



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

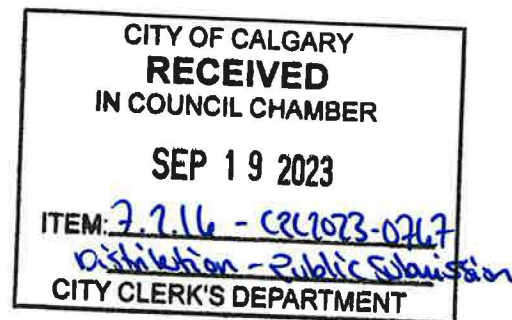
The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized 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) **Marie**

Last name (required) **Semenick-Evans**

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)

Sep 19, 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 Change 201 10th Ave 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)
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)



Dear Mr. Strang,

We strongly oppose the rezoning of 201 10th Avenue NE from RC-2 to RC-G.

It was only two years ago that the North Hill Communities Local Area Plan (NHCLAP) was passed at Council, and less than six months ago that Council adopted the North Hill Communities Heritage Guidelines. Those documents set out a clear vision for the community of Crescent Heights, and a path to preserve of the heritage of the community while allowing for growth and intensification.

This application contradicts the intent of those plans and undermines the extensive planning process that shaped them.

There are several reasons we feel this application should be rejected:

1. The parcel is within the Heritage Guideline Area identified in the **NHCLAP (page 78)**, and the density allowance if rezoned to RC-G would allow for 4 units + 4 secondary suites. This would essentially be an 8 unit apartment block, which clearly does not fit within the Heritage Guidelines outlined in the plan.
2. Another critical heritage asset recognized in the **NHCLAP (page 20)** and an essential part of the community is the tree canopy. Rezoning this parcel to RC-G and accommodating the many utility lines that would have to be placed to support 8 units would almost certainly result in the unacceptable removal of heritage trees on the public boulevard.
3. The homes to the east and west of the house are single story bungalows, and this zoning clearly would not "respect the scale of the neighbourhood" that is a key principal identified in the **NHCLAP (page 57)**. That policy states "Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas". We feel that applies to this parcel since it's both in a Neighbourhood Local area and a Heritage Guideline area.
4. The **NHCLAP (pages 29 and 71)** clearly directs intensification of the community towards main streets, and specifically in the west half of the 100 block of 10th Avenue NE adjacent to Centre Street. This parcel is in the 200 block, sitting outside of the Transition Zone where this type of density should be directed.

To summarize, this rezoning does not align with the policies or spirit of the NHCLAP because it does not represent a "modest increase" in density, or protect the heritage character of the area. It is a significant change in intensity since the property currently

has a single home on it, and would be developed to support 8 units. Effectively it's like moving from an RC-1 to an MC-1 when measured in units per hectare. An 8 unit building that towers over and shadows the surrounding heritage bungalows does not support the heritage character of the community.

We ask that you respect the policies and intent of the North Hill Communities Local Area Plan and the North Hill Communities Heritage Guidelines that were put in place only recently, and reject this application.

Regards,

Marie Semenick-Evans

[REDACTED]
[REDACTED]



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) **Marie**

Last name (required) **Semenick**

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)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

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

Council

Date of meeting (required)

Sep 19, 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 Amendment in Crescent Heights (Ward 7) at 201 – 10 Avenue NE, LOC2

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)

September 18, 2023

To City Council,

RE: 201 10 AVE NE Land Zone Application

This land use change from RC-2 to RC-G would have a large negative impact on the local community and is not compliant with the North Hill Communities Local Area Plan (NHCLAP) and the Heritage guidelines, recently approved by city council, within the Local Area Plan.

The negative impacts for the local community members would be an immediate impact on the adjacent homes, and increased street parking, in a region already facing traffic and parking concerns. The proposed RC-G zoning would allow for three-storey structures, this is a large increase in building mass that would crowd out the neighbouring homes to the east and south of any 8-unit (4 unit + secondary suite) development on this site. Particular concern should be for 205 10 AVE, a single family bungalow, which would lose any direct sunlight in late afternoon and evening. The parking situation in the 200 10 AVE NE block is already challenging for a number of reasons. Many employees of businesses on Centre St park in the block, in spite of the zoning that allows for only limited on-street parking. Individuals have been observed many times to simply move their car periodically throughout the day to avoid citations. As well, the block is home to the Sharon Lutheran Church, which holds both Sunday services and provides the church for use for events during the week and evenings, which contributes to street congestion that would not be seen in other blocks.

As well, this proposed land-use change to RC-G is not compliant with the Local Area Plan. 201 10 AVE NE lies in the middle of a Heritage Area and is surrounded by single storey heritage homes, almost all of which are Century homes, built prior to 1923 (Figure 1). The NHCLAP calls

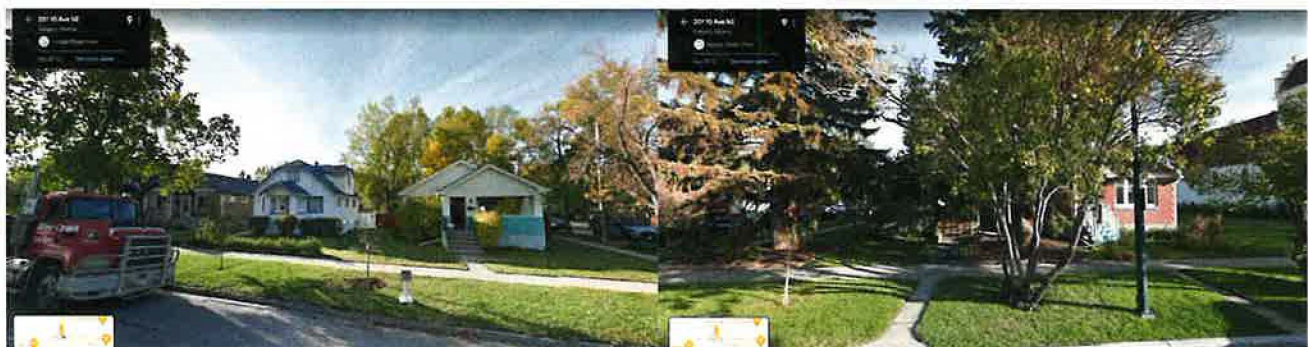


Figure 1. Street view (maps.google.ca) of 201 10 AVE NE. Left: 10 AVE NE facing South. Right: 10 AVE NE facing North. 201, 202, 205, 206, and 209 are all single storey bungalows built prior to 1923.

