



PUBLIC SUBMISSION FORM

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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.

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) Ian

Last name (required) Rowe

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)

Nov 14, 2023

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

(required - max 75 characters)

Renfrew United Church Redevelopment

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

In favour

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

This neighborhood needs this higher density housing to grow and develop as community. I don't believe that most residences oppose this. Hopefully this is the first of many such developments that will help Renfrew become a destination for families and professionals.



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First name (required) Gavin

Last name (required) Tackney

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

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Nov 14, 2023

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(required - max 75 characters)

Church Development

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

In opposition

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This development is not in the best interests of the community. The resulting parking congestion would be unacceptable. The more appropriate option would be for medium density townhomes to be developed.



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I have read and understand the above statement.

First name (required) Kristen

Last name (required) Tackney

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)

Nov 14, 2023

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

(required - max 75 characters)

Chinook Winds United Church

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

In opposition

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

This community cannot support the proposed 6 story, 65 unit building with no parking options. The rezoning of this property has the following concerns:
- lack of safety and convenience for local traffic. This property is in an elementary school zone
- parking congestion on a busy traffic corridor/school bus zone/parent drop off
- lack of community consultation



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I have read and understand the above statement.

First name (required) Jake

Last name (required) Janosik

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)

Nov 7, 2023

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

(required - max 75 characters)

Proposal for new building at 956 randor avenue. Chinook winds united church

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

In opposition

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

I firmly believe this would be detrimental to the growth and scalability of our neighborhood. Building without support, parking, or consideration of community needs.

Not what we need right now. Housing yes please. Church with now responsibilities for it's impact on a neighborhood, no thanks.



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I have read and understand the above statement.

First name (required)	Denise
Last name (required)	Vanderkooi
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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Nov 7, 2023

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

(required - max 75 characters)

I am opposed to 6 story development on 956 Radnor 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)
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I am opposed the the 6 story development of 956 Radnor Ave NE but am not opposed to increasing density with structures of 3 stories. I have concerns on how this will impact utilities and parking in the area and would like to see how this will be addressed as Renfrew continues to experience increased density. I would also like to see Renfrew retain its mix of dwelling styles, character and nature and think that a 6 story structure would set precedent for buildings of greater size and population taking away from these features. I am also in favor of a city supported initiative / financial support for homeowners who choose to develop laneway/carriage homes as this would accomplish increasing density, though at a smaller scale, improving access to housing while also potentially minimizing significant increases in demand for parking/ utilities as well 3 story limits on buildings would keep in line with present 3 story residences and not take away from what makes Renfrew a desirable and beautiful community to live in.
Regards,
Homeowner and Resident of Renfrew

Denise



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I have read and understand the above statement.

First name (required) Rebecca

Last name (required) Akinde

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Nov 14, 2023

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

(required - max 75 characters)

Rezoning application

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

In opposition

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

Rezoning from a church to a 65 unit building with no parking is irresponsible and unsafe. It is a busy intersection and sets a dangerous precedence for future potential developments.



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I have read and understand the above statement.

First name (required) Dominique

Last name (required) White

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

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Council

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(required - max 75 characters)

956 Radnor Ave NE proposed development

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

In opposition

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We are strongly opposed to this proposed development for the safety of the school children on Radnor Ave NE. There are two busy schools adjacent to the proposed development which already alter traffic significantly Fort local Community traffic. Adding a property of this significant density is of grave concern for both local traffic and the safety of the children. Additionally, adding a building which is so out of scale with the rest of the community is out of context, out of scale, and opens up additional proposals for contestation unnecessarily. This scale of property, built as proposed, adds no value to existing landowners and community members, while posing significant risk to the children within the community.



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I have read and understand the above statement.

First name (required) Lora

Last name (required) Ashton

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

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Council

Date of meeting (required)

Nov 14, 2023

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(required - max 75 characters)

I oppose the proposed land use change at 956 Radnor Avenue NE.

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

In opposition

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I oppose the proposed 6 storey building at 956 Radnor Avenue NE. (File #LOC2022-0160)
I have been a resident of Renfrew my entire life (almost 60 years) and live a block away from this location.

This 65 unit building will create too much traffic and parking congestion in our community.
I understand that there are no plans for off street parking. This will affect the safety of children being dropped off and picked up at the two schools, one being across the street and one being next door. It will be impossible for parents and school buses to stop in front of these schools if the streets are lined with parked cars.

It will also create a lack of parking for residents in our community.
One of the best things about living in Renfrew is that visitors can park right in front of your house.
This seems to be a luxury nowadays and it is a luxury Renfrew should not lose. It's what makes our community valuable.

It seems extremely inconsiderate to build such a tall structure right next to a bungalow. These homes will lose sunlight and privacy (as they will be looked down on from above).

I see this proposed structure as a step backward for our community. It is excessive

and out of place.



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I have read and understand the above statement.

First name (required) Patricia

Last name (required) Posadowski

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Nov 14, 2023

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(required - max 75 characters)

United church development in Renfrew

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

In opposition

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

Please consider requiring underground parking for this development.



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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.

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) Cathy

Last name (required) Leonard

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)

Nov 14, 2023

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

(required - max 75 characters)

The redevelopment at 956 Radner Ave NE. The old United Church site

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)

Just wish to address concerns for the development at 956 Radner Ave NE. Please keep the building to 3 stories, concerned with overshadowing the street and properties on Remington. Leave some green space on the property for residents to enjoy. Is it for low income? Seniors? Is it affordable housing? Or is it going to be high end, and expensive? Parking should be on-site, one spot for every unit. Please don't tell me they won't have vehicles, maybe some won't. Thanks for listening to these concerns. Although I do find that most concerns for development in city centre is not addressed.



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required)	Grayce
Last name (required)	Cameron
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 Community Development

Date of meeting (required)

Nov 14, 2023

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

(required - max 75 characters)

I absolutely oppose the high rise building where the United Church is

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)

The building of a high rise in Renfrew goes against most of the community. Parking and reducing property values are being overlooked. Two schools are nearby which will be affected. Parking is difficult already in some areas. We should not be the scapegoats for a short sighted and frivolous city council which looks to recoup funds for overspending.



PUBLIC SUBMISSION FORM

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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.

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) Ashnoor

Last name (required) Dhalla

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)

Nov 14, 2023

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

(required - max 75 characters)

United Church development in Renfrew

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

Dear Calgary Council,
I am writing on behalf of my self and family in regards to the United Church development at 956 Radnor Avenue NE.
My family and I are in opposition to the development.

I personally live on Regal Crescent and traffic volume is already a concern. With this new development with no parking options raises a safety issue. The proposed development is surrounded by two schools, bus routes, sports fields and a sports center (just to name a few). Daily traffic volume is an issue already with narrow streets within the community. The narrow streets have already caused many incidents that I have personally seen or been involved with. When cars are parked on the street the road pretty much becomes a one way road. Cars need to yield to oncoming traffic because only one vehicle is able to safely drive through (while writing this I've seen about 10 cars needing to yield already). This will ultimately cause even more traffic congestion on these roads.

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

Safety. The biggest concern personally is that this development possesses a safety issue for the children who attend the schools and for residents. Many children get dropped off via school buses, loved ones or walk throughout the community. Increased volume of traffic = increased incidents of accidents.
This to me, is ultimately why the development should not be able to proceed. The development will cause unsafe condition throughout the community. A lot of potential for undesirable incidents.

