

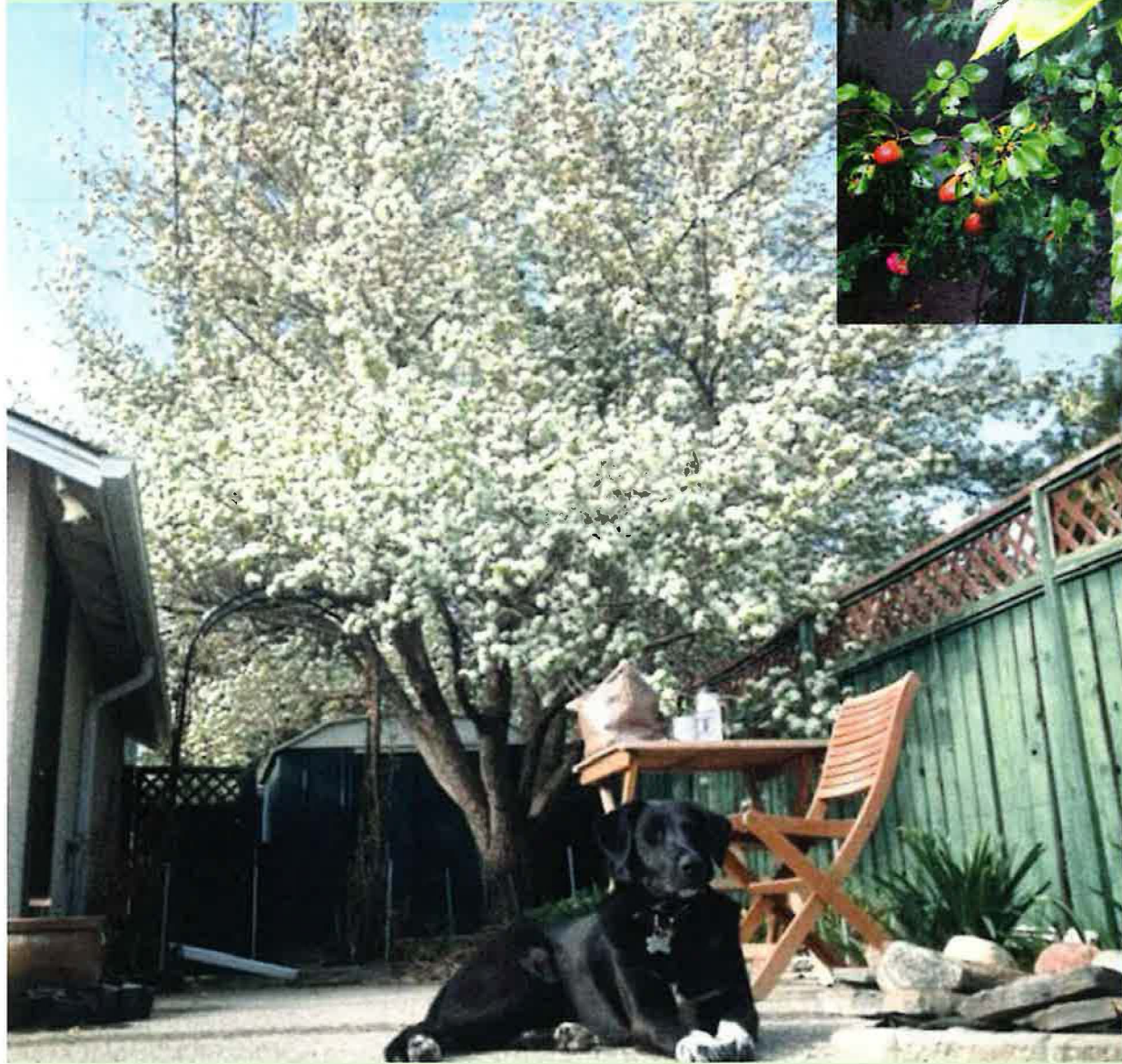
22nd ave looking west

FILE #
LOC2022-0004
1502 & 1508 22ave
NW
Opposition to rezone
from R-C2 to MC-1

Brenda Tackaberry

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: # 8.1.9. (PL 2022-0187)
Distribution
CITY CLERK'S DEPARTMENT

100 Year Old Pear Tree



Thriving Garden



Community Engagement

Applicant's Submission

Company Name (If applicable):

LOC Number (office use only):

Applicant's Name:

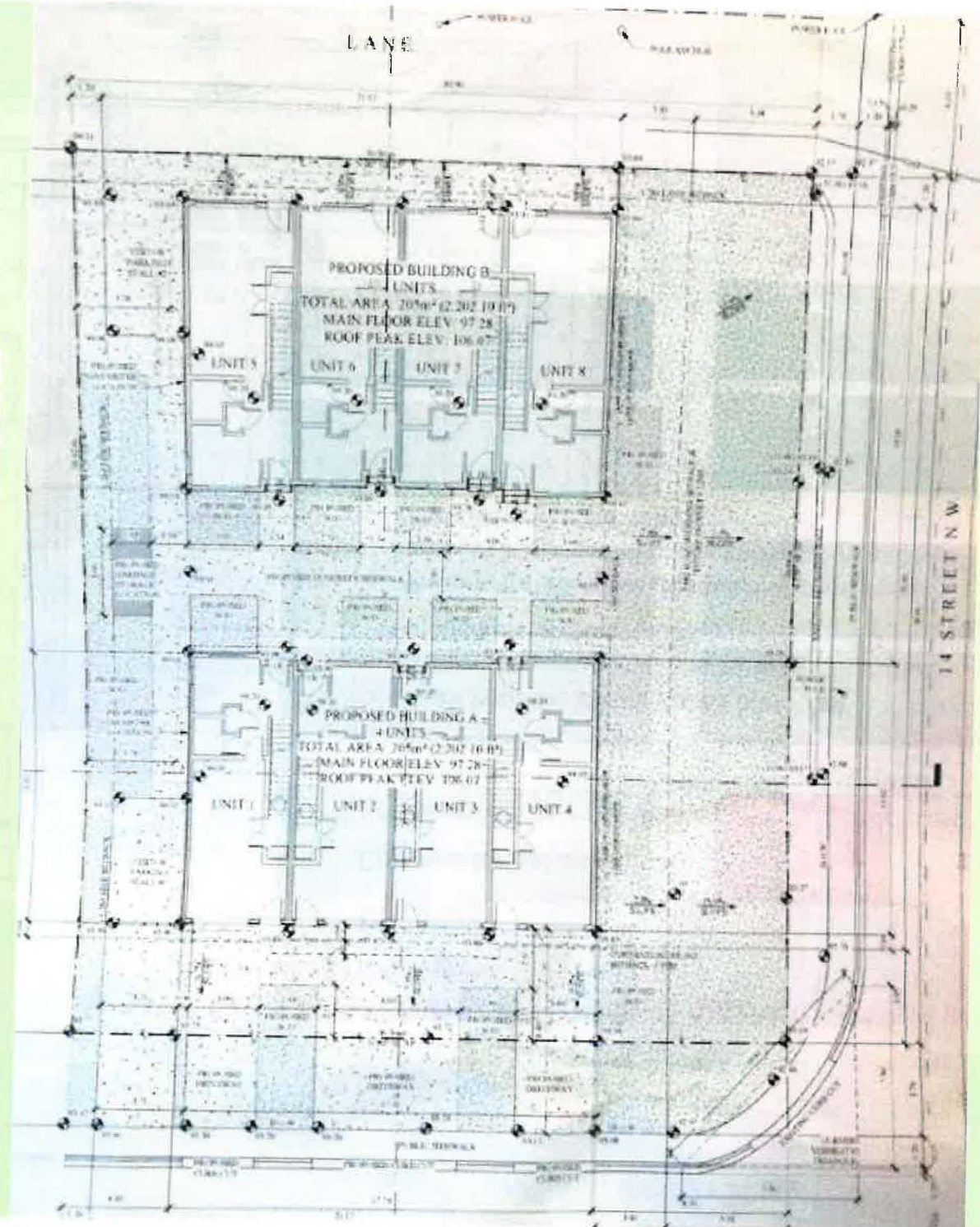
419219 Alberta Ltd

Date:

January 6, 2021

The Applicant is submitting a application for a landuse designation application. The land use application is to amend the current rc-2 zoning to a proposed M-C1 to accomodate a at grade 3 storey 8 unit townhome development

The application meets the visions of the North Hill Communities Local Area Plan regarding residential use. Proposed housing provides for adequate onsite parking and amenity space and would be an improvement from the existing improvements.



