

**Smith, Theresa L.**

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**From:** Heather Lyseng [Heather1@officeconcepts.ca]  
**Sent:** 2013 May 22 9:15 AM  
**To:** Albrecht, Linda  
**Subject:** FW: Message from KMBT\_C353 c0240 Office Concepts  
**Attachments:** SKMBT\_C353 13052208100.pdf

CPC2013-051  
Public Submission 1

Please see attached, letter of objection.

Heather Lyseng

**Heather Lyseng**  
Operations Coordinator  
**Office Concepts Incorporated**  
100, 3103 14th Avenue NE  
Calgary, Alberta T2A 7N6  
P 403.355.2733  
F 403.226.9118  
E [heather@officeconcepts.ca](mailto:heather@officeconcepts.ca)  
[www.officeconcepts.ca](http://www.officeconcepts.ca)

RECEIVED  
2013 MAY 22 A 9:25  
THE CITY OF CALGARY  
CITY CLERK'S

**WE HAVE MOVED SO PLEASE NOTE OUR NEW ADDRESS ABOVE**

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**From:** [copier@officeconcepts.ca](mailto:copier@officeconcepts.ca) [<mailto:copier@officeconcepts.ca>]  
**Sent:** Wednesday, May 22, 2013 9:11 AM  
**To:** Heather Lyseng  
**Subject:** Message from KMBT\_C353 c0240 Office Concepts

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail South  
PO Box 2100, Postal Station M  
Calgary, Alberta T2P 2M5

RECEIVED  
2013 MAY 22 A 9:25  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Sirs:

Re: Re-Zoning of the adjacent Property  
2417 – 2<sup>nd</sup> Street SW, Calgary, Alberta

We are owners of a condo #11, 2417 – 2<sup>nd</sup> Street located in Calgary. We understand there is a meeting by Council to pass a bylaw to re-designate the land located at 306, 308, 310 and 312 – 25<sup>th</sup> Avenue SW. As an owner I can't tell you how opposed I am to this for just a few of the following reasons:

Traffic, congestion;  
Noise;  
Re-sale value; (one of the most important)  
Loss of Revenue Property;  
View;  
Parking;

We pay a lot in Condo Fees, and who pays if the foundation is affected due to the construction, because if there is any damage it will be the cause of the development and not a direct result of the owners.

I hope this letter is clear and that my intent is to save our building and that the City will favour the decision and do the right thing.

Respectfully Yours

Neil & Heather Lyseng

**Albrecht, Linda**

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**From:** Peter Bartsch [peter@phbartsch.com]  
**Sent:** 2013 May 23 2:08 PM  
**To:** Albrecht, Linda  
**Subject:** Support for Bylaw 44D2013

**CPC2013-051**  
**Public Submission 2**

Dear Sir/Madam;

I would like to indicate my support for the development proposed at 306 - 312, 25th Ave SW being eight floors high, if that is what was requested. The buildings on the south side are generally 18+ floors high, the north side is 5 floors high and it makes sense to increase density on this side of 25 St.

The Fountains of Mission are taller than 5 floors, the building on the NE corner of 4th and 25th is a high rise so a higher building than 5 floors in between makes sense. Five floors was the common standard in the Mission ARP, without regard for specific areas that could be different due to their unique circumstances. The north side of 25th Ave is one such case, especially as that would cause virtually no shadowing impact to the condo across the lane from them.

I have no concerns about a higher building at that location and it would cause no shadowing or line of sight concerns from my house at 302, 24th Ave SW.

