as most units will have 2 vehicles there will be no available parking for legacy home owners visitors on the surrounding 3 streets.
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First name (required) Suzanne

Last name (required) Shelton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

Land Use change 22 Ave NW @ 14 St.

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This is unreasonable. There should be a building height restriction for any residential / non commercial neighbourhood, period. We like to sit outside and see the sky not buildings - this is why we choose to live here and not downtown. Please don't turn us into urban development refugees by sending us out to the country. We like the mix of people and space / sky, tall buildings do not belong here. Please keep the future in mind and do not make forever mistakes live I've seen before. I lived in a neighbourhood where a low rise building was replaced with a much taller building and it instantly changed people's live, even people who lived blocks away because they could hear the HVAC systems when they should have been hearing birds chirping or the sound of wind. And that was in a part of Canada where nature is not the glowing attraction. Also, imagine buying a house because of the sweet backyard. It took a long time to find your perfect house that has the perfect yard, so you start building a beautiful deck and inviting people over to enjoy the evening sun and then wham, a huge multifamily structure comes in with complete utter disregard for you or anyone else. Now you sit in the shade, your once thriving garden never sees the sun - how is this good citizenship? It may not seem like a big deal because it is happening all over the world - people thinking that because they have power, money or guns, they can bulldoze over other's reality. This is our HOME. It is not necessary and WILL HAVE a negative impact on those who already live here. There are so many reasons to not do this. The backplane is a tricky corner to navigate as it is, without adding several households, cars coming and going, the garbage bins - it would be an accident waiting to happen. One that could have been avoided by making the right choice now. This is completely the wrong place for this kind of development and do not want to see this when so many of us are trying to increase the beauty, safety and quality of life here on 22nd Ave. Higher occupancy buildings change the feel of a neighbourhood. Also, buildings should fit the land and space and this does not. There needs to be a time when big business and development starts to realize what they are doing and whom they are affecting with their choices and just because someone has the power to do something, and they money, it still doesn't mean that he/she/they should.

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First name (required) Dawn

Last name (required) Munro

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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(required - max 75 characters)

LOC2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

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

Our family is in opposition to the proposed land use changes for the addresses on 22 ave nw. While the 1 lot is on the corner of 14 street a main through road, 22 ave is a quiet residential street. The increase in height and number of units proposed is excessive for the avenue. I'm not opposed to a duplex or rowhouse/ townhouse that is within the already proposed and approved land use. There is no reason other than greed by the developer to build an apartment style unit on this block. Parking is an issue already adding many more units with adequate parking is a huge concern. The appeal of the 22 ave nw will also be negatively impacted. The suggestion of commercial on the main level also doesn't have any benefit to the area. There is a commercial building that was converted from residential on 21 ave nw (carpet and blind store) the impact is already negative as it brings no value to the area and has resulted in large vehicles damaging the back alley with no recourse or repair. Let's keep the character of these old communities alive and well. There doesn't need to be excessive development that reduces value of homes, over shadows homes, causes crowding issues etc. for those already in the area.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Harry

Last name (required) Lesick

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LO2022-0004. Concerned that Development changed from 8 units to 16.

Are you in favour or opposition of the issue? (required)

In opposition

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

Only 2 residents have been contacted for this development. The redesignation of this land use has many issues affecting the community. Parking, garbage, recycling, compost, traffic increase to an already congested area. Sight lines, shadowing for neighbor lots, 14 m height does not fit with the rest of the area. Neighbouring lots along 14 st. are 2 story max.

From: [REDACTED]
To: [Public Submissions](#)
Subject: 1502 22 AV NW - LOC2022-0004 - DMAP Comment - Thu 7/7/2022 1:07:48 PM
Date: Thursday, July 7, 2022 1:07:50 PM

Application: LOC2022-0004

Submitted by: Pamela McHugh

Contact Information

Address: 1835 19 Ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Lot coverage,Included amenities,Community character

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I am excited about this redesignation and express support for similar developments in Capitol Hill. The streetscape and public realm along 14 Street will be improved by this sort of multi-story development with main floor retail that will serve Capitol Hill residents. This location has oodles of parking and is near multiple public transit opportunities. Strongly in support of this application.



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I have read and understand the above statement.

First name (required)	Bonnie
Last name (required)	Huang
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

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(required - max 75 characters)

File # LOC2022-0004

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In opposition

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We bought on our residential street due to the quiet nature of the community, the decades old tree line and the tasteful rebuilds and older homes that were constructed. We were shocked to find out that there were going to be building a 3-4 story condo complex on our quiet street. There are many concerns that immediately come to mind:

- 1) There is little to no parking available already due to our proximity to SAIT and the block had to apply for a 2-hour parking restriction, since it was impossible to find parking. If this complex was the be built it would cause more traffic congestion and the inability to park on 14th street the overflow parking will be again placed on our street.
- 2) The traffic that accesses our quiet street will greatly increase due to the significant increase in total units. Adding the complex will more double the occupants and cars that exist on the one side of the street not including visitors' vehicles.
- 3) We have young kids who were refused before and after school care because Capitol Hill School is so full, they cannot allow additional rooms to be used for the program. Their Kindergarten before and after school care program had to be moved to Tri-wood Community Centre due to the lack of space to house the children. If we were to add an additional 16 units to this area it would greatly affect the program and schooling even further. I am concerned that the children who already reside in this community will not be able to be admitted to the school and before aftercare program.
- 4) The alley way in the back of the to-be complex is already tiny and will not be able to properly house the garbage bins, recycling bins and compost bins without it becoming a potential mess causing clutter and making it hard for the garbage trucks to access.
- 5) The complex does not align with the design of the rest of the block, in new communities this is held at high regard. Why should it be any different for the gentrification of older neighbourhoods. The look and feel of the neighbourhood should remain consistent. We understand that there was a complex that was built on 14th Street and 20th Ave, however the difference is that is on 2 large roadways with multiple businesses close to it, not on a residential street.
- 6) The initial proposal was for 8 units which are 2 sets of 4 townhouses, when the change was made to 16 units, doubling the initial plan, NO communication was

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sent out to us and there has been little engagement from the developers. This feels
extr



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I have read and understand the above statement.

