

**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Friday, November 18, 2022 4:25 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Fri 11/18/2022 4:25:6 PM

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Application: LOC2022-0096

Submitted by: Neal DeRuiter

Contact Information

Address: 63 Holly Street 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, Privacy considerations, Community character, 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 am opposed to the further increase in density to the community of Highwood.

This community which allows for affordable inner city single family homes does not need to be chopped up for four-plex properties when the lots aren't even good for duplex development being that they are only 100 feet deep. The street currently is mostly original bungalow homes although you have allowed some unappealing duplex properties with minimal yard space on the street.

Height allowance: As seen on the same block as this proposal the three storey infill stands out like a big ugly white thumb and shadows the adjacent properties .

Further these properties seen in Capital Hill and Mount Pleasant, these unattractive properties not only ruin the aesthetic of the community they directly ruin the appeal of the adjacent sites by shadowing the surrounding lots. The general market even somewhat rejects for the four plex properties allowed by the land-use as they offer little to a buyer other than a box to live in.

In a city that claims to acknowledge the climate crisis it is embarrassing to see perfectly good efficient living spaces being landfilled to build more houses that serve a small market segment or people that are willing to accept less for more.

There are other communities where this type of development fits, and has precedence. The increase in density will further ruin the community aesthetic for a property type that serves no purpose.

There is no need to build four-plexes in this community. They are only trying because they got the land cheap compared to other communities with RC-2 land use and because the infill duplexes don't sell that well here. .

## Palaschuk, Jordan

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**From:** [REDACTED]  
**Sent:** Thursday, November 17, 2022 6:15 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Thu 11/17/2022 6:15:1 PM

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Application: LOC2022-0096

Submitted by: Christine Leong

#### Contact Information

Address: 56 Hounslow Drive 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, Privacy considerations, Community character, Traffic impacts, Other

General comments or concerns:

We have lived in Highwood for many years and have called the neighbourhood home. What had drawn us to the neighbourhood many years ago, was its appeal where we could raise our family. Highwood is a small community which is quiet and consists of mainly single family residents. The proposed re-designation will bring increase traffic and parking issues. Also with increased density will create safety issues. The community park is at the end of the street. Many children use this park and with more vehicles in the neighbourhood there will be safety concerns. There will also be a concern with more density will bring more crime. We strongly oppose the redesignation in the neighbourhood it will ruin the very fabric of this neighborhood.

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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**

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I have read and understand the above statement.

First name (required) Juhli

Last name (required) Leary

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Notice of public hearing on planning matters

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.  
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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I am opposed to the re-zoning of the property at 114 Hounslow Drive N.W. (Plan 8324GV, Block 21, Lot 10. This will result in increased traffic as the only access is from Northmount Drive N.W. The lack of privacy for the immediate neighbors and horrific parking problems because of the size of this development will affect our relatively quiet street and Highwood Community as a whole.

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I have read and understand the above statement.

First name (required)	Ryan
Last name (required)	Robertson
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 Community Development

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Re-zoning from R-C2 to R-CG Application Loc 2022-096 Bylaw 168D2022

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 understand the need to add density to communities close to the city center, but my concern is allowing this level of density in a mid-block location. Aside from impacting the privacy of immediate neighbors, this change will result in increased traffic on what has been a relatively quiet street, especially as this location can only be accessed from Northmount Drive (due to the wall running along McKnight Blvd to the west.) A development of this size will also add to the parking problems we are already experiencing.  
I oppose this change.

Thank you,  
Ryan Robertson  
Highwood community member



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I have read and understand the above statement.

First name (required) Courtney

Last name (required) Hyndman

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)

Dec 6, 2022

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

(required - max 75 characters)

Re-zoning of the property at 114 Hounslow Dr. NW

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)

Hello, I have been a resident of 121 Holmwood Ave NW for over 10 years and I am writing in opposition to the re-zoning of 114 Hounslow Dr. NW. The idea that 6 separate residences may go up in this community on one site is concerning because of the amount of traffic that it will bring to the area. Like many other areas in Calgary, our streets are untouched when the snow falls and this creates deep tire tracks in the street which turn to ice, and paired with the street parking situation already it is nearly impossible for one vehicle to safely maneuver down the street. This will become even more problematic when six more dwellings bring with them more cars. This has the potential to be a massive safety issue and it will also create conflict because parking is next to impossible on Hounslow as it is. I feel for my neighbours on Hounslow because privacy is also of concern. I understand that we must be flexible but we barely address the concerns we have on the street in the winter as it is so welcoming more traffic will inevitably cause problems. I appreciate the need for more diversity near the city center, but this level of density is far too much. My hope is that a suitable solution can be reached. Thank you for allowing me to voice my opinion with this proposition

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I have read and understand the above statement.

First name (required) Michele

Last name (required) Hardy

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

reference #LOC2022-0096-- Proposed Land Use Change

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)

Michele Hardy  
141 Hounslow Drive NW  
Calgary, Alberta  
T2K 2E6

November 23, 2022

Dear City Council;

RE Proposed Land Use Change 114 Hounslow Drive, Reference # LOC2022-0096

My family and I are strongly AGAINST the proposed Land Use Change for 114 Hounslow Drive.

My family and I have lived at 141 Hounslow Drive in Calgary NW for about 13 years. We chose this neighbourhood to invest in because of its proximity to schools, transit and my place of work. We chose this neighbourhood because it offered quiet, safe streets, green spaces and a wonderful mix of young and old neighbours. We chose this house because it offered a large garden, mature trees and a house with character.