Peter Bartsch

RECEIVED  
2013 MAY 23 P 3:00  
THE CITY OF CALGARY  
CITY CLERK'S

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail South  
PO Box 2100, Postal Station M  
Calgary, Alberta T2P 2M5

RECEIVED

2013 MAY 27 A 8:14

THE CITY OF CALGARY  
CITY CLERK'S

Dear Sirs:

Re: Re-Zoning of the adjacent Property  
2417 – 2<sup>nd</sup> Street SW, Calgary, Alberta

We are owners of a condo #11, 2417 – 2<sup>nd</sup> Street located in Calgary. We understand there is a meeting by Council to pass a bylaw to re-designate the land located at 306, 308, 310 and 312 – 25<sup>th</sup> Avenue SW. As an owner I can't tell you how opposed I am to this for just a few of the following reasons:

Traffic, congestion;  
Noise;  
Re-sale value; (one of the most important)  
Loss of Revenue Property;  
View;  
Parking;

We pay a lot in Condo Fees, and who pays if the foundation is affected due to the construction, because if there is any damage it will be the cause of the development and not a direct result of the owners.

I hope this letter is clear and that my intent is to save our building and that the City will favour me and do the right thing.

Respectfully Yours



Neil & Heather Lyseng

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail South  
PO Box 2100, Postal Station M  
Calgary, Alberta T2P 2M5

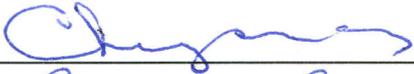
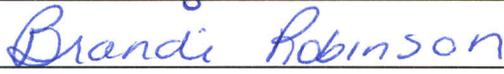
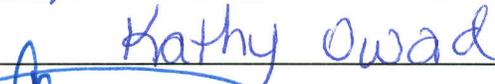
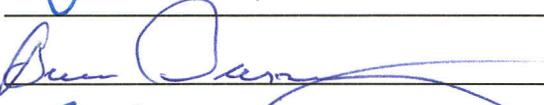
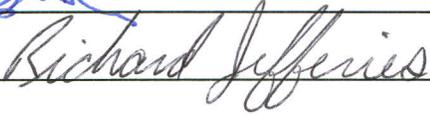
Dear Sirs:

Re: Re-Zoning of the adjacent Property  
2417 – 2<sup>nd</sup> Street SW, Calgary, Alberta

This letter is to object to the rezoning

Traffic, congestion;  
Noise;  
Re-sale value; (one of the most important)  
Loss of Revenue Property;  
View;  
Parking;

Please see the following Names who are opposed

Cody Lyseng	
Brandi Robinson	
Gail Wood	
Kathy Owad	
Chris Letheby	
Brian Dancey	
Brad Dancey	
Sean Sinclair	
Paul Haddow	
Cory Gochee	
Brad Hembroff	
Richard Jefferies	

**Albrecht, Linda**

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**From:** Jenny C [starsmega@yahoo.com]  
**Sent:** 2013 May 25 8:49 AM  
**To:** Albrecht, Linda  
**Subject:** Mission By Law 44D2013 - M-H2f4.5h24

**CPC2013-051  
Public Submission 4**

Dear City Clerk,

I am an owner at the Medici, 15, 2417- 2nd Street SW.

I am concerned of the application to rezone the subject property to multi-level high density medium rise.

There is a lack of space in the vicinity for parking on the 25th Ave SW, 2nd Street SW, and in the alley, and adjacent condominiums as it is now. The Medici itself does not have sufficient parking lots for each resident, and with more density residential units, parking will be a major problem in the area to accomodate more residents in the area.

Traffic congestion will be another concern with higher car population, and insufficient resources to cope with the higher frequency of use of limited resources.

Traffic would also be impacted by guest parking in the area.

Noise pollution would be another concern as more residents move into the area and building patios.

The Medici would be markedly dwarfed by a much higher building just adjacent to it and would change the skyline, character and atmosphere of the area. There would be sightline concerns, perhaps looking into someone's bathroom or bedroom, shadow impacts which impacts sunlight coming in to affected units facing the new building, local impacts from wind, etc.

The foundation of the Medici can be impacted as it sits on a relatively small strip of land mass which can be potentially affected by deep excavation of the adjacent property.

What legal compensations and ethical provisions would be in place or there be for the Medici to be protected from consequential repercussions of rezoning efforts in development of the adjacent property?

Under these circumstances, the Medici would be restricted in any future re-development of the building.

It may be just as well that the Medici be bought out and be considered to be included in the re-development of the lands in the block.

