



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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 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 TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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) Carole

Last name (required) Lunney

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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)

Feb 7, 2023

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

(required - max 75 characters)

LOC2022-0099, CPC2022-1243 Proposed Bylaws 13P2023 & 22D2023

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

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

RE: Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1505, 1507, 1511, 1513, and 1515 – 19 Street NW, LOC2022-0099, CPC2022-1243 Proposed Bylaws 13P2023 & 22D2023

As the homeowner of a property directly behind the commercial mall on 1515-1519 19 Street NW, I write to express my opposition to Land Use Amendment LOC2022-0099. The amendment would rezone the Lions Park complex from DC to C-N2. The stated purpose of this zoning change is to provide flexibility for future tenants on the site. However, this flexibility comes at the cost of the surrounding neighbours.

The current DC zoning limits the type of permitted and discretionary uses in the mall, which is necessary, given how close the building is to the residential neighbourhood. Changing the zoning to C-N2 would allow businesses that would be incompatible with the neighbourhood, given that the existing building is built directly on the west property line along the rear lane. There is simply not enough space between the existing commercial property and the existing residential dwellings to allow for setbacks and landscaping to provide a buffer between the residential district and any of the businesses in the expanded range of uses allowed by the C-N2 zoning.

C-N2 district zoning requires a minimum depth of 5 metres when a parcel shares a rear property line with a residential parcel. Also, the setback area is supposed to be a soft-surfaced landscaped area with trees along the length of the setback area. Setbacks and landscaping requirements are not a luxury—they are necessary to buffer residential homes from commercial developments. Given the setback and buffer requirements of C-N2, it is unclear to me whether a new building meeting these requirements is feasible, given that current parking is already very limited, even with the building located at the very back of the property.

The change in zoning appears to remove the restriction of vehicular access to the businesses from the lane behind the property, which would be both dangerous and difficult for homeowners who need to access their garages from the narrow lane between the commercial building and their properties. The expanded list of allowed uses includes businesses that would require frequent deliveries, which could make access challenging for homeowners. For instance, a restaurant, specialty food store, convenience food store, or take-out store would likely require daily deliveries. If such deliveries were allowed from the rear of the building, residents' access to and from their garages would be affected. In addition, there would be added noise and air pollution from commercial trucks backing up and idling. There just is not enough space either at the rear or the front of the building to accommodate these types of businesses that would require frequent deliveries. Furthermore, increasing vehicular access to the lane would pose an increased risk to pedestrians walking along 14 Avenue NW, as the visibility is poor given the small setback of the building from the sidewalk.

The current building is now fully occupied, and thus, there seems to be no urgency to make this zoning change. Adjacent residents have been receptive to the owner's

previous request for additional approved uses, and I see no reason why that won't continue to be the case.

I ask that council not move forward with the zoning change at this time, given the potential impact on adjacent residents. The current DC district zoning provides needed limitations on development, given the lack of setback and buffer from the adjacent residential homes.

Carole Lunney



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I have read and understand the above statement.

First name (required) Jeff

Last name (required) Marsh

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

What is the group that you represent? Hounsfeld Heights Briar Hill Community Association

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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Council

Date of meeting (required)

Feb 7, 2023

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

(required - max 75 characters)

LOC2022-0099 (LAND USE REDESIGNATION + AMENDMENT TO THE HOUNSFIELD HEIGHTS/

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

In opposition

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In that I will be referencing the attached correspondence in my remarks to Council it would be helpful if it could be made available to Councillors and if it could be displayed on screen during my presentation.

Subject: Lions Park Rezoning proposal

From: [REDACTED]

Date: 08-Oct.-2021, 17:18

To: <land.use@hh-bh.ca>

CC: <admin@hh-bh.ca>, "Peter Schulz" [REDACTED], "Christina Arscott"
[REDACTED]

Hello Jeff.

Thank you for your email of September 10. Upon further thought, consideration and discussion the management of Lions Park Complex would like to accept the HHBH proposal to move to a compromise solution which should address the needs of the Community and the Complex.

Firstly, we would also like to clarify the statement that “rezoning would not allow for licensed eating and drinking facilities” as an intent to be disingenuous and misleading. If this message was conveyed in such a way, it was not the intent, but an attempt to reinforce that only certain business are readily “permitted or allowed” from all others which are not. Discretionary approval of other businesses were not given consideration as immediately approved or readily accepted. We apologize for any confusion. The HHBH Community Association has likely had more experience with discretionary use applications than the management of Lions Park Complex which, in its entire history only pursued one such effort – a cannabis store. This singular discretionary use effort was protracted, costly and not one reflective of a simple application. The result of this experience, the current economic climate, the competition for desirable tenants is now the consideration of what is in hand – a broadening of the Complex tenant base allowance in a singular cost effective application.

As stated previously in our communication to residents, the management of Lions Park wishes to expand the tenant base to **only those businesses** which would complement the existing tenant base, community and Complex. The CN-2 rezoning was seen by management as being the most efficient tool for such an endeavor with discretion by the Landlord to select only those businesses deemed appropriate for the Complex. As the HHBH has expressed concerns with such broad discretion, irrespective of verbal assurances given management, a different mechanism of demonstrated commitment and shared vision towards the rezoning was required. As suggested the HHBH Community Association, the ownership of the Lions Park Complex is receptive to maintaining the existing zoning and broadening the base of acceptable businesses for the Complex.

The management of Lions Park proposes to amend the existing DC (Land Use Amendment Application) as suggested by and with the understanding of support by the HHBH Community Association and that all and only the following business activities listed below be moved from excepted to permitted in Bylaw 267D2018. Please note that the Convenience Food Store **has not** been included in the permitted or discretionary list. It is also expected by management that all business activities listed adhere to strict policies of Complex cleanliness, quiet enjoyment, waste security and management. It is the ambition to continue to attract high quality long term tenants and the list below would continue to be cast under the same criteria.

Business Activities to be permitted

- (a) Accessory Food Service
- (b) Catering Service – Minor
- (c) Pet Care Service
- (d) Restaurant: Food Service Only – Small,
- (e) Specialty Food Store
- (f) Take Out Food Service
- (g) Veterinary Clinic

In addition, the management would also propose the following businesses be added to the current list of discretionary uses as contained in Bylaw 267D2018:

- (1) Child care services
- (2) Outdoor Café
- (3) Service Organization
- (4) Social Organization

The above repropoed approach to the rezoning we feel reflects well on maintaining the integrity of the Lions Park Complex; providing assurances to the Community that there are no ambitions by the Landlord to redevelop, alter, construct or add to the Complex; enhance the current suite of tenants for the benefit of the Community and the Landlord; limiting the possible tenants as listed in a CN-2 zoning to only those which, under a continued DC zoning, would be deemed to enhance appeal & desirability to neighbours, Community, clients and Landlord, and, bring certainty to the future of the Community and Complex ownership.

In closing and as stated in previous communications, the ownership of Lions Park Complex has over the years expended considerable effort to maintain and enhance the property for the benefit of customers, tenants, neighbours and Landlord. We wish to build only build upon this legacy and hope that the above solution will build and expand on this strong foundation and demonstrate our continued commitment in working with the Community and our neighbours.

Should you have any comments or concerns please forward or reach to any or all of the contacts listed below on or before October 15.

Kind Regards,

tom dechert

Lions Park Calgary

1515 – 19 Street NW. T2N 2K2

Property Manager: McCor Management

Decco Holdings Ltd.

Calgary, AB.
