

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) Gaetan

Last name (required) Caron

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

What is the group that you represent?

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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)

Mar 7, 2023

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 Mount Pleasant Bylaw 29D2023 (501-507 22 AVE NW)

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

In opposition

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

Application for Land Use Amendment: LOC2022-0113
Comment from Adjacent Owner - Gaetan Caron

Principles

I support the City's vision of innovative and varied housing options in established communities. Higher density housing, when properly situated, is also in keeping with principles of sustainability. Well engineered cities and neighbourhoods, when shaped at the design stage, have a better chance of supporting the City's journey towards a more sustainable future.

Higher density housing, however, must not be done on an *ad hoc* basis and must be considered as a sliding scale, with appropriate transitions between conventional single-family houses and units conceived to increase housing density.

View

It is my submission to the City that proposed land use amendment LOC2022-0113, in theory, is in keeping with the City's vision of the future, but fails in practice to incorporate even a minimum of transition between existing houses and the proposed project. For that reason, I am strongly opposed to the proposed land use amendment. I recommend that the application be rejected.

Considerations

Most houses between 4th and 5th Street NW on 21st and 22nd Avenue NW are single family homes, with a recent trend towards dual units interspersed between single family homes. The proposed project would entail 20 housing units, over a distance equivalent to two single-family homes. The project would therefore stand out as a complete departure from the character of that part of Mount Pleasant, an eye sore for anyone seeking to observe the long term vision of a progressively more sustainable city. If approved, it would provide an example of poorly planned neighbourhoods that attempt to convert too fast, without transition, to higher density housing in an *ad hoc* fashion.

Another factor to consider in assessing the application is the number of parking spaces provided. There will be 10 parking places for 20 units. 22nd Avenue NW is already crowded with cars. There is no way the current street system can accommodate 10 more cars. This means that there will be parking implications also for 21st Avenue NW. On any day, it is sometimes difficult to park a car on 21st Avenue between 4th and 5th Street. The Avenue is also popular with transit riders who park along the street and hop on bus #2 to go to work downtown. 10 extra cars to park in the area will make the situation even more difficult for adjacent owners.

I am also concerned about garbage collection for the proposed 20 units. Assuming each unit would be provided 3 bins, this would mean 60 bins littering the back alley, assuming there is space for these bins given that 10 cars will be parked in the back alley.

I would recommend that city councillors who are considering this application visit the proposed project and the environment around it. The proposal does not make sense if assessed in the context of a gradual transition from single family housing to 20+ residential complexes. In my view, a site visit would illustrate the point that the proposed 20 units would be added to the neighbourhood in an *ad hoc* basis without proper consideration of an orderly and gradual transition from single family/dual homes to a 20+ multi-unit concept.

Conditions to be attached to any approval of the proposed Land Use Amendment

In the event that City Council does not accept my recommendation to reject this application, I urge Council to impose appropriate conditions to construction of the project.

In particular, it is expected that access to the back alley will be severely restricted during construction. I have first-hand experience with construction in this area. A house recently constructed at 519 22nd Avenue NW resulted in the alley being often blocked for significant amounts of time without any prior notice. Access to our garage was also being frequently blocked by contractors' and sub-contractors' trucks and equipment parked in front of our garage door for hours at a time, sometimes over several days in a row, again without any prior notice. When we could not find the driver(s), we were stuck, and unable to leave our property, for periods of time ranging from 5 minutes to an hour. Our requests to the construction crews to be advised in advance of our garage being blocked never produced any result. Calling 3-1-1 resulted in City Staff telling us that we had to contact the Calgary Parking Authority, whose phone hours are limited. As a result, for several months, our only reasonable option was to park our car on 21st Avenue, some times half a block away from our house. Several times over a period of 6 months, we had to call 3-1-1 for our garbage, recycling or composting to be picked up because the blocked alley prevented regular, scheduled pick up by City crews.

If this application is approved, I urge Council to impose as a condition a crystal clear requirement that all property owners with garage doors facing the back alley between 21st Avenue and 22nd Avenue be informed by the construction company 24 hours in advance of the back alley being blocked. I also urge Council to specify in its approval that failure to comply with this condition will result in immediate suspension of the building permit until a corrective action plan is submitted to a senior staff member of the City and such plan is approved.

Thanks you for considering my comments.

Yours sincerely,

Gaetan Caron



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I have read and understand the above statement.

First name (required) Pat

Last name (required) Kiely

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

What is the group that you represent?