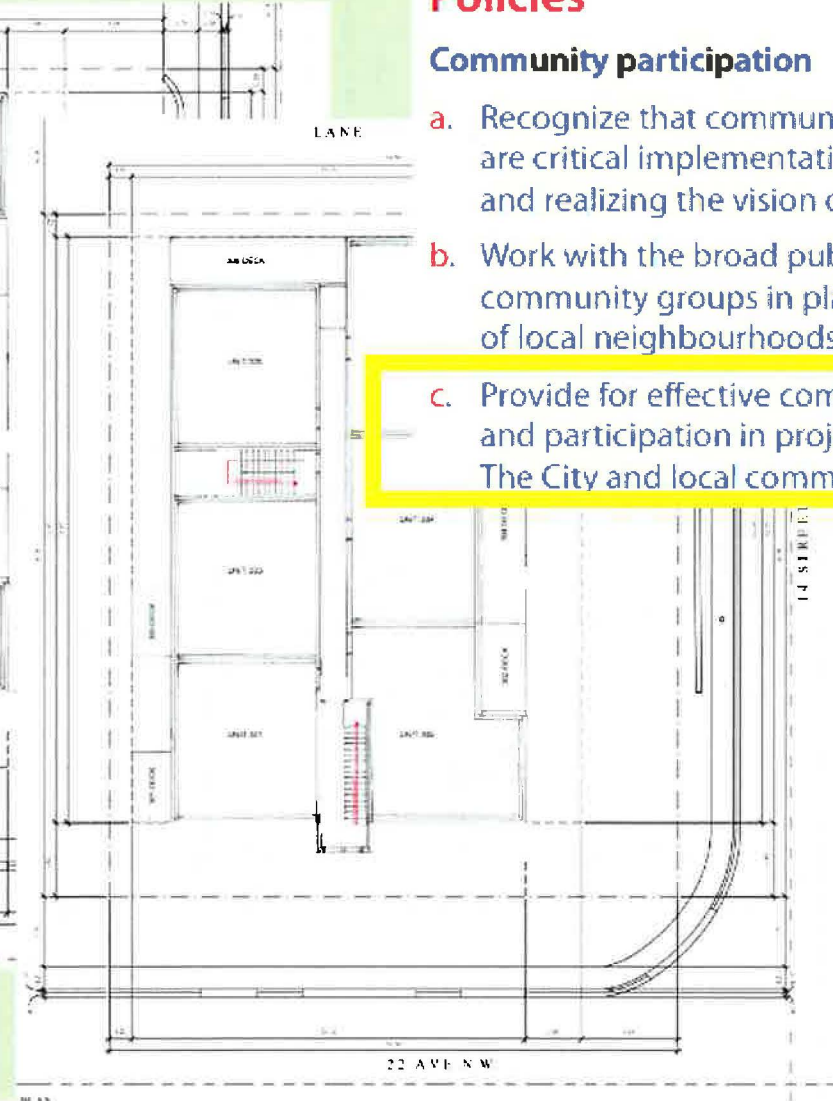
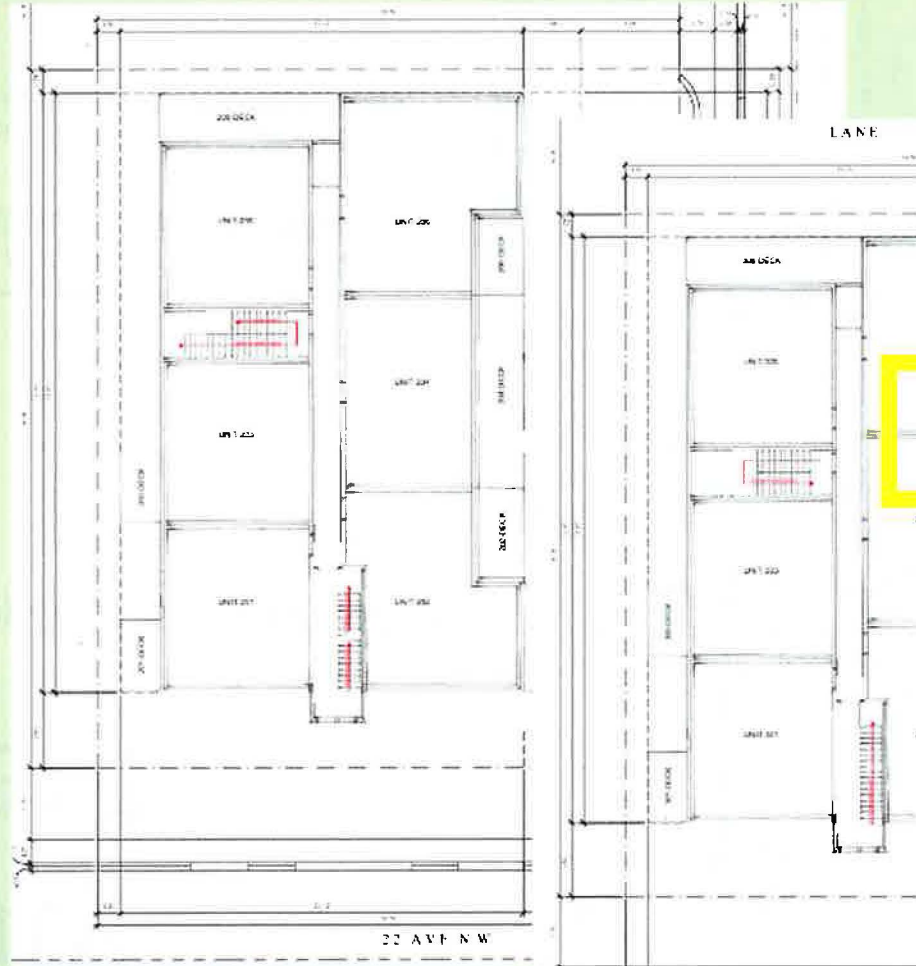
