

**Palaschuk, Jordan**

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**From:** donotreply@calgary.ca  
**Sent:** Saturday, July 06, 2019 11:02 PM  
**To:** Public Submissions  
**Subject:** 738 19 AV NW – LOC2018-0230 – Comment from Development Map  
**Attachments:** LOC2018-0230 738 19 AV NW - MPCA submisison.pdf

Application: LOC2018-0230

Submitted by: Chris Best

Contact Information

Address: 814 17th Avenue NW

Phone: 4034621005

Email: ptlu@mpca.ca

Feedback:

see attached for comments in opposition to this application

July 10, 2019

Re: Application Notice LOC2018-0230, 738 19th Avenue N.W.

Attention: City Clerk, City Council

Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We have come to accept that we need higher density to bring the types of amenities, services and retail establishments we desire in our neighborhood. We are already seeing a significant density increase simply from the turnover of older bungalows on 50 foot lots to infill on 25 foot lots.

A few years back, our Planning, Transportation & Land Use (PTLU) Committee reached out to the community and hosted an all-day, open house, visioning exercise to gather feedback on the development of our neighborhood. At that event it was clearly expressed that our residents support higher density on the busier roads in our community (4<sup>th</sup> Street, 10<sup>th</sup> Street and 20<sup>th</sup> Avenue) but not throughout the rest of the community. We also feel this is good planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

We took that resident perspective to our Board of Directors and then to our Annual General Meeting, where it was voted on and ratified by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects, seven that I can recall, along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We have also been working with and supportive of Calgary Housing to develop an affordable housing project on 20<sup>th</sup> Avenue and 6<sup>th</sup> Street. We have not seen final plans yet but feel this is a good location for this type of project and look forward to it being completed over the next year. As you can see we are not opposed to higher density redevelopment.

We are opposed to the requested re-zoning of 738 19<sup>th</sup> Avenue NW from an R-C2 to an R-CG designation in principle because of the policy we have adopted, because it does not align with our current Area Redevelopment Plan (ARP) and specifically because of the lack of appropriate engagement that the developer has conducted with local residents.

## 1. Policy

We have a very reasonable density policy based on solid planning rationale and supporting community desires. This policy has worked effectively to guide appropriate densification in our community. This application is in contradiction to this policy as it is not on a main road.

In the Municipal Development Plan (MDP) Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood. It

also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with the established pattern of development in the immediate and surrounding residential areas of our community, which are all single detached or semi-detached homes.

The subject property is not adjacent to existing or planned non-residential developments or multi dwelling development. The subject is also not adjacent to or across from existing or planned open space or park or community centre.

## 2. ARP

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very dated, and from our understanding, the proposed R-CG land use did not exist when the ARP was enacted. A new land use like R-CG should not just be wedged into the ARP without similar consultation and collaboration.

The ARP discourages the re-designation of low density residential land to higher density residential in order to maintain and preserve the stability and character of the community. It also seeks to maintain the general development of the adjacent area. It states that townhouses may be appropriate on the edge of a low density area and not central to it and that their maximum height should be in the 9-10 meter range of the predominant R-C2 designation. This application is clearly contrary to these points and not in alignment with the ARP.

At this time this type of land use amendment is premature, given that the city has formed the North Hill Working Group and is in the middle of active consultation with community associations and residents. The intent of this work is to set goals and a vision for these communities with the intent of addressing and revising ARPs that are old and out of date. We have been actively participating in these meetings and look forward to a broad comprehensive plan leading to a revised ARP for Mount Pleasant.

## 3. Engagement

This is one of the first applications of this type in Mount Pleasant; high density within the tradition residential core of the community. There are no other high density row-house/townhouse developments in the community outside of the main streets and the community hub between 4<sup>th</sup> Street and 5<sup>th</sup> Street, from 22<sup>nd</sup> Avenue to 24<sup>th</sup> Avenue. A unique and ground breaking application like this requires extensive consultation and engagement with the broader community to fully explain the nuances of it, none of which has been offered by the applicant.

We look forward to working with the developer and the City to arrive at an appropriate form of development for this property within the existing R-C2 zoning, and not amending it to R-CG zoning.

These are not necessarily our final comments on this matter. We would like to be kept informed of any developments in this file, especially any amendments, so we can re-assess our position.

Sincerely,

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation, & Land Use Committee Chair

## Palaschuk, Jordan

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**From:** Barbaatar, Davaa  
**Sent:** Monday, July 08, 2019 2:33 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Fwd: Land Use Redesignation  
**Attachments:** LOC2018-0230 738 19 AV NW - MPCA submisison.pdf

Hello team  
Please review below email from Chris.

