

PUBLIC SUBMISSION FORM



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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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.

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) Beverley

Last name (required) Jaremko

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Nov 1, 2022

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

(required - max 75 characters)

amend land use designation zoning 159D2022

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)

To city planning
Re land use redesignation
West Hillhurst Bylaw 159D2022
To redesignate the land at 526 and 530-19 street NW from Residential Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District

I am an owner at 521-18 A Street NW, which is nearly directly behind this proposed development.

In theory I have no objection to the principle of the district having mixed use and multi residential buildings. We already have several now along 19th street and this would add to the character of the district.

There are many reasons to like the idea and I am sure you are hearing them. Adding urban density may reduce car use and commuter distance, may increase bike use and use of inner city schools.

However I think it is important to think through the proposal whose details are not shown to us for this zoning change. That is a problem. It is very logical to approve the change of zoning but NOT THERE. That is not going to be a wise place to do it for several reasons.

Most of them are about safety.

We do not have a laneway between 18A and 19 street so the development actually will come right up against the rear of the property I own or the ones just beside us. That means it is somewhat of a special circumstance. One wonders with this new development, how residents will get in and out.

Since it is multi-residential, there will be a lot of people and one assumes their cars. This means that though the plan may to reduce car use in the wider city by having

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walkable districts, for that particular block it will increase car use. There will be more demand for on street parking on 19th, which is already a problem or the proposal will use a built in parking area or parkade within the complex. I assume the plan is for this built in parking, possibly underground.

That solves where to park the cars but does not solve how to get them in or out of the development That is the problem

Without a laneway exit possible, the proposal will have to permit exit either on 19th street or 6th avenue NW, which are both very busy roads already . In addition the development is at the corner of the blocks so that the exits will be very close to the busy intersection of those two streets. That intersection is already heavy with traffic but even more problematic, it is also a curved intersection with 6th avenue giving low visibility westbound just before 19th street. That means for drivers, or cyclists, the exit from the development

From: [REDACTED]
To: [Public Submissions](#)
Subject: 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 8:32:42 AM
Date: Monday, October 24, 2022 8:32:46 AM

Application: LOC2021-0080

Submitted by: Eric

Contact Information

Address: 2114 3 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Traffic impacts

General comments or concerns:

Access to this property will be too close to the intersection of 19 St NW & 5/6 Avenues NW. Ideally the developer could purchase the lots to the south and build a mixed-use development with more options for access. The 19 St NW corridor from 5/6 Ave to Kensington Rd should be zoned for mixed-use to encourage more commercial development. 19 St NW looks and feels like a main street and should be zoned as such.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 9:37:39 AM
Date: Monday, October 24, 2022 9:37:43 AM

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Application: LOC2021-0080

Submitted by: Jane Desrochers

Contact Information

Address: 2033 1 ave nw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Traffic 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:

Impact on safety for Pedestrians and cyclists

“Crossing and Intersection Safety was the top citizen concern cited in the City of

Calgary Pedestrian strategy”

This development WILL result in reduced safety for pedestrians and cyclists and will lead to more collisions and deaths

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 12:54:7 PM
Date: Monday, October 24, 2022 12:53:44 PM

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Application: LOC2021-0080

Submitted by: Karen Smith

Contact Information

Address: 2336 5th Ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Community character, Traffic impacts, Shadowing 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:

There is no back lane for parking on those lots, which will create traffic and

pedestrian safety issues for cars backing out onto 19 St. or 6 Ave. Increased traffic at that intersection will be a hazard to people walking, bicycling or in cars.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Sat 10/22/2022 12:26:23 PM
Date: Saturday, October 22, 2022 12:26:28 PM

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Application: LOC2021-0080

Submitted by: Helene Chiarella-Redfern

Contact Information

Address: 431 18a st nw

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Lot coverage, Privacy considerations, Shadowing 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 am in opposition of a land use change in this area. We live on 18A street and

given there is no alley or real separation between houses on 18A and 19th street a large building would cause serious privacy and shadowing concerns for residents living on 18A street.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Sat 10/22/2022 12:35:15 PM
Date: Saturday, October 22, 2022 12:35:19 PM

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Application: LOC2021-0080

Submitted by: Torben Christensen

Contact Information

Address: 431 18a Street NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

Hi, as a resident of 18a Street NW I am concerned about the impact that the proposed development will have on the West Hillhurst community. A 12 meter high development will first and foremost encroach on the privacy of the homes in the immediate vicinity, especially as there is no alley to separate the properties. Further, a building of this height will change the skyline of the neighbourhood in a drastic way, which does not fit in with the surrounding buildings and character of the neighborhood. Lastly, as the community center and schools result in a lot of children foot traffic, I am concerned with high density developments in the area as this will result in more traffic and more danger to the local residents.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Sat 10/22/2022 4:39:48 PM
Date: Saturday, October 22, 2022 4:39:53 PM