There is no question densification is coming and makes sense for the future. The proposed change to 114 Hounslow however is an example of not just bad planning, but unsustainable, uncaring planning.

At three stories, the proposed 3 plex at 114 Hounslow will tower over adjoining properties, erode privacy and access to sunlight. At three stories, it will essentially be accessible only to those young enough and fit enough to climb stairs. Multiple units mean multiple cars clogging up a street already overflowing with parked cars. Where there might have been one or two cars there could be 6 or more in the middle of the block.

There is already development occurring on Hounslow Drive-- there are several empty lots, a vacant house beside me and two recently completed projects. At least one of these new

projects is a 2 plex of three stories high that is monstrously ugly, has doubled the number of parked cars on the road, and blocks the light across two homes on its north side. These new builds are not only not accessible to aging residents but are unaffordable for most young families. Instead of building vibrant, mixed neighbourhoods this proposal will contribute to turning Highwood into a dense inner-city neighbourhood available only to the rich. And while the developers get rich, those of us who have invested in the neighbourhood, who plan on aging in place in this neighbourhood will see their property values depressed.

I am appalled at this callous application and the impact it will potentially have. I strongly urge Council to reject the application.

Michele Hardy

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I have read and understand the above statement.

First name (required) T.

Last name (required) Lam

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)

Dec 6, 2022

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

(required - max 75 characters)

re-zoning of the property at 114 Hounslow Drive NW

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)

As property owners near this development, we are not opposed to redevelopment of the area. However, a possible 6 unit rowhouses that will be present in the middle of small bungalows is not reasonable. It will cause increased traffic, issues with parking and the look and feel of the block will not be the same. There has to be a balance between property owners rights and the right for development. This application if approved as is will skew very much against all the other property owners rights. Please deny this application.

**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Wednesday, November 23, 2022 10:59 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Wed 11/23/2022 10:58:44 PM

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Application: LOC2022-0096

Submitted by: Luke Miller

Contact Information

Address: 72 Holly St 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, Building setbacks, Privacy considerations, Community character, Traffic impacts

General comments or concerns:

I understand the need to add density to communities close to the city center, but my concern is allowing this level of density in a mid block location. Aside from impacting the privacy of immediate neighbours, this change will result in increased traffic on what has been a relatively quiet street, especially as this location can only be accessed from Northmount Drive (due to wall running along McKnight Blvd to the west). A development of this size will also add to the major parking problems already being experienced.



**Palaschuk, Jordan**

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**From:** [REDACTED]  
**Sent:** Wednesday, November 23, 2022 11:00 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Wed 11/23/2022 10:59:53 PM

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Application: LOC2022-0096

Submitted by: Megan Miller

Contact Information

Address: 72 Holly St 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, Building setbacks, Privacy considerations, Community character, 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:

I understand the need to add density to communities close to the city center, but my concern is allowing this level of density in a mid block location. Aside from impacting the privacy of immediate neighbours, this change will result in increased traffic on what has been a relatively quiet street, especially as this location can only be accessed from Northmount Drive (due to wall running along McKnight Blvd to the west). A development of this size will also add to the major parking problems already being experienced.

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I have read and understand the above statement.

First name (required) Luke

Last name (required) Miller

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) **Council**

Date of meeting (required) **Dec 6, 2022**

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

(required - max 75 characters) **LOC2022-0096, LAND USE REDESIGNATION, BYLAW 168D2022**

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)

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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) Megan

Last name (required) Miller

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

OC2022-0096, LAND USE REDESIGNATION, BYLAW 168D2022

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I understand the need to add density to communities close to the city center, but my concern is allowing this level of density in a mid block location. Aside from impacting the privacy of immediate neighbours, this change will result in increased traffic on what has been a relatively quiet street, especially as this location can only be accessed from Northmount Drive (due to wall running along McKnight Blvd to the west). A development of this size will also add to the major parking problems already being experienced.

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I have read and understand the above statement.

First name (required)                      Kerri

Last name (required)                      Woods

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)

Council

Date of meeting (required)

Nov 29, 2022

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

(required - max 75 characters)

re-zoning of the property at 114 Hounslow Dr NW

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

In opposition

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I have read and understand the above statement.

First name (required)                      tayden

Last name (required)                      Woods

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)

Dec 6, 2022

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

(required - max 75 characters)

rezoning of the property at 114 Hounslow Dr NW

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

In opposition

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First name (required)                      Kerri

Last name (required)                      Woods

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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

rezoning of property at 114 Hounslow Dr NW

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

In opposition

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I have read and understand the above statement.

First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

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) **Council**

Date of meeting (required) **Dec 6, 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 re-designation Highwood Bylaw 168D2022 114 Hounslow Dr 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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters) **The development proposal is WAY too high density for our community. The R-C2 designation provides adequate opportunity for higher density in our "mostly bungalow" community; we are concerned about overcrowding spaces in our community. Submitted with kind regards, Kenn Pugh.**

## Williams, Debbie D. (City Clerk's)

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**From:** [REDACTED]  
**Sent:** Tuesday, November 29, 2022 11:02 AM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Tue 11/29/2022 11:02:20 AM

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Application: LOC2022-0096

Submitted by: Bonnie Dyck

#### Contact Information

Address: 39 Hounslow Drive NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character, Traffic impacts, Offsite impacts, Other

General comments or concerns:

The application for "Row Housing" is a change to the character of the neighborhood. All homes along Hounslow Drive are either bungalow or joined units of two homes. The street view would change dramatically by turning the units into a "row" rather than "street facing", thus changing the character of the neighborhood. Further, the neighborhood was not designed with density of more than 2 units per lot. Already parking is an issue on the section of Hounslow where #114 Hounslow Drive is located. Many homes along Hounslow Drive have multiple vehicles. Parking down the street is often at capacity during evening and overnight hours. Further, the application for "Row Housing" and increased density which could include a secondary suite would exacerbate the parking issue. In addition, Highwood has been a family community with schools, outdoor pool, and community centre as the bedrock of the community. The suggested "Row Housing" and "secondary suites" would bring more rental to the area and more transient members, thus changing the social structure of a family community with a good volunteer structure to one that brings in more single member dwellings who use their home as a place to sleep and are not involved in their community. Finally, the traffic would increase and noise would impact negatively due to the increased density in a beautiful quiet area. Many community members have enjoyed Highwood because it is quiet area with large trees, lots are a good size with separation

between homes, families are involved in the community and schools, and owners take care of their homes. We have lived in Highwood for over 35 years and raised our family in the community. To approve the land use designation beyond R2, in our view is a destruction to the community and negatively impacts the reasons why we have enjoyed living in Highwood.



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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) Mabel

Last name (required) Pugh

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)

Council

Date of meeting (required)

Dec 6, 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 Highwood Bylaw 168D2022 - Rezoning 114 Hounslow

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

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Further to my initial comments sent online in July of 2022, I wish to emphatically state opposition to this land use re-designation from R2 to R-CG for the property at 114 Hounslow Dr NW. The plan I reviewed online shows this 936 bungalow with rental suite, to be replaced with three attached units with rental suites. I am concerned regarding the height (up to three stories); the extra load on sewer and other infrastructure systems (from 1-2 families to a potential of 6 families), increase in street parking which is already an issue in the community, the effect of taller units shadowing neighbouring properties, and the more than tripling of the density with potential for excess noise, deliveries, etc. The R-2 zoning in this community is sufficient to double the density when bungalows are replaced with two infills, or duplex units on the same lot. It is not necessary for council to approve a developer's proposal that would be detrimental to the character of the community. The replacement housing that has already been developed on this street is not "affordable housing" for the average family; so that argument does not prove valid. More profit for developers to squeeze every inch of space into housing causes the tree cover to be lost, garden spaces to be lost, more traffic to the area and is not conducive to the mental health afforded in less dense, and quieter communities. As well when housing is so close together, if a fire occurs it is bound to impact the neighbouring properties and the density leaves absolutely no space for visitor parking. When you vote on this proposal, perhaps think how your home would be impacted if the development went next door to your home. Submitted with kindest regards, Mabel Pugh.

**Williams, Debbie D. (City Clerk's)**

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**From:** [REDACTED]  
**Sent:** Monday, November 28, 2022 2:23 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Mon 11/28/2022 2:23:20 PM

**Follow Up Flag:** Follow up  
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Application: LOC2022-0096

Submitted by: Alex Shrive

Contact Information

Address: 67 Holly St. 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, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

Mid-block locations seem unsuitable for heavier density projects such as this. If I understand the application and land-use bylaw for rowhouses, this would allow for 4 main dwellings and 4 secondary suites? Potentially 8 residences?

Despite the provision for parking in the application, the majority of existing community members seem to have multiple vehicles and the vast majority are parked on the streets. Not being on a corner considerably limits the parking in front of the subject property for residents who have multiple vehicles or as many do, use their garage for storage rather than vehicles. Potentially adding 4-12 vehicles (1 to 3 per proposed unit incl. suites) and having them parked on a standard lot front will result in a heavy density of vehicles in the near vicinity.

While there is no priority parking in front of our own properties, it isn't right that people should be forced to park several houses or streets away from their own residence due to lack of space.

The mid-block location also means there will be increased traffic flow through the block rather than just to the edge/corner. Minimal traffic on the neighbourhood streets is one of the main benefits of the current density, and is important for safety and noise.

The size of the structure is also of concern. A recently constructed semi-detached very near to this site is a major departure from the rest of the homes in the area, mainly due to it's height. Not only does a three-storey home tower over the adjacent homes, it significantly projects into the skyline of the neighbourhood and keeps the adjacent street in permanent shadow.

Third floor windows also create privacy concerns for a significant radius around the subject property when all the surrounding houses are bungalows. For example, from nearly half a block away I can see into the bedroom of the nearby 3 storey home from my ground floor bedroom, which means they can also see me. The view from the elevated position certainly allows for a concerning impact on privacy.

I am not opposed to higher density projects, but I do oppose one at this particular location or any mid-block, mid-neighbourhood property. There are already several higher density developments in the area and all are located on block corners and/or nearby main thoroughfares. I think I can speak for many residents when I say that I chose to live in Highwood because it is lower density, less traffic, less noise, no tall buildings in the middle of the neighbourhood.

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I have read and understand the above statement.

First name (required) **Maureen**

Last name (required) **M Myhre**

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 Community Development**

Date of meeting (required) **Nov 6, 2022**

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

(required - max 75 characters) **LOC2022-0096 114 Hounslow Drive N.W.**

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)

November 27,2022

Attention: Office of the City Clerk  
Re: Bylaw 168D2022

We write to you in response to the re-designation of 114 Hounslow Drive N.W. ; Plan 832GV Block 21 , Lot 10 This property is set to change from Residential RC2 to Residential RCG. As applied for by Tri Cor Design Group.