Thank you

Davaa

Business & Logistics Liaison  
City Clerk's Office  
313 – 7 ave SE  
P.O Box 2100, Stn M Mail Code #8007  
Calgary, AB T2P 2M5  
P: 403-268-5895  
E: [davaa.barbaatar@calgary.ca](mailto:davaa.barbaatar@calgary.ca)

*One City, One Voice*



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**From:** ptlu [mailto:[ptlu@mpca.ca](mailto:ptlu@mpca.ca)]  
**Sent:** Monday, July 08, 2019 12:11 PM  
**To:** City Clerk  
**Cc:** CAWard7 - Dale Calkins  
**Subject:** [EXT] Fwd: Land Use Redesignation

Please find attached our submission in regards to CPC2019-0596

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Mount Pleasant Planning <[ptlu@mpca.ca](mailto:ptlu@mpca.ca)>  
Date: 2019-07-07 7:06 a.m. (GMT+01:00)  
To: Dale Calkins <[caward7@calgary.ca](mailto:caward7@calgary.ca)>  
Subject: Land Use Redesignation

Dale – I went onto the City Development Map and found this application and clicked on the top bar to share comments. I filled in a form and attached my letter (attached). Will that make it into the council package? Is there anything else I need to do?

I am going to be overseas for the next two weeks with pretty limited email/internet capability so anything you can do to help me out would be appreciated.

Chris Best

Mount Pleasant Community Association Board Director

Planning, Transportation and Land Use (PTLU) Committee Chair

July 10, 2019

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Sincerely,

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation, & Land Use Committee Chair

## Palaschuk, Jordan

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**From:** donotreply@calgary.ca  
**Sent:** Tuesday, July 09, 2019 4:14 PM  
**To:** Public Submissions  
**Subject:** 738 19 AV NW – LOC2018-0230 – Comment from Development Map

Application: LOC2018-0230

Submitted by: David Mulligan

### Contact Information

Address: 2009 5th Street NW, Calgary, AB, T2M 3C5

Phone:

Email: djmul2006@hotmail.com

### Feedback:

Mt. Pleasant is an inner city residential housing area. In general it is zoned R-C2. Recently some roads eg 10th Street, 20th Ave and 4th Street NW have been designated corridor route and in some cases the zoning on these roads has been relaxed to M-CG. This property at 738 19th AVE NW is NOT on any of these roads, I can see no reason why the zoning should be changed, except perhaps so that the developer can make more money. Where are you going to draw the line at encroaching townhouses into a mature residential neighbourhood? In my opinion the line should exclude a development such as is proposed (2018-0230).

At present, this property is a 1960's style side-by-side duplex, probably with one secondary suite per side ie 4 "family" units. The charm of Mt Pleasant is the mixture of mature single family homes, some older duplexes (like the one here) and newer versions of similar properties. Townhouses are not permitted, nor do they fit in with the ambience of a mature residential neighbourhood. If someone wants to look at developing a multi-residential building, they should be looking at the existing corridor roads. The proposed height increase will also negatively impact access to sunlight.  
Regards. 2019-07-09.



**Palaschuk, Jordan**

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**From:** Nancy McDermid <nancymcdermid@shaw.ca>  
**Sent:** Wednesday, July 10, 2019 11:08 AM  
**To:** Public Submissions  
**Subject:** [EXT] Fwd: July 22, 2019 Public Hearing on Planning Matters - LOC 2018-0230 (Mount Pleasant -Ward 7)

Begin forwarded message:

**From:** Nancy McDermid <[nancymcdermid@shaw.ca](mailto:nancymcdermid@shaw.ca)>  
**Subject:** **July 22, 2019 Public Hearing on Planning Matters - LOC 2018-0230 (MountPleasant-Ward 7)**  
**Date:** July 10, 2019 at 11:06:44 AM MDT  
**To:** [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)

I am writing to reiterate my opposition expressed last November to the Planning and Development Department to the Proposed Land Use Change for 738 19 Avenue, NW.

I live a few doors east of this property. The proposed multi-residential development is not a “contextually sensitive redevelopment” that is at all in keeping with the character of my street. There is no development this high or dense on 18 and 19 Avenues in Mount Pleasant. Housing options are plentiful as my neighbourhood is full of new duplexes, infills, condominiums and apartment buildings, many of which currently sit vacant as still more construction proceeds. We already face parking and traffic challenges.

Higher and denser development has been permitted along or adjacent to the busier streets in Mount Pleasant (16 Avenue, 20 Avenue and 4 Street) and appears to continue unabated as more rezoning applications are made. This effort to block bust within those corridors must not be approved. The current R-C2 designation of this parcel of land requires no change. I urge City Council to seriously consider the opposition from residents in this neighbourhood who feel their opinions do not matter to the Planning Department, the Planning Commission or City Council.

Nancy McDermid  
728 19 Avenue, NW  
Calgary

**Palaschuk, Jordan**

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**From:** Randi <rperl86@gmail.com>  
**Sent:** Thursday, July 11, 2019 7:35 AM  
**To:** Public Submissions  
**Cc:** lavicaphotos@shaw.ca  
**Subject:** [EXT] Reference #LOC2018-2030

Hello,

Please include the below letter in the council's agenda.

