

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1539 22 AV NW - LOC2023-0032 - DMAP Comment - Thu 9/21/2023 5:31:20 PM  
**Date:** Thursday, September 21, 2023 5:31:24 PM

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Application: LOC2023-0032

Submitted by: Trevor Irvine

Contact Information

Address: 1520 22 ave nw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Amount of Parking

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:

The proposed height of 3 stories is too high for the neighbourhood. 11 meters would make this the tallest structure off of the main roads. This is taller than the

current tallest building within 3 blocks and with residential frontage on all side of the building. It is not fair to its immediate neighbors to restrict light to their yards and allow for sight lines into private property. Two stories would recive no opposition.

Attachments:



## 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](http://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) Roger

Last name (required) Thomas

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)

Oct 3, 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 Capitol Hill Loc2023-0032 1539 22 Avenue nW

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](mailto:publicsubmissions@calgary.ca)

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

Dear Councillors,

Thank you for the clear plan and map.

I realise you are under pressure to find more housing.

I am concerned that 1 house will be replaced by four. Already the streets are completely filled 7 AM TO 5 PM with those who park and go to SAIT or take the LRT.

In these new row houses there will be no or minimal gardens - nowhere for children to play safely. Also bad for the mental health of the householders who have no or minimal garden to sit in or grow flowers.

On 20<sup>th</sup> Avenue NW close to the junction with 15<sup>th</sup> Street NW there are rows of row houses with additional rows behind with minimal space between them Those lower storeys will be dark. Also poor for mental health to be so crowded.

The current row houses are built with chip board, lumber of small dimensions, Tyvek stapled and flapping in the wind awaiting for the next stage, chicken netting stapled on then a plastic coat. These houses will not last. The young couples buying them will have enormous mortgages and a poor quality house for resale.

Please consider the wider issues.

Sincerely

Roger Thomas  
1604 21 Avene NW, Calgary T2M1M1 cell 403 607 1604



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**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.

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I have read and understand the above statement.

First name (required)	Hanna
Last name (required)	Gustafson
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?

Remotely

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)

Oct 3, 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 Capitol Hill (Ward 7) at 1539 22 Ave NW, LOC2023-2023

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

In favour

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](mailto:publicsubmissions@calgary.ca)

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

Speak to my Letter to Calgary City Council, see letter attached as PDF.

Hanna Gustafson

[Hanna.gustafson1@ucalgary.ca](mailto:Hanna.gustafson1@ucalgary.ca)

403-848-0445

September 26, 2023

Subject: Support for Land Use Redesignation Located at 1539 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 21 and 22) From R-C2 District to R-CG District.

Dear Mayor Gondek and Members of Council,

I am writing to express my strong support for the proposed land use redesignation within the Capitol Hill neighbourhood, specifically referring to the Goaldex Builders redevelopment initiative at 1539 – 22 Ave NW. I firmly believe that this effort represents a progressive and necessary step toward continued growth and enhancement of our community, and I would like to convey my strong endorsement for its approval by City Council.

As a resident of the Capitol Hill community and a current student at the University of Calgary, I am seeing and experiencing first-hand the drastic changes of our housing climate and increasing rental rates. It is becoming increasingly difficult to secure housing year after year to attend my courses at the University and be able to afford to do so in the current housing shortage. The proposed redevelopment project for this parcel and its redesignation to accommodate R-CG zoning is a positive and effective step forward in providing more housing availability for the growing community.

The proposed redesignation of this parcel aligns with our city's vision for responsible urban development and the redevelopment offers compelling reasons as to how it addresses community concerns and urban growth:

**Transit Infrastructure to Support Population Density:** This specific parcel is serviced by 15 active bus routes and is within walking distance of Lion's Park C-train station as well as



SAIT/Jubilee station. Close proximity to an abundance of public transit and public amenities of the inner city facilitates a smoother transition to higher density life.

**Parking Concerns:** A community concern with R-CG zoning is parking availability. The ease of access to public transit helps to alleviate the need for private vehicle transit to travel throughout the city. As a community member, street parking has never been an issue, when patrolled properly, there is regularly parking availability within a block of my residence. The Goaldex proposed redevelopment includes enclosed parking spaces for each unit, further alleviating this concern.

**Proximity to Public Amenities:** Again, addressing increased density, this parcel is within walking distance of a variety of public amenities including 3 grade schools, SAIT, North Hill Shopping Centre, Capitol Hill Community Center, and Confederation Park. The community has established commercial spaces and an abundance of parks/paths to address a variety of family, recreational/health, and basic needs of a higher neighbourhood population.

**Addresses the Housing Crisis:** Our city faces a pressing need for housing availability. Land redesignation to R-CG zoning helps to address the housing affordability crisis by providing flexibility for increased dwelling development. The development of more units in Capitol Hill will hopefully aid in stabilizing housing prices moving forward.

**Community Aesthetic Enhancement:** Community members across the city have expressed concerns regarding how R-CG zoning will affect the look and feel of their neighbourhoods. Capitol Hill is a neighbourhood that was annexed in 1910, established in the 40s, and needs revitalization. As a Capitol Hill resident, row housing, when designed properly, is a beautiful addition to the neighbourhood. Key examples include 1950 12st NW and 2007 12 St NW. Capitol Hill is a diverse community with an established mix of single-detached houses, duplexes, apartments, row houses, and a variety of commercial spaces. The redesignation of the proposed parcel would not negatively impact the overall aesthetic of the neighbourhood, but rather be a perfect fit for the already diverse urban atmosphere. Based on the renderings provided by Goaldex Builders for the proposed development, I feel this project is an accurate reflection of the

North Hill Local Area Plan and its growth vision for Capitol Hill as well as the current designs of newer developments in the area. The project would be a positive addition to this already vibrant community.

In conclusion, I believe that the 1539 – 22 Ave NW redesignation and development plan represents a holistic and forward-thinking approach to urban development, taking into account population growth, housing availability, and the well-being of the community. It represents a valuable opportunity to shape the future of our city in a positive way.

I respectfully request that Mayor Gondek and City Council members consider my perspective and support the land use redesignation in our community. I am confident that your thoughtful deliberation of this plan will contribute to the continued success of the Capitol Hill community and city of Calgary as a whole.

Thank you for your dedication to our community and for taking the time to review my perspective on this redesignation.

Sincerely,

Hanna Gustafson