We, my husband and I, have been residents of this street for over 35 years, we have raised our family here and wish to express our concerns to the above proposal. This plan has generated many concerns for our neighbourhood and we would like to take this opportunity to express our opposition to this proposal.

We are presently a community without proper representation on city council, as our alderperson has shared that he must remain neutral. We had hoped for his support and guidance with this matter, we have reached out to him and had no response.

The above property is to be rezoned to permit the development of Row Housing, where 3 row homes would occupy a lot that presently is occupied by a bungalow .

This row home proposal is also promoting the development of basement suites thus changing a lot that can presently accommodate 1-2 families, would now become be housing for 6 families. This has wide impact on our community and street.

The increase in traffic flow creates safety issues, such as parking, fire hazards, children, pedestrians and privacy for the adjacent neighbours.

The proposal by Tri Cor Design Group has had little or no community engagement with residents on the street. The plans for this property were sent to neighbours, who are directly impacted by this development, after the previous deadline in July.

Tri Cor Design Group sent critical information to our adjacent neighbouring community of North Haven, the address of 114 Hounslow Drive in in the community of Highwood.

Initially, information was shared that reflected that the above address is located on a corner, this is not the case, it is in the middle of the block; with bungalows on either side of this lot.

Rezoning and developing this property with Row Housing is insensitive to our existing homes and the character of our street.

Though we are an area of primarily single family homes, we presently have side by side homes, duplexes and four plexuses behind Hounslow Drive, the entire street of Holland Street is an example of these. We feel we already support and reflect high density housing. We are very concerned that to approve this development will set a precedent for our neighbourhood, that we wish to maintain as it presently exists.

For the reasons noted, we strongly oppose this development proposal for 144 Hounslow Drive. We would welcome more discussions concerning this application with more engagement from Tri Cor Design Group and our alderperson.

Respectfully,

Wayne and Maureen Myhre  
60 Hounslow Drive N.W.





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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) Janet and Murray

Last name (required) Spelrem

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Plan 8324GV,block 2, lot 10. Rezoning of 114 Hounslow Dr NW R-C2 to R-CG

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

HIGHWOOD IS ZONED R2 AND HAS DUPLEX,APARTMENT UNITS,INFILL HOUSES AND SINGLE FAMILY UNITS. SOME OF THESE SINGLE UNIT HOMES ALSO HAVE SECONDARY SUITES,LEGAL AND ILLEGAL. RECENTLY WE HAVE SEEN AN INCREASE IN INFILL HOMES ON ONE LOT WHERE ONLY A SINGLE BUNGALOW WAS BEFORE. WE ARE ZONED R2 SO WE ACCEPT THAT AND THIS HAS BROUGHT MORE FAMILIES WITH CHILDREN TO OUR COMMUNITY. BUT BECAUSE OF MORE DENSITY IN THESE UNITS WE HAVE ALSO SEEN INCREASED TRAFFIC AND INCREASED PARKING ON THE STREETS. MOST OF THESE UNITS DO NOT HAVE JUST ONE VEHICLE! HIGHWOOD HAS AND IS STILL CONTRIBUTING ITS SHARE TO INCREASE RESIDENTIAL DENSITY. WE DO NOT NEED ROW HOUSING!! HOUNSLOW STREET IS A QUIET RESIDENTIAL STREET LETS KEEP IT THAT WAY!! LET'S STOP THIS MADDNESS.



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I have read and understand the above statement.

First name (required) Heather

Last name (required) Sturdy

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

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) Dec 6, 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 - Highwood Bylaw 168D2022 - App LOC 2022-0096

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I wish to have the opportunity to speak in the December 6 2022 council meeting to oppose the proposed Land Use Redesignation of the land located at 114 Hounslow Dr. N.W. (Plan 8324GV, Block 21, Lot 10) from Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District.

Office of the City Clerk  
City of Calgary  
Land Use Amendment in Highwood (Ward 4) at 114 Hounslow Dr. N.W.  
LOC2022-0096  
November 28, 2022

We acknowledge that Calgary is constantly evolving and so are our neighborhoods. We are not opposed to adding density. We have seen row home developments on large corner lots in parts of the City or in larger developments in newer areas of the city that seem to work.

However, **we are strongly opposed** to changing the land use from R-C2 to R-CG for 114 Hounslow Dr. N.W. This property is in **a mid-block location** in a smaller section of upper Highwood, an older community with mature trees. The application for re-zoning, if approved, would potentially allow up to three (3) row houses to be built on this property with the ability to have secondary suites resulting in potentially six separate residences at this location (3 row homes with 3 single garages were indicated in the sketch provided by the Applicant in a document sent to homeowners July 12, 2022.) Although this is only a re-zoning application, approving it would mean that row homes with legal suites could be built. It was mentioned in the report to the Calgary Planning Commission that the applicant stated their intention was to keep the build to 10 metres in height but this does not mean decisions can be made at a later date to build to 11 metres as R-CG allows for this.

One of the biggest concerns we have as homeowners who live next to 114 Hounslow Dr. N.W. is parking. It is not unusual for single residences to have two or three vehicles. This can often include a work vehicle which is typically larger in size such as a van or truck. Our understanding is that for 3 row homes, only 3 single garages are required to be built to provide parking. Depending on the size of secondary suites, no additional parking would have to be created. A laneway that runs east west near this location also means two less street parking spots. **With the potential for six separate residences at 114 Hounslow Dr. N.W., where would all the additional vehicles find parking in this mid-block location?**

The Applicant advised in their original application dated June 6<sup>th</sup>, 2022 that “the proposed R-CG change only represents a small increase in density and is a better use of the current land”. They also indicated it was second to a corner lot which it is not.