First name (required)	Calvin
Last name (required)	Ngai
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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Council

Date of meeting (required)

Jul 26, 2022

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(required - max 75 characters)

Public Hearing on July 26th

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have outlined a number of concerns in regards to a proposed land use development (details below) that is slotted for the street that my home is situated. I reside at 1535 22nd Avenue, NW and have been in this home since 2013. My wife and I have 2 sons, aged 4 and 6.

COMMUNITY FIT:

- Proposed: 16 unit development (up to 4 stories) at the corner of 22nd Avenue and 14st NW,.
- Current land use on 22nd avenue (depicted with the red rectangles in the Word document attached), 16 dwellings on the south side and 14 units on the north side, all a mix of one to two stories – total of 30 dwellings

Issue: Assuming an average of 4 occupants per home, that gives the current occupancy on the street of 120 people. If we assume the same for what is being proposed, 16 unit development, this yields a net ADDITION of 56 people (increase of 14 units) – or a 43% increase in population on that street alone.

This proposed development is NOT a fit for this area in all aspects (height, increase in population density, traffic, parking, etc.).

PUBLIC INFRASTRUCTURE:

1. Schools: Our family has 2 small kids, one that attends one of the local K-6 school in Capitol Hill and another that will hopefully be attending in another year. Our current child has no access to before/after-school childcare as the director of the program told us that there isn't enough room at the school to house additional students. Currently the kindergarten before and after school care has already been moved to the Triwood Community Center due to this lack of space. This land development proposal would further exacerbate the existing constraints on a public school system that is already stretched to its limits.

2. Parking: There is already a lack of parking space on the avenue; with current occupant's vehicles and their respective visitors. In addition to this, given the proximity to Confederation Park, the Capitol Hill community center, small strip small on the east side of 14 St and SAIT, this additional development will further exacerbate the parking

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issues that our small street is already struggling with.

3. Road Safety: 22 Avenue is a relatively busy street given the flow through traffic and the proximity to 14 St with vehicles exiting off 14 St to head westbound to connect into 20th avenue and 19 St. Given the aforementioned increase in occupants this would increase the amount of traffic on an already small road and likely lead to traffic collisions and more importantly create a hazard for small

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4. Degradation of home values: People in search for homes will look for consistency in a community – this proposed development, with its complete lack of fit in the community will devalue the surrounding homes.

General Observation: It is quite clear, with the current proposal, that there is clear disregard to the Capitol Hill community. A land use development should be centered on enhancing the existing community's strong points and/or making minor changes to it (ie: 2 dwellings converted into 2 in-fills with two units in each or 4 side by side townhouses) to maintain the look and feel of the area. There does appear to be any improvements with this development, instead it will degrade the overall allure of the area.

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I have read and understand the above statement.

First name (required) Riekert

Last name (required) Panther

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0004

Are you in favour or opposition of the issue? (required) In opposition

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

I am a resident in this neighborhood for the past 9 years, I am enjoying the low density in the area and the proposal to build a multi-story building 14m height with 16 units on this small area raise some serious concerns for myself. I will definitely not be happy if this re-zoning gets approved therefore I would like to raise my concerns:

- Safety risk for potential 32 additional vehicles accessing 14 street (very steep entrance to alley with limited vision due to height wall)
- Street parking can hardly accommodate resident due to students using free street parking
- Increase in noise level, 16 more families cramped into small space living on top of one another in 600square feet units
- Zero privacy as the residents can look directly into my yard
- Loss of character with this 14m height square box rising above pretty street and tree lines
- Financial impact to every house in this area, house values will drop drastically due to low cost housing option
- Shadowing, will restrict plant growth and darkening residences around it
- Ventilation system noise running 24 hours to neighbors
- Garbage removal, the alley are not designed to accommodate additional 42 bins
- 16 additional vehicles running up and down alley creating dust storm, unbearable with the current zoning
- in contravention of the City's own transit oriented design policy that states for high density developments to be within 600m of transit station this unit is 1.6 km away
- Removing mature trees from the area will be an environmental sin
- The developer changed from initial proposal to build 8 plex on property (due to parking design cost) now doubling the occupancy, the current infrastructure can not cope with current population.
- I never received letter from developer indicating propose development and re-zoning of the two lots
- Block sight line looking into square box

For the above concerns I would strongly recommend that the Council will vote against

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this M-C1 zoning request and keep the neighborhood R-C2 with beautiful sight lines

**PUBLIC SUBMISSION FORM**

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Alexandra

Last name (required) Trempe

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

File #LOC2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

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It was brought to my attention that the two lots on the northwest corner of 22nd Avenue and 14th Street are currently being evaluated to build a large apartment building. While it is completely fair that more housing should be made accessible to more people, the apartment building being constructed does not fit with what Capitol Hill has to offer and will likely result in a lot of headache for surrounding residents.