PUBLIC SUBMISSION FORM



Renfrew residents take a lot of pride in their community, myself included. I felt that when I moved here 4 years ago. A close-knit, quiet community that I am proud to be a part of. I love being a part of this community and would hate for that to be taken away. I believe the united church development will rip this away from myself and resident included.

Thank you for your time.

Ashnoor

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Mon 10/30/2023 2:52:7 PM
Date: Monday, October 30, 2023 2:52:12 PM

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Application: LOC2022-0160

Submitted by: Sandra da Silva

Contact Information

Address: 19, 814 4A street NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Community character, Traffic impacts, Shadowing impacts

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:

It does not suit well to have a 6 storey apartment in the middle of a house zone. It

sits out of Character and goes against keeping historic communities. It does not fit well in the current zone location. It will stick out like a sore thumb.

This area is also congested during school hours and I'm sure the additional cars parked on the street will further impact the situation. Not to mention the safety to the two neighbouring schools.

It's enough that this community is compacting over priced town houses onto corner lots, but adding a 6 level condo building to the middle of the house zone will just depreciate the community value. Not financial, but the community image value. Eezone around 15th ave ect, not the middle

Attachments:



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sofia
Last name (required)	Mendes
How do you wish to attend?	
Hidden - how do you wish to attend for email body	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	None
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Chinook winds united church rezoning
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Allowing a 6 story apartment building in renfrew would destroy the character of the community. As well, the plan for this building does not include any parking this lack of parking for residents is unacceptable in the area as it is along a transit route and next too 2 elementary schools both of which require space for school buses and parents to drop off kids.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) **Brooke**

Last name (required) **Hahn**

How do you wish to attend?

Hidden - how do you wish to attend for email body

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) **English**

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Council**

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Nov 14, 2023**

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Council Meeting - Public Hearing re: LOC2022-0160 at 956 Radnor Road NE**

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

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

I hold a strong reservation towards the proposed development project, which appears to be incongruous with the existing architectural landscape of the area. Given the proximity of two educational institutions, traffic congestion and parking-related issues are genuine concerns. Furthermore, the assertion made by the church, stating that the plan aims to support families, is subject to scrutiny, as the proposed units consist of only one to two bedrooms and are not earmarked for low-income households. It is my earnest desire that the utilization of this land aligns with the prevailing building types in the neighborhood, including townhouses or row homes.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Dereck

Last name (required) Illingworth

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No translator needed

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Standing Policy Committee on Community Development

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) United Church Development - Radnor Avenue NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters)
The proposal to build a 6-storey, 65 unit building would be so damaging to the community of Renfrew and it's surroundings, and also change the zoning policy of the neighborhood allowing any developer to build what would be an ungodly building, Renfrew would be changed forever and never be the same.
Where is everyone going to park, you take 65 units with an average of two vehicles and no space in the surrounding area which is heavily used by the school system with there busses for the children, safety would go down in the neighborhood. If this was two storey townhomes like what has been developed and built in the neighborhood and adjoining this would not be an issue. This I also believe would decrease the value of the housing in the community. I do not want to see the City approve this and the church being allowed to ruin our community.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sean
Last name (required)	Wade
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Land Use Amendment LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500)	<p>I am opposed to Land Use Amendment LOC2022-0160 at 956 Radnor Avenue NE. I am not directly affected by this development, as I live a number of blocks away. I also want to say that I live very close to 1 four unit development, with suites (8 units in total), with another two proposed within 1 block. I have not opposed these densification projects. This is not a NIMBY issue for me. This is about respectful, transparent and appropriate development in a location that once housed a church.</p> <p>At the September 21, 2023 Planning Commission meeting Cris Wolfe (sp?) responded to Commissioner Pollen's enquiry about using a concurrent process where DP and Land Use would be considered. In that response Mr. Wolfe responded that the United Church would not be the developer of the site. This difference in proponent is contrary to what I heard at the public meeting at the Wildrose United Church (ironically), earlier this year. I personally was left with the impression that the United Church would be the developer, mainly to set up and maximizing an annuity due to dwindling congregation sizes. They did not outline how they were going to arrange this annuity, but I assumed they meant as an involved landlord.</p> <p>Throughout this whole process there has been a disturbing lack of transparency. Anyone who has spoken on behalf of the United Church or the city has given very little tangible information, leading to distrust in the applicant's plans, and frankly, the motivations of Committee Members and Elected Officials. Interestingly, from the Committee</p>

ISC: Unrestricted

1/2

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Nov 2, 2023

Page 32 of 183

1:01:37 PM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

characters)

meeting, there was little debate, there were two Committee members missing, and yet the vote turned out to be 4-2 in favour.

Gentrification and densification are necessary for the inner city, and I think you'll find that most people opposed to this development agree with me. The problem is this development is completely out of context for the area, and is leapfrogging a generation of gentrification in a largely single detached neighbourhood. I believe an appropriate building would be 3 storeys high, while taking into account that every other dwelling in the area is a 1200 square foot bungalow. Furthermore, this does not address the issue of the "missing middle" that has been a stated goal of this Council.

I move that this application be rejected, and a concurrent Land Use/Development Permit process be initiated with full disclosure of the plans of the United Church for this development.

Regards,

Sean Wade

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Fri 11/3/2023 2:50:1 PM
Date: Friday, November 3, 2023 2:50:04 PM

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Application: LOC2022-0160

Submitted by: Canace Bain

Contact Information

Address: 515-15 Avenue NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In support of this application

Areas of interest/concern:
Community character

What are the strengths and challenges of the proposed:

This development is proposing a residential use in place of the previous use. This will provide some much needed residential units in a desirable community. There are nearby schools, grocery stores, recreation opportunity and good access to transit. Although within the community very few homes will be directly or negatively impacted.

Will the proposed change affect the use and enjoyment of your property? If so, how?
no

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?

I think that this application fits within the context of the MDP and should be supported.

How will the proposed impact the immediate surroundings?

some homes may have impacts to off-street parking and some shadowing. The

increase in traffic should be nominal as both existing schools and the former church would have had traffic impacts as well

General comments or concerns:

Due to the size of the site, off-street parking requirements should be carefully considered. If possible the development should incorporate some affordable units

Attachments:



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Carol

Last name (required) Irwin

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) Not needed.

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Land Use Amendment application for 956 Radnor Rd NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) The proximity of 2 schools raises concerns for the safety of the children in the area due to increased vehicular and pedestrian traffic.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Ian
Last name (required)	Lockerbie
How do you wish to attend?	In-person
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No translator is required.
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have attached slides that I would like to present during my public submission. I oppose this development, as the location is inappropriate for this level of density, and better, approved, locations have set idle without being developed for decades, so this land-use change is unnecessary.

Name: Ian Lockerbie

Application Number: LOC2022-0160 Land Use Amendment at 956 Radnor Avenue N.E.

Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1

Position: OPPOSE

Key Issue: Inappropriate location for increased density

Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.

- is not appropriate for the context
- it exceeds the North Hill Plan limits of 6 storeys
- it is contrary to the Municipal Development Plan in terms of where higher density is focused
- there is already a LOT of appropriately located land approved for higher density development in Renfrew that has sat undeveloped for decades.
- we need more land designated for low rise use that provides missing middle accommodation situated inside the core of Renfrew

I plan to speak to Council on November 14, 2023 to provide further details and clarification.