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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)

Mar 7, 2023

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

(required - max 75 characters)

Land USe LOC2022-0113 and Development Permit DP2022-04881

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

In opposition

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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)

These comments are for Land Use Redesignation Application LOC2022-0113, Development Permit Application DP2022-04881 (501 22 Avenue NW and 507 22 Avenue NW and CPC2023-0055

Address: **501 22 AV NW, 507 22 AV NW**

LAND USE REDESIGNATION - File Number: LOC2022-0113

Development Permit Application – DP2022-04881

Public Hearing Planning Matters for March 7, 2023

1. Land uses – even though this is a Land Use Redesignation hearing a developer has also submitted plans to develop 501 22 AV NW, 507 22 AV NW. This land use redesignation and development plan is not a fit for Mount Pleasant at this location.
2. Height – As I understand it a new structure can be 10 meters but the developer has requested an extra meter in development plan. This doesn't fit the community in size or height.
3. Density – for the developer to replace 2 single family homes with a complex of 20 units is hard to accept. This increases density significantly.
4. Amount of Parking – The development proposal is for 10 parking stalls for a 20 unit development. This falls short for a multi-residential building(s) development. Lack of parking will overflow to neighboring streets and negatively impact surrounding residents. A 20 unit development will probably have a minimum of 20 vehicles if not more.
5. Lot coverage – because this development is large, public/resident space is minimal. Residents of this new proposal will have little or no private space. So if I want to redevelop my own property can I cover my lot with 80 – 90% buildings?
6. Privacy considerations – with such a large development surrounding properties will lose any privacy they have.
7. Community Character – This proposed development will take away from the character of Mount Pleasant. The scale isn't a fit for our community. It takes away from the Mount Pleasant community and changes the demographic of this community.
8. Traffic Impacts – A project of this scale will increase traffic and noise in the community.
9. Shadowing Impacts – Surrounding properties will be impacted by the size of this project and lose significant sunlight, and privacy. To the best of my knowledge there hasn't been any shadowing studies done.
10. Offsite Impacts – There will be an increase in noise and pollution with a development of this size. With a number of nice houses in the proximity of this proposal there could, and probably will be, property depreciation for surrounding properties.

11. Garbage – The developer plans have no accommodation for garbage, recycling, and compost bins. If this were to be done conventionally that would mean 60 bins for the proposed development. There is no place for bins. If the plan was to use industrial disposal for these items, there is no place for industrial bins either. As well, large trucks wouldn't be able to find room to pick them up anyway.
12. Notification – The notification about this Land Use Redesignation and Development Permit Application didn't properly engage the community. Isn't there a process or a manner prescribed under the Land Use Redesignation and Development Permit application about this. There were no open house events concerning this redevelopment or zoning change to accommodate it. Simply putting notice on the properties about the proposal(s) isn't adequate. There were only a minimal number of brochures concerning this as well.
13. The Future – With a push to be green there has been no thought put into this proposal concerning having electric vehicles only. It won't be in my lifetime but when all cars are electric how are developments like this going to support it? Is this something the city and decision makers will just say we will deal with it when the time comes?

Summary

I strongly object to this Land Use Redesignation (zoning) and Development permit application. The points in the document highlight my reasons and objections. With the push to increase density in our communities there needs to be some real thought on communities and why people choose to live there. How these decisions will impact a community and livability for current and future residents.

Pat Kiely

kielyp@nucleus.com

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 501 22 AV NW - LOC2022-0113 - DMAP Comment - Fri 2/24/2023 3:39:39 PM
Date: Friday, February 24, 2023 3:39:21 PM

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Application: LOC2022-0113

Submitted by: Pat Kiely

Contact Information

Address: 515-21 Avenue NW, Calgary

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

What are the strengths and challenges of the proposed:

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

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

How will the proposed impact the immediate surroundings?

General comments or concerns:

This proposed zoning change and associated project makes no sense for the community of Mount Pleasant. There is inadequate parking in this proposal, no provision for garbage, recycling, or food and yard waste bins. For 20 units this is 60 bins. There is no where for these bins to be. If an industrial garbage scheme is being considered there is no place for these industrial bins either. As far as I know there have been no shading studies done. As far as I know the developer also wants to build higher than the what is normal by an additional meter. The city is giving no consideration to the other home owners about losing value in their properties as well. A project like this should be on a main road not pushing into 22 Avenue. I can appreciate the need for densification and a reasonable plan for 2 X 50' lots would be turning these 2 single family homes into 4 single family homes (2 side by side homes - 4 residences) that you see all over the community now. How does turning 2 X 50' lots into a 20 unit complex make any sense considering the location and surrounding properties. It's also concerning to me that council will determine the outcome of this application but none of the council will have to live here if approved. I do understand that things change but there needs to be some common sense and consideration to impacts to our community. Its also my understanding that there is a community in the NW (Rosemont) I believe not included in the city of Calgary plan for these kinds of projects. Why is that and how are they able to be excluded from this redevelopment plan. A development like this impacts the character and livability of our community. I am a long term resident of Mount Pleasant. The LOC application says that there are no plans or designs for this project yet there are and not a fit for this community.