Sincerely,  
Jenny Chok

RECEIVED  
2013 MAY 27 A 8:45  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** Allan MacRae [firsst@shaw.ca]  
**Sent:** 2013 May 28 3:55 PM  
**To:** Albrecht, Linda  
**Subject:** Opposition to Proposed Mission Bylaw 44D2013

**CPC2013-051  
Public Submission 5**

Attn.: City Clerk, Calgary

Dear Sir/Madame:

I am completely opposed to the rezoning of 306, 308 and 310 – 25 Avenue SW.

We spent many years developing and adopting the Mission Area Re-Development Plan and this proposed re-zoning will begin to destroy that plan.

Yours truly, Allan MacRae  
902 – 318 – 26<sup>th</sup> Avenue SW  
Calgary AB  
T2S2T9  
[firsst@shaw.ca](mailto:firsst@shaw.ca)

RECEIVED  
2013 MAY 29 A 8:12  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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**From:** cathleenf [cathleenf@aol.com]  
**Sent:** 2013 May 28 10:47 PM  
**To:** Albrecht, Linda  
**Subject:** RE: Mission Bylaw 44D2013

**CPC2013-051**  
**Public Submission 6**

Hello,

I would like to express my concerns with regards to the proposed redesignation of land located at 306, 308, 310, 312 25th Ave SW in Mission. I live at 315 24th Ave SW and this proposed development directly faces my building.

There are several reasons why this project should not proceed:

1. The alley way between 24th Ave and 25th Ave is very busy. There is a Shoppers Drug Mart at the end of the alley way without a proper loading dock. Thus, delivery trucks can be lined up three deep down the alley blocking traffic from getting onto 4th St SW. This, along with the number of vehicles currently using the alley and parking in the alley has created a traffic bottle neck. The addition of more vehicles using the alley from a multi-residential development will make the situation worse.
2. Any demolition and construction of a new building on 25th Ave will have to take place on the alley between 24th and 25th Ave. The reason for this is because 25th Ave is a major road that leads into and out of Mission. This road can not be blocked. Therefore, the residents in the building at 315 24th Ave will have to put up with excessive construction noise, dust and more alley congestion and potential alley closures. Our underground parking faces the alley and we need a way to enter and exit our residences.
3. The proposed development is apparently going to be 8 stories in height. There is not another building between 19th Ave SW and 25th Ave SW between 2nd St and 4th St that is this tall. The development will be unsightly.
4. If the development were completed there will be too much noise generated by the number of new tenants in a one block radius. This, in addition to the number of outdoor patios at the end of our street is taking away from what was once a quiet area.

I would be more than happy to submit photos of the alley congestion if requested.

Sincerely,  
Cathleen Foster

</span>

RECEIVED  
2013 MAY 29 A 8:12  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

---

**From:** cathleenf [cathleenf@aol.com]  
**Sent:** 2013 May 28 10:47 PM  
**To:** Albrecht, Linda  
**Subject:** RE: Mission Bylaw 44D2013

**CPC2013-051**  
**Public Submission 7**

Hello,

I would like to express my concerns with regards to the proposed redesignation of land located at 306, 308, 310, 312 25th Ave SW in Mission. I live at 315 24th Ave SW and this proposed development directly faces my building.

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4. If the development were completed there will be too much noise generated by the number of new tenants in a one block radius. This, in addition to the number of outdoor patios at the end of our street is taking away from what was once a quiet area.

I would be more than happy to submit photos of the alley congestion if requested.

Sincerely,  
Cathleen Foster

</span>

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2013 MAY 29 A 10:10  
THE CITY OF CALGARY  
CITY CLERK'S

CPC2013-051

Public Submission 8

606 318-26 Ave S.W

Calgary Alberta T2S2T9

May 30, 2013

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S  
P.O. Box 2100 Postal Station M  
Calgary Alberta T2P 2M5

RECEIVED  
2013 MAY 29 P 1:05  
THE CITY OF CALGARY  
CITY CLERK'S

Madams and Sirs,

I am vehemently opposed to you,  
City of Calgary to redesignating the land  
located at 306, 308, 310 and 312 - 25 Ave. S.W  
(Plan B1, Block 44, Lots 10 and 11) from  
DC Direct Control District to Multi-Residential -  
High Density Medium Rise (M-H2F4, S624) District.