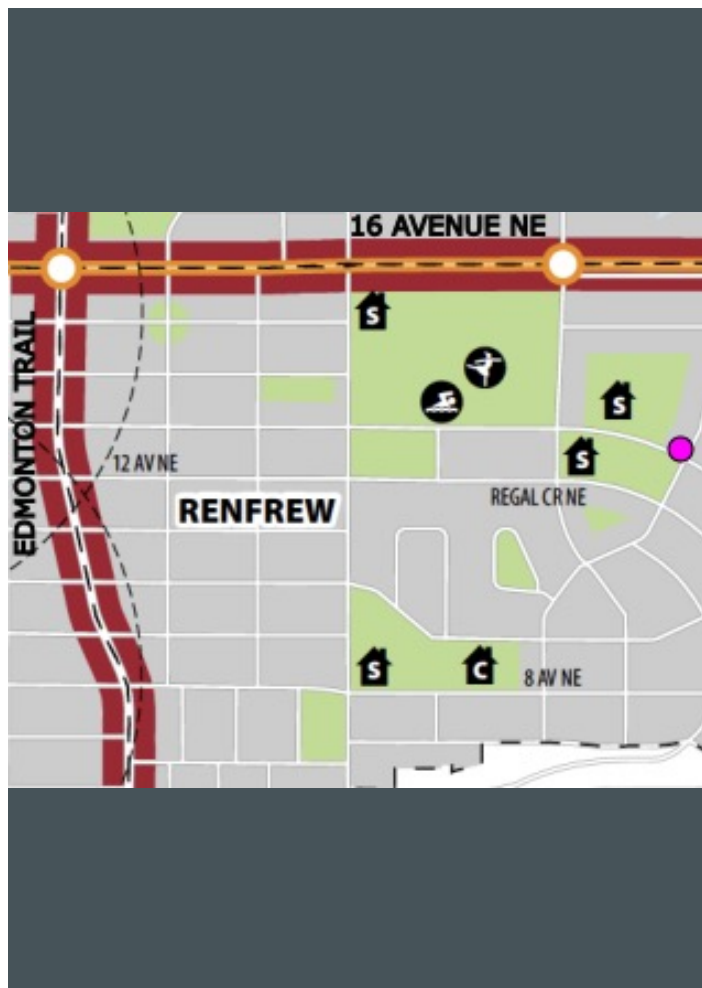
Thank you,
Ian Lockerbie

LOC2022-0160

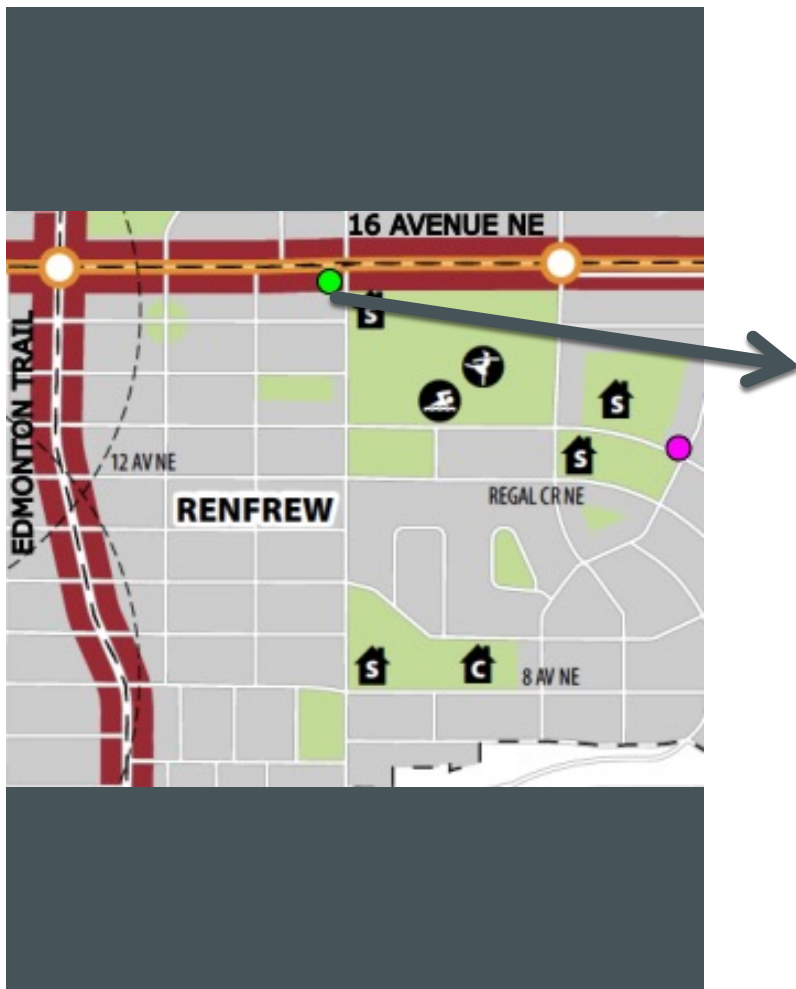


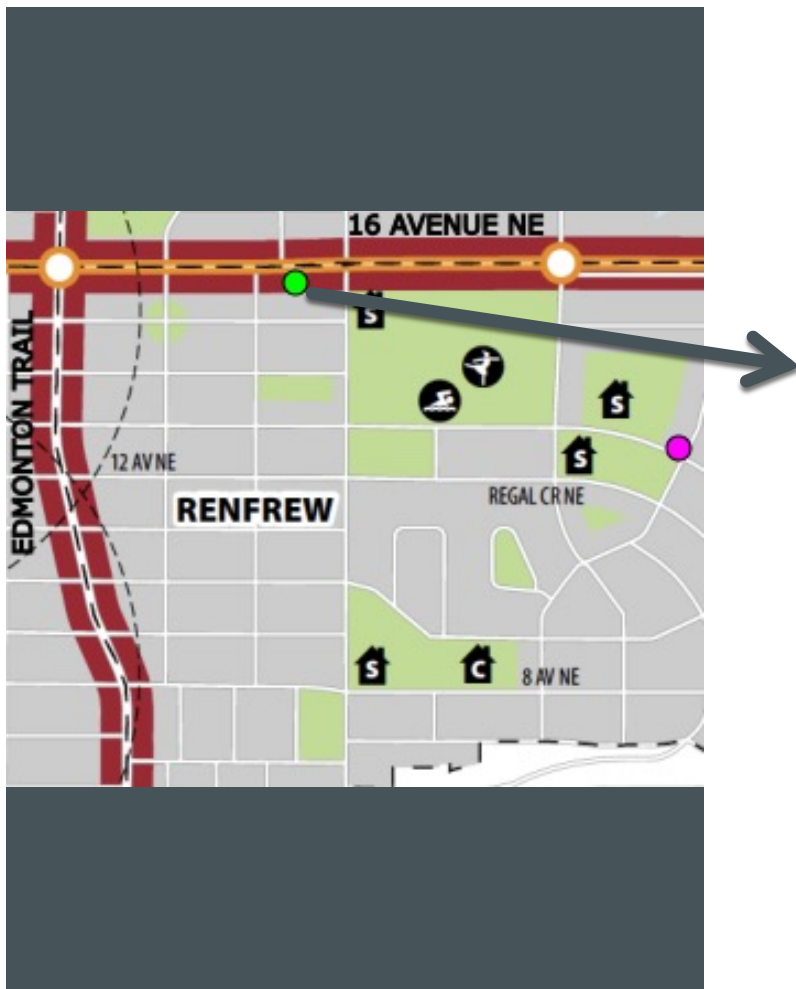
ABOUT ME

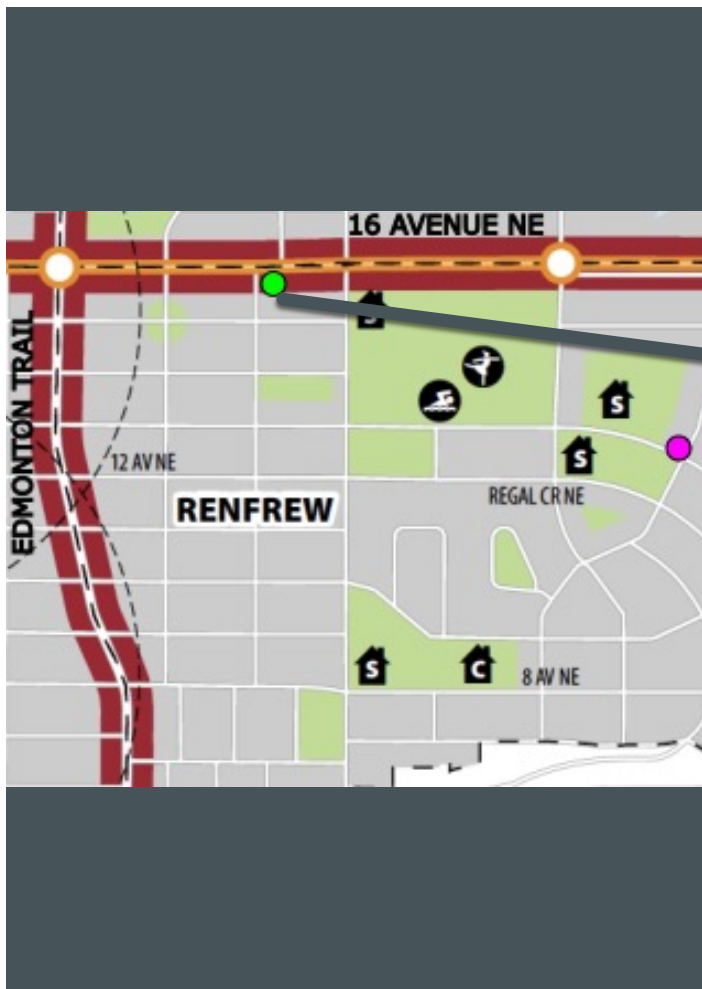
- Ian Lockerbie
- Lived in Renfrew for 24 years
- YIMBY
- Live close to 16th Avenue (not directly near this development)
- Active in the community for most of that time
- Witnessed a lot of positive development
- Love the diversity of ages, stages and wages in Renfrew