One, the building is set to be constructed with 16 units, all around 600 square feet if I understood correctly. I have lived in a unit about that size and that is tiny, meaning you are encouraging a bunch of single-person (or couples as well) households rather than families. While single people do deserve a place to stay, it seems more logical to me that, in an older neighbourhood like this with a large community space, families should be encouraged to come take residence in the neighbourhood instead. Instead, a shorter apartment building with larger apartments to accommodate a growing family make more sense to me.

Two, given that the parking spaces for the residents are limited, if people come to visit, they will be parking on the street. Not everyone in this community has the luxury of a parking garage or parking space and it would invite a lot of extra traffic on the street and limited parking spots for residences. I've already had to deal with this in the past where you end up having to park your car three blocks away because you don't have room to park. It's an inconvenience that doesn't exist now and shouldn't become a problem.

Three, having a tall apartment building means residents will be overlooking households in the neighbourhood, reducing privacy. Not to mention there will be a lack of light in the mornings given the position of the building, something which I already struggle with because of buildings placed south of my home.

Bottomline, the current proposal does not fit with what Capitol Hill has to offer to its community. I would highly suggest a dismissal of the current proposal and a review to fit with something that works for the people who actually live here. Thank you.



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First name (required) Ryan

Last name (required) Day

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



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Date of meeting (required)

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LOC #2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

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Hi there, thank you for hearing my comments and how this building will negatively impact our community. (owner of 1516 22 Ave NW)

Parking

- 1) Only 1 parking stall is required per above grade unit
 - a. Typically, each family per home/unit will own more than one car
- 2) Only 0.15 parking stalls are required per unit (2 visitor stalls for the entire building)
 - a. Likely, more than 2 out of the 16 units will have visitors at any given time
- 3) Any additional parking required by these 16 units (additional cars for spouses/ children/friends or visitors WILL overflow on our street as well as on to 21 ave and 23rd avenue, and 15th street
- 4) Parking is already at a premium on our street with both the 2 hour requirements on some portions, as well as with our proximity to SAIT and all the students parking on our streets, in addition to the vehicles owned by each homeowner.

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

Traffic

- 5) Traffic increase on 22nd ave, and on 15th st as well
- 6) Alley traffic increase – alleyway already under poor condition/ maintenance from the city
- 7) Assuming an average of 4 occupants per home, that gives the current occupancy on the street of 120 people. If we assume the same for what is being proposed, 16 unit development, this yields a net ADDITION of 56 people (increase of 14 units) – or a 43% increase in population on 22 ave between 14th st and 15th st alone.
GARBAGE/RECYCLING/COMPOST BINS
- 8) 16 units means 48 bins required for the back lane
 - a. Neighbors in Capitol Hill and other communities next to these developments have had complaints / issues with this

PUBLIC SUBMISSION FORM



-
- b. The alleyway is narrow and slopes towards 14th st
 - c. Independent trash removal would not be able to navigate in the narrow alley, and the lower low hanging powerlines overhead would also make this impossible

The City Clerk, The City of Calgary
calgary.ca/developmentmap

Re: LOC2022-0004

I understand the need for densification, but have some concerns about this project.

In this neighbourhood (Capitol Hill), there are examples of densification that fit both the neighbourhood and the area plan, e.g 2-4 homes on a lot which previously held a single family home. This development is for 14-16 units, 3-4 stories high, on land which previously held 2 single family homes, which is 7-8 times the density. This is the type of development that would be expected near an LRT station. However, the nearest LRT station is 1.4 kms from this project. (The LRT is the only form of transit in this neighbourhood which goes downtown.)

This means that the issue of parking, already tight on this part of 22 Avenue, (residents plus visitors including SAIT students) will be aggravated considerably by the influx of a minimum of 14, and likely more (as some units will be 2 bedrooms) residents on this street. The parking garage, proposed for the rear of the property, will not solve this issue, even if the project residents limited themselves to one vehicle per unit, unlikely given Calgarians' fondness for motor vehicles. Accessing the proposed parking garage from a very busy 14th Street, into a narrow alley and up a very steep gradient, will make street parking appealing even for vehicles which have an assigned stall. The effect will further worsen the parking situation on 22 Avenue.

Another issue is water/sewer services. As an older neighbourhood with a lot of mature city trees, several homes have required the city to repair, and often replace, blocked water/sewer lines. Adding a large number of new residents to this street, with a greatly increased demand for these services, will worsen the water/sewer issues including the likelihood of the city needing to replace water/sewer lines going forward.

Finally there is the shadow this proposed development will cast on nearby properties, blocking sunlight for a large part of the day. Several well developed mature gardens, which add both to the appeal and the value of this neighbourhood, will be damaged by this to the detriment of the urban landscape on this street.

There will also be shadowing on an important part of the city's urban forest, which benefits not only this neighbourhood but the city as a whole. In particular there are some mature and very magnificent elm trees near the proposed project which will suffer from this reduction of sunlight.

Thank you for letting me express my concerns with this proposed project.

Sincerely

Dawn Miller

1510 22 Avenue N.W.

Calgary, Alberta T2M 1R1

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I have read and understand the above statement.

First name (required)	Miriam
Last name (required)	Daniel
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) File #2022-0004 - rezoning of 2 properties, NW corner 14th St & 22nd Ave NW

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am submitting my comments regarding the rezoning application to MC-1. I do not feel this is an appropriate zoning as 22nd Ave NW is a narrow street in a residential area. 22nd Ave and 14th Street is not a major intersection and does not lend itself to a 4 storey building next to a single family home. I understand the need to densify and I have seen several new developments in this area where the townhouses fit well with the existing community.



