

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 1001 3 AV NW - LOC2022-0086 - DMAP Comment - Fri 2/24/2023 2:30:15 PM
Date: Friday, February 24, 2023 2:30:20 PM

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Application: LOC2022-0086

Submitted by: Deborah Sword

Contact Information

Address: 322 10A St NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Height, Density, 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:

This proposal will demolish some of the only remaining affordable rentals in the area proximate to Sunnyside Ctrain. In exchange for this oversized building, the

density bonus is, so far, capped at 70\$, which is ridiculously low for the inordinate profitability this amendment to the ARP allows the developer. Before granting an application that will fundamentally change the nature of our historic community, please ensure there will be conditions attached to make some units affordable, some for families to keep our schools viable, and assess no less than 270\$ density bonus. The developer should give back in exchange for the lack of opposition to this out-of-character protrusion that intrudes into the sky. Thank you.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 1001 3 AV NW - LOC2022-0086 - DMAP Comment - Tue 2/28/2023 11:07:20 AM
Date: Tuesday, February 28, 2023 11:06:46 AM

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Application: LOC2022-0086

Submitted by: Joseph McMillan

Contact Information

Address: 235 9a 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, Community character, 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:

Good day,

I am opposed to this application for several reasons. I have been following along as this process has thus far worked its way through the Calgary Planning Commission and I must say I was appalled at the lack of regard for the Hillhurst/Sunnyside ARP. There was a complete disregard for the building height limits as set out in this document. Currently the maximum height for this area is 26M how a plan for nearly double that height at 50M can be blatantly disregarded by the CPC is troublesome. I did not hear one discussion point highlighting this violation of the community planning document. The ARP is a well thought out document that with a longterm development plan for the area, as focusing primarily on midrise developments, maintaining this is key to maintaining the unique urban village character of the community. The transition between single family homes and the commercial area of 10 street is best accomplished with mid-rise developments as per the ARP. The Theodore Condo development was purported to have received an special consideration for a building height that was slightly higher than the 26M at a total height of 32M, as it was the keystone to the community, on the corner as you enter the community from the north. This 50M proposed building height will be a dramatic departure from the established building heights in the area and those allowed for in the ARP.

The amount of parking (zero) is another concern. This development is being proposed in line with the Transit Oriented Development (TOD) ethos. Whilst I am supportive of this in general, given proximity to the Sunnyside C-Train station, I must raise concerns as the additional 6-7 stories of residential units and increased FAR 9.0 substantially increase the density. The zero parking proposal will have an negative impact. Although people value transit and lots may choose to not have a car, it is short sighted to assume that the entire 14 storey building population will not have a need to utilize personal vehicles. There will be overflow of vehicles into the surrounding community which already has limited street-side parking. Once a departure from minimum parking is established there is no way to revisit this in the future as things change with adoption of EV vehicles becoming a cornerstone of a mobile and greening society. Transit to and from the city core may very well be established with proximity to the C-Train, there is no effective mass transit option to the mountains, wherein many Calgarians choose to spend their down time.

Several other points were outlined by the HSCA and these are very valid points from the community engagement. It is important that dialogue with the community is valued and considered by council when reviewing development proposals. Please consider these comments and those above as you review this file.



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.

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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) Michael

Last name (required) Rosloot

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)

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)

Public hearing council meeting with regards to LOC2022-0086

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)

Adhere to the ARP. Over 3x current ARP allowable is a complete joke. Density in Hillhurst sunnyside has been within earshot of the current ARP (Lido, pixel, St. John's, Theodore) To propose such an egregious exemption shows developer doesn't understand the community. If council approves they're saying they don't believe in their own ARP.

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I have read and understand the above statement.

First name (required) Tom

Last name (required) Feasby

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)

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)

LOC2022-0086 - Redevelopment application for 1001 3rd Ave 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)

I write as a resident of the Hillhurst/Sunnyside area for most of the last 10 years and currently live in the Lido building at 1087 2nd Ave NW. I support increasing density in our neighbourhood and that is exactly what has been happening over the last 10 years with at least 7 new buildings in the immediate vicinity of this proposed development. However, I cannot support a proposal for a building twice as high as these neighbouring buildings. It is inappropriately different from its neighbours. It would cause major sun shadowing in the area. It would block currently existing views from its neighbours. It also contravenes the currently in force area plan. It would greatly increase traffic on the already congested streets in the neighbourhood and especially on the alley between 3rd and 2nd Ave between 10th and 10a St. Please give this careful consideration and help us preserve our quality of life by rejecting this proposal and ensuring that nothing is build higher than the currently existing neighbour buildings.