- See a need for more 'Missing Middle' housing
- Want to see Renfrew to present a bit better from the outside

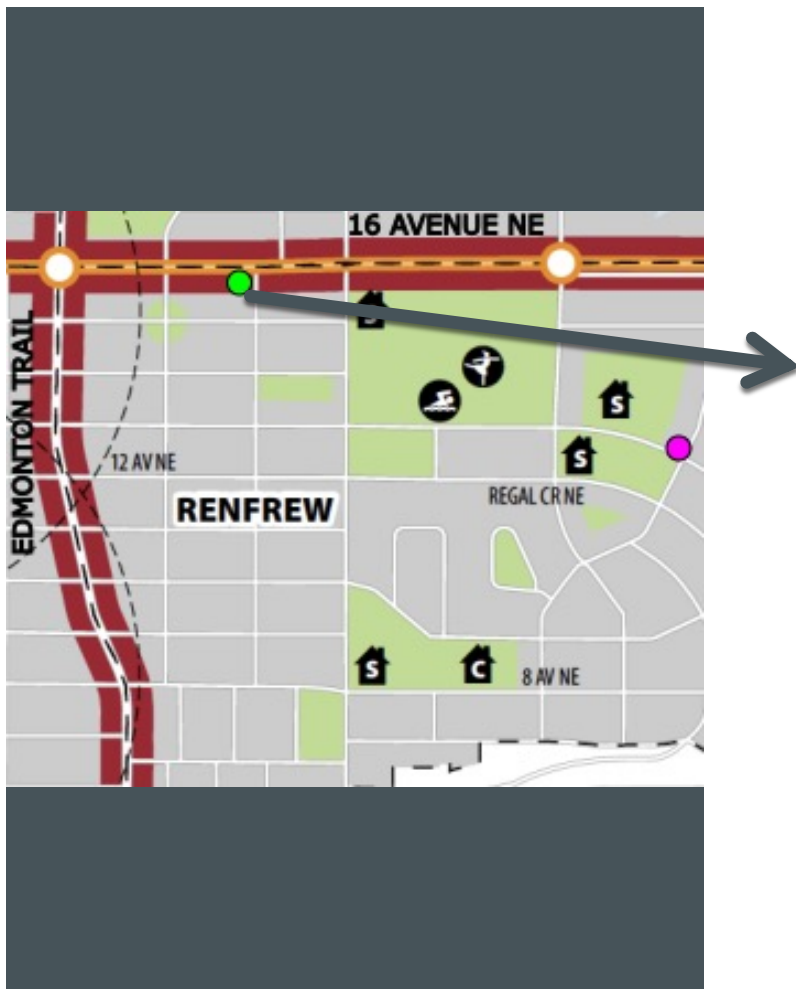


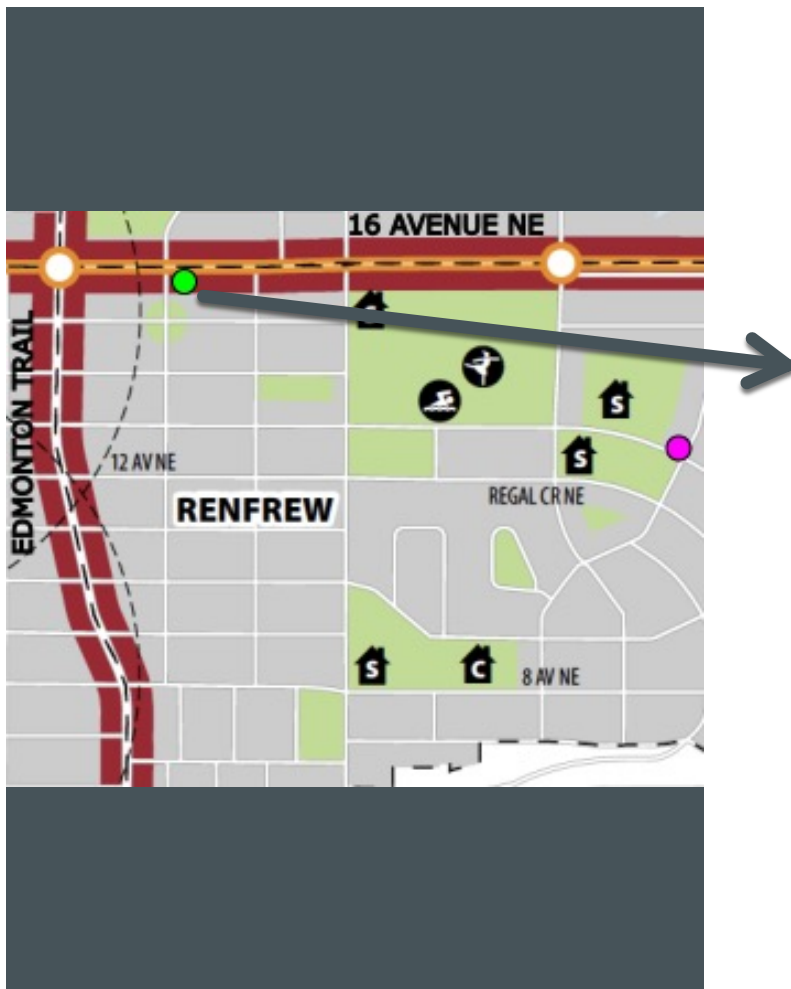
- Not appropriate for higher density development
- Surrounding context is low density
- Conflicts with Municipal Development Plan
- Neglects need for missing middle accommodation.
- Ample land undeveloped ALREADY designated for higher-density