Thank you,

Randi Perlman

Begin forwarded message:

**From:** Randi <[rperl86@gmail.com](mailto:rperl86@gmail.com)>  
**Date:** November 12, 2018 at 11:39:23 MST  
**To:** [brad.bevill@calgary.ca](mailto:brad.bevill@calgary.ca)  
**Cc:** [druh.farrell@calgary.ca](mailto:druh.farrell@calgary.ca), Jean Choquette <[jeanschoquette@gmail.com](mailto:jeanschoquette@gmail.com)>  
**Subject:** Reference #LOC2018-2030 (738 19 Ave NW)

Hello,

I am writing to voice both mine and my husband's opposition to the above referenced land use change.

We own and have been living at 818 19 Avenue NW for over 4 years and feel that a structure or structures with such increased height and density is not an acceptable fit. We based our decision to buy our house in this neighbourhood and on this street because of a housing mix that has been going on for more than 30 years. A four story building (or buildings) on this corner is not consistent with the character of this street or neighbourhood. There are already many new condos and apartments already built or approved in this neighbourhood by the city. These provide buildings provide ample, affordable, sustainable and diverse housing.

Please take note of our opposition to the proposed land use change for 738 19 Ave NW.

Regards,

Randi Perlman (403-354-0123)

and

Jean Choquette (403-461-8121)

Address: 818 19 Ave NW

## Palaschuk, Jordan

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**From:** Mathew Schmor <mathew@skylinealberta.ca>  
**Sent:** Thursday, July 11, 2019 3:11 PM  
**To:** Public Submissions  
**Cc:** Glenn Norman  
**Subject:** [EXT] REF #LOC2018-0230

Dear City of Calgary Clerk

Good Morning this letter is in opposition to the proposed development at 738 19 Ave NW.

I have never written such a letter so please excuse my brevity as I am sure I could go on at significant length on why the proposed development is inappropriate for this neighborhood and location within the neighborhood.

I also write this letter as a working professional within the Calgary Design Community including experience in City Development Packages and Architectural Proposals.

I oppose the re-designation of 738 19 Ave NW including but not limited to the comments listed below:

1. The location backs onto the Scandinavian Centre which although is a Keystone building in the neighborhood, it currently poses significant parking issues during its many events. Allowing the development to go from R-C2 to M-CG

Will significantly exacerbate an existing problem.

2. I am on board with the current lots designation of R-C2, allowing it to go to M-CG within a neighborhood that is highly populated with Century Homes would represent a significant reduction in the appeal, history, and quality of the neighborhood.

Many of the owner within this neighborhood moved and purchased homes in this area for its current building demographic. Which includes

Century Homes as well as Modern Infills.

3. Precedent: The re-designation of this lot to M-CG will set a significant design and development precedent that will significantly reduce the members of

this neighborhood to oppose future M-C2 lots and pave the way for the complete alteration of the neighborhood as presented in item 2.

4. Land Usage (Building to Land Ratio): The alteration from R-C2 to M-CG and the current proposed developments building height and foot print will be

entirely out of step with the surrounding developments. It will dwarf any existing, house or business within a radius of 3 blocks or more. It would exist

circled by single family homes and infills with functioning front and backyards, gardens and porches. Such a development would be completely out of place and

counter intuitive to the aesthetic and dynamic of the neighborhood.

Thank you for your time.

Mathew Schmor  
801 19 Ave NW  
Calgary Alberta  
T2M0Z4  
403 618 1824  
[mathew@skylinealberta.ca](mailto:mathew@skylinealberta.ca)

**Mathew Schmor** | Senior Designer  
p. 403.263.1909 ext. 206 | c. 403.618.1824 | f. 403-263-1914  
Skyline Exhibits Alberta | [www.skylinealberta.ca](http://www.skylinealberta.ca)  
Pacific Group Displays | [www.pacificgroup.ca](http://www.pacificgroup.ca)

204, 2880 45 Avenue SE Calgary, Alberta, Canada T2B 3M1

**Mathew Schmor** | Senior Designer  
p. 403.263.1909 ext. 206 | c. 403-618-1824 | f. 403-263-1914  
[mathew@skylinealberta.ca](mailto:mathew@skylinealberta.ca) | [skylinealberta.ca](http://skylinealberta.ca) | [pacificgroup.ca](http://pacificgroup.ca)  
204, 2880 45 Avenue SE Calgary, Alberta, Canada T2B 3M1



**Note:** Letter 7 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

**Palaschuk, Jordan**

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**From:** Glenn Norman <lavicaphotos@shaw.ca>  
**Sent:** Sunday, July 14, 2019 6:33 PM  
**To:** Public Submissions  
**Subject:** [EXT] LOC2018-0230 (738 - 19 Ave. NW)

