

PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Yu May

Last name (required) Tai

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)

May 16, 2023

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

(required - max 75 characters)

LOC2022-0205 Amendment of land use for 201 7 Avenue NE

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

I am the property owner of 202 7 Avenue NE who have lived across from the proposed land use property for 20 years. I am writing to express my strong opposition to LOC2022-0205, proposed land use amendment for 201 7 Avenue NE. While the local community may be unable to prevent development, that in itself will be detrimental to the nearby residents. Nearly all residents in the Crescent Heights neighborhood are completely opposed to seeing all these multiunit built on every single corner of the blocks. This lovely character bungalow is still in really good shape with mature trees which sits on the main street where people use to stroll to the nearby park, if it passed, it will compromise the heritage character and scenery to the block. Not to mentioned the traffic and parking issues that it will caused. I would hope the City Council will object this land use change to keep our quality of life with low density family homes in our neighborhood and not for the benefit of the developers.

From: [REDACTED]
To: [Public Submissions](#)
Subject: 201 7 AV NE - LOC2022-0205 - DMAP Comment - Wed 5/3/2023 8:23:31 AM
Date: Wednesday, May 3, 2023 8:23:41 AM

Application: LOC2022-0205

Submitted by: Tyler Young

Contact Information

Address: 217 5 Ave NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses

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:

Hi,

I strongly oppose this LOC. It's in the 200 block of NE Crescent Heights on a Heritage Avenue. Most local residents, including myself feel it's important to preserve the few R2 properties that remain in the area, particularly in the 200 block. I'm not at all opposed to density, I feel it has a very positive impact on local businesses. I would just like to see densification happen in the areas that are already zoned for it, and in Crescent Heights NE there are a lot of these properties available in the 100 and 300 blocks. Some of the existing corner fourplexes in the neighbourhood have created aesthetic issues due to poorly maintained landscaping and overflowing waste bins, and this particular parcel is on 7th Ave NE which is a highly visible avenue as most people that live south of 7th Ave access the neighbourhood from this road when taking Centre Street. If this parcel is to be redeveloped I would be happy with a duplex that complies with the North Hill Communities Heritage Guidelines as an R2 property.

Thanks for your consideration.

-Tyler Young
217 5 Ave NE

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 201 7 AV NE - LOC2022-0205 - DMAP Comment - Wed 5/3/2023 8:53:48 PM
Date: Wednesday, May 3, 2023 8:53:51 PM

This Message Is From an External Sender

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Application: LOC2022-0205

Submitted by: Marley Young

Contact Information

Address: 217 5 Avenue NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Lot coverage, Building setbacks, Shadowing impacts, 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:

As a long term resident of Crescent Heights, I strongly oppose LOC2022-0205. Seventh avenue is a main street used to enter Crescent Heights from Centre Street, and is lined with numerous heritage trees and heritage homes. I am not opposed to creating more density, and would even support a duplex being built on this property. The issue with rezoning to allow for corner fourplexes has been prevalent and problematic in our neighbourhood, with developers coming in to turn a profit and focusing more on quantity than quality. We end up having more rentals, less pride in ownership, and with one fourplex in particular on 5 ave NE, numerous 3-1-1 complaints have been submitted for lack of care of the property. An additional issue that I have with the rezoning and fourplexes in general is the extreme loss of greenspace on the property. Most of the fourplexes have no significant front or backyard space, which not only impacts the community and our lack of aesthetic landscaping, but also does not attract families with children (density) because the homes are not designed with these types of families in mind. I would be happy to support new development on this parcel, but do not support the rezoning.

Thank you for your consideration,

Marley Young

217 5 Avenue NE



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I have read and understand the above statement.

First name (required) Deborah

Last name (required) McCaffrey

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)

May 9, 2023

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

(required - max 75 characters)

Building of 4 plex at 201 - 7 avenue N E.

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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I have read and understand the above statement.

First name (required) Shannon

Last name (required) Reinholdt

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) | Standing Policy Committee on Infrastructure and Planning |
|------------------------------------------------------------|----------------------------------------------------------|

| | |
|----------------------------|--------------|
| Date of meeting (required) | May 16, 2023 |
|----------------------------|--------------|

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

| | |
|--------------------------------|-----------------------------------------------------------------------------|
| (required - max 75 characters) | Council meeting - Public hearing - To express my concern regarding the prop |
|--------------------------------|-----------------------------------------------------------------------------|

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

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Dear City Officials,

I am writing to express my concern regarding the proposed construction of a four-plex property that is being proposed for 201 7th ave NE. As a long-term previous resident of this neighborhood that has live in several homes within the crescent heights community, I am opposed to this development and would like to urge you to deny the permit for the following reasons:

1. **Increased Density:** The addition of a four-plex to our neighborhood will result in increased density, leading to more noise, traffic, and congestion in the area. This can have a negative impact on the quality of life for existing residents as the neighborhood has already experienced a significant increase in population due to condensed multi-home structures.
2. **Parking Issues:** As the proposed four-plex will accommodate more residents, there will likely be an increase in vehicles in the area. This can lead to parking issues and block access to driveways and garages, making it difficult for residents to park their vehicles. The parking along the street is also offered for those who want to attend to the amenities parallel to street, this will decrease if not remove the parking as an option for local residence.
3. **Safety Concerns:** The addition of more residents to the area can also result in safety concerns, particularly for children and pedestrians. More traffic can make it difficult for pedestrians to cross the street safely, increasing the risk of accidents. There is a local park near by across the street so this will indefinitely increase the traffic at an already busy intersection and street.
4. **Change in Character:** The proposed development will change the character of our neighborhood, which may not be desirable to existing residents who have lived here for many years. It can also lead to a decline in property values for existing homes. It will also impose on important local gardens with the yards next to it as the towering building will impose a shadow for most of the day.
5. **Infrastructure Issues:** The construction of a four-plex will put additional strain on our existing infrastructure, such as water and sewer systems, leading to increased maintenance costs for the city.

In conclusion, I strongly urge you to consider the impact of this proposed four-plex on our neighborhood and deny the permit for its construction. The addition of this development will have negative consequences for the community, neighborhood, and residents nearby, and we must consider the long-term impact of such developments on the overall well-being of the community. Thank you for considering my concerns.



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I have read and understand the above statement.

First name (required) Lorraine

Last name (required) Gorsche

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?

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

Council

Date of meeting (required)

May 16, 2023

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

(required - max 75 characters)

201-7th Ave. N.E development

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

In opposition

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As a long time resident of the community I have seen increased traffic on 7th Ave between Centre St and Edmonton Trail. This has been mitigated to some degree by stops signs at every corner but increased density continues to create issues. Mount Pleasant Park is only a block away and became a dog park several years ago which increases the traffic flow and increases constraints on parking. Many people choose this area to walk to work which makes it even busier. We would like to see a parking plan if you are going to allow higher density living in this area. The current two hour parking limits doesn't seem to be having a large enough impact.

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First name (required) myrtle Melnik

Last name (required) Melnik

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?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 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 201-7 Ave. N. E. Crescent Heights Bylaw 5802023

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

In opposition

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April 20. 2023 To Whom it may concern: My name is Myrtle Melnik, I live at 205- 7 Ave.N. E. next to the property at 201-7 Ave. N. E. I have lived here since 1964 and have enjoyed the area and the people. I am 92 years old and I am unhappy to hear of the option the builder has in mind to change the building code from an R2 to an R4 on the property at 201- 7 Ave. N. E. which would increase the population at this corner lot immensely including huge parking issues. The larger building would take up a higher area and width wise would go right from 7th avenue going south to the alley and a much taller building blocking off the sun to the extent that sitting in ones yard would not be pleasant. The garden plot I used as a garden would then not be an option as there would be too much shade. Many units from this R4 building on our side would be looking on our side would be looking out their windows at us and giving us little privacy. I have a Christian satellite dish and I am wondering if that building they want to build would effect its use?
I am hoping this change to an R4 will not take place making our lives with much less privacy. Regards. Myrtle Jeannine Melnik.

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| | |
|----------------------------------------------------------------------------|-----------|
| First name (required) | Glen |
| Last name (required) | Reinholdt |
| Are you speaking on behalf of a group or Community Association? (required) | No |
| What is the group that you represent? | |

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(required)

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 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 201 - 7 Avenue NE RC2 to RCG

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

In opposition

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TRAFFIC CONJESTION ; This is one of three portal traffic intersection to access secluded residential south to 2nd Ave from rush hour downtown traffic
LACK OF PEDESTRIAN SIDEWALK : No alternative sidewalk exists from 7 Ave NE to Lawn Bowling Facility & Rotary Park
HERITAGE GUIDELINES: This proposed redevelopment does fit into community character regardless of exterior finishings to mimic architectural continuity
PRIVACY CONSIDERATION : Proposed development would destroy adjacent house & back yard privacy , as shown by identical development ar 301 - 7Ave NE : Refer to photo attachments
ELM TREES: This Street & Avenue in Calgary is part of the largest biosphere of Mature Elm in Canada , any severe pruning to accommodate this redevelopment may kill or injure irreparably
PEDESTRIAN CORRIDOR : This Fourway Stop intersection 7 Ave. & 1St. N.E. is used as bicycle & pedestrian corridor as defined by Calgary Pathways and Bikeway Map
ROTARY PARK : Extreme Caution Implementation should be exercised as School Groups , Day Care Outings and Dog Owner's visit Rotary Park multi-use facilities



CPC2023-0180
Attachment 7