FINAL THOUGHTS





PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Marc

Last name (required) Levasseur

How do you wish to attend? In-person

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Land Use Amendment LOC2022-0160

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

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





PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Michele
Last name (required)	Jolley
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	english
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	956 Radnor Avenue NE https://www.calgary.ca/council/meetings/council-calendar
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Proposed 6 storey intensification is not gradual, contextual or respectful densification and does not meet the requirements for such a development as outlined in the written policies of the LAP (not a Main Street, not near a transit centre, all surrounding properties max 1-2 stories) The people living around this development will be forever affected (especially all north of site) by the shading, the massive influx of people in an area that is not ready for so many cars, and the lack of amenities to support such a population increase. Most residents are opposed to a 6 storey intensification and would be in favour of something like townhouses or 2 storey development.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Sun 11/5/2023 12:14:35 PM
Date: Sunday, November 5, 2023 12:14:39 PM

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Application: LOC2022-0160

Submitted by: Martin Lamothe

Contact Information

Address: 522 10 Avenue NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

This doesn't fit in with anything being done in the area architecturally. ALL other densification projects have been limited to three stories to try and maintain the character of the neighbourhood and this proposal, from what I've seen is supposed to be twice that at 6 stories? There are also serious concerns regarding the schools nearby and the increased traffic in an area that already has lots with drop-offs and pick-ups of students in the nearby area.

Also, is it correct that there is no developer attached to this as yet? Could this not have the impact that plans would change and need to be revisited again in the future?

This just doesn't seem like development that fits well in this neighbourhood and area in general. Perhaps it could be moved to 16th avenue?



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Mary Anne

Last name (required) Winters

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Radnor and Remington NE Calgary

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I totally understand density and the lack of affordable housing in the city but this development should never go ahead. A building of this size should never be built in such close proximity to two schools. The parking and traffic is a huge safety issue to children and parents dropping off and picking up children. The density that is happening in our city's oldest communities is destroying the community. I ask you, would you personally like to see this development next door to your home? There has to be better answers and locations for these developments.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Cristino

Last name (required) Nannarone

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) N/A

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Land Use Amendment LOC2022-0160 public hearing 956 Radnor Rd. NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) As a resident of the area located in the Community of Renfrew; I wish to state that I am opposed to the redesignation of the land use to allow a structure of 6 stories or more for rental units. The area is not conducive to handle this size or accommodate additional parking

ATTENTION: CITY OF CALGARY DECISION MAKERS

RE: OPPOSITION TO LOC2022-0160

FROM: CRISTINO S. NANNARONE

I write to you as this matter is heading to council November 14th, and I wish council to hear my concerns regarding the application to redesignated the land use at 956 Radnor Ave NE (LOC20220160) from RC-2 to MH-1.

The legal description of this land is **Lots 1-3**, Bock 24, Plan 4221GL within NW ¼ Sec 23, TWP 24, RGE 1, W5M. Current **zoning is R-C2 Contextual One/Two Dwelling District**. I am deeply concerned that the proposal for MH-1, high density, up to 8-storeys, has significant detrimental impacts on the community in terms of traffic, parking, safety and congestion.

Moving from what currently is to be 6 units across Lots 1-3 to what is proposed (despite acknowledging there is not a developer and therefore what can come of an MH-1 designation may be even larger than the current prototype the applicant has put forth) to a 6-story and over 60-units building is in no way in line with the context of the street and immediate area. Please recognize that there is a difference of over 10x the current allotment (and again, with an MH-1 could even be more).

Respectful densification would understand that there are other areas already zoned and designated for such high density, and that this parcel of land is completely outside of that scope. The proposed land use amendment does not meet the policies found in Section 2.3.5. Scale Transition, Section 2.2.1.4 Neighbourhood Connector and Neighbourhood Local and 2.2.1.5 Neighbourhood Connector.

Application of the M-H1 land use is NOT appropriate.

- It does NOT consider the existing residential site context
- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
- It does NOT consider the light pollution and impact on residential parcels nearby
- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools
- It does NOT consider the safety to pedestrians walking in the community to and from school

Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study. I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to our community.

Sincerely, **CRISTINO S. NANNARONE**



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Lisa
Last name (required)	Sands
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear Honourable Council Members,</p> <p>I am a concerned resident who lives in Renfrew and has observed the demolition of the church and the proposal for this new development. I am concerned with how this new building is going to change the framework of our community and open the doors to other larger developments in the area. This would be the first of its kind in an area that is surrounded by single family homes and quiet side streets. I am worried that this large development will add to traffic concerns in the area and add volume to our streets that will impact the residents that live around this structure. Not only will this change the street view for the residents that live near the proposed development, but our quiet community will face challenges going forward with more vehicles parking in the area for long periods of times. There are two schools within a block of the proposed development that already face issues with people driving too fast through school zones. I feel that by adding this large building to this area will cause further speed issues and noise to the surrounding outdoor areas that impact all of the residents in the area. This is a decent sized lot, I don't understand why there can't be a smaller development made on this property that follows the trends in the area of a multi-family row home style of building. I am all for welcoming new people to the Renfrew area, but not like this. Not when it will impact the safety of our families and children in the area that attend these schools and enjoy these outdoor spaces. Not when it changes the view of our area and impacts the residents who live in their single family homes next to</p>

ISC: Unrestricted

1/2

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Nov 6, 2023

Page 55 of 183

8:32:08 AM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

this proposed property. There are other options for this property that need to be explored. I am strongly opposed to this development plan and I hope Council hears the concerns of the residents of Renfrew and votes down this proposal. Thank you for hearing my comments and concerns.