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Application: LOC2021-0080

Submitted by: Michele Chiarella-Redfern

Contact Information

Address: 415 - 11a Street NW

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:

challenges; the green space on the corner should remain, the two one story houses have no alley way. That space should remain as detach houses, as single housing is in demand, The height is a big challenge, it will reduce if not eliminate natural light on the sidewalk, in the gardens in the units and over shadow neighbours. The lot is challenge, it is close to the corner reducing visibility for pedestrians, cyclist son the cycling path, and for motor vehicles. The increase in units will ha

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?

Less green space, more traffic, parking issues, garbage collection issues, visibility reduced for pedestrians, cyclists, and incoming cars on 6 Avenue NW, more noise, less privacy, lost of community togetherness, less natural light.

General comments or concerns:

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Sun 10/23/2022 1:21:26 PM
Date: Sunday, October 23, 2022 1:21:30 PM

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Application: LOC2021-0080

Submitted by: Dan Doll

Contact Information

Address: 513 19 ST NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

Increasing density on the 50' lots with original single occupancy homes along 19 ST is generally a positive trend. This application however is 1) out of character with developments in the 500 block of 19th Street 2) is a poor fit with the alignment of 5/6 AVE NW and 19 ST NW with a high frequency intersection that has a bend in the road, significant pedestrian volume and cars entering/exiting the community centre and swimming pool 3) has been unresponsive to resident/community concerns

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

Yes - increased vehicle traffic entering/exiting the property in this already busy and poorly laid out intersection will make walking and cycling in the area less safe

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?

This application would be detrimental to "Connecting the city" and the plans to improve the pedestrian and cycling infrastructure/safety on 5/6 Ave NW and 19 St

NW. It would be detrimental to "Great communities" by creating a disconnected commercial 'island' in the 500 block of 19 ST NW, rather than this type of development being situated in the 'high street' segment running from 3 AVE NW to Kensington Rd NW

How will the proposed impact the immediate surroundings?

The building height will be out of character with the 500 block of 19 ST NW. Permitting ground floor businesses, and associated vehicle traffic, will be both out of character for the 500 block of 19 ST NW and will degrade pedestrian and cycling safety in the 500 block of 19 ST NW and the 5/6 Ave. NW intersection with 19 ST NW.

General comments or concerns:

The applicant sent an ambiguous and misleading letter to area residents, which was concerning as it was the opposite of real engagement and transparency. The applicant appears to be uninterested in gathering and incorporating community feedback and addressing any concerns. The applicant has not shown any interest in the area residents or the community and seems to only be concerned with maximizing their profit on the development.

Submission for the Public Hearing on Planning Matters:
Land located at 526 and 530 19th Street NW
Proposed land use redesignation from R-C2 to M-CG
Hearing date November 1, 2022 commencing at 9:30am

From Jennifer and Mike Doty, adjacent landowners

1. Homes in this block on the east side of 19th Street from 2nd Avenue north to 6th Avenue are unique in the sense that they **do not have a back lane**. M-CG designation, with up to 12 units, creates a major issue for access to the property for parking and waste, compost and recycling pick up.

2. The development is **on the corner of the busy intersection** at 19th Street and 6th Avenue NW.

- 6th Avenue NW and 19th Street NW are both used as commuter routes to the downtown core and see considerable traffic at rush hour times. There is also considerable traffic heading to the adjacent community center and the elementary/high school nearby.
- This intersection is **irregular** (it is not built with 90 degree turns), and this affects sight lines for vehicular traffic in all directions.
- There is also considerable pedestrian and bicycle traffic at this intersection.
- An M-CG development at this busy corner has many impacts, including increased traffic and parking, curb cuts, and hazards to pedestrians and cyclists.

3. The lots in this area are narrower and shorter than the standard 50' by 120' lot. This, in addition to the absence of a laneway, **magnifies the impacts on privacy and shadowing** which would result from height increases, massing and expanded lot coverage on adjacent properties.

For the reasons outlined above, we believe that the subject property is not conducive to substantive densification and that the current R-C2 designation is appropriate. We are, therefore, opposed to this land use redesignation.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 7:42:28 AM
Date: Monday, October 24, 2022 7:42:46 AM
Attachments: [LOC2021-0080.pdf](#)

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Application: LOC2021-0080

Submitted by: Janice Paskey

Contact Information

Address: 2135 7 AV NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Included amenities, Traffic impacts, Shadowing impacts, Other

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 have attached a document in opposition given increased danger to pedestrian and cycling safety from a property that has no back laneway.

