

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 1901 5 ST SW - LOC2022-0153 - DMAP Comment - Tue 3/28/2023 8:52:39 AM
Date: Tuesday, March 28, 2023 8:54:16 AM
Attachments: [LOC2022-0153 Andrea Ewing.pdf](#)

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Application: LOC2022-0153

Submitted by: Andrea Ewing

Contact Information

Address: 1916 5A St SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Community character, Traffic impacts

General comments or concerns:

Please find attached a letter opposing LOC2022-0153, which we believe to be an unwarranted and unprecedented rezoning within the Cliff Bungalow Conservation and Infill area.

Andrea Ewing
[REDACTED]

March 28, 2023

Dear Councillors,

I am writing in strong opposition to the Land Use Redesignation LOC2022-0153 for the addresses 1901-1915 5 St SW in Cliff Bungalow. I am a resident of 5A street, a charming heritage street in Cliff Bungalow and our household feels the proposed redesignation very negatively affects our home and the broader neighbourhood of Cliff Bungalow.

My partner and I purchased our home at 1916 5A St SW in 2017, our home was built in 1908 and is in great company along our heritage dense street. We love where we live, Cliff Bungalow and 5A street are a truly unique and beautiful piece of Calgary, that allows us relative quiet and convenience in the heart of the city. Streets like 5A are very few and far between and we are quite concerned about the impact of rezoning across our alleyway.

When making the decision to purchase our home we were comforted by the established nature of the community, the Cliff Bungalow ARP and the neighbouring zoning in place that would preserve the esthetic we were so enamoured with. We understood that purchasing a heritage home requires potentially more upkeep and investment than some newer homes, but we were reassured that our investment would be sound based on the recognition of their value and a commitment to preserving these heritage homes by the city.

We accept that redevelopment is likely in such a desirable and convenient area, but we feel misled and dismayed at such a substantial potential scope change bordering our heritage area within the small Conservation and Infill boundary. At the same time that we have been receiving notices of the numerous rezonings offsetting our street we are also receiving surveys and notices regarding heritage incentives programs, suggesting that they are valued by some but not all departments of the city.

As pointed out in the application, there are walk-up style apartments in the area, behind our home and down our street, but a rezoning to the desired M-H1 category is unprecedented and unwarranted based on the developers plans.

The proposed Truman development falls just outside of the M-C2 zoning height and density restrictions, but the change to a zoning of M-H1 opens the parcel up for a different development plan at another time that could be much larger. Adjusting the development plan to fall within the M-C2 zoning would make it less out of place for the area and would also alleviate concerns of a future change in scope to the development that proceeds on the parcel of land. A 3 or 4 story apartment of this width will already be large for the neighbourhood, but a 5-6 story apartment will feel terribly overbearing, especially for the bungalow and small two story homes across its alleyway.

We'd also be remiss not to mention the impacts to the ongoing problematic traffic situation in the area. 5A Street, 19th Avenue and Royal Avenue are pieces of infrastructure that are also historic in nature, and these very narrow roadways can already be challenging for two way traffic at nearly all hours of the day. We fear the streets will become nearly impassible with the previously approved rezoning of the Fishman project and potentially this Truman project as well. The combination of increased traffic and inherent blind spots (especially along 19th Avenue SW) have the potential to substantially increase the number of

traffic incidents and put a large number of citizens, and the numerous neighbourhood young children, at risk. While it has been stated that the scale of the building does not require a traffic study; the significant congestion at peak hours due to Western High School yields a much larger traffic issue than that may appear at first glance – this only gets further compounded by the proposed Truman development.

We appreciate your time and consideration, we hope that this proposed rezoning can be stopped or limited to a M-C2 change.

Thank you,

Andrea Ewing & Ian McAvity

1916 5A St SW





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) Georgia

Last name (required) Hoffman

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)

Apr 4, 2023

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

(required - max 75 characters)

LOC2022-0153 1905-1913 5 ST SW

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)

To: Calgary City Council

28 March 2022

Re: Application for Land Use Amendment LOC2022-0153

Location 1901 – 1915 5 ST SW

We are concerned about the proposal to redesignate the above properties from M-CG d72 to M-H11 to allow the construction of a large multi-unit residential building.

We live across from the proposed development at 1914 5 ST SW in a single family home that we own.

Our concerns are that the proposed building would impact the livability of the community. It would:

- exceed the existing zoning;
- significantly exceed the height of the other buildings in the area;
- block the sun from nearby homes;
- generate significantly more traffic on adjacent streets;
- generate significantly more traffic in the back lane between Royal Ave and 19 Ave SW; and
- generate more parking on local streets due to visitors and deliveries to the building.

We therefore feel that the proposed building would be incompatible with the surrounding community, because of its height and significantly higher density, and we ask the City of Calgary not to change the Land Use to accommodate it.

Thank you for your attention to this matter.

Sincerely,

Georgia Hoffman
1914 5 St SW
Calgary, AB T2S 2B3
ghoffman@nucleus.com

David Frishman
1914 5 St SW
Calgary, AB T2S 2B3
dfrishman1023@gmail.com