Sincerely,
Lisa Sands



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Shadi
Last name (required)	Alji
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Rezoning of the Former United Church of Canada
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The questioned project of a six storey building is a problem. High-rise buildings degrade the thermal environment of their surroundings through wind turbulence, cooling, and excessive heating.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Mon 11/6/2023 9:06:27 AM
Date: Monday, November 6, 2023 9:09:08 AM
Attachments: [Radnor LOC2022-0160.pdf](#)

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Application: LOC2022-0160

Submitted by: Megan Waldie

Contact Information

Address: 826 Radford Rd NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Community character, 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:

I have attached a letter detailing my reasons for opposition of this Land Use Re-

designation application. This application is not at all appropriate with respect to contextual, respectful and gradual densification. Would completely support row houses, townhouses, and other limited scale multi-unit developments (max 3-4 stories). 6 stories is completely unnecessary and non contextual. This would absolutely be THE tallest buildings in several km radius, INCLUDING nearby main streets which are still only 1-2 stories. Increasing from RC-2 (2 dwellings) to even 8-12 rowhouses (up to 500% increase) would more than achieve the city's goal of inner city densification.

Attachments:

Radnor LOC2022-0160.pdf

November 6, 2023

Megan Waldie
826 Radford Rd NE
Calgary, AB
mbwaldie@gmail.com

City Councillors and City Planning administration,

I am writing today in OPPOSITION of the Land Use Re-Designation Application #LOC-2022-0160 at 956 Radnor Ave NE for the following reasons;

1) A land-use designation of M-H1 at this site in fact violates the written policies and principles laid out in the North Hill Local Area Plan that was approved by council

- a. While this specific site is designated on the maps as allowing up to 6 stories, that building scale being placed there is an inappropriate designation based on the actual written policies within the plan document and the principles for which Calgary City Planning has used as their baseline for the future of Calgary Development.
 - i. The proposed site is on streets designated “**Neighbourhood Local**”, which is documented to have developments of **limited scale only** (which includes building forms of up to **3 stories** high).
 - ii. A 6 story building at this location would violate the following policies from the NHC-LAP document:
 - 2.2.1.4.d.i. **Consider local build form context** (currently no buildings over 2 stories on adjacent streets, and directly next door is 1 story bungalows, no buildings in the entire neighbourhood over 4 stories)
 - 2.2.1.4.d.iii. **Consider Shadowing impacts** on neighbouring properties (a 6 story directly south and west of 1 story bungalow would not be considerate, and would undoubtedly shade those properties excessively in evenings and winter)
 - 2.2.1.6. c Neighbourhood Local – building forms with 3 or more units should be supported in the following areas: **within transit station areas** (of which there is not one, and Renfrew as a whole even has very limited short distance bus routes)
 - 2.2.1.6.d. building forms with 3 or more units should be designed to **complement the surrounding context** and consider the impacts of massing, lot coverage and setbacks

Furthermore, it is important to note that this was a site of significant discussion and opposition from residents during the North Hill Local Area Plan Creation/Approval process. Council discussed during their debate regarding approval of the North Hill Local Area Plan that it was not necessary to ensure perfection at that stage of approving the plan, and thus could approve the document and allow for further scrutiny of particular circumstances at the land-use re-designation stage. Now is that time.

Council also repeatedly made clear that the **North Hill Local Area Plan DID NOT change the land-use designations or zoning**, and as such, we as residents must expect that land-use development applications do not result in automatic zoning approvals and additional factors should be considered prior to any decisions made on this application.

The owners of this site, The United Church of Canada, admitted to residents at that town hall meeting in September of 2022 that their motivations for 6 stories was to “maximize the financial interest for their stakeholders”. It is clear that the motivations for this land use re-designation are not for the benefit of community, not for the benefit of Calgary’s needs as a whole (providing the “missing middle” housing that is so desperately needed), but instead are mainly financial.

I put this forth to you council members, whom I have seen to be strong willed, independent minds that are putting not only the needs of their ward constituents, but also the needs of all Calgarians, FIRST to please NOT APPROVE this land re-use designation. We are not opposed to densification, we just want something that is contextual, respectful and gradual with respect to our neighbourhood such as townhomes, row houses, limited scale multi-unit (maximum 3-4 stories).

Thank you for your time and careful consideration, and ask for your support in opposition of this application.

Regards,

Megan Waldie



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Sherilen

Last name (required) Jenner

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) N/a

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Standing Policy Committee on Community Development

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 7, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Renfrew United Church Rezoning

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am in opposition to this development. There are several parcels of vacant land all along 16th Ave that could be used to develop a 6 story complex. The neighbourhood around and adjacent to this site are all single story homes; this would be a monstrosity in comparison. The parking in the area is limited and this would create traffic issues and road danger to the 2 elementary schools directly across the street and behind the proposed development. The shade and blocking of sunlight and skyline to those residential homes around the site would be terrible impacting their property value and feeling of community wellbeing. I am in favour of densification however 6 stories is ridiculous at this site. A 3 (4 max) story or multiple attached townhomes/row homes would be a much better use of space.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Courtney

Last name (required) Dido

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) Community Planning

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) 956 Radnor Ave NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Advocating FOR medium density townhomes



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Margaret

Last name (required) McLeod

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)

Land use change

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)

Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)

Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Renfrew United Church redevelopment

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

In opposition

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

I am highly opposed to this huge development. It is apparent from the start that Mr. CARRA supports the development regardless of what residents say. We have seen how many times he has met with the developer in his office. A six storey building is ridiculous in this location a residential street and next door to a single family home. I am not opposed to a three story seniors residence or two story row housing on this property. Mr Carra's comments at one meeting were ridiculous and against residents of Renfrew but he would protect a building in Ogden from demolition. It is obvious that he has worked with the developer and is in a conflict of interest on this development.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Kaman
Last name (required)	LI
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	English
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Chinook winds united church re-zoning application on 956 Radnor Ave
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>The proposed construction of a 65-unit complex in our small community is raising significant concerns, particularly due to its proximity to two schools. Placing such a development near educational institutions poses potential traffic hazards and parking issues, directly impacting the safety of our children during crucial drop-off and pick-up times. The sudden influx of residents may strain local infrastructure and services, potentially compromising the quality of life for existing residents. We should carefully consider alternative locations that align with the community's needs, striking a balance between growth and preserving the unique character of our neighborhood. The safety and well-being of our children should remain a top priority in this decision-making process.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Cristino

Last name (required) Nannarone

How do you wish to attend? In-person

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) N/A

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) "LOC2022-0160 public hearing 956 Radnor Rd. NE"

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

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



Detached Single-Family Houses

ISC: Unrestricted

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

Missing Middle Housing





PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Jessica
Last name (required)	Pfitscher
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	N/A
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .) (required - max 75 characters)	Former United Church Land Re-zoning
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Good Day,</p> <p>My name is Jessica Pfitscher and I have been a part of the Renfrew Community since 1991. I grew up on Radnor Avenue, attended St. Alphonsus from 1996-2005 and am now living across the street from the house I grew up in.</p> <p>This is my neighbourhood. We are a strong, tight knit community that have, for some of us, been together for generations.</p> <p>The neighbourhood looks much different than it did when I was young and the proposal of this 5 storey building simply does not make sense.</p> <p>The developer is not in the picture. The developer does not live in this neighbourhood. If they did, I would wonder what their concerns would be if they lived here. As I imagine, the developer would likely NOT feel compelled to move into a house next to a TWENTY ONE METRE multi family complex with their own family if they had the choice.</p> <p>The height of this building coupled with the lack of a nearby train station, traffic lights, safety for the children who walk to school, close proximity to a grocery store (not including North hill coop which for some people is not considered walking distance)</p>

ISC: Unrestricted

1/2

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Nov 6, 2023

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6:58:27 PM

PUBLIC SUBMISSION FORM

CC 968 (R2023-10)



and the low neighbouring houses is unfair to this community.