LOC2021-0080

Opposition | Rationale: Pedestrian, Cycling, Traffic Safety/Inappropriate parcel for MC-G corner development/

“Crossing and Intersection Safety was the top citizen concern cited in the City of Calgary Pedestrian strategy”

Will this development result in more people walking and reduce pedestrian collisions and deaths? The answer is no.

Submitted by Janice Paskey

In October 2020, there was a sale of treed land at the corner of 19 St. and 6 AV NW. This was a surprise to the West Hillhurst community and to the Ward07 councillor. Under City of Calgary real estate rules for small remnant parcels, we learnt post-sale, this City of Calgary-owned remnant land didn't have to go to public bidding. It was sold in secret. But this “little bit of greenery” as the developer called it is being leveraged for a larger development as it prompted owners of adjacent Victory homes to sell. The community lacked the ability to respond early on or to buy the property.

The applicant is proposing a development at a busy corner of collector and Neighbourhood Boulevard 50 kms an hour roads near a K-12 school and community centre (with ticketing happening at 60 kms meaning a high degree of being killed in a collision.)

I write in opposition to rezoning to M-CG based on mobility safety in a community with a high degree of traffic pressure, no protected bike lanes, and 4 children hit by vehicles in 2022 (that we know about).

- This is an inappropriate lot for development as there is **no back lane for vehicle access**. This means driveways for the development will spill on to 19 St where the city plans a protected bike lane and improved sidewalks and/or 6 AV where children are walking/riding to school. There are two homes with small driveways but development should seek to eliminate these.
- Context: this busy intersection already has two dangerous slip lanes.

- This development will violate ALL SIX of the main pillar of the City of Calgary Pedestrian strategy. These are: more people walking; fewer pedestrian injuries and fatalities, better winter conditions for walking, more walkable communities, more children walking to school and high confidence in our pedestrian system. If this development goes in with more driveways it may discourage pedestrian traffic.
- **Poor transit.** The WHCA Transportation and Mobility Committee notes that Administration's "Background and Planning Evaluation" document has **incorrectly deemed the Application (LOC2021-0080) to have satisfied an element of the "Location Criteria for Multi-Residential Infill (Non-Statutory - 2016)".** In particular the Application fails to satisfy the requirement of being "located within 600m from an existing or planned primary transit stop".

Route 305 is incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Currently Route 305 only runs 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This is more properly classified as "express bus" service.

Given this limited frequency, neither the Route 305 or any other routes serving West Hillhurst meet the City's own definition of "Primary Transit". In the 2020 Calgary Transportation Plan, this is defined as i) <10min frequency ii) 15 hrs a day and ii) 7 days a week.

- 19 St and 6 AV both have aging sidewalks more than 40 years old. Despite community requests there are no plans to widen or remediate them: The City notes: Calgary's sidewalks are aging. Fifty per cent of the sidewalks in the city are now more than 40 years old. Beyond that age, sidewalks are more likely to break down, creating obstacles and tripping hazards, particularly for those with limited mobility. "Our current maintenance program replaces approximately 31 km of sidewalks per year, but this will not be enough to keep pace with future needs," the city writes.
- "A lack of trees and lighting is compounded by narrow sidewalks that place people immediately next to fast moving traffic." (Pedestrian Strategy) This is the case with 19 St NW and 6 AV now and will be worse after development.

- The City is proposing protected bike lanes for 19 St NW as part of the Established Area Change and Growth Strategy. Adding traffic pressure into the bike lane at a busy corner will undermine the safety intent of protected bike lanes.
- Approving this upzoning undermines the integrity of the Riley Area Plan which is seeking hundreds of hours of staff and volunteer plans in order to make a plan for the neighbourhood.

(Submission to City Council ends)

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 8:29:38 AM
Date: Monday, October 24, 2022 8:29:47 AM

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Application: LOC2021-0080

Submitted by: Genevieve Currie

Contact Information

Address: 2023B 6th Ave nW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Included amenities, Traffic impacts, Offsite impacts, Other

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 opposed to this use of land at a very busy intersection. This is a safety issue

for pedestrians attending Queen Elizabeth school as well as any pedestrians in the area using the sidewalk. It is also very unsafe for drivers to have other cars entering in such a narrow intersection on to 5th(6th) Ave from a highrise and shopping area. I have seen many accidents and near misses in this intersection and I can't imagine why the city would approve a highrise and businesses in such a congested narrow space. As well it is important for the district to have trees and green spaces for our health and wellbeing instead of yet another highrise and cement.