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First name (required) Tharshiny

Last name (required) Tharmalingam

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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Standing Policy Committee on Community Development

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

file # LOC2022-0044 (proposed land use re-designation 14street & 22ave NW)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please see attached PDF with my comments and concerns. My family will be affected by this proposed land use. My family and I support rebuilding and revitalizing the community but do not support high occupancy by squeezing many units (i.e. 14-16 units apartment building style) in a quiet neighborhood and near a very busy street (14 street). Similar to other homes built (please see pictures below) in the area we are supportive of ground level entrance townhomes and duplex/4plex. These types of housing fit into the neighborhood but not apartment building style that is next to detached homes.

Attachment 6
Case 1977

Capital Hill - proposed land use re-designation application and subsequent multi-unit (16) residential development located corner of 14 Street & 22 Ave NW

My family and I support rebuilding and revitalizing the community but do not support high occupancy by squeezing many units (i.e. 14-16 units apartment building style) in a quiet neighborhood and near a very busy street (14 street). Similar to other homes built (please see pictures below) in the area we are supportive of ground level entrance townhomes and duplex/4plex. These types of housing fit into the neighborhood but not apartment building style that is next to detached homes.

Reasons against the multi-unit residential development (12-16 units high rise like)

- 1) Community Engagement – our family home is on the same block (15 street & 23rd Ave) and facing the back alley. We never received any communication other than our neighbor who took the time to inform the all impacted neighbors.
- 2) Parking is very limited as it is walking distance to Confederation park and SAIT. There are already 2hour parking requirements signs. With the planned 14units (to max of 16units) going in this corner there will be parking issues for residents. Often visitors will take up parking spots that residents need. Many senior citizens live here and have for decades and have paid high property taxes, if street parking is gone they can't park their vehicles farther away and walk to their home and not to mention the challenges in winter months with icy sidewalks.
- 3) The proposed building height (14m) does not fit in with the rest of the neighborhood. Most newly built homes in this area are townhomes with ground level entrance or duplexes, 4 flex, not the planned 14 qty walkup townhomes per developer. Current homeowners may have a shadow from the building height, especially in fall and winter seasons when the sun is lower in the sky. The tenants from the new structure can look into our homes from their building height and each unit will have windows on their top floor. This is a family oriented community with small children and elderly and we value and need our privacy.
- 4) Back alley is in very terrible conditions and slopes down towards 14street. The garbage/recycle/compost bins are left in the alley that often moves with the wind. If the new 14 qty multi-unit goes ahead there will be 3bins per each unit so say 14units @3bins =42 bins in the back alley. There isn't enough room to even place in the alley for pickup and the alleyway is very narrow. There is very high chance these bins will get blown down to 14 street if many are left in the alley, possibly causing danger to drivers on 14street. It is a very busy street access by many Calgarians. Neighbors in capital hill and other communities next to these townhome developments have had complaints/issues. This will definitely result in more calls 311 with complaints to bylaw officers.
- 5) The city of Calgary has a transit oriented design policy guidebook which recommends that a higher density development be located within 600m of a transit station. The constructed units will be 1.6Km to SAIT LRT station, 1.3Km to Lions Park Train station and 1.4km to Banff Trail LRT station. The 414 bus route is the only route along 14 street and it only travels down 14 street between North Haven and Bankview , not to other transit stations for accessible transportation around the city.

Here are some images of multi unit residential units in Capital Hill, located on corner of streets and avenues)

Corner of 20th Ave & 18 Street NW



Garbage bins 3 per unit and this has 4 units – as can be seen not enough room to put them all. This alley way is wider and better maintained and does not back onto a busy street.



Residents putting their bins on the other side because they don't have enough room their side of the property not acceptable or fair to the other home owners.



20Ave and 18street NW – constructed units are not high in this community and limited to townhome style with ground level entrance which we support.





As you can see below, the above townhomes owners have left their bins on another lot because it is empty. These are the problems the neighbors are facing. There isn't enough room for all the bins so this is becoming a big issue for everyone in the area. This brings our value down in the community, it looks unmanaged and dirty. Homeless people dump their trash here and others also use as dumping ground which is not acceptable by the community.





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First name (required)	Luximi
Last name (required)	Tharmalingam
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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Date of meeting (required)

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file # LOC2022-0044 (proposed land use re-designation 14street & 22ave NW)

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In opposition

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I have read and understand the above statement.

First name (required) Kumuthiny

Last name (required) Tharmalingam

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

file # LOC2022-0044 (proposed land use re-designation 14street & 22ave NW)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please see attached PDF with my comments and concerns. My family will be affected by this proposed land use. My family and I support rebuilding and revitalizing the community but do not support high occupancy by squeezing many units (i.e. 14-16 units apartment building style) in a quiet neighborhood and near a very busy street (14 street). Similar to other homes built (please see pictures below) in the area we are supportive of ground level entrance townhomes and duplex/4plex. These types of housing fit into the neighborhood but not apartment building style that is next to detached homes.

Attachment 6
03/22/2017

Capital Hill - proposed land use re-designation application and subsequent multi-unit (16) residential development located corner of 14 Street & 22 Ave NW

My family and I support rebuilding and revitalizing the community but do not support high occupancy by squeezing many units (i.e. 14-16 units apartment building style) in a quiet neighborhood and near a very busy street (14 street). Similar to other homes built (please see pictures below) in the area we are supportive of ground level entrance townhomes and duplex/4plex. These types of housing fit into the neighborhood but not apartment building style that is next to detached homes.