The community proposing a “row house” instead, seems far more approachable and I ask for you to reconsider this proposal not just for me or for my neighbours, but for my future children who will one day attend St. Alphonsus as well as future families who are welcomed into our community with open arms.

Please reconsider and listen to what this rich and diverse community has to say.

Thank you for your time.

-Jessica Pfitscher



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Nick
Last name (required)	Bohnet
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No translator is required
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Name: Nick Bohnet

Application Number: LOC2022-0160 Land Use Amendment at 956 Radnor Avenue N.E.

Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1

Position: **OPPOSED**

Key Issues: Building Scale, Shadowing, Traffic and Safety

Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.

A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development.

Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.

This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety concerns especially for children at the schools in the proximity that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units. Assessments need to be done and all findings need to be presented to City Council prior to voting on the designation change.

Our neighborhood heavily relies on street parking, as most homes do not have designated parking areas. The influx of additional residents without adequate parking provision would lead to a severe shortage of parking spaces. This scarcity would not only inconvenience residents but also negatively impact the safety and accessibility of our streets.

Instead, a rowhouse building would be welcomed by the community. A rowhouse development was recently approved by City Council at 1606 Russet Road NE, just 1 block northwest of this site. When presented to City Council on September 19, 2023, the re-designation was approved 11 votes for, 1 vote against with no opposition at the public hearing. We welcome thoughtful and respectful densification, but a 6-storey multi residential complex is simply not suitable.

Sincerely,

Nick Bohnet
1139 Radnor Ave. NE
Calgary, AB



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) **Matias**

Last name (required) **Totz**

How do you wish to attend? **Remotely**

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) **No**

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Council**

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Nov 14, 2023**

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0160 LAND USE REDESIGNATION**

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

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

LOC2022-0160
LAND USE REDESIGNATION
BYLAW 215D2023

Opinion of Application:

I am not in favor of changing the designating of the land located at 956 Radnor Avenue NE from a Residential - Contextual One / Two Dwelling District to a Multi-Residential - High Density Low Rise District. There are four main reasons for my opinion which are the community fit, the applicant's true intentions, safety/privacy concerns, and the need for 'Missing Middle' housing in the city of Calgary.

Community Fit:

The current existing neighborhood in the area is filled with single-family homes and schools. 956 Radnor Avenue NE is located directly on a four way stop of two extremely busy roads with two schools directly across from the proposed building. A 21 meter building that steps down across the site from 14 meters to 10 meters, simply does not fit within the current community. The building would tower over all single-family homes and schools within the area. It would also block the sun and cast a shadow over both homes and school playgrounds directly in the area. I strongly believe that children going to school in the area should have access to sunlight when playing outside. This building has the potential to significantly negatively impact the children in the area.

Applicant:

Since the applicant has no intention to actually develop this proposed application, I strongly believe that this current land use redesignation is not the best approach.

There is a very high chance that this application will come back for another land use redesignation after being sold. I suggest that developers should be more involved in this current stage to ensure the proper steps are taken to create a project that benefits everyone involved. Since the applicant has no intent on developing, I believe that there is a slight lack of knowledge and passion that will create problems in the future. Since this building is located directly besides two schools and can have an incredible impact on so many children in the area, I believe that this current application raises too many possibilities for risks in the future.

Safety/Privacy:

Both Remington Road NE and Radnor Ave NE are extremely popular and busy streets due to the proximity to schools in the area. Very few homes in the direct area of the site have driveways which is why most families park their vehicles on the street. There are also numerous large school buses that use these roads to access the nearby schools. The area has extremely busy traffic and very few parking spots. If 60 more units were added to this area, there would be huge problems with traffic and safety. Since the building would be directly beside two schools, there will be many children and their families crossing the roads in this area. Since the proposed building has no parking, there will be too much congestion in this area. I also strongly believe that having a six story building that reaches 21 meters tall will cause huge privacy issues. There will be hundreds of children playing directly outside of this massive building. If I was a parent, I would be extremely uncomfortable sending my children to school knowing that people could watch them the entire day from their rooms. Not only does this cause potential privacy issues for children going to school, but this massive building would also cause huge problems for families in this area. Many of the homes located besides this building

have large hedges and fences so these families can enjoy their own privacy. A six floor building would easily be able to look over these hedges and fences.

Missing Middle:

I strongly believe that this application is proposing to change to the wrong designation. I recommend that the applicant should apply to change the current designation to a Housing - Grade Oriented District (H-GO). As someone who is currently in the market for a place to live in the city of Calgary, I can appreciate the need for more affordable rental housing. The city of Calgary has a huge need for more two to three storey buildings of multiple units within the inner city neighborhoods. I strongly believe that this application would be widely accepted by the community and approved if the building was three storeys tall. I also believe that the building would have more success as a stacked townhouse with its own parking. If this application was for a three story tall stacked townhouse, it would fit the community much better and it would significantly reduce the safety and privacy issues.

Conclusion:

In conclusion, I am not in favor of this application however with a few tweaks I would absolutely change my mind. The current application would not fit well with the current community of family-homes and schools, the applicant poses a high risk since they do not want to actually develop, the building would create privacy and safety issues, and finally I believe this application would have much more success as a H-GO district.

LOC2022-0160

LAND USE REDESIGNATION
BYLAW 215D2023

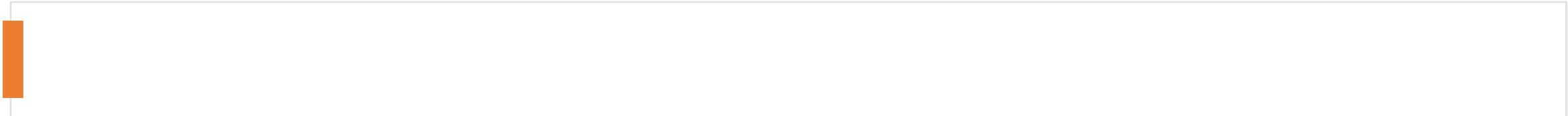


Table of Content

1. Personal Opinion
2. Community Fit
3. Applicant
4. Safety and Privacy
5. 'Missing Middle'



Personal Opinion

- Not in favor
- Does not fit well with the current community
- Applicant's true intentions
- Too many safety/privacy concerns
- Does not address "Missing Middle" housing in city



- Single-family homes
- Directly besides two schools
- Would tower over current homes
- Cast unpleasant shadows

Applicant

- No intent to develop
- Lacks knowledge and passion
- Risk of another land use redesignation
- More involvement of developers in critical stage