Currently the land is occupied by a 936 sq foot, single storey bungalow (no detached garage) with two rental suites (one upper and one lower.) Under R-CG land use, the applicant can build 3 row houses up to 11 meters in height on this site with the potential for secondary suites in each. Although it was stated in the Planning Evaluation document (CPC2022-0925) that permissible secondary suites do not count toward allowable density, this doesn’t make sense as secondary suites are allowed under R-CG land use. Should the rezoning be approved, **it could potentially increase the density in this mid-block location by 300%.**

**This is not an insignificant or “small increase” to those of us who live adjacent to 114 Hounslow Dr. N.W. or live in close proximity.**

In addition to parking, there are also **concerns about increased traffic as well as safety**. This mid-block location is not accessible from the north and west due to the wall separating the community from McKnight Blvd and John Laurie. It is accessible only by taking streets that come off Northmount Dr. N.W.

Increased traffic flow is a concern for families with small children, pedestrians, dog walkers, cyclists as well as residents in this area. Next to the property with the proposed re-zoning is a children's day home. Increased parking challenges and additional traffic would potentially impact parents being able to park safely to drop off and pick up their children.

There are future impacts and we know these primarily affect those beside or near this property. As the homeowners adjacent to 114 Hounslow Dr. N.W., we are concerned about the impact this re-zoning would have to our privacy, the removal of mature trees (including potentially one of our mature trees at our own expense), the change of view and diminished sunlight. We also have concerns about issues with rainwater being diverted to neighbouring properties due to the building proximity to property boundaries.

Please note, although we understand the Applicant is not required to engage with the community, we are frustrated with the lack of their response to our attempts to contact them to ask questions regarding their application. We were home at the time our letter from Tricor Design Group was hand delivered which was July 12 – one day **after** submissions and comments were due to the City of Calgary Planning Department. Their submission included a rough drawing of 3 row homes and 3 garages along with copies of the by-laws that permit the zoning change.

The Applicant also indicated they reached out to the North Haven Community Association. The property located at 114 Hounslow Dr. N.W. is part of the Highwood Community Association. The Highwood Community Association also submitted their opposition to the proposed land use change and made two suggestions to the Applicant in hopes of working together and they were denied. **Is the lack of response from the Applicant and minimal engagement an indication of what we can expect once the current home is torn down and construction begins?**

Although the plans for the development of the property are not required at this time, the potential for 3 row homes in this mid-block area represents a major shift in the feel and look of this neighborhood in addition to parking issues and traffic flow. Although increased affordability was suggested, this is an unknown as no designs/specifications are required at this stage. **What is considered affordable and will this re-zoning result in affordable homes in reality?**

A reminder that prior to the submission deadline of July 11, 2022 when this re-zoning application was first announced, a petition was submitted with 66 signatures opposing this change of land use as well as 53 individual responses noted in opposition. These are significant numbers considering the size of the neighbourhood in upper Highwood where this re-zoning is proposed.

**Please consider turning down/rejecting this application for a change of land use from R-C2 to R-CG.  
We hope you will hear us.**

Ms. Heather Sturdy

## Williams, Debbie D. (City Clerk's)

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**From:** [REDACTED]  
**Sent:** Thursday, November 24, 2022 8:55 PM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Thu 11/24/2022 8:55:26 PM

**Follow Up Flag:** Follow up  
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Application: LOC2022-0096

Submitted by: Kyle Morrison

#### Contact Information

Address: 125 Holmwood 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, Privacy considerations, Traffic impacts, Shadowing impacts

General comments or concerns:

My family and I live in the corner lot about 7 properties away from 114 Hounslow Dr and I am opposed to the land use change.

Switching to an RC-G would allow up to a maximum of 8 individual units (4 row houses w/4 secondary suits) and as this property is located in the almost exact middle of the block, would be completely inadequate for parking, and unnecessarily disruptive to the immediate neighbours.

On Tricor's (on behalf of owner) application submission they mention that the proposed land change "only represents a small increase in density". If an 800% increase is small, I'm scared to think what a medium or



large density increase would be, and I'm hoping you can see how ridiculous this sounds coming from a builder who has no interest in the community.

To me, knocking down your house and building a duplex is reasonable, and allowable under the RC2 land use. Anything greater than this is not reasonable to the neighbours that live on that block, most of which are bungalows built in the 1950s and would be dwarfed by a two-story rowhouse with no consideration to the adjacent houses.

There is also an increase in fire risk to the neighbours, as the row house will be closer to the neighbours properties and would be considered "multi family" to the fire dept (as it is a row house) which is in itself an increased fire risk as compared to a single family home. I understand it would be built according to building and fire code, I'm just stating the fact that it is an increased fire risk to direct neighbours (I'm a full time firefighter) whereas building a duplex might not be as there will be more space between properties.

Allowing this land change would only encourage more land use changes in our community which will not be sustainable and is unnecessary when builders can currently build duplex's on a lot of the lots in Highwood (increasing density). Please do not disrupt our quiet family-oriented neighborhood by allowing the construction of a row house smack in the middle of a block of bungalows.

Thanks for your consideration.