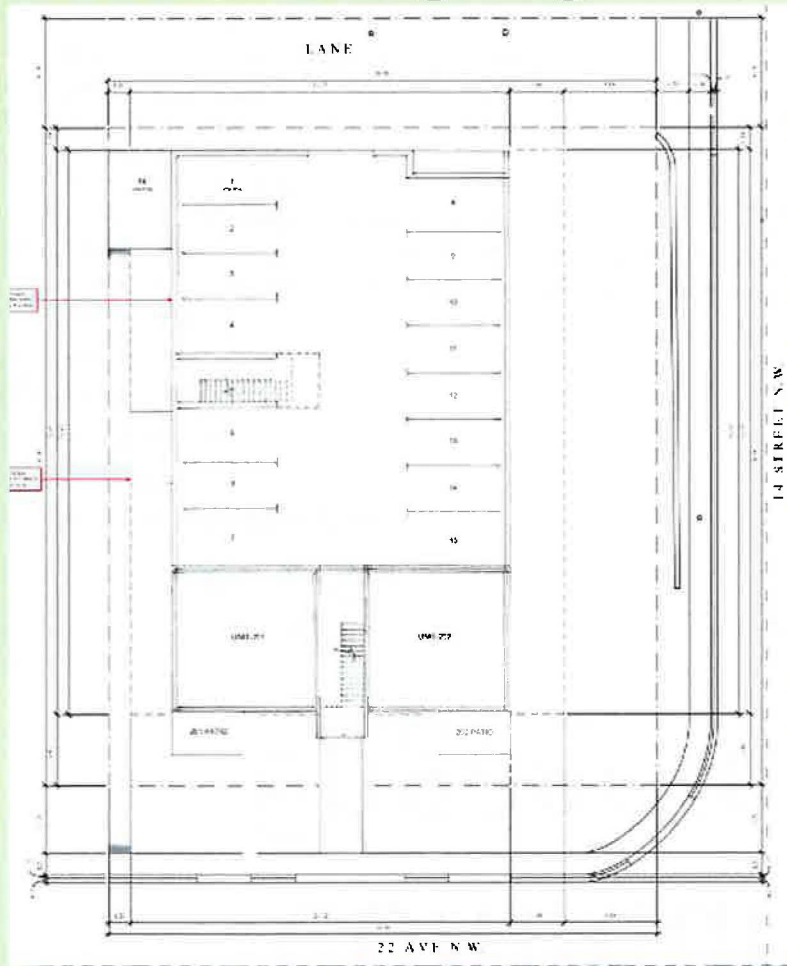
Community Engagement