Sincerely,  
Shirley Adams,  
606 318-26 Ave. S.W.,  
Calgary, Alberta T2S2T9

**Albrecht, Linda**

---

**From:** Massage For Health and Laser Hair Removal Clinic Inc [massagetrico@gmail.com]  
**Sent:** 2013 May 29 2:42 PM  
**To:** Albrecht, Linda  
**Subject:** Save the Mission Heritage homes

**CPC2013-051**  
**Public Submission 9**

To whom it may concern,

I was born and raised in Calgary & I feel like all the historic building are being torn down. Calgary doesn't seem to believe in keeping its history. The downtown is turning into a concrete jungle and loosing all of it's character. Please bring a stop to this & turn down the proposal to build a new multi family unit that will be replacing four nice old homes that are still in good shape. Let us as Calgarians be proud of our heritage. These houses are on 25th AVE SW I believe the house numbers are 306,308,310 & 312

Thanks you

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2013 MAY 29 P 2:52  
THE CITY OF CALGARY  
CITY CLERKS

Julie Aitken  
318 26<sup>th</sup> Ave. S.W.  
#702  
Calgary, AB  
T2S 2T9

FAX 3 PAGES TO:  
403 268 2362

May 28, 2013  
Office of the City Clerk  
The City of Calgary  
100 Macleod Trail S.  
P.O. Box 2100, Postal Str. "M"  
Calgary, AB  
T2P 2M5

RECEIVED  
2013 MAY 30 A 8:46  
THE CITY OF CALGARY  
CITY CLERK'S

To Whom: it may concern,  
I am totally opposed to the enclosed  
proposal.

Julie Aitken



THE CITY OF  
**CALGARY**

RECEIVED

2013 MAY 30 A 8:46

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**

THE CITY OF CALGARY  
CITY CLERK'S

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2013 June 10, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2013 May 16**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE.

Persons wishing to submit a letter or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions received by the City Clerk **not later than 10:00 o'clock IN THE MORNING OF THURSDAY, 2013 May 30**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

*The personal information on submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.*

Submissions received by the deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personnel information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

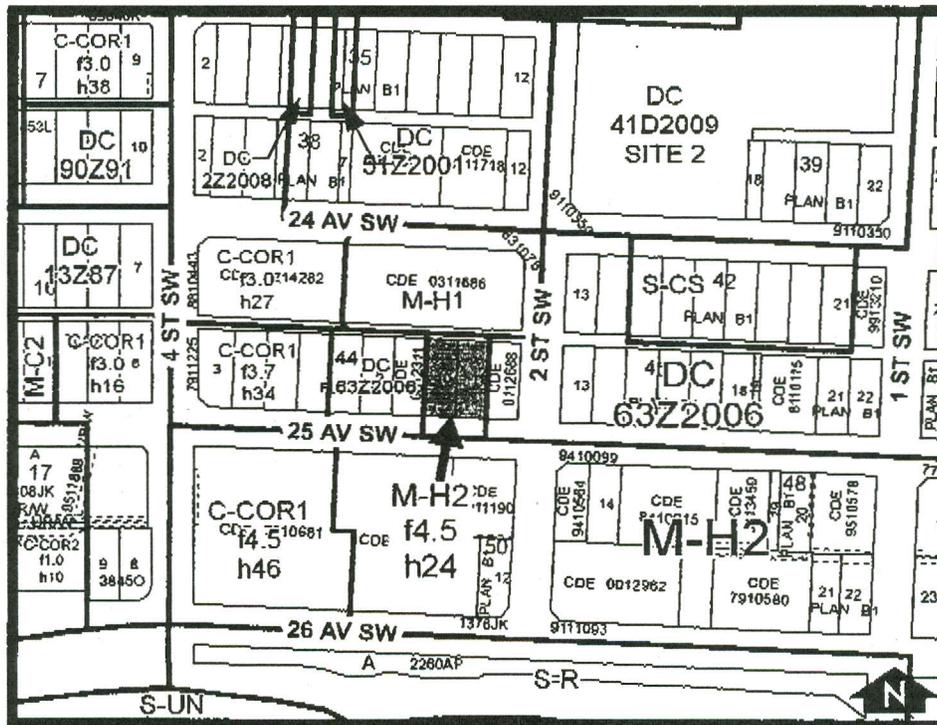
If the Public Hearing is still in progress at 9:30 o'clock in the evening, Council may conclude the matter under discussion and will reconvene at 1:00 o'clock of the next business day.