Reasons against the multi-unit residential development (12-16 units high rise like)

- 1) Community Engagement – our family home is on the same block (15 street & 23rd Ave) and facing the back alley. We never received any communication other than our neighbor who took the time to inform the all impacted neighbors.
- 2) Parking is very limited as it is walking distance to Confederation park and SAIT. There are already 2hour parking requirements signs. With the planned 14units (to max of 16units) going in this corner there will be parking issues for residents. Often visitors will take up parking spots that residents need. Many senior citizens live here and have for decades and have paid high property taxes, if street parking is gone they can't park their vehicles farther away and walk to their home and not to mention the challenges in winter months with icy sidewalks.
- 3) The proposed building height (14m) does not fit in with the rest of the neighborhood. Most newly built homes in this area are townhomes with ground level entrance or duplexes, 4 flex, not the planned 14 qty walkup townhomes per developer. Current homeowners may have a shadow from the building height, especially in fall and winter seasons when the sun is lower in the sky. The tenants from the new structure can look into our homes from their building height and each unit will have windows on their top floor. This is a family oriented community with small children and elderly and we value and need our privacy.
- 4) Back alley is in very terrible conditions and slopes down towards 14street. The garbage/recycle/compost bins are left in the alley that often moves with the wind. If the new 14 qty multi-unit goes ahead there will be 3bins per each unit so say 14units @3bins =42 bins in the back alley. There isn't enough room to even place in the alley for pickup and the alleyway is very narrow. There is very high chance these bins will get blown down to 14 street if many are left in the alley, possibly causing danger to drivers on 14street. It is a very busy street access by many Calgarians. Neighbors in capital hill and other communities next to these townhome developments have had complaints/issues. This will definitely result in more calls 311 with complaints to bylaw officers.
- 5) The city of Calgary has a transit oriented design policy guidebook which recommends that a higher density development be located within 600m of a transit station. The constructed units will be 1.6Km to SAIT LRT station, 1.3Km to Lions Park Train station and 1.4km to Banff Trail LRT station. The 414 bus route is the only route along 14 street and it only travels down 14 street between North Haven and Bankview , not to other transit stations for accessible transportation around the city.

Here are some images of multi unit residential units in Capital Hill, located on corner of streets and avenues)

Corner of 20th Ave & 18 Street NW



Garbage bins 3 per unit and this has 4 units – as can be seen not enough room to put them all. This alley way is wider and better maintained and does not back onto a busy street.



Residents putting their bins on the other side because they don't have enough room their side of the property not acceptable or fair to the other home owners.



20Ave and 18street NW – constructed units are not high in this community and limited to townhome style with ground level entrance which we support.





As you can see below, the above townhomes owners have left their bins on another lot because it is empty. These are the problems the neighbors are facing. There isn't enough room for all the bins so this is becoming a big issue for everyone in the area. This brings our value down in the community, it looks unmanaged and dirty. Homeless people dump their trash here and others also use as dumping ground which is not acceptable by the community.





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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Nancy
Last name (required)	Cope
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I oppose this application for redesignation of these two properties, and I also oppose the proposed multi-unit residential development because neither one is “sensitive, compatible and complementary to the existing physical patterns and character” of 22 Avenue N.W. (as per the Objectives, Policy 2.2.5, Municipal Development Plan 2020). Neither the redesignation proposal nor the development proposal considers existing context (as stipulated on page 34 of the North Hill Communities Local Area Plan; this is also a key consideration in Policy 2.3.2 of the Municipal Development Plan 2020: Respecting and Enhancing Neighbourhood Character: “Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.”)

According to the Developed Areas Guidebook, new development in a Limited Neighbourhood “should respect and reinforce the essential elements of the established community structure and its character.”

Allowing a14- or 16-apartment residential unit (an increase from the current maximum of 4 units) with a potential height of 14 metres (an increase from the current maximum of 10 metres) to be built on an established street of one and two dwelling residences, infills and duplexes would create a dramatic contrast in height and scale of development between it and the low-density residences directly adjacent to it.

It does not complement the established character of the street and is not a sensitive change to the existing physical development pattern; as such it does not align with Policy 2.3.2 of the Municipal Development Plan 2020.

The proposals do not “provide continuity with development patterns in low-scaled residential areas outside of Activity Centre and Main Streets” – an important element in the Developed Areas Guidebook (Section 4.1.2: Density and Mix of Uses; Point C).

As outlined in the North Hill Communities Local Area Plan, 1502 22 Ave. NW is designated as Neighbourhood Connector and 1508 22 Ave. NW is designated as Neighbourhood Local.

The proposal for 1502 22 Ave NW does not meet the NHCLAP's Policy C as set out in 2.2.1.5 Neighbourhood Connector that “non-residential development ... should provide a built form and scale that consider the surrounding residential context” and it does not

PUBLIC SUBMISSION FORM



"mitigate impacts such as noise and vehicle circulation." Even with the one parking stall required per above-grade unit, additional parking will most definitely overflow onto all streets directly aro

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 1502 22 AV NW - LOC2022-0004 - DMAP Comment - Sun 7/17/2022 4:44:50 PM
Date: Sunday, July 17, 2022 4:44:55 PM

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ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Application: LOC2022-0004

Submitted by: Nancy Cope

Contact Information

Address: 1534 22 Avenue N.W.