2.3.7 FOSTER COMMUNITY DIALOGUE AND PARTICIPATION IN COMMUNITY PLANNING

Policies

Community participation

- a. Recognize that community planning processes are critical implementation tools for refining and realizing the vision of the MDP.
- b. Work with the broad public and local community groups in planning for the future of local neighbourhoods.
- c. Provide for effective community consultation and participation in projects of significance to The City and local communities.

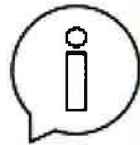


Appropriateness of MC1 – Parking and Traffic pressure

2.2.2 A TRANSIT-SUPPORTIVE LAND USE FRAMEWORK

Transit-oriented development (TOD)

TOD is a strategy that promotes higher density, mixed use development within walking distance of public transit stations.

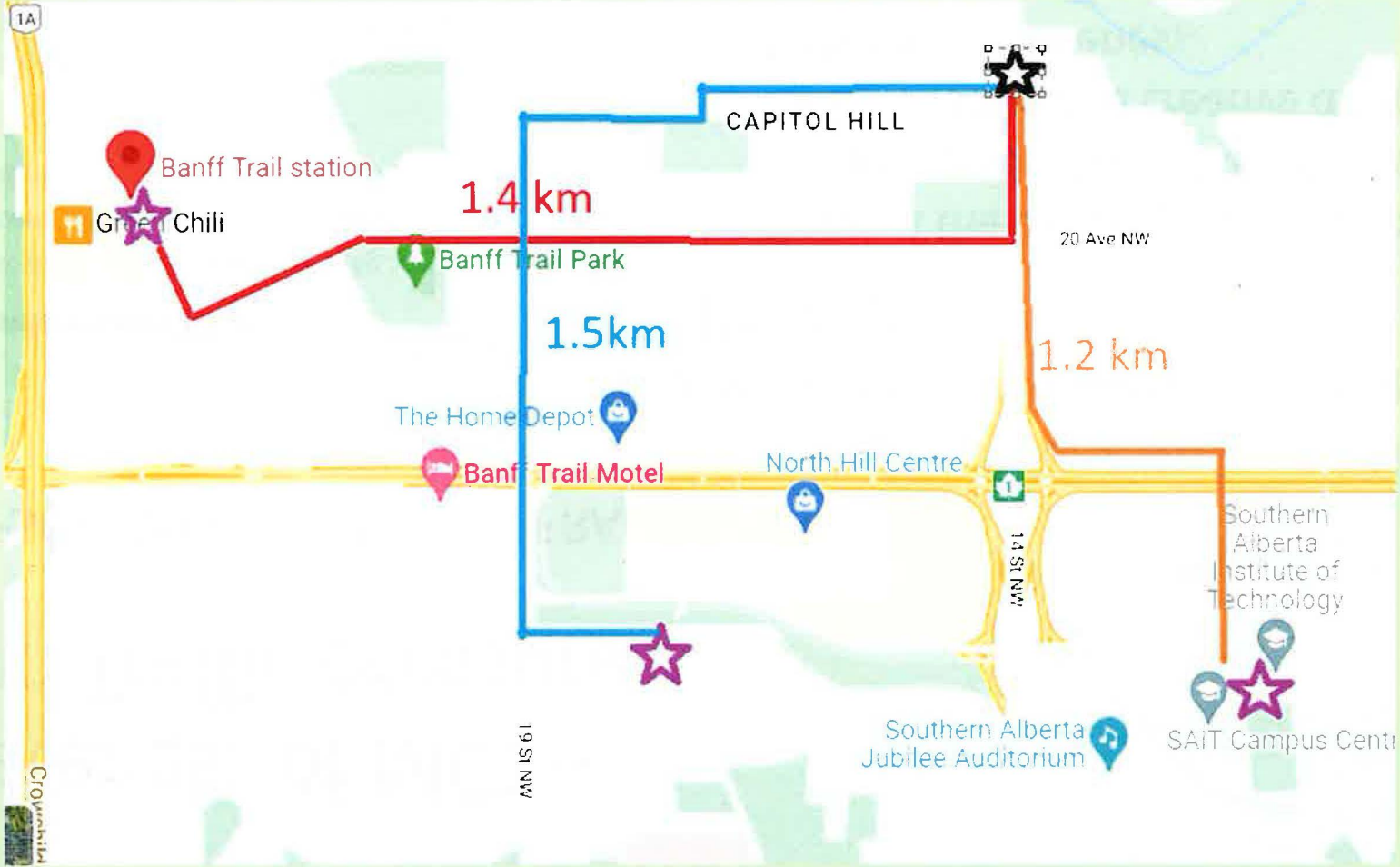


2.3.2 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER

Policies

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. 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.