Attn: City Clerk

We are writing in opposition to the proposed land use change for 738 –19 Ave. NW. We are long time residents of Mount Pleasant who live across the street from this property. The proposed multi-use development is not consistent with the character of this Avenue or neighbourhood. There are already many new condos and apartments built or approved in this area by the city, and we continue to face parking and traffic challenges. After an informal survey completed on Nov. 12/18, of 17th, 18th and 19th Avenues, between 10th and 4th Streets, there were approximately 65 single family lots that are now 2 infills or 2 semi-detached units. Along 17th Avenue NW there are approximately 185 apartment/condos built or currently under construction, plus new multi-use townhouses at 1836-10 Street NW, 16 Calgary Housing units coming on 6th Street and 20th Ave. NW. These properties provide ample, affordable, sustainable, and diverse housing. Higher and denser development should be designated along or adjacent to the busier streets of Mount Pleasant (16th Ave., 20th Ave. and 4th Street), and should be confined to those areas. The current R-C2 designation of this parcel of land requires no change. Thank you for your consideration.  
Gina Martino: 403.620.2117  
[martinonorman@shaw.ca](mailto:martinonorman@shaw.ca)  
Glenn Norman: 403. 291.3034  
[lavicaphotos@shaw.ca](mailto:lavicaphotos@shaw.ca)  
737-19 Ave. NW  
Calgary

**Palaschuk, Jordan**

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**From:** Gina Martino <martinonorman@shaw.ca>  
**Sent:** Sunday, July 14, 2019 6:54 PM  
**To:** Public Submissions  
**Subject:** [EXT] Reference #LOC2018-0230  
**Attachments:** LOC2018-0230.docx

Hello,

Please see our attached letter expressing our opposition for the proposed property Reference # LOC2018-0230.

Thank you,

Gina Martino and Glenn Norman



**Subject:** LOC2018-0230 (738 - 19 Ave. NW)

We are writing in opposition to the proposed land use change for 738 –19 Ave. NW.

We are long time residents of Mount Pleasant who live across the street from this property. The proposed multi-use development is not consistent with the character of this Avenue or neighbourhood. There are already many new condos and apartments built or approved in this area by the city, and we continue to face parking and traffic challenges.

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Thank you for your consideration.

Gina Martino: 403.620.2117  
[martinonorman@shaw.ca](mailto:martinonorman@shaw.ca)

Glenn Norman: 403. 291.3034  
[lavicaphotos@shaw.ca](mailto:lavicaphotos@shaw.ca)

737-19 Ave. NW  
Calgary

**Palaschuk, Jordan**

---

**From:** Andrew Blizzard <ablizz@gmail.com>  
**Sent:** Monday, July 15, 2019 11:39 AM  
**To:** Public Submissions  
**Cc:** lavicaphotos@shaw.ca  
**Subject:** [EXT] Reference #LOC2018-0230  
**Attachments:** Blizzard Comments #LOC2018-0230.pdf

Please find attached our comments.

Yours truly,  
Andrew Blizzard  
832 19 Avenue NW  
Calgary, AB

**Andrew & Brianna Blizzard**

832 19th Avenue NW  
Calgary, AB, T2M 0Z3  
(403) 471-0071  
ablizz@gmail.com

July 15, 2019

**Office of the City Clerk**

The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal Station M  
Calgary, AB T2P 2M5

Reference #LOC2018-0230  
via email: PublicSubmissions@calgary.ca

Dear City Council,

We would like to voice our concern and opposition to a rezoning application submitted to the City of Calgary.

We have lived in Mount Pleasant for over 10 years and have always valued the diversity of its residents and the variety of homes within the area. On our block alone there are 10 families with young children who are regularly outside playing, including our family with two small children. Every block in the neighbourhood is the same. Children and families everywhere.

Our street is already used extensively by cars and trucks cutting through the neighbourhood. Quite often these vehicles are moving so fast that if a child were to accidentally step out into the street there would likely be devastating consequences.

As owners of property only a few houses down from this proposed development, we feel that 4 storeys and 6 units are too extreme for the neighbourhood. This kind of development, and the increased population density will greatly impact the safety and livability for everyone.

Simply put, there isn't the room for the extra vehicles and traffic within our neighbourhood. We have seen other corner lots be developed recently with 4 units and still remain at 2 storeys. We have supported this kind of development but can not reasonably support anything that exceeds that.

Thank you for your attention to this matter.

Sincerely,

**Andrew & Brianna Blizzard**

**Palaschuk, Jordan**

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**From:** Carole Broger <cmdbroger@shaw.ca>  
**Sent:** Monday, July 15, 2019 11:45 AM  
**To:** Public Submissions  
**Subject:** [EXT] Reference # LOC2018-0230  
**Attachments:** 1451584; permit.pptx

I am against the re-zoning of LOC 2018-0230. I own the property across the avenue (19Ave)

This development goes against the Mount Pleasant redevelopment visioning report. This LOC2018-0230 is not on the approved avenues and streets that came out of the visioning exercise.

[https://www.mPCA.ca/uploads/Visioning\\_Report\\_3.pdf](https://www.mPCA.ca/uploads/Visioning_Report_3.pdf)

As you know there is already a number of densification projects completed or going to start along 20 Ave. We need to see how these current projects pan out in terms of parking and traffic congestion on 20 Ave before you add more density. Looks like the Scandinavian center is coming down too ? Have not seen anything about that.