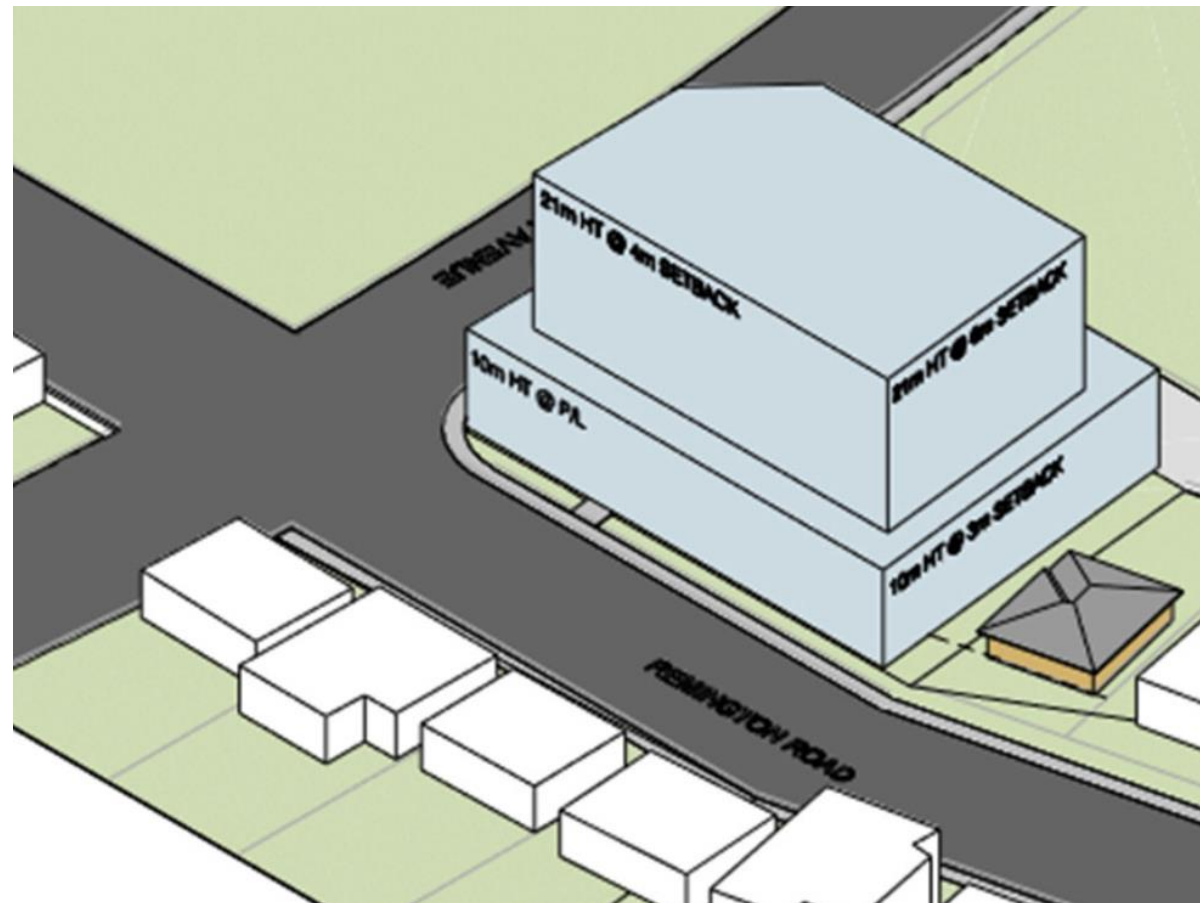
Safety and Privacy



- Road congestion
- Proximity to school yard
- Privacy concerns

'Missing Middle'

- Does not meet Calgary's needs
- Housing – Grade Oriented District (H-GO)
- Three story stacked townhouses





PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Jessica
Last name (required)	Pfitscher
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	N/A
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Ave. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Good Day,</p> <p>My name is Jessica Pfitscher and I have been a resident of Renfrew since 1991. I grew up on Radnor Avenue, attended St. Alphonsus from 1996-2005 and now live across the street from the house I grew up in.</p> <p>I am STRONGLY opposing the proposed 5 storey multi family complex.</p> <p>The developer is not in the picture. To my understanding, the developer does not live in this neighbourhood. I would ask the developer, if they lived in this neighbourhood, would they, along with their family feel comfortable moving into a home next to this proposed monstrosity of a building? Likely not.</p> <p>The safety issues coupled with the lack of nearby amenities makes this a completely illogical proposal and it is unfair to the community who, for some of us, have been here for generations.</p> <p>Please listen to our community and our concerns.</p> <p>Thank you for your time.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

-Jessica Pfitscher



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sabrina
Last name (required)	Colangelo
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 Public Hearing 956 Radnor Rd NE
Are you in favour or opposition of the issue? (required)	In opposition
	<p>City of Calgary Planner - CHRIS WOLF, File # LOC2022-0160 Calgary Planning Commission, and City Council</p> <p>Re: OPPOSITION of Land Use Redesignation to MH-1</p> <p>My family and I are residents of Renfrew, and we are VERY concerned about the proposed Land Use Amendment LOC2022-0160 at 956 Radnor Road NE. I hope that my comments will be considered as you debate this matter on November 14, 2023.</p> <p>I am deeply concerned that the proposal for MH-1, high density, up to 8-storeys, has significant detrimental impacts on the community in terms of traffic, parking, safety and congestion.</p> <ul style="list-style-type: none"> • Non-contextual to residential zone and parking allotment: The juxtaposition of such a complex in our residential area is non-contextual to the current growing and established families in the region who make use of the schools, parks, and nearby facilities. Moreover, the lack of parking spaces accompanying this apartment complex raises significant concerns. Our neighborhood heavily relies on street parking, as most homes do not have designated parking areas. The influx of additional residents without ade-
Comments - please refrain from providing personal information in	

ISC: Unrestricted

1/2

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Nov 6, 2023

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7:18:16 PM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

this field (maximum 2500 characters)

quate parking provision would lead to a severe shortage of parking spaces. This scarcity would not only inconvenience residents but also negatively impact the safety and accessibility of our streets.

- Does not fulfill community need: There are already numerous complexes being built on 16th avenue, on a main road, that will fulfill any need for inner-city developments and advertised affordable housing. As a result, our community is already experiencing the effects of urban densification as a result of the hundreds of apartments that are already being built, albeit on a main road where it is sensible and contextual. Placing this project in the middle of our neighborhood is not only not at all contextual, it is also not a necessity. The project management team and City have been fronting the extensive need of such densification in this region, but this need has already been satiated with the sensible structures that are on a main road, right next to transit lines, beside the grocery store, near Deerfoot Trail, and nestled in the traffic corridor between Downtown and the Airport. Urban densification, if not carefully planned and executed, can strain existing infrastructure and services. We believe that this particular proposition would not fulfill community needs, but rather would hinder services that are already implemented.
- Does not fulfill the requirements of such a buildin



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Brad
Last name (required)	Larson
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No services needed.
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
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Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Thank you for reading my letter.

Attention: City of Calgary Planner - Chris Wolf, File # LOC2022-0160
Calgary Planning Commission, and
City Council

Re: Opposition of Land Use Re-designation to allow for a 6-storey development at
956 Radnor Avenue NE

I am a resident of 917 Remington Road NE and am very concerned about the proposed Land Use Amendment LOC2022-0160 at 956 Radnor Avenue NE. My overall stance is that it too large (in height, width and depth) and in the wrong location in Renfrew.

This demolished church site, which has served the community tax free for the past 66 years, is about to disservice the community if this land use is approved. This land use re-designation is targeting a 6 story building and development drawings shared to date show a very large building on the development footprint. The fact that this has caught the community so off-guard and