Appropriateness of MC1 – Parking and Traffic pressure

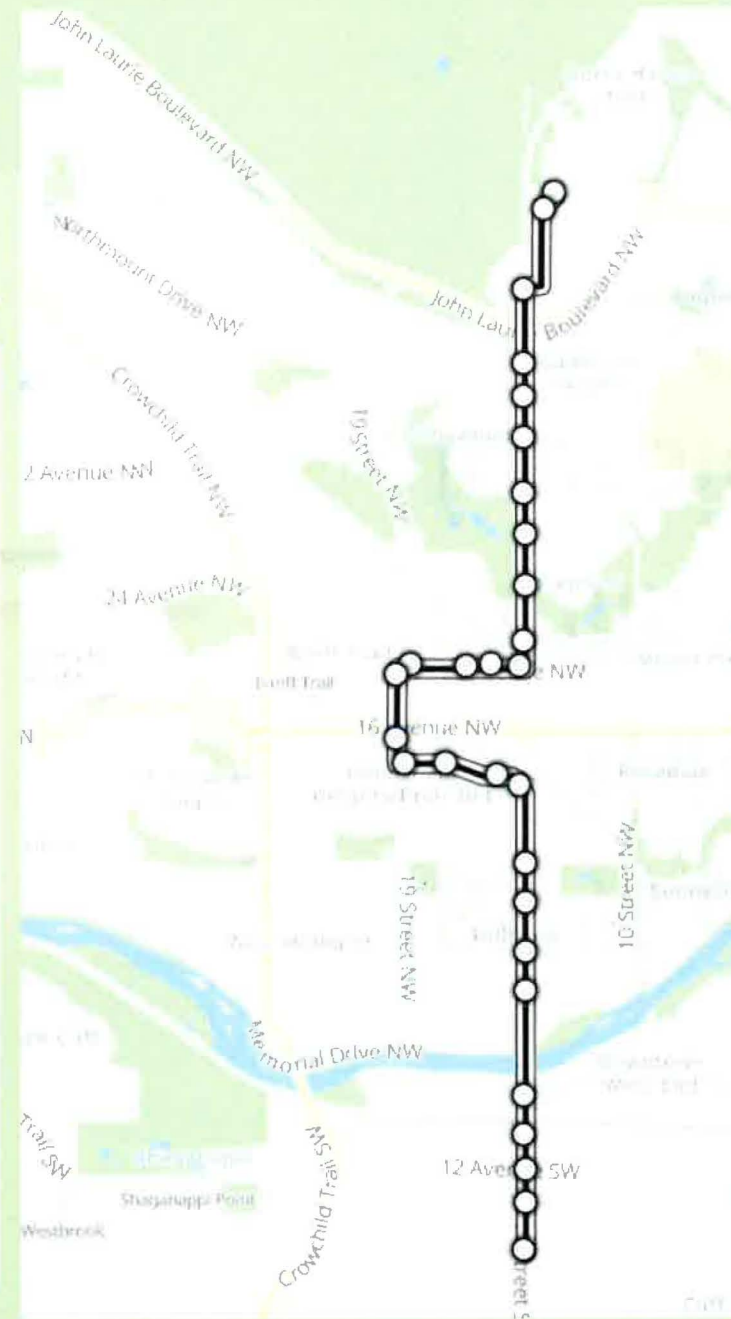


Appropriateness of MC1

414 bus Time Schedule

14 St N Route Timetable:

Sunday	9:35 AM - 6:35 PM
Monday	6:35 AM - 6:00 PM
Tuesday	6:35 AM - 6:00 PM
Wednesday	6:35 AM - 6:00 PM
Thursday	6:35 AM - 6:00 PM
Friday	6:35 AM - 6:00 PM
Saturday	8:35 AM - 6:35 PM