Please find map of all permits attached.

**Property Details**

**Property:**  
739 20 AV NW  
[My Calgary Services](#)  
[Collection Schedule](#)

**Land Use** M-C1 Multi-Residential - Contextual Low Profile  
M-C1 is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

North Hill  
North Bow

**Building Year(s) of Construction:**  
1900

**Ward 7**  
Councillor: DRUH FARRELL  
[Ward Website](#)

**Property Details**

**Land Use** R-CG Residential - Grade-Oriented Infill  
R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

North Hill  
North Bow

**Ward 7**  
Councillor: DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**  
A Developed Area

[Property Reports](#)  
[Property Assessment](#)  
[Questions and Comments](#)

The property assessment values (shown in

LOC 2018-0230

**Property Details**

**Property:**  
2020 6 ST NW  
[My Calgary Services](#)  
[Collection Schedule](#)

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[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

North Hill  
North Bow

**Ward 7**  
Councillor: DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**

**Property Details**

**Property:**  
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[My Calgary Services](#)  
[Collection Schedule](#)

**Land Use** M-C1 Multi-Residential - Contextual Low Profile  
M-C1 is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

North Hill  
North Bow

**Ward 7**  
Councillor: DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**

**Property Details**

**Property:**  
739 20 AV NW  
[My Calgary Services](#)  
[Collection Schedule](#)

**Land Use** M-C1 Multi-Residential - Contextual Low Profile  
M-C1 is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

**North Hill**  
**North Bow**

**Building Year(s) of Construction:**  
1900

**Ward 7**  
**Councillor:** DRUH FARRELL  
[Ward Website](#)

**Property Details**

**Land Use** R-CG Residential - Grade-Oriented Infill  
R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

**North Hill**  
**North Bow**

**Ward 7**  
**Councillor:** DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**  
A Developed Area

[Property Reports](#)  
[Property Assessment](#)  
[Questions and Comments](#)

The property assessment values (shown in

**Property Details**

**Land Use** R-CG Residential - Grade-Oriented Infill  
R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
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Inner City

**North Hill**  
**North Bow**

**Ward 7**  
**Councillor:** DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**  
A Developed Area

[Property Reports](#)  
[Property Assessment](#)  
[Questions and Comments](#)

LOC 2018-0230

**Property Details**

**Property:**  
2020 6 ST NW  
[My Calgary Services](#)  
[Collection Schedule](#)

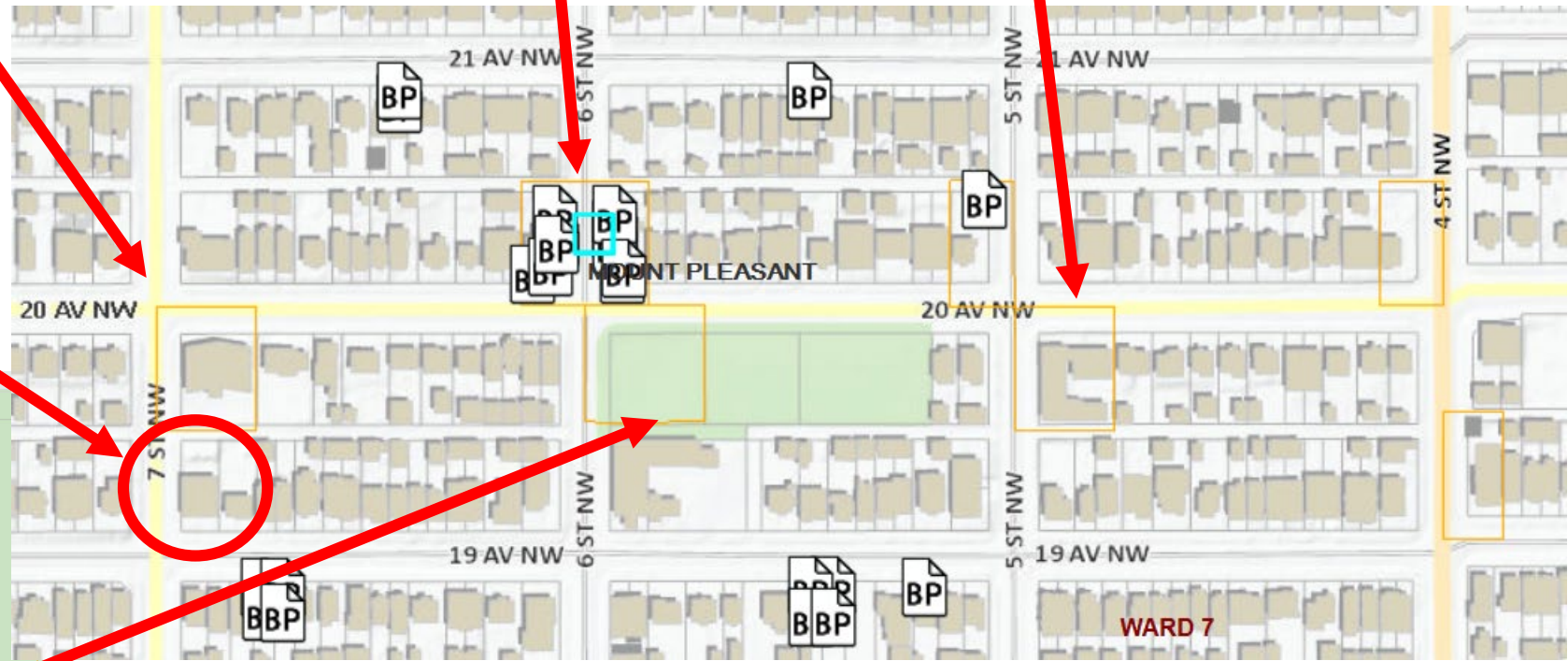
**Land Use** M-C1 Multi-Residential - Contextual Low Profile  
M-C1 is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses.  
1P2007