## Williams, Debbie D. (City Clerk's)

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**From:** [REDACTED]  
**Sent:** Friday, November 25, 2022 7:28 AM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Fri 11/25/2022 7:27:52 AM

**Follow Up Flag:** Follow up  
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Application: LOC2022-0096

Submitted by: Jenalee Mischkolz

#### Contact Information

Address: 828. 40 ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Amount of Parking

General comments or concerns:

Hello,

I do not see the application and drawings (perhaps I missed them as I do not find this viewer very user friendly), but I am interested in seeing the layout plan for this application. Primarily I am wondering about the plan/requirements for parking. As RC2 zone I know that legal secondary suite require 1 parking spot for the upstairs and one spot for the suite, however, as an owner and landlord in this neighborhood, I think that is likely not enough to support the number of vehicle's typical to residences (2/unit) and parking can become congested quickly.

Thank you for your time,  
Jenalee

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I have read and understand the above statement.

First name (required)                      Rosemary

Last name (required)                      Bussi

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Rezoning 114hounslow drnw

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

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

The ability to build housing for up to six families including parking maybe 12 vehicles would put undue stress on this neighborhood although I am not opposed to infill duplexes.  
The character and charm of this close knit neighborhood would be compromised.much more potential for crime and inability to safeguard children and seniors properly.density needs to be maintained.

Office of the City Clerk  
City of Calgary  
Land Use Amendment in Highwood (Ward 4) at 114 Hounslow Dr. N.W.  
LOC2022-0096  
November 28, 2022

I am **strongly opposed** to changing the land use from R-C2 to R-CG for 114 Hounslow Dr. N.W. This property is adjacent to my home at 118 Hounslow Dr. N.W. We are in a mid-block location and not next to a corner lot as stated in the Applicant's documents which they submitted on June 6 when this process started. I realize this is a re-zoning application and not about the specific development that can be built but approving this re-zoning could mean that three row homes with legal suites could be built at 114 Hounslow Dr. N.W. (The applicant has indicated three row houses in a sketch I received). This is a small neighborhood with limited access. The current home on the site for potential re-zoning has two rental suites and approving re-zoning that could mean 3 row homes, with the possibility of secondary suites could mean 6 separate residences with garages for only 3 vehicles.

Impact to parking is one of the biggest concerns. With the potential for six separate residences at this location, I am concerned about where additional vehicles would find parking on the street as spots are limited. Traffic flow would be impacted as there is limited access to this location. Access is only from Northmount Drive due to the wall along McKnight Blvd/John Laurie, which means there is no access to this neighborhood from the north and west.

Under R-CG land use, the applicant can build 3 row houses up to 11 meters in height on this site with the potential for secondary suites in each. Should the rezoning be approved, it could potentially increase the density in this mid-block location by 300%. This is not a "small increase" as stated in the Applicant documentation to those of us who live next to 114 Hounslow Dr. N.W. or within close proximity.

In addition to parking, there are also **concerns about increased traffic** which can also impact safety.

Again, although I realize this step is for re-zoning, I am concerned about the future impact to privacy, the need to remove mature trees, the change of view and less sunlight. I am also concerned about rainwater being diverted to neighbouring properties because of the location of buildings and how close they will need to be to property lines.

After receiving the letter from Tricor on July 12 I sourced their contact information online (which wasn't included in their letter) and, called their office twice and left two voice mail messages. I also sent two emails, one on July 22 and one on August 12 and got no response. I know they don't need to engage with the community although it was frustrating to get no response.

Although the plans for the development of the property are not required at this time, the potential for 3 row homes in this mid-block area represents a major shift in how this feel and the look of the neighborhood. It will be interesting to see how affordable the homes are whether they build infills or 3 row homes.

**Please reject this application for a change of land use from R-C2 to R-CG at 114 Hounslow Dr. N.W. (LOC2022-0096). Row house developments are better suited to corner lots.**

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I have read and understand the above statement.

First name (required) Tracy

Last name (required) Crape

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)

Council

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

LOC2022-0096 Rezoning application for 114 Hounslow Drive NW R-C2 to R-CG

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)

**Williams, Debbie D. (City Clerk's)**

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**From:** [REDACTED]  
**Sent:** Monday, November 28, 2022 8:57 AM  
**To:** Public Submissions  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Mon 11/28/2022 8:57:31 AM

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Application: LOC2022-0096

Submitted by: Karen A Kopciuk

Contact Information

Address: 11 Hunter Street 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, Privacy considerations, 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:

This proposed land use amendment is not appropriate to the point of extremely negative impacts to the neighbours and community of Highwood as a whole. There is no plan for our community as we are just excluded from the North Hill Communities Local Area Plan (NHCLAP) where more thoughtful although really late consideration is given to how our community will be redeveloped. Why does Council want to repeat the same mistakes in our community as in previous ones? The specific issues with this location for this excessive densification are that it is not on a corner location where more parking is adjacent to the developed property and it is not on a transit route. It is not realistic to expect people to not have vehicles and often multiple ones per household. Another issue with row homes is the complete loss of tree canopy. Highwood is one of the communities with very good tree canopy and these types of development will destroy not only trees on private property but often the city trees are replaced with very small trees that do not really help with climate change. Lastly, the issues with densification in Tuxedo Park will happen here so unless the city is willing to be proactive in upgrading our water and sewer infrastructure then expect substantial issues to materialize. Highwood is hilly too so issues with water will be magnified.

Please do not destroy our community. There has been substantial densification already in our community that has been thoughtful and measured. This proposed land use is not that. We need a plan that respects all the wonderful features of our community and not simply let developers decide what we want. They are not elected to represent us ... you are so please reject this land use designations request.

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I have read and understand the above statement.