Susan Gray, CITY CLERK

**The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007, except those for the DC District which are available from Development and Building Approvals. Please direct questions with regard to the matters mentioned herein to at 403-268-6774.**

**MISSION  
BYLAW 44D2013**

To redesignate the land located at 306, 308, 310 and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from DC Direct Control District to Multi-Residential—High Density Medium Rise (M-H2f4.5h24) District.



**Albrecht, Linda**

---

**From:** Rick Williams [rkwilliams@shaw.ca]  
**Sent:** 2013 May 30 9:42 AM  
**To:** Albrecht, Linda  
**Cc:** Mar, John Y.  
**Subject:** Fw: Mission Public Hearing Bylaw 44D2013 (LOC2012-0025)  
**Attachments:** LOC 2012-0025 CBMCA Public Hearing June 10, 2013.docx

**CPC2013-051**  
**Public Submission 11**

Office of the City Clerk

Please find enclosed in the body of this email, and as an attachment for your convenience, a letter of comments from the Cliff Bungalow-Mission Community Association to Mayor and Council regarding the hearing on Land Use Designation in the Mission community on June 10 2013.

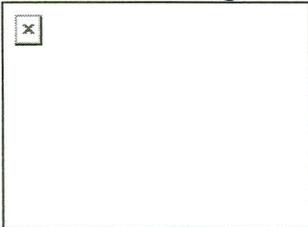
Thank you

Rick Williams

Director Development and Planning  
Cliff Bungalow-Mission Community Association  
t: 403.246.3878 e: [rkwilliams@shaw.ca](mailto:rkwilliams@shaw.ca)

RECEIVED  
2013 MAY 30 A 9:42  
THE CITY OF CALGARY  
CITY CLERKS

**Cliff Bungalow-Mission Community Association**



*Mailing Address:*  
#462, 1811 – 4<sup>TH</sup> STREET SW  
CALGARY AB T2S 1W2  
Phone: (403) 245-6001

*Location of Community Hall:*  
2201 CLIFF STREET SW, CALGARY  
(West of 5<sup>th</sup> Street on 22<sup>nd</sup> Avenue SW)

**Bylaw 44D2013    LOC2012-0025**  
**Application Description: Land Use Amendment**  
**Site Address: 306 25 Avenue SW**  
**Community: Mission    LUD: DC63Z2006**

RECEIVED

2013 MAY 30 A 9:42

THE CITY OF CALGARY  
CITY CLERK'S

Dear Mayor and Council

The Cliff Bungalow-Mission Community Association supports the recommendation of the Authority of the City of Calgary to the Calgary Planning Commission for refusal of this application and the subsequent decision of the Planning Commission to recommend abandoning the amendment to the Mission Area Redevelopment Plan.

The CBMCA has expressed its opposition to this land use application as it is in direct conflict with the objectives, policy and intent of the Mission Area Redevelopment Plan and the objectives of the Municipal Development Plan. This application for spot upzoning is an arbitrary and unreasonable application to change land use in a very small area at variance with an overall comprehensive plan. This letter will summarize our position as presented to the application and the Planning Commission hearing.