**Policy**  
[Municipal Development Plan](#)  
[Calgary Transportation Plan](#)  
[Planning Policies](#)  
Inner City

**North Hill**  
**North Bow**

**Ward 7**  
**Councillor:** DRUH FARRELL  
[Ward Website](#)

**Community of MOUNT PLEASANT**



## Palaschuk, Jordan

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**From:** Stevens, Jodie on behalf of City Clerk  
**Sent:** Monday, July 15, 2019 1:30 PM  
**To:** Public Submissions  
**Subject:** FW: LOC2018-0230  
**Attachments:** July 2019.doc

Good afternoon,

Please see the below citizen concern.

Thank you in advance

**Jodie Stevens**

Business & Logistics Liaison  
City Clerk's Office - Citizen and Corporate Services  
313 – 7 Ave SE  
P.O Box 2100, Stn M Mail Code #8007  
Calgary, AB T2P 2M5  
P: 403-268-5851  
E: [jodie.stevens@calgary.ca](mailto:jodie.stevens@calgary.ca)

*One City, One Voice*



ISC: Protected

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**From:** Joe Pangia [mailto:[joepangia@shaw.ca](mailto:joepangia@shaw.ca)]  
**Sent:** Sunday, July 14, 2019 11:22 PM  
**To:** City Clerk  
**Subject:** [EXT] Re: LOC2018-0230

Please accept the attached letter in opposition to application LOC2018-0230.

Thank you and best regards,

Joseph A. Pangia  
Mount Pleasant Resident



July 2019

To: City Clerk, Councillors

Re: LOC2018-0230

Regretfully, I am unable to attend the public hearing for this particular zoning application. In my absence, please accept this letter as opposition to file LOC2018-0230.

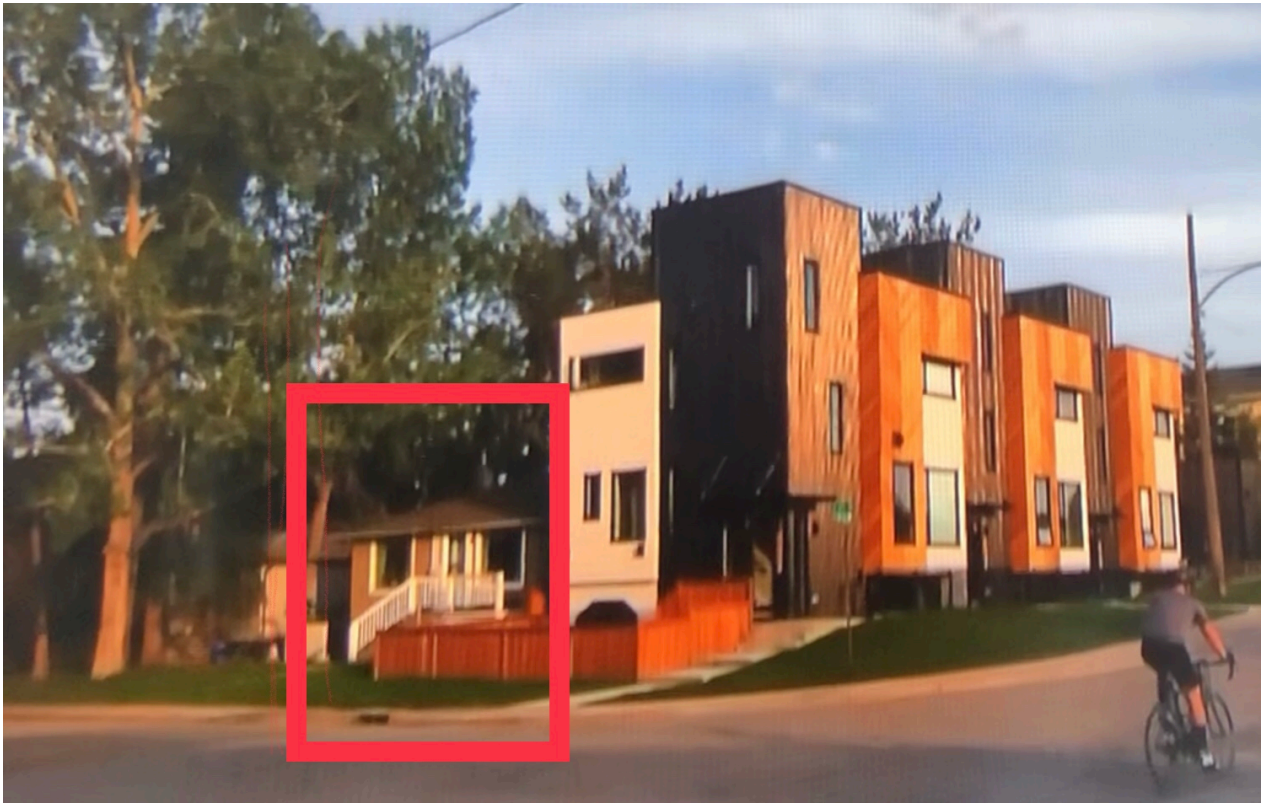
**Community Position and Engagement:**

The community of Mount Pleasant is in the midst of transition. As such, our community Planning, Transportation and Land Use committee hosted an open house visioning event where our membership voted overwhelmingly (**87.5%**) in favour of limiting R-CG developments to the major roadways in our community, namely 20<sup>th</sup> Avenue, 4<sup>th</sup> Street and 10<sup>th</sup> Street. This position was ratified by our Board of Directors at the community's Annual General Meeting.

These types of development applications have also garnered extensive media coverage, having been featured on CTV news several times in the month of June. Four different news reports aired outlining the growing frustration of the residents of this community with decisions being made in favour of developers at the expense of the residents. There have been over **250** letters submitted with respect to row house developments on our quiet residential streets. The public notice posted by the City of Calgary on the subject properties asks and encourages public opinion. It is abundantly clear by the supporting data, community opposition and the position of the community PTLU committee that these re-zonings are unwelcome on our quiet inner community streets and best suited on the busier roadways in our neighbourhood.

I offer a quote from our Ward Councillor Druh Farrell from an October 14, 2017 article published in the Calgary Herald. "We need to build communities that are more stable and more diverse. Part of that is to build a diversity of housing — housing that is more affordable for young families to move into a neighborhood. (Though) how we bring in that diversity needs to be done very sensitively."

The photo below was captured from a City of Calgary poster board at a recent open house. Surely this isn't the sensitivity which Councillor Farrell was referring to. The home owner outlined in the rendering below has essentially seen their privacy eliminated by an 11 meter wall with 4 units of windows peering into their backyard. This home has depreciated in value and is suddenly very difficult to sell. City representatives at the open house confirmed as much. Is this the sensitivity to the community that we were promised?



On one hand, the City asks for community involvement and input. They “want to hear from you”. When the community and the residents provide their feedback, is it considered? Are we heard? We are labelled “anti development”. We are told we “need to change with the times” and that “we will get used to it, it’s not so bad, you’ll see”. In the past 6 months, our community has seen:

- An approval for affordable housing on 20<sup>th</sup> Avenue and 6<sup>th</sup> Street
- An application for an 8 storey apartment complex on 17<sup>th</sup> Avenue and 9<sup>th</sup> Street
- An application for a 4-5 storey apartment complex on 23<sup>rd</sup> Avenue and 5<sup>th</sup> Street
- An application for a 5 storey apartment complex on 20<sup>th</sup> Avenue and 7<sup>th</sup> Street (Note: this is a larger building than the “Centro” building on Center Street and 20<sup>th</sup> Avenue which was approved on the basis of the Green Line Completion).

Again, this is only representative of a 6 month window. 17<sup>th</sup> Avenue between 4<sup>th</sup> street and 10<sup>th</sup> street has been redeveloped with several large scale apartment complexes and multi family units. Some of these are appropriate given the zoning and the commercial nature of the neighbouring properties. This hardly sounds like a community that is “anti development”. It merely sounds like a community that would like the developments to be in places with minimal disruption to the adjacent properties. This is something that is referenced and stressed in both the Municipal Development Plan and the Area Redevelopment Plan.

Councillor Farrell questioned on her twitter account on December 1, 2017 “Why isn’t cottage/cluster housing taking off in Calgary?” Perhaps because the families that the Councilor is trying to attract to these communities aren’t flocking to purchase \$600,000 row houses without back yards and prefer

semi detached and detached homes. All we have to do is look to our neighboring community to the west, Capitol Hill, who actually favors and encourages this housing type. A developer constructed a 10 unit row house complex on multiple lots between 15<sup>th</sup> and 16<sup>th</sup> street and 20<sup>th</sup> Avenue. 11 months after completion, 8 units remain unsold.

### **7<sup>th</sup> Street as a Collector Road**

I find it quite disingenuous that 7<sup>th</sup> Street is considered a “Collector Road” and being labeled as such to facilitate these types of re-zonings. When row house projects on 20<sup>th</sup> Avenue were approved, the rationale provided by City of Calgary planners was as follows:

The subject parcel(s) are located on a corner of a collector road, and have a major east-west traffic corridor which mitigates the impact redevelopment may have on adjacent properties.

7<sup>th</sup> Avenue runs north-south for 8 blocks. It is ended by 16<sup>th</sup> Avenue to the south and 24<sup>th</sup> Avenue to the west. How on earth could this be classified as a collector road? If it is, then so is 5<sup>th</sup> Street, 6<sup>th</sup> Street, 8<sup>th</sup> Street and 9<sup>th</sup> Street or any street in our community. 7<sup>th</sup> Street sees 1/40<sup>th</sup> of the traffic that 20<sup>th</sup> Avenue sees. I invite Councilors to stumble across this roadway in our neighborhood and justify this classification. It's quite disingenuous to say the least. The picture below was taken during rush hour traffic on a Tuesday afternoon. Other than parked cars, there is not a car in sight on this street from 24<sup>th</sup> Avenue to 16<sup>th</sup> Avenue.



### **Municipal Development Plan & Area Redevelopment Plan**

Both of these documents stress that the “established pattern of development” shall be respected. To date, all row housing construction has been in line with our community’s vision and limited to the major thoroughfares in our neighborhood. The established pattern of development is clearly either single detached homes or semi detached homes. Aside from 24<sup>th</sup> Avenue and 5<sup>th</sup> Street which has a unique mixed use zoning which includes residential, commercial (ReMax Central office building, Montessori Pre-School), retail (7-11, The Block Restaurant) and a large parking lot, there is not another inner residential intersection that holds a 4 unit townhouse/rowhouse.

Mount Pleasant is defined in the Municipal Development Plan (MDP) as a Developed Residential Area. As such, I reference the following, quoted directly from section 3.5 page 3-16 of the MDP:

- Recognize the predominantly low density nature of Developed Residential Areas and support the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood.
- Redevelopment within predominantly multi family should be compatible with the established pattern of development.

The current North Hills ARP offers the following:

- Maintain the general development and subdivision pattern of the adjacent area, parcel size, dimensions, orientation, usually to the avenue rather than the street, and the historic pattern of subdivision should be respected.
- Maintain and preserve the stability and character of the communities.
- Generally the maximum height allowed should be in the 9-10 meter range of the predominant R-C2 designation.

Our community is participating in the North Hills Working Group to update the ARP and establish clearer goals and visions for our community. I struggle to find the logic in allowing these re-zonings prematurely as these workshops continue. The completed and revised ARP has not yet been released and according to the City of Calgary will either be released in Q4 of 2019 or Q1 2020. How can the City arbitrarily alter the current ARP or pick and chose which policies apply until the new ARP is released? Especially when the public notice clearly states that the rezoning requires support to amend the ARP. Clearly the community and its residents have no appetite to amend the ARP in favor of rezonings of this nature.

### **Conclusion**

“My message to council is they were elected by the people and they must be accountable to the people” Kaycee Madu, Minister of Municipal Affairs July 10, 2019

A few months back I attended an open house in a neighboring community. A Councilor from another ward was in attendance and was asked by a concerned resident to articulate the benefits to the community relative to the specific development in question that evening. As if this was a joke to him, He stood there and smugly replied “how else are the developers going to make money”. If the end game is to simply acquiesce to the developers then what is the purpose of the public notice, call for community

opinion and public hearing? Simply send out a letter to the affected residents, similar to a contextual development, advising them that the development is proceeding and save everyone the hassle of believing that their input matters.

My hope is that the process isn't flawed and that the voice of the community, its membership, its residents and its association is considered, especially in the absence of a completed and revised Area Redevelopment Plan which is still in progress. I'm certain that council has larger, macro level issues to concern itself with but these micro level problems are very important to the residents of our community. People's livelihoods are at stake. It is my sincere hope that Council considers the supporting data collected by the constituents which they represent and continue to limit these developments to appropriate locations. Again, this is not a position of anti-development, but simply a position of development in the appropriate places, which aligns with Councilor Farrell's published comments, the Municipal Development Plan and the current Area Redevelopment Plan.

Yours respectfully,

Joseph A. Pangia

#### References and Citations

[https://www.mPCA.ca/uploads/Visioning\\_Report\\_3.pdf](https://www.mPCA.ca/uploads/Visioning_Report_3.pdf)

<https://calgaryherald.com/news/local-news/densification-causes-some-growing-pains-in-the-inner-citys-ward-7>

<https://twitter.com/DruhFarrell/status/936615174949126144>

<https://calgary.ctvnews.ca/proposed-development-and-land-use-change-has-mount-pleasant-residents-concerned-1.4452291>

<https://calgary.ctvnews.ca/video?clipId=1700646>

<https://calgarysun.com/opinion/columnists/bell-madu-reads-calgary-city-hall-the-riot-act>