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

I oppose this application for redesignation of these two properties, and I also oppose the proposed multi-unit residential development because neither one is “sensitive, compatible and complementary to the existing physical patterns and character” of 22 Avenue N.W. (as per the Objectives, Policy 2.2.5, Municipal Development Plan 2020).

Neither the redesignation proposal nor the development proposal considers existing context (as stipulated on page 34 of the North Hill Communities Local Area Plan; this is also a key consideration in Policy 2.3.2 of the Municipal Development Plan 2020: Respecting and Enhancing Neighbourhood Character: “Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.”)

According to the Developed Areas Guidebook, new development in a Limited Neighbourhood “should respect and reinforce the essential elements of the established community structure and its character.”

Allowing a 14- or 16-apartment residential unit (an increase from the current maximum of 4 units) with a potential height of 14 metres (an increase from the current maximum of 10 metres) to be built on an established street of one and two dwelling residences, infills and duplexes would create a dramatic contrast in height and scale of development between it and the low-density residences directly adjacent to it. It does not complement the established character of the street and is not a sensitive change to the existing physical development pattern; as such it does not align with Policy 2.3.2 of the Municipal Development Plan 2020.

The proposals do not “provide continuity with development patterns in low-scaled residential areas outside of Activity Centre and Main Streets” – an important element in the Developed Areas Guidebook (Section 4.1.2: Density and Mix of Uses; Point C). As outlined in the North Hill Communities Local Area Plan, 1502 22 Ave. NW is designated as Neighbourhood Connector and 1508 22 Ave. NW is designated as Neighbourhood Local.

The proposal for 1502 22 Ave NW does not meet the NHCLAP’s Policy C as set out in 2.2.1.5 Neighbourhood Connector that “non-residential development ... should provide a built form and scale that consider the surrounding residential context” and it does not “mitigate impacts such as noise and vehicle circulation.” Even with the one parking stall required per above-grade unit, additional parking will most definitely overflow onto all streets directly around the development – an area where parking is already at a premium due to our proximity to SAIT and cars already belonging to existing homeowners. Noise, parking and traffic levels will absolutely increase as a result of these proposed changes.

The proposal for 1508 22 Ave NW does not meet the following Limited Scale Policies of the North Hill Communities Local Area Plan as outlined in 2.2.1.6: Neighbourhood Local:

- It goes against policy b that: “Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.” This proposal is not sensitive, compatible, or appropriate to this location.
- It goes against policy c in two ways:
 - o It is not within a transit station area; it is outside the 600m radius that the City of Calgary’s transit-oriented design policy guidebook recommends for higher density development to be near a transit station
 - o Neither 14th Street NW or 22 Ave. NW is an identified Main Street or Activity

Centre

- I am also concerned about two issues that are outlined in policy d:
 - o There is a strong likelihood that the building height will create shadows in neighbouring residences
 - o There is a strong likelihood of impact on established trees on both lots 1502 and 1508, which would also go against the priority consideration for preserving the urban tree canopy and protecting mature trees — which are key components of the Municipal Development Plan 2020 and the North Hill Communities Local Area Plan.
- I am also concerned



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Helen Ruth

Last name (required) Henderson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

File #2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I'm expressing my concern re the proposed development of the two units on the N.W corner of 14th St and 22Ave N.W. The proposal is for 14units with the potential for 16 in 4 stories. It is totally inappropriate for a family neighbourhood. More families with young children are making their homes on 22nd and 23rd Aves. Parking is already used by SAIT students, and the back lane is a problem on that corner, having a steep incline onto 14th St. Duplexes should be the limit more for this neighbourhood, to maintain the safety and quality of life of the residents.

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I have read and understand the above statement.

First name (required) Sandra

Last name (required) LAVERY

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 21, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

LOC2022-0004, 1508 22 Avenue NW

I am opposed to the medium density development proposed for this lot. a potential of 16 units is far too many. I think it should remain R-C2 and is better suited for detached, semi-detached, duplexes.

As per our community plan such developments should be reserved for 20th Avenue NW and 24th Avenue NW.

The proposed location does not have appropriate parking or public transit to support an apartment building with several units.

I am concerned with the proposed height as this will obstruct the views of others and is not in keeping with the other surrounding buildings. 10 meter height restriction should be maintained.

I am concerned that appropriate planning has not been made to support waste removal and recycling for this project.

Thank you for considering my concerns today.

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I have read and understand the above statement.

First name (required) Kenneth

Last name (required) Smith

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 26, 2022**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0004**

Are you in favour or opposition of the issue? (required) **Neither**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The problem with MC1 land redesignation is the uncertain number of stories a building can acquire. The elevation drawing submitted can be deceiving, where MC1 applications are concerned. It is essential on our block, due to parking issues, a busy 14th street and space congestion issues, that each condo unit be accompanied by a garage. Since the plans show four garage doors per building, the total separate condo units contained within two buildings should not exceed eight.

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I have read and understand the above statement.

First name (required)	Peter
Last name (required)	Ackermans
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Review of Application LOC2022-0004 Land Use Redesignation

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Mayor Gondek and Members of City Council,

We are concerned about the Proposed Land Use Redesignation at the corner of 22nd Ave and 14th St NW.

The redesignation and consequent development proposes to convert two single-family homes to a 3 or 4 story apartment-style building accommodating 14-16 units. While we are aware of the city's desire to promote higher density building immediately bordering a collector thoroughfare like 14th Street NW, we are distressed to see such densification extended to encroach a second neighbouring lot on 22nd Ave NW. Doesn't this violate the principles of Area Development Plans?