First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

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) **Council**

Date of meeting (required) **Dec 6, 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 re-designation Highwood Bylaw 168D2022 114 Hounslow Dr 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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters) **The development proposal is WAY too high density for our community. The R-C2 designation provides adequate opportunity for higher density in our "mostly bungalow" community; we are concerned about overcrowding spaces in our community. Submitted with kind regards, Kenn Pugh.**



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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**

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I have read and understand the above statement.

First name (required) Devin

Last name (required) Warren

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) Council

Date of meeting (required) Dec 6, 2022

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

(required - max 75 characters) Plan 8324GV, Block 21, Lot 10

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.  
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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

The re-zoning of the property at 114 Hounslow Dr. NW. I am 100% against!!!! I purchased a single dwelling home in this neighborhood 5 years ago because of the community it is now. I do not want to see the re-zoning from RC-2 to R-CG as this will completely change the landscape of my community of highwood which I am proud to be apart of.  
Please recognize this email as a formal complaint of "In opposition" to this proposal.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Tue 11/29/2022 10:31:20 AM  
**Date:** Tuesday, November 29, 2022 10:31:23 AM

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Application: LOC2022-0096

Submitted by: Walter Kostur, Janina Mis

Contact Information

Address: 15 Hounslow Drive N.W.

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,Community character,Traffic impacts

What are the strengths and challenges of the proposed:

Unprecential density per block,  
increased traffic in a close proximity to a playground

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

Yes !

A potentially 6 to 12 vehicles in the middle of one block ! Parked where ? Highwood is a peaceful quiet place, so far.

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?

As above listed.

General comments or concerns:

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I have read and understand the above statement.

First name (required)	Britton
Last name (required)	Armstrong
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) **Council**

Date of meeting (required) **Dec 6, 2022**

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

(required - max 75 characters) **Highwood Bylaw 168D2022 Land Use Rezoning R-C2 to R-CG for 114 Hounslow Dr**

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. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters) **Concerned that the increased density from the proposed development in this mid-block location will reduce the available parking which is already limited for the surrounding residences.**

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I have read and understand the above statement.

First name (required)	Kelly
Last name (required)	Hammerschmid
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 Community Development

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

The rezoning of property at 114 Hounslow Dr. NW Plan 8324GV, Block 21, Lot

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)

My family has lived in this neighborhood for 56 years, I now reside back in the home I grew up in. Highwood has always been a nice quiet neighborhood filled with bungalow type homes of various sizes. The neighborhood has a certain aesthetic that older areas do. The majority of houses are original structures, typically they have been renovated and perhaps added onto. They are good houses, the only reason they get torn down is for the potential profit of a developer.

Inevitably there have been some infills built in the neighborhood, They are always motivated by profit and greed of the developers. It has nothing to do with making the neighborhood look better. I am opposed to the rezoning of 114 Hounslow Dr from R-C2 to R-CG because of the potential to shoe horn not two but three units in row house fashion onto a moderate sized lot. The project being profit driven, I doubt they will only put in two units when three equals more money in their pockets. Of course when the units will be that narrow, they will build them as tall as allowed, resulting in a massive three story towering structure amongst a street of nice bungalow style houses.

If the developer pretends to be motivated by bettering the neighborhood, I challenge them to buy the house next to their own home,



tear it down and put a three unit row house there. I bet they wouldn't, firstly because it won't fit in with the look of their neighborhood, and secondly, it will devalue the other surrounding house values.

That is my concern, and I am certain from talking with the other neighbors of 114 Hounslow Dr, it is theirs as well.

When the units are built, and the dust has settled, the units are sold, the developer will have no concern for the after effects.

Thanks for your time and consideration  
Kelly Hammerschmid.

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I have read and understand the above statement.

First name (required) Helle & Douglas

Last name (required) Madsen & Fox

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 Community Development

Date of meeting (required)

Dec 6, 2022

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

(required - max 75 characters)

Application Loc 2022-0096 - Rezoning

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)

Please make note of our objections to this application for rezoning. We already submitted our objection letter on July 11, 2022 and have attach same as well as a further note objecting to this rezoning application. Thank you for your serious consideration.

Helle Madsen & Doug Fox  
59 Hounslow Drive NW  
Calgary, AB T2P 2E3



July 11, 2022

Via Email: [chad.peters@calgary.ca](mailto:chad.peters@calgary.ca)

City of Calgary  
Planning and Development  
City of Calgary

**Attention: Chad Peters, File Manager,**

Dear Chad,

**Re: Application for Rezoning – 114 Hounslow Drive NW  
Application for Land Use Amendment - LOC2022-0096**

We write to you in response to the posted request for comments with respect to the application being made by Tricor Design Group for rezoning of 114 Hounslow Drive NW from R-C2 to R-CG to potentially allow 4 rowhouses (3 story, 4 attached homes). We've been advised that each unit may also possibly have secondary suites. We are the owners and 20 year residents of 59 Hounslow Drive NW and are very concerned about this rezoning application for the reasons listed below. We are also a community without proper city council representation as Sean Chu is the representative for our neighbourhood. A copy of this letter is cc'd to Sean Chu with the hope that he will deny this application but also to invite and encourage him to pay attention to our community and get involved.

Rezoning this property is inconsistent with the existing zoning designation of the street and the surrounding neighbourhood. As you are no doubt aware, the street and immediate area consists entirely of original single family homes and a few detached or semi-detached homes based on RC-2 zoning. Rezoning would be harshly incompatible with the overall planning character of the immediate neighbourhood. Rezoning would also increase traffic, creating safety issues as well as potential infrastructure issues and parking issues. There is the environmental impact of additional noise, loss of green space and wild life habitat in the area plus the loss of the trees on the lot as developers are often allowed to cut down city trees for a fee –changing the character of the street.

