

Good afternoon Mayor and Council

I object to the Land Use amendment application for 201 – 10 Ave NE from RC-2 to RC-G.

I have lived in Crescent Heights for over 20 years and am a realtor with an inner city focus and represent Parks at the community association level.

Many years ago, during Calgary's early population boom, William Reader with his young family emigrated from England to the city, where he took a job as a landscaper. The city grew rapidly and the population tripled within 5 years. Seven years after his arrival, William Reader was offered the best possible job, Superintendent for the City of Calgary Parks, Cemeteries & Recreation. This not only changed his life, but also laid the groundwork for changing the landscape of Calgary. William Reader left a legacy for creating Calgary's network of parks, pathways, treed boulevards and influenced so many of our cultural landscapes.

William Reader's 1912 residence in Crescent Heights still stands at 222 10th Ave NE- east of the church- and still has its yard with a 100 foot frontage. Just 4 homes east of the applicant's address lived a legend who enhanced our community experience.

I understand the need for development, especially thoughtful progress guided by the Crescent Heights Community Association Planning Committee and the NorthHill Communities Heritage Guidelines.

The presence of 4 city owned mature trees and 2 shrubs (plus 6 mature trees on the 201 lot) are not minor landscaping elements. How will the DP respect these Heritage assets?

In addition, a review of the applicant's past multi-family developments there is no project history which demonstrates attention to site and landscaping design. How will the applicant satisfy this aspect of the Heritage Guidelines?

As noted by the applicant there are multi-family dwellings, an approved RCG on 12 Ave which is a main/traffic corridor and the MC1 development at 1105 – 1 St NE which dates back to 1964, offers 15 units and a variability of rental options. Further densification (of a 4 unit row house) in this block will exacerbate parking issues, burden the water, sewer and sanitation infrastructure and the eclipse streetscape

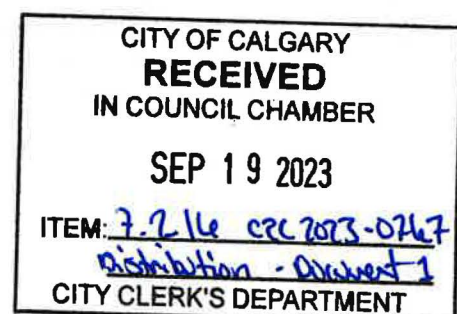
It will not provide affordable or accessible housing as each **new build** row house will be offered for sale starting at a minimum of \$750,000 - \$800,000.

Finally and most importantly, the Mayor and Council must be mindful that the Crescent Heights residents know their community best. Our friends and neighbors know firsthand the impact on streetscape, lot massing, parking, traffic flow, waste & recycling. How the parks, roads, schools, businesses, homes and condos in and around their immediate neighborhood interact as part of a whole.

I respectfully request the Mayor and Council support the R-C2 zoning and deny the Land use Amendment for R-CG zoning.

Thank you,

Humaira Palibroda
409 – 11 Ave NW
Calgary, AB



Type: Residential

MLS#®: [A2076125](#)

Status: **Sold**

Sub Type: Row/Townhouse



308 11 Avenue NE # 5 Calgary, AB T3E 0Z1

Style: Three Or More **RMS Ttl:** 1,852 **List Price:** \$650,000.00
Subdivision: Crescent Heights **DOM:** 7 **Taxes:** \$3,443.00/2023
Beds: 3/4 **Rms AG:** 7 **Fireplaces:** 1 **Frontage:**
F/H Baths: 4/1 **Faces:** S **Year Built:** 2015 **Lot Size:** SqFt
Occupancy: Owner **Basement:** Finished, Full
Parking: Alley Access, Covered, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Secured, See Remarks, Single Garage Detached **Total:** 1
Condo Name: **Condo Fee:** \$200.00
Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Sold Date: 09/01/2023 **SP/SF:** \$372.57 **Sold Price:** \$690,000.00

WOW! RARE END-UNIT townhouse offering 4 BEDROOMS and 4.5 BATHROOMS in over 2,400 SQUARE FEET OF FULLY DEVELOPED LIVING SPACE! This townhouse is barely adjoined to the neighbouring unit (only a small portion of the south front wall is connected)! Boasting HIGH-END, MODERN finishings, including: BRAND NEW CENTRAL AIR CONDITIONING, QUARTZ COUNTERTOPS throughout, STAINLESS STEEL APPLIANCES, 9' CEILINGS on all floors, BUILT-IN CEILING SPEAKER SYSTEM throughout, HARDWOOD FLOORING, TRANSON INTERIOR WINDOWS above all doors, PRIVATE SINGLE DETACHED GARAGE, and a SPACIOUS DECK! The main floor offers a gourmet chef's kitchen (with floor-to-ceiling cabinetry, large pantry, gas stovetop, fridge with water/ice), living room with natural gas fireplace, dining room and bathroom. The second floor has two bedrooms (one of the bedrooms has it's own ensuite!), two bathrooms and a laundry room (with sink and storage). The entire top/third floor is the PRIVATE MASTER RETREAT - featuring the SPRAWLING PRIMARY BEDROOM, LUXURIOUS 6-PC ENSUITE, HUGE WALK-IN CLOSET and BONUS ROOM! The basement has another bedroom, bathroom, recreation room and storage/mechanical! LOW CONDO FEES OF ONLY \$200/MONTH! GREAT LOCATION ON A QUIET STREET! Only a short walk to downtown and to all amenities! Call now!