Mr. Bailey and City Councillors,

I am writing in opposition to the proposed M-CG land use re-designation for the 526-530 19th Street N.W. properties (file number LOC2021-0080)

The lack of a back laneway and proximity to a busy corner intersection poses significant and unique challenges to the proposed density, which is stated to be a maximum of 12 units (an increase from the current 4 unit maximum). The related issues include:

1. Traffic and parking. Given the north facing curvature of 5 Ave Street adjacent to the properties, the entry point to the parcels will either need be right at the intersection if entering from 19th street, or off a busy street (5th Ave) with limited visibility approaching from the West / crossing westbound lane or close to an intersection if approaching from the East. It also means that there will be no immediately adjacent street parking servicing the 12 units, which will certainly overflow onto neighbouring streets (including 18A Street) and impede resident traffic and parking. Given residences on 18A Street are exclusively front drive entrances, parking is already a significant challenge on this street. The corner of 19th Street and 5th Avenue is a very busy intersection, which already is difficult for pedestrian, bike, and vehicular traffic to navigate. There is also significant foot traffic, including many children, crossing at this location to access the community center including before/after care and preschool as well as to Queen Elizabeth School.

2. Garbage. Another structural impediment to the proposed zoning is its lack of a rear laneway for garbage pickup access. 12 units, each with 3 large bins (garbage/compost/recycling) will mean there is 36 (!) bins that will need to be stored on the property and serviced. This will create a significant eyesore for the neighbourhood and will exacerbate traffic issues at this already busy corner with garbage trucks stopping to pick up that many on-street bins.

3. Height, shading and general enjoyment of properties. The maximum building height of 12 metres, about 3 to 4 storeys (an increase from the current maximum of 10 metres) significantly encroaches on the immediately adjacent properties to the east given the lack of a back laneway. There will be minimal buffer for noise and privacy, significantly decreasing use and enjoyment of their homes.

4. Integration with neighbouring properties. 19th street between Kensington Rd. and 2nd Avenue is currently being developed with mixed use developments, however the location and ability of those developments to integrate with nearby communities and Kensington Rd, is very different from this development proposal, particularly due to the lack of a rear laneway north of 2nd Ave. As a result, the zonings of the parcels south of 2nd Avenue can not be used as a basis to justify the same zoning at this location. It should also be noted that a 12 meter development at this location will not be part of a continual street façade of mixed-use developments considering the newly constructed duplexes located to the south along 19th Street as well as all of the 2-story rowhouses along 19th Street north of 5th. As such, a 2-story townhouse/row housing or similar build forms would be a more appropriate fit to both the immediate south of the property

In summary, a townhouse, row house or maintaining the existing zoning (ie. lower density and height) would be more suitable for this location to minimize the issues the current proposed M-CG zoning noted above.

Regards,
Kim Wood

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 526 19 ST NW - LOC2021-0080 - DMAP Comment - Mon 10/24/2022 11:27:43 PM
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Application: LOC2021-0080

Submitted by: Kim Wood

Contact Information

Address: 1934 3 Ave NW, Calgary, AB

Email: [REDACTED]

Phone:

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, Traffic impacts, Shadowing 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 am writing in opposition to the proposed M-CG land use re-designation for the

526-530 19th Street N.W. properties.

The lack of a back laneway and proximity to a busy corner intersection poses significant and unique challenges to the proposed density, which is stated to be a maximum of 12 units (an increase from the current 4 unit maximum). The related issues include:

1. Traffic and parking. Given the north facing curvature of 5 Ave Street adjacent to the properties, the entry point to the parcels will either need be right at the intersection if entering from 19th street, or off a busy street (5th Ave) with limited visibility approaching from the West / crossing westbound lane or close to an intersection if approaching from the East. It also means that there will be no immediately adjacent street parking servicing the 12 units, which will certainly overflow onto neighbouring streets (including 18A Street) and impede resident traffic and parking. Given residences on 18A Street are exclusively front drive entrances, parking is already a significant challenge on this street. The corner of 19th Street and 5th Avenue is a very busy intersection, which already is difficult for pedestrian, bike, and vehicular traffic to navigate. There is also significant foot traffic, including many children, crossing at this location to access the community center including before/after care and preschool as well as to Queen Elizabeth School.

2. Garbage. Another structural impediment to the proposed zoning is its lack of a rear laneway for garbage pickup access. 12 units, each with 3 large bins (garbage/compost/recycling) will mean there is 36 (!) bins that will need to be stored on the property and serviced. This will create a significant eyesore for the neighbourhood and will exacerbate traffic issues at this already busy corner with garbage trucks stopping to pick up that many on-street bins.

3. Height, shading and general enjoyment of properties. The maximum building height of 12 metres, about 3 to 4 storeys (an increase from the current maximum of 10 metres) significantly encroaches on the immediately adjacent properties to the east given the lack of a back laneway. There will be minimal buffer for noise and privacy, significantly decreasing use and enjoyment of their homes.

4. Integration with Neighbouring Properties. 19th street between Kensington Rd. and 2nd Avenue is currently being developed with mixed use developments, however the location and ability of those developments to integrate with nearby communities and Kensington Rd, is very different from this development proposal, particularly due to the lack of a rear laneway north of 2nd Ave. As a result, the zonings of the parcels south of 2nd Avenue can not be used as a basis to justify the same zoning at this location. It should also be noted that a 12 meter development at this location will not be part of a continual street façade of mixed-use developments considering the newly constructed duplexes located to the south along 19th Street as well as all of the 2-story rowhouses along 19th Street north of 5th. As such, a 2-story townhouse/row housing or similar build forms would be a more appropriate fit to both the immediate south of the property

In summary, a townhouse, row house or maintaining the existing zoning (ie. all with

lower density and height) would be more suitable for this location to minimize the issues the current proposed M-CG zoning noted above.

Regards,

Kim Wood



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In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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.

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) Henry

Last name (required) Assen

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)

Nov 1, 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 Redesignation West Hillhurst, Bylaw 159D2022 (LOC2021-0080)

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)

We are opposed to the land use redesignation for the above noted parcels of land from R-C2 to M-CG.

Homeowners in the area purchased properties in good faith on the basis of the current configuration of RC-2 density levels. The City of Calgary desires to increase density beyond this for inner city neighbourhoods and we understand that rationale. However the City has a fiduciary responsibility to all citizens to implement the higher density in a thoughtful way with consideration of existing homeowners who are clearly negatively impacted by the proposed redevelopments.

Putting oversized developments on undersized land parcels is unfair to existing neighbours who bear the brunt of the City of Calgary's desire to increase density. Shadowing and loss of privacy are the negative outcomes of the densification and should be a major consideration in the City's deliberations and these impacts should be minimized where possible.

The City wins because it receives increased tax revenues from the higher density so it cannot act objectively. Similarly the developer wants the highest density to make the most money possible and is thus obviously biased as well. Therefore the impacted existing homeowners should be accorded the most significant input in the final configuration of the proposed development.

For these reasons we oppose the redesignation of the subject land parcels.

Henry and Janet Assen



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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) Dana

Last name (required) Pearn

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? Remotely

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) Nov 1, 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 - West Hillburst - Bylaw 159D2022 (LOC2021-0080)

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.

We are writing in opposition to the proposed Land Use Amendment (Bylaw 159D2022, LOC2021-0080).

We are opposed to proposed Land Use Amendment for the following reasons:

1) Proximity to an irregular, busy intersection. A higher density development at this location would create traffic hazards due to the proximity and irregular shape of the intersection. The unique geometry makes accessing 19th St NW and 6th Ave NW very challenging, with sightlines greatly affected. The parcel is so close to the intersection that on-street parking is not permitted. In addition, heavy pedestrian usage and bike lanes running along both 19th St NW and 6th Ave NW add risk with any vehicles leaving the site.

2) There is no back lane. With up to 12 units, this creates issues for parking and garbage / recycling pick-up. In addition, the impact on the houses behind the development would be substantial as there is no buffer from an alley. The building height can be up to 12m and, as we understand it, the rear setbacks only need to be 1.2m from the rear property line. We live directly behind this parcel and are having a difficult time reconciling the fact that just a metre behind our back fence could be a massive wall, potentially spanning three lots. It will be extremely impactful in terms of massing, shadowing, and privacy for neighbouring properties.

3) The applicant is not submitting the Development Permit concurrently. The Riley Communities Local Area Plan is still not complete and there is no overall plan for the area. Having the developer submit a DP in parallel with this application would be beneficial in understanding how this development would fit with the area, ensure the vision for the Public Realm is maintained, and mitigate concerns due to the distinctive nature of this parcel. Additionally, there has been no communication from the applicant after the change from MU-1 to M-CG was announced, the applicant did not follow-up to emails sent after the application changed to M-CG.

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

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This is a unique part of Hillhurst. As development along 19th St NW is still in its infancy, projects need to be approved thoughtfully with input and from our entire community.

Thank you,
Dana and Patrick Pearn