for new developments to be respectful of the scale of the neighbourhood (p 57) and this should surely be honored in a heritage area. Moreover, the NHCLAP also calls for increased density closer to main streets and defines transition zones for such intensification. This property is outside of that zone. Finally, the heritage guidelines call for new developments to fit into the "historic fabric and context" of the area (North Hill Communities Heritage Guidelines, p2). New Century Design, the developer making the application for RC-G status provided information for

community members in a mail-out. Their website (<https://newcenturydesign.ca/projects/>) provides examples of multi-family buildings that they have constructed in the past (Figure 2), none of which would be even remotely similar to the historic context of our block of bungalows.



Figure 2. Examples of multi-family developments provided by New Century Design from <https://newcenturydesign.ca/projects/>.

In summary, this proposal would have negative impacts on our street including increased parking pressure in an area that faces uniquely high demands on street parking because of the local context, inappropriately increased density in an area that is lower density and not identified in the NHCLAP as an area to intensify density, and would seriously compromise the intent of the Heritage Guidelines in an identified heritage area. Do not approve this change in land use.

Sincerely,

David Bird



Re: LOC2023-0086 - 201 10th Ave NE

Please find below a letter of opposition to the re-zoning application from RC-2 to RC-G. Originally submitted May 11, 2023, with additional paragraph September 14, 2023.

Sincerely,

Christine Pedersen and Robert Waite

207 9 Avenue NE
Calgary AB T2E 0V5

September 14, 2023

I am providing this letter, originally submitted on May 11, 2023, to my neighbour, Marie Evans to read on our behalf. I cannot afford to skip work, yet again, in order to attend a planning meeting to oppose a development that is in direct conflict with the approved planning guidelines.

Further to the upcoming change in zoning law throughout Calgary, it is even more critical that City Council demonstrate good faith to neighbourhoods, like Crescent Heights, that have not only already achieved higher densification than surrounding neighbourhoods, but have supported, also in good faith, strategic planning processes. ALL Calgary neighbourhoods should be contributing and affected equally. We continue to see massive single family properties being built, utilizing many lots, in Rosedale, with no multi-unit developments occurring there. It is unacceptable to Crescent Heights residents to see our specific area being exploited, and to have agreements ignored. We continue to ask for you to be accountable to the agreed planning guidelines.

May 11, 2023

Callen Strang
File Manager, Planning and Development
City of Calgary
Callen.Strang@calgary.ca

Dear Mr Strang,

We are writing to strongly oppose the rezoning of 201 10th Avenue NE from RC-2 to RC-G.

We ask that you respect the policies and intent of the North Hill Communities Local Area Plan (NHCLAP) and the North Hill Communities Heritage Guidelines (NHCHG) that were put in place within the last two years, and reject this application. Those documents set out a clear vision for the community of Crescent Heights, and a path to preserve the heritage of the community, while allowing for growth and intensification.

This application contradicts the intent of those plans and undermines the extensive planning processes that shaped them. If community consultation and the resulting policies have any credibility or utility, then this application has to be rejected.

Specifically, this application should be rejected because:

1. The parcel is within the Heritage Guideline Area identified in the **NHCLAP (page 78)**. The density allowance, if rezoned to RC-G, would allow for 4 units + 4 secondary suites. This would create an 8 unit apartment block, which clearly does not fit within the Heritage Guidelines outlined in the approved community plan for this location.
2. The homes to the east and west of the property are single story bungalows, and the proposed re-zoning clearly would not "respect the scale of the neighbourhood" (**NHCLAP (page 57)**). There should be no change to the maximum permitted building height on the parcel: that policy states "Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas". This parcel is in both a Neighbourhood Local area and a Heritage Guideline area.

3. **NHCLAP (pages 29 and 71)** clearly directs intensification of the community towards main streets, and specifically in the west half of the 100 block of 10th Avenue NE adjacent to Centre Street. This parcel is in the 200 block, sitting outside of the Transition Zone.

This rezoning request is in conflict with approved policies.; it also does not fit with the “spirit” of the NHCLAP because it does not represent a “modest increase” in density, or work with and protect the heritage character of the area. It represents a very significant change in intensity since the property currently has a single home on it, on a block of RC-2 dwellings, and would be developed to support 8 units. An 8 unit building that towers over and shadows surrounding heritage bungalows does not support the heritage character of the community. It also represents a completely inappropriate precedent: such a re-zoning would immediately disregard the approved policies.

4. **Tree canopy:** this is a heritage asset recognized in the **NHCLAP (page 20)** and a vital part of the Crescent Heights community. Rezoning this parcel to RC-G, and accommodating utilities to support 8 units, would almost certainly result in the unacceptable removal of heritage trees on the public boulevard. Protection of heritage trees, and providing for replacement trees—planned into adequate space within intensification projects—is an important aspect of the process for many of us as our community is re-developed.

Regards,

Christine Pedersen & Robert Waite