The proposed structure is totally out of character on a tree-canopied residential street with limited parking and difficult egress onto 14th St due to heavy traffic flow. The laneways in this area are poorly maintained by the city, and are not capable of supporting an extra dozen or more vehicles on a daily basis, along with accommodating garbage collection bins for 14-16 additional families.

If developments of such scale are to be considered at all, then they must be closely controlled by mandatory Design Constraints and city regulations addressing:

- on-street parking (not to be permitted for residents of such buildings),
- laneway improvement (paving to be funded by developer),
- garbage collection (to be centralized onsite for building residents),
- foliage preservation (no trees on city property to be harmed or removed),
- privacy provisions (screening for neighbours), and
- sound control (noise from HVAC units and garage ventilation fans)

Please give serious consideration to these issues while reviewing this application.

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

PUBLIC SUBMISSION FORM



Peter & Pauline Ackermans



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Brenda
Last name (required)	Tackaberry
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Residents of Capitol Hill
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) FILE #LOC2022-0004

Are you in favour or opposition of the issue? (required) In opposition

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

Dear Council,

I am writing in STRONG OPPOSITION to the proposed rezoning of lots at LOC#2022-0004 from R-C2 to the proposed MC-1.

COMMUNITY ENGAGEMENT

The Developer made no reasonable effort to notify or engage with the community. Only 4 immediate stakeholders were notified of the plans for an 8 unit townhome development. Not a single resident was notified when the plans were substantially altered to a 14 unit apartment building.

o Policy 2.3.7 of the Municipal Development Plan states that a developer must Provide for effective community consultation and participation in projects of significance to The City and local communities and ensure that engagement on planning processes is responsible, thorough and transparent.

TRAFFIC AND PARKING PRESSURE

Local transit in the area is not meaningful and will require residents of apartment complexes, and their visitors, to use a vehicle.

o There is only a single bus route along the 14th st corridor. It runs hourly into downtown and back, and stops running at 6pm.

o The City of Calgary's Transit Oriented Development Policy determined that maximum distance people are willing to walk to a transit station is 600m. This location is 1.2 km to the nearest LRT station.

o The nearest grocery store is a 1.2 km walk

No parking study has been conducted.

No traffic study has been conducted.

NO FIT TO LOCAL CONTEXT

With regards to sensitivity to local context along 22nd ave and neighboring streets;

- 22 ave already has an increased density with only 15% of homes being single family homes on a standard sized lot. The remainder 85% of these homes are either infills, duplexes, fourplexes, or suited homes with multiple units. This places upward pressure on parking and traffic as it is currently.

o With the addition of 14-16 units this creates an anticipated 48% increase in



the population on this block alone.

- The Municipal Development Plan indicates that new developments should “Respect the existing character of low density residential areas and Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.” – Policy 2.3.2
 - o Placing a 3 or 4 story apartment building along a shared property line with a single family home does not provide appropriate transition in intensity as outlined in the MDP Policy 2.3.2
- Section 5.2 of the City of Calgary’s Transit Oriented Develop

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- **Section 5.2 of the City of Calgary’s Transit Oriented Development (TOD) guideline** states that the use of transit facilities, public spaces, and roadways should be used as organizing elements for placement of density height and shadow. Placing a 14m tall apartment building directly next to a single family home is against this policy.
- **The removal of mature trees and a mature tree canopy to accommodate this proposed rezoning and concept development** does not complement the established character of the street and goes against the priority consideration for preserving the urban tree canopy and protecting mature trees — which are key components of the Municipal Development Plan 2020 and the North Hill Communities Local Area Plan. There are also **NO stormwater catchments on 22ave** and rainwater runoff characteristics will need to be addressed.
 - The narrow alleyway behind this property substantially slopes towards 14th st, and is characterized with low hanging power line crossings. Accommodating bins for up to 16 new households is not possible on street level, nor is independent garbage and recycling collection. **A zoning which supports a more appropriate number of units on this parcel would easily mitigate challenges with bin storage and collection.**
 - The current concept plan gives **no consideration to privacy** of its neighbours, with balconies overlooking neighboring properties. Privacy concerns are for adults and the many young children who play on our streets and in our yards. **This could be mitigated with the addition of townhome developments in place of apartment developments while still providing reasonable increase to both height and density.**

While I am in favor of development of these lots, and in favor of densification along this Neighborhood Local Corridor, I am strongly opposed to the rezoning to MC-1 for the reasons outlined above.

There is a more reasonable increase in density keeping in mind the local context of 22nd ave and surrounding areas, and a more responsible rezoning that is mindful of the community and long-term residents of Capitol Hill.

I ask that you reject the application to rezone FILE #LOC2022-0004.

If you do decide to proceed however, I ask that **the Development Permit be carried out at the same time as the rezoning application and that substantial community engagement is undertaken by the developer** during this process. It would also be pertinent to conduct parking, traffic and shadow studies. Design constraints should also be considered limiting the number of units, balconies facing neighboring properties, garbage storage requirements, parking permitting for street residents and not apartment residents, paving of alleyway as a responsibility of the developer.

Brenda Tackaberry
Taxpayer and resident on 22ave NW

**PUBLIC SUBMISSION FORM**

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Lisa
Last name (required)	Richards
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

File# 2022-0004

Are you in favour or opposition of the issue? (required)

In opposition

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If you were to walk around the block of this neighborhood, you would notice a nice blend of bungalows and duplexes/semi-detached homes. Allowing a M-C1 development does not suit the character of this community. It would also impact the existing infrastructure, traffic and parking.
Our community recently produced a new LAP which spells out where and what zoning is allowed. The city needs to adhere to this document.