Type: Residential

MLS#®: [A2034137](#)

Status: **Sold**

Sub Type: Row/Townhouse



307 2 Avenue NE # 1 Calgary, AB T2E 0E5

Style: Two **RMS Ttl:** 1,222 **List Price:** \$620,000.00
Subdivision: Crescent Heights **DOM:** 15 **Taxes:** \$3,896.00/2022
Beds: 2/3 **Rms AG:** 6 **Fireplaces:** 1 **Frontage:**
F/H Baths: 3/1 **Faces:** N **Year Built:** 2017 **Lot Size:** SqFt
Occupancy: Owner **Basement:** Finished, Full
Parking: Garage Faces Rear, Single Garage Detached **Total:** 1
Condo Name: **Condo Fee:** \$240.00
Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Sold Date: 06/28/2023 **SP/SF:** \$507.43 **Sold Price:** \$620,000.00

Welcome to Crescent Heights, where luxury and convenience meet in this immaculate and move-in ready townhouse condo. This stunning 2-storey unit boasts 3 bedrooms & 2 full bathrooms, making it perfect for comfortable living. As you step inside, you'll be greeted by a bright front living room that faces the northwest, allowing for ample natural light to fill the space. The main floor features beautiful hardwood flooring throughout, adding an elegant touch to the already stylish design. The functional kitchen is a chef's dream, complete with a center island, plenty of quartz counter space, a gas stove, and all stainless steel appliances. The 9 ft ceiling adds an open and spacious feel, while the tiled gas fireplace, reaching all the way to the ceiling, becomes the focal point of the room, providing warmth and ambiance. Venturing to the upper level, you'll find two well-appointed bedrooms. The primary bedroom is a retreat in itself, featuring a walk-in closet and a luxurious 5-piece ensuite, where you can unwind and relax after a long day at the office. The second bedroom offers a stunning view of the city and is accompanied by a convenient 4-piece main bathroom. For added convenience, there is an upper-level laundry area, making laundry chores a breeze. One of the highlights of this townhouse condo is the skylight that bathes the space in an abundance of natural light, creating a bright and airy atmosphere throughout. Continuing the theme of hardwood flooring, the upper level maintains a seamless flow from room to room, tying the space together elegantly. The completed finished basement, which provides even more living space for your enjoyment features a spacious recreational room, perfect for hosting movie nights with friends and family or setting up a dedicated workout area to stay active and fit. In addition to the recreational room, the basement also offers a well-appointed third bedroom, making it ideal for accommodating guests or providing a private space for a home office or hobby room. The convenience of a 4-piece bathroom in the basement ensures that guests or residents have easy access to facilities without needing to venture to the upper levels. Situated in the desirable Crescent Heights neighborhood, this townhouse condo offers the best of both worlds - a peaceful retreat with close proximity to all the amenities and attractions of the city, and walkable to Downtown. Added features: rough-in security system, vacu flow and rough-in for A/C. Added bonus, the garage door height is 8ft! With its immaculate condition, move-in readiness, and thoughtfully designed features, this townhouse condo is an exceptional opportunity for those seeking a comfortable and stylish living space in the heart of Crescent Heights. Don't miss your chance to make this your new home.

Type: Residential

MLS#®: [A2026913](#)

Status: **Sold**

Sub Type: Row/Townhouse



307 2 Avenue NE # 2 Calgary, AB T2E 0E5

Style: Two **RMS Ttl:** 1,210 **List Price:** \$617,900.00
Subdivision: Crescent Heights **DOM:** 15 **Taxes:** \$3,972.00/2022
Beds: 2/3 **Rms AG:** 5 **Fireplaces:** 1 **Frontage:**
F/H Baths: 3/1 **Faces:** S **Year Built:** 2017 **Lot Size:** SqFt
Occupancy: Owner **Basement:** Finished, Full
Parking: Garage Door Opener, Garage Faces Rear, Heated Garage, Single Garage Detached
Total: 1

Condo Name: **Condo Fee:** \$240.00

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Sold Date: 03/09/2023 **SP/SF:** \$503.94 **Sold Price:** \$610,000.00

GOTTA LOVE IT!! Just about a block off the ridge on a quiet dead-end street, complete with SW views of DT & "The Bow", this back unit of a super nice fourplex has lots of privacy, with a fully fenced backyard, and a hard to find "walled off" heated single detached garage...no more sharing tires/tools/sports equipment space with your neighbor!!.....Inside, this townhouse has been nicely upgraded with stainless steel appliances, in the spacious kitchen; upgraded flooring throughout; gorgeous quartz countertops and stunning open floor plan, w/a full wall stone-stacked fireplace, and an extra wide patio door for lots of light, opening out to the back deck area, leading down to the fully enclosed backyard w/a patio, underground sprinklers and handy access to your garage. Upstairs, you'll be treated to TWO PRIMARY BEDROOMS w/their own ensuites! The bigger one also has a walk-in closet and a DT view...how sweet is that!! The lower level was also fully finished by the builder with a 3rd bedroom, a huge rec room, a 4 pc bathroom and nice big windows.....And yes, PETS are allowed....Come Enjoy real inner city living at its' best!

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Enter Shorthand or MLS -

Market Analysis

Mls Status: Sold (3)

	Beds	Baths	SqFt	List Price	Close Price	SP/LP	Current Price/SqFt	DOM	CDOM
Min	3	4	1,210	\$617,900	\$610,000	98.72%	\$372.57	7	7
Max	4	5	1,852	\$650,000	\$690,000	106.15%	\$507.43	15	15
Avg	3	4	1,428	\$629,300	\$640,000	101.63%	\$461.32	12	12
Median	3	4	1,222	\$620,000	\$620,000	100%	\$503.94	15	15

Back Print

Criteria: 3 Properties have been selected.
Search Time: 0.09s