Another concern is the reduced setbacks, including the possibility of zero lot line setbacks, which is at odd with the neighbouring properties. It can result in significantly increased lot coverage from a current 45% to a potential of 60% producing a major loss of yard green space which is the hallmark of the neighbouring properties. Allowing the proposed rezoning will invariably make the immediate area around the property a much less attractive location for siting future truly compatible R-C2 uses. A change of the front-facing streetscape will also create an unfriendly streetscape of the street. A potential major issue would also be the impact of precipitation drainage on neighbouring properties as there'll be limited green space to absorb any precipitation.

While we take no opposition to sensible densification of the neighbourhood and recognize that densification will continue to occur, the lack of similar rowhouse developments and no zoning even allowing for such uses in then near vicinity of the property clearly shows that it is widely recognized that

this designation is highly incompatible with the less intensive contextual residential zoning that permeates the immediate vicinity in all directions.

There is a lack of sensitivity to the current community and ensuring that a compatible transition among various land uses in the area. Neighbouring homes become less attractive to “current standards” which will only promote even more development. The possibility of increased heights over the neighbouring RC-2 compliant homes in the vicinity is also a concern as that will significantly increase shading of the neighbouring properties and a loss of privacy by those neighbours over top of whom such developer will tower. The rezoning of this lot will set a negative precedent for our community.

More to the point, Tricor Design Group purchased this property knowing full well the limitations imposed by the RC-2 zoning and we, their neighbours and the community, should not have to suffer the consequences of an inappropriate and out-of-place densification and fundamental change to the character of the street just to allow Tricor Design Group to make a buck from dropping rowhouse multi-family development in the heart of a single-family home dominated area. Tricor Design Group has made no effort to engage with the community regarding this application and by that has shown they do not care about the community, it’s residents or the impact of their application.

These concerns are shared by all the neighbours to whom we have spoken and should be of serious concern to the City as well.

For all the reasons noted, we vigorously oppose the rezoning of the subject property to R-CG as utterly dismissive of the planning context in which the subject property is situated. There is certainly a place for vibrant rowhouse and multi-family developments but this is not it. To redesignate the subject property to allow for 1 small single family bungalow to be turned into an potentially 8 rowhouse style residences is frankly too much and entirely out of keeping with the immediate environment and atmosphere of the street.

We invite Tricor Design Group and their representatives to visit our street and start a dialogue with residents and the impact this application will have. This application, if approved, will have long lasting impact and outcome for many homeowners, families and surrounding roads.

Kindly confirm receipt of our letter. We welcome any feedback and look forward to hearing further.


Respectfully,

Helle Madsen and Doug Fox  
59 Hounslow Drive NW

Cc: Sean Chu, Ward 4  
[Clward4@calgary.ca](mailto:Clward4@calgary.ca)



**Helle Madsen & Douglas Fox  
59 Hounslow Drive NW  
Calgary, AB T2K 2E3**



November 29, 2022

To Whom it may Concern:

**RE: Application Loc 2022-0096 – Application for Land Use re-zoning from R-C2 to R-CG  
(114 Hounslow Drive NW)**

In addition to our previous letter of objection dated July 11, 2022 (attached), we hereby make the following objections to the rezoning application:

We understand the need to add density to communities close to the city center, however, allowing this level of density in a mid-block location on a residential street is a huge concern to most of the residents on this street. As residents on this street, we ask the City to very seriously consider this application for re-zoning from the perspective of the residents, not just the applicant's perspective, and the impact such an approval would have on our community going forward.

The impact of such an approval for re-zoning would have a huge impact on all of the residents on the street and the future character of our street. Aside from impacting the privacy of the neighbouring properties, this change will result in increased traffic on what has been a relatively quiet street, especially as this location can only be accessed from Northmount Drive (due to the wall running along McKnight Blvd. to the west). A development of this size will also add to the parking problems that the street is already starting to experience. There is a park on the street which means there's a playground zone and adding more traffic will cause more people speeding through the playground zone, adding a high risk of accidents, in particular for the neighbourhood children.

Additionally, allowing such a large structure on a street clearly built for single family homes, it most likely will set a precedent for other builders to buy up single family homes, apply for rezoning, tear the houses down, and thereby completely change the character of the street. Allowing more large structures will result in adding more people, more traffic, more noise and the community feel of the street and its residents.

As residents of this street, serious consideration should be given to this re-zoning application. There's a reason we bought property on a street like this. Our neighbourhoods and sense of community are slowly disappearing with these re-zoning changes in our inner city neighbourhoods.

Thank you for your serious consideration of our concerns.

*Helle Madsen & Douglas Fox*

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 114 HOUNSLOW DR NW - LOC2022-0096 - DMAP Comment - Tue 11/29/2022 9:01:25 AM  
**Date:** Tuesday, November 29, 2022 9:01:38 AM

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Application: LOC2022-0096

Submitted by: Lorraine Kopciuk

Contact Information

Address: 11 Hunter Street North West

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, 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:

The proposed land use for this location will have a negative effect on the character

of the neighbourhood, as well as impacting the already limited parking on the street. Environmentally, a substantial increase in concrete (hardscape), the removal of lawn to absorb rain and the loss of multiple large trees to help with cooling and carbon removal will have a significant impact. This trend of cutting down multiple (3-5) large, established trees on a single lot and replacing them with one small highbred tree is impacting our communities in a negative way.