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I have read and understand the above statement.

First name (required) Tara and Laverne

Last name (required) Sawatzky

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

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File #2022-0004

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In opposition

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

We are extremely disheartened by the lack of transparency on this development in our neighbourhood of Capitol Hill. Signs posted indicated that two single-family dwellings would be replaced by an 8 unit row house, but now we understand that is not true and in fact, a 12-16 unit of 3-4 stories will be placed there instead. Announcing one thing to the neighbourhood but actually seeking approval for something very different is underhanded and dishonest. A bit of a 'bait and switch' by the developer. Why is this allowed to happen? Every area resident should have been made aware of this change.

Although, we do believe in densification and the North Hill Area Redevelopment Plan for the most part, we feel this does not fit contextually with the residential street of 22 Avenue. All neighbouring residences on the west side of 14th street are 2 stories or less for a distance of at least 2 blocks and, while row housing is used throughout the neighbourhood to densify and seems to be working well. A 3-4 storey building will stand out grotesquely and would affect the privacy, sight lines and shadow all of their neighbours.

City planning states that MC-1 designations are built only within 600 meters of the nearest C-train station, however this building is greater than 1 km away from any C-train station. That in itself should be taken into consideration. Why have planning rules and they are just to be ignored. An MC-1 building this far from the train, with limited bus access, narrow unsafe sidewalks on 14th street and no on-site parking is simply not a good fit for that particular lot.

An MC-G designation aligns nicely with the other developments along these corridors and is the type of building intended to be built directly beside a single family dwelling. Please consider keeping the integrity of this neighbourhood by not allowing an MC1 building to be placed on this lot.



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I have read and understand the above statement.

First name (required)	Tom
Last name (required)	Anthony
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

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File# LOC2022-0004; Bylaw 105D2022

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In opposition

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

Rebecca Jacksteit & Tom Anthony (Tom_Anthony@shaw.ca)
1515 22 Ave. NW, Calgary, AB, T2M 1R2

July 17, 2022

Attention: Office of the City Clerk

RE: Request for Comment on Bylaw 105D2022 (1502 & 1508 22 AVE NW)

We are long-time residents of Capitol Hill, currently residing on the lot immediately south-west of the subject property, and am writing to express our opposition to the proposed land use amendment. Some of our concerns with the proposed change include:

Inappropriateness of location: Although we recognize the need for densification in the community, rezoning these parcels to M-C1 is not appropriate in the local context. It does not complement the established character of the street and is not a sensitive change to the existing physical development pattern; as such it does not align with Policy 2.3.2 of the Municipal Development Plan 2020. The proposal does not “provide continuity with development patterns in low-scaled residential areas”. For example, the concept plan shown by the developer allows for no transition between the adjacent single family home and the multi-story apartment building being contemplated.

It is also worth noting that the area is already significantly more densified than the ARP would indicate due to the extensive presence of non-conforming secondary suites and the traffic/parking issues that entails. Adding further multi-unit developments, like the multi-story apartment complexes allowed with the proposed zoning change, in areas not appropriate for them will just exacerbate these issues.

The change in character of the area brought on by a significantly taller multi-unit building deviates from the stated goals of the ARP, as well as all other land parcels adjacent to more major routes into Capitol Hill. Approving this zoning change will also likely lead to pressure to repeat the rezoning at other similar parts of the community.

Power, fibre optic, and cable line conflicts (Access issues): There are multiple sets of low-strung overhead utility wires immediately adjacent to the northern edge of the subject property. Due to conflicts with minimum setback requirements, it would not be feasible to construct the multi-story apartment complexes that the increased zoning would allow due to conflicts for access for services like waste management. This is not addressed in the concept plan provided.

Waste management: We assume that this development would need to use commercial waste management services as there is no room to place 30-50+ black, blue, and green carts for the units on a property sized originally for two units. However, commercial bins for waste management are also not feasible at this location as the subject property is in the middle of a residential block backing onto a narrow single car-width dirt laneway that is actively used by neighbouring properties. This means that there is no room for larger commercial waste management trucks to maneuver to pick up commercial waste bins. The aforementioned low hanging power/utility lines also means that commercial waste trucks will not be able to operate here as there are minimum safety requirements for the distance elevated equipment can be to the lines. This again highlights why this zoning change is inappropriate for the location. The concept plan presented by the developer clearly doesn't address these major issues.

Loss of privacy and shadowing: The change in character would be significant to us and our neighbours, with a loss of privacy due to a significantly taller multi-unit building overlooking backyards and houses; the loss of sunlight due to a substantially taller building to the adjacent properties will also be a significant negative impact on them (especially in fall, winter, and spring when the sun is lower in the sky). Shadowing was not addressed during the developer's presentation.

Community engagement: The original signage and notification for the rezoning application showed a much more appropriate townhouse complex that fit in with the area much better. There was no communication with neighbours for the much more intense rezoning now being contemplated. We found out about this, not insignificant, change through a third party which is not appropriate and does not build trust.

For the all the aforementioned reasons, we request that the proposed land use amendment be rejected. However, if, despite the notes above, council chooses to let the application proceed, we would like to see a requirement for the application to be tied to actual plans to allow the community to better understand the full impact of a proposed development on the surrounding area.

Sincerely,

Rebecca Jacksteit & Tom Anthony