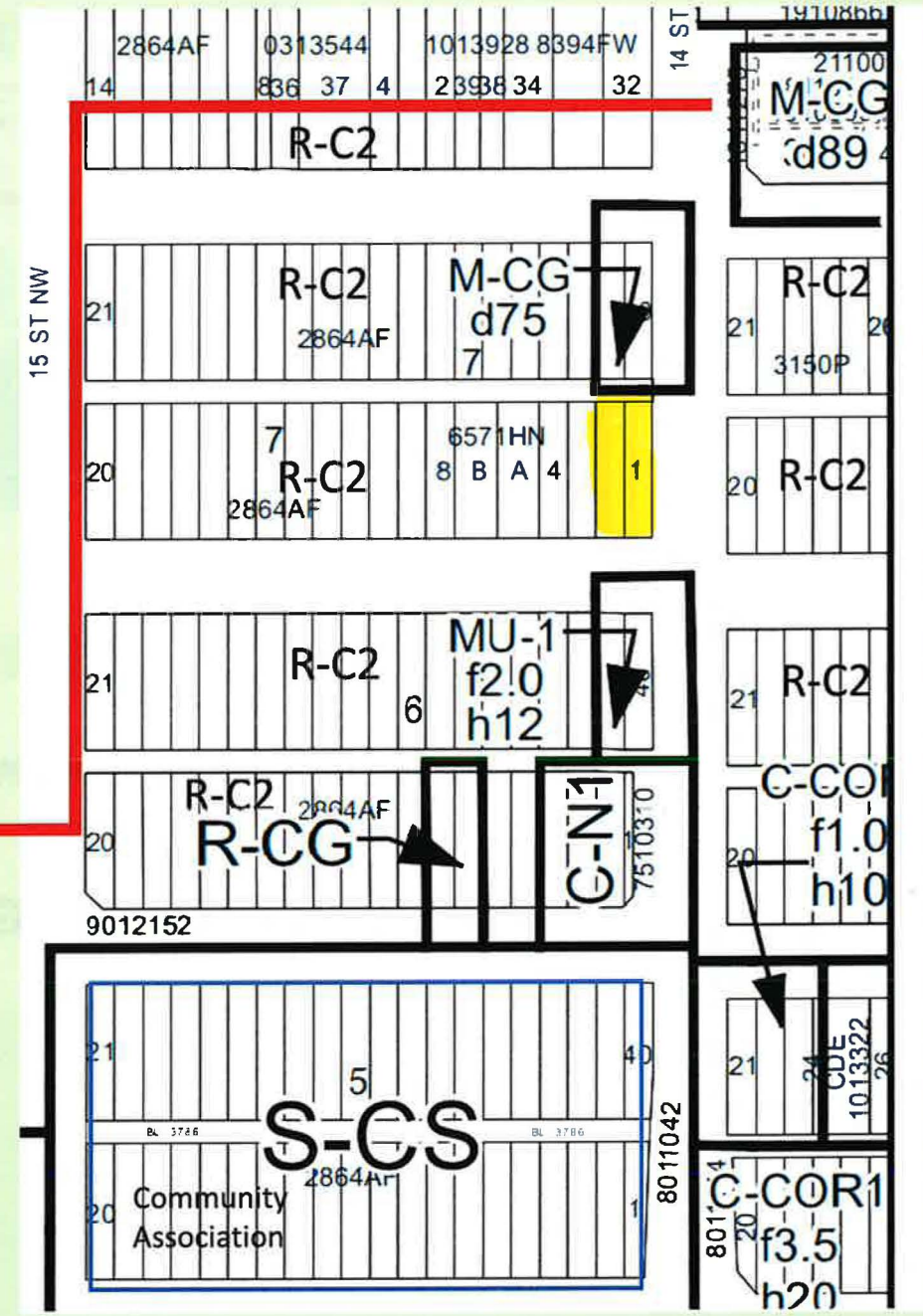
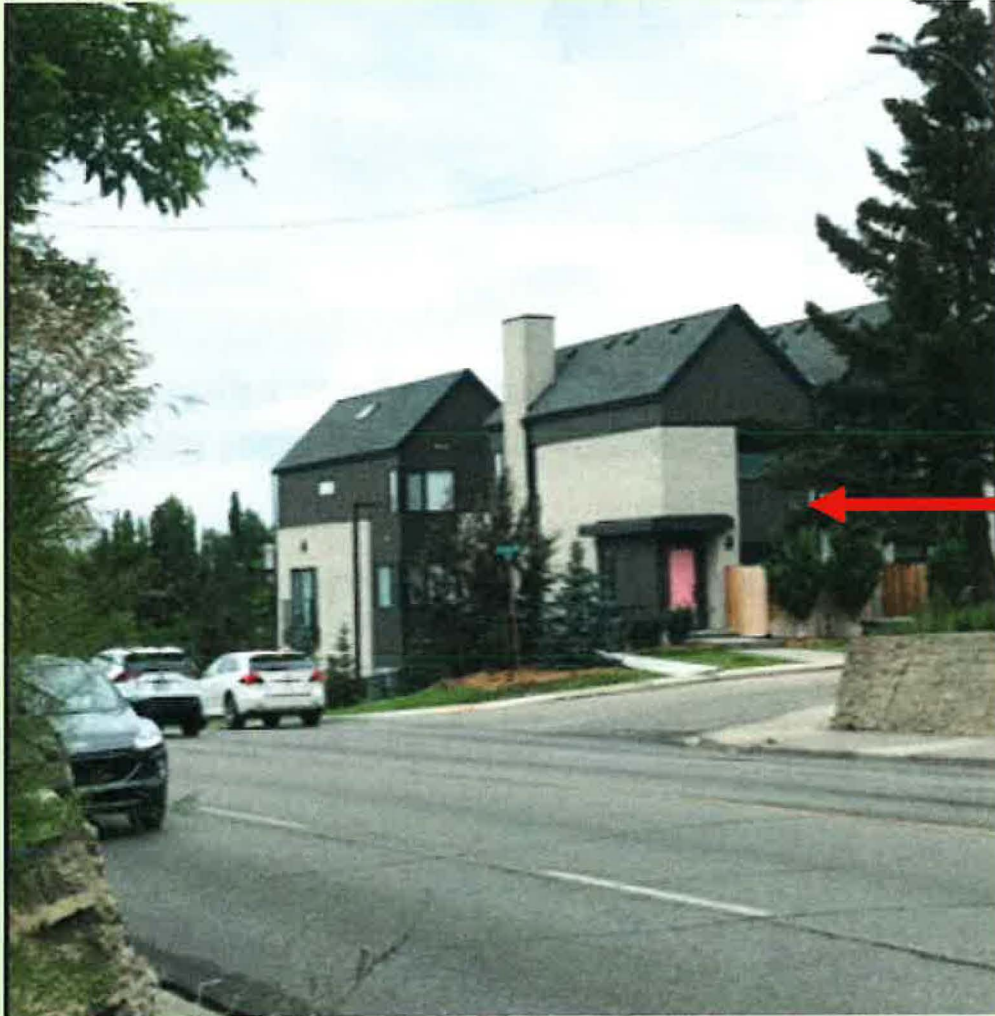
Appropriateness of MC1



Single family home on regular sized lot
(not infill)

85 % of homes
on this street are
Infills, duplexes,
fourplexes, or
suited.

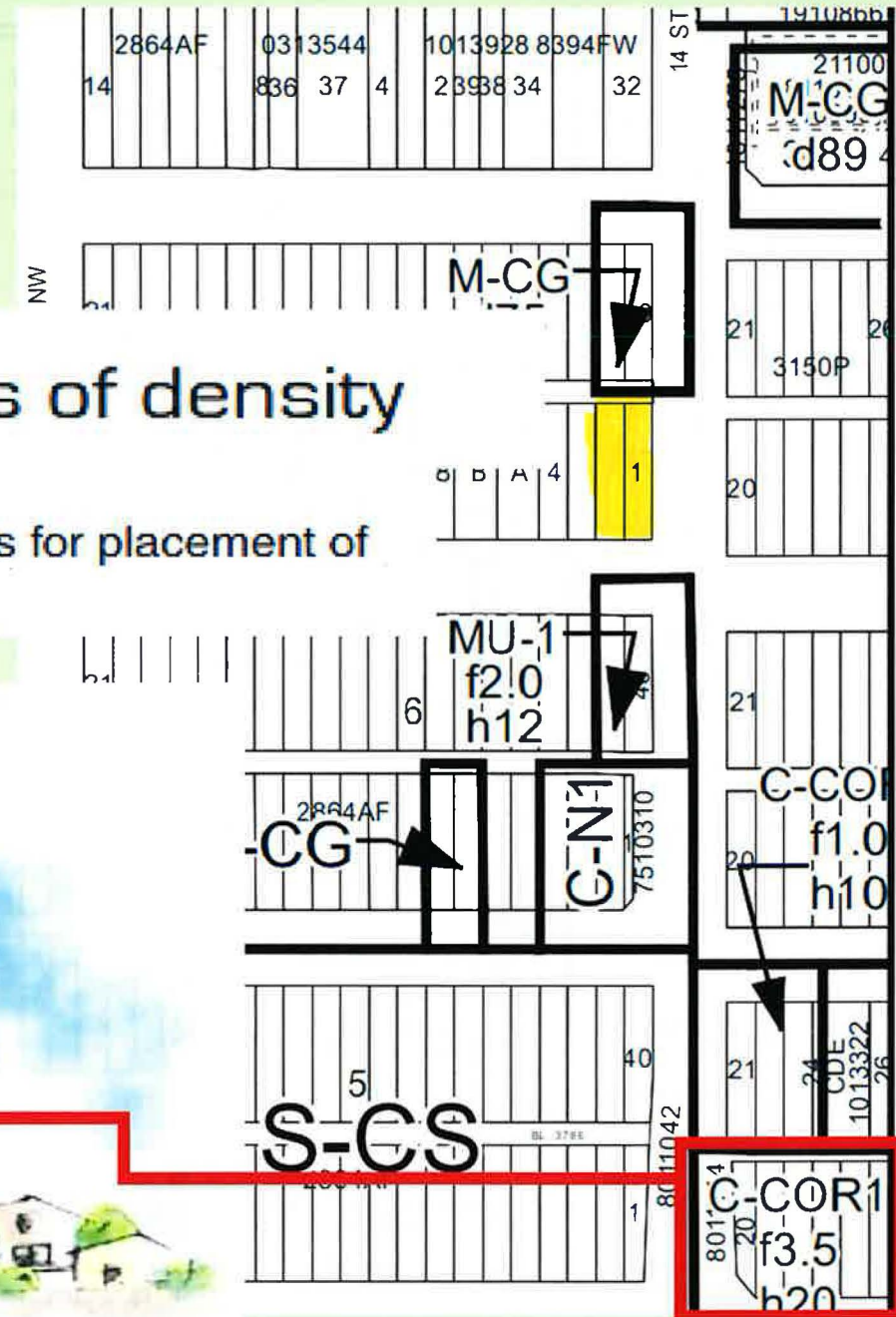
Appropriateness of MC1



Appropriateness of MC1

5.2 TOD Guideline – Minimize the impacts of density

- Use transit facilities, public spaces and roadways as organizing elements for placement of density, height and shadow.



Density should transition from high to lower density, ensuring compatibility with adjacent communities.

Additional Concerns



Removal of trees from lot does not give consideration to preserving the mature tree canopy or protecting trees which are key components of the Municipal Development Plan 2020 and the North Hill Communities Local Area Plan.

- No consideration to **privacy or shadowing** of neighboring lots
- No consideration to accommodate 48 bins for compost, recycle, garbage
- low hanging power lines and narrow sloped laneway prevent independent pickup
- Condition of alleyway not supportive to **additional traffic**
- Safety concerns with increased traffic and many families with small children
- Privacy concerns for families with small children
- Capacity and condition of sewer and water
- **No storm drains along 22nd ave** to accommodate increased runoff
- Substantial lack of community engagement from developer