The Cliff Bungalow Community Association, residents of the Mission community and the City of Calgary employed a City led process over a seven year period to draft the Mission Area Redevelopment Plan (2006). The ARP was adopted by Council relatively recently, in July of 2006, and has been incorporated into LUB 1P2007.

The community of Cliff Bungalow-Mission is a walkable, vibrant, complete community whose special character and contribution to the inner city urban fabric is recognized by the citizens of Calgary. This character is reflected in policy in numerous sections of the Mission ARP. Innovative policies such as backyard and alley residential development, live-work, multi-suites, adaptive re-use and a mix of housing types and tenures were incorporated and areas of the community were evaluated and designated for best use. The document was crafted to help ensure the contextual quality of a neighbourhood that would attract new residents and businesses to our community and accommodate growth and densification while retaining essential character and liveability. City Council, in passing this policy document only a short while ago, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community. This objective was reinforced in the Municipal Development Plan under 'Creating Great Communities'.

The community visioning and ARP process led to continuing engagement and awareness of the impact of planning and development on inner city communities. A large number of our residents and CA members participated in Imagine Calgary, the Planit Calgary process and the Municipal Development Plan engagement series, and we are presently an active participant in the Transforming Planning process. We consider our neighbourhood to be the one of the best models in the City of a rich, vibrant, inner city mixed use culture. The residents of Mission and the Community Association have contributed to and participated in a number of progressive planning policies, including intensification in an established community through designated areas of mid- to- high and high density zoning, application of mixed residential/commercial use on our High Streets, and the initiation of a concept plan for high density development on the 20 hectare Holy Cross sight. We are seeing the results of effective growth management on a daily basis, with a very large number of high quality projects under construction or in the development process. Changing land use on a piece-meal basis does not serve this process well and seems detrimental to sound planning principles and processes, and the City of Calgary's commitment to its citizens.

Thank you for your consideration in this matter

Sincerely;

Rick Williams

Director Development and Planning  
Cliff Bungalow-Mission Community Association  
t: 403.246.3878 e: [rkwilliams@shaw.ca](mailto:rkwilliams@shaw.ca)

**CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION**



*Mailing Address:*  
#462, 1811 – 4<sup>TH</sup> STREET SW  
CALGARY AB T2S 1W2  
Phone: (403) 245-6001

*Location of Community Hall:*  
2201 CLIFF STREET SW, CALGARY  
(West of 5<sup>th</sup> Street on 22<sup>nd</sup> Avenue SW)

May 23, 2013

**Bylaw 44D2013    LOC2012-0025**  
**Application Description: Land Use Amendment**  
**Site Address: 306 25 Avenue SW**  
**Community: Mission    LUD: DC63Z2006**

Dear Mayor and Council

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The CBMCA has expressed its opposition to this land use application as it is in direct conflict with the objectives, policy and intent of the Mission Area Redevelopment Plan and the objectives of the Municipal Development Plan. This application for spot upzoning is an arbitrary and unreasonable application to change land use in a very small area at variance with an overall comprehensive plan. This letter will summarize our position as presented to the application and the Planning Commission hearing.

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The community of Cliff Bungalow-Mission is a walkable, vibrant, complete community whose special character and contribution to the inner city urban fabric is recognized by the citizens of Calgary. This character is reflected in policy in numerous sections of the Mission ARP. Innovative policies such as backyard and alley residential development, live-work, multi-suites, adaptive re-use and a mix of housing types and tenures were incorporated and areas of the community were evaluated and designated for best use. The document was crafted to help ensure the contextual quality of a neighbourhood that would attract new residents and businesses to our community and accommodate growth and densification while retaining essential character and liveability. City Council, in passing this policy document only a short while ago, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community. This objective was reinforced in the Municipal Development Plan under ‘Creating Great Communities’.

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Thank you for your consideration in this matter

Sincerely;

Rick Williams

Director Development and Planning  
Cliff Bungalow-Mission Community Association  
t: 403.246.3878      e: [rkwilliams@shaw.ca](mailto:rkwilliams@shaw.ca)

**Albrecht, Linda**

---

**From:** Scott and Pat Campbell [scottandpat2004@yahoo.com]  
**Sent:** 2013 May 30 9:58 AM  
**To:** Albrecht, Linda; Mar, John Y.; Ward 8 Contact  
**Cc:** irst@shaw.ca; debbrekke@shaw.ca  
**Subject:** Fw: Opposition to Land Use Amendment LOC 2012-0025

**CPC2013-051**  
**Public Submission 12**

RECEIVED  
2013 MAY 30 A 9:58  
THE CITY OF CALGARY  
CITY CLERK'S

Re: 306, 308, 310, and 312 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11)

Attention: Honorable City Council, The City of Calgary,

We are in opposition to the proposed development on 306, 308, 310 and 312 - 25 Avenue SW. Unfortunately, we are traveling on business and are disappointed that we won't be able to address City Council in person on June 10<sup>th</sup>. Please take this email as our passionate appeal for Council to recognize the important work jointly sponsored by the City of Calgary and the Cliff Bungalow Mission Community Association (CBMCA). Years in consultation and thousands of hours of work by the CBMCA, interested parties, City of Calgary employees, and the Urban Design Studio (Faculty of Environmental Design, U of Calgary) produced the Mission Area Redevelopment Plan (MARP) which was adopted by bylaw on July 18, 2006.

In my opinion, the City Council has an obligation to carefully review, and respect the impressive work that produced the CBMCA, as well as a bylaw that was only approved eight years ago when making this decision. Calgary's current Mayor and City Council are making a significant difference to the City of Calgary, so wouldn't it be a shame if your work was thrown out by elected officials less than 10-years from now?

This one proposed development is suggesting that the city toss out the valuable wisdom that was prepared over many years. If it is approved, it will open the floodgates for developers to completely undermine this amazing community. We urge you to deny this application.

Below is a more detailed email that I submitted back in 2012 – I'd appreciate you taking the time to review it as well.

Respectfully,

Thomas Scott Campbell

Patricia Campbell

Owners at 318 – 26 Avenue SW, The Riverstone

cc: John Mar, Eileen Badowich

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**From:** Scott and Pat Campbell [mailto:scottandpat2004@yahoo.com]  
**Sent:** Thursday, May 30, 2013 8:35 AM  
**To:** Campbell, Scott S SENAC-STE/166  
**Subject:** Fw: Opposition to Land Use Amendment LOC 2012-0025

----- Forwarded Message -----

**From:** "Brenkman, Giyan B." <Giyan.Brenkman@calgary.ca>  
**To:** Scott and Pat Campbell <scottandpat2004@yahoo.com>  
**Sent:** Fri, August 17, 2012 3:21:36 PM  
**Subject:** RE: Opposition to Land Use Amendment LOC 2012-0025

Thank you Thomas and Patricia, I have received your email. Issues that you have identified will be considered. Your correspondence will be included on record in the file and a summary of all public feedback in regard to the proposal will be noted in Administration's report to the Calgary Planning Commission.

Sincerely,

Giyan

**Giyan Brenkman**

Planner - Land Use Amendment Services  
Land Use Planning and Policy  
The City of Calgary  
P.O. Box 2100, Stn M. #8117  
Calgary, AB Canada T2P 2M5  
T (403) 268-2678 | F (403) 268-3542



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**From:** Scott and Pat Campbell [<mailto:scottandpat2004@yahoo.com>]  
**Sent:** 2012 August 16 7:41 AM  
**To:** Brenkman, Giyan B.; Mar, John Y.; Ward 8 Contact; Brenkman, Giyan B.; Mar, John Y.; Ward 8 Contact  
**Cc:** [firsst@shaw.ca](mailto:firsst@shaw.ca)  
**Subject:** Opposition to Land Use Amendment LOC 2012-0025

**Receipt requested.**

**Attn: Giyan Brenkman, File Manager**

We are in complete opposition to the proposed development on 306, 308, 310 and 312 - 25 Avenue SW. We are not against progress, but developments should complement a community. Proposal LOC2012-0025 would be a scar on the community, with such a large structure wedged into such a tiny footprint.

Key principles of the City of Calgary's Mission Area Redevelopment Plan (MARP) cannot be disputed by a reasonable person, as they are clearly set out for the betterment of the City of Calgary and the local community - not just one development. The proposed development fails in all aspects of the plan. Four key elements of this vision include:

1. **Recognizing the unique role that Mission has played in the history of Calgary and the significance of preserving where possible its special character buildings.** The four homes currently slated to be demolished are attractive older character homes. The Applicant states that the lovely homes they are wanting to demolish ". . . are reaching a point where the required capital reinvestment to maintain them cannot be economically supported by market rental revenues." The MARP section 6.2.3.3 states that "Property owners of older character homes and apartments will be encouraged to take advantage of the federal Residential Rehabilitation Assistance Program, as well as any other available home rehabilitation grants."
2. **Promoting a built form of medium to high density apartment development that blends into the existing streetscapes in a sensitive manner.** The proposed development will be 24 meters high, not even attempting to respect adjacent properties, and substantially above the MARP limit of 5 storeys high and FAR of 3.5. Section 6.2.3.5 of the MARP states that ". . . developments should be of a scale that is

integrated within the community . . .". Furthermore, a building of that size will create a funnel effect up 25th Avenue and cause a loss in property value to many residents in the vicinity.

3. **Encouraging private developers to contribute to affordable housing.** The proposed development with 35 units on only 7 floors is clearly geared to the upper class, missing the goal of encouraging affordable housing.
4. **Supporting pedestrian-oriented commercial developments along 4 Street SW and 17 Avenue SW and a pedestrian walkway along the west side of the Elbow River.** Not applicable.

This proposal completely ignores the common sense elements of the MARP vision as the developer has failed in three of the four elements of the visionary plan laid out in the MARP. Apparently this developer made a similar application previously, and the City of Calgary appropriately rejected it. We hope the city will be consistent with all requests that make no effort to meet the vision of the MARP, denying this request once again.

Mission District is a turn of the century community. It is older than the city itself, having been donated to the Oblates of Mary Immaculate in 1884 by the government of the first Prime Minister of Canada, Sir John A. Macdonald. It was incorporated as the Village of Rouleauville in 1899 and annexed to Calgary in 1907. There still exist surviving examples of the Catholic institutions from that era, including Sacred Heart Convent (1893), CNR station, the former St. Mary's Parish Hall (1905), McNab Wing of the Holy Cross Hospital (1928), McHugh House (1896) and Rouleau House (1888). The neighborhood is also known for many older homes and apartments, commercial and institutional buildings dating from the late 1800s through WW1. The current community has a very comfortable, small town feel as a result of its considerable history, architecture and diverse residents.

The Cliff Bungalow Mission Community Association (CBMCA) volunteers worked extremely hard for many years with the City, and multiple interested parties put together an insightful document - the MARP. A lengthy public consultation process was carried out during the preparation, engaging property owners, residents, and absentee landlords through open houses, visioning exercises, as well as hiring an architectural firm to assist in recommending the future planning for Mission.

The City of Calgary, the CBMCA jointly sponsored an Urban Design Project, where four architectural firms were hired to recommend ways of preserving the character homes and apartments while allowing landowners the opportunity to add density on their properties. The Urban Design Studio (Faculty of Environmental Design) of the U of Calgary were hired to make recommendations on how redevelopment could occur while respecting the character homes and apartments. After years of work, the Mission Area Redevelopment Plan was adopted by bylaw. This is an amazing piece of work, prepared by dedicated citizens of the city of Calgary.

And this one proposed development is suggesting that the city toss out the valuable wisdom that was prepared over many years. If it is approved, it will open the floodgates for developers to completely undermine this amazing community. We urge you to deny this application.

Thomas Scott Campbell

Patricia Campbell

cc: John Mar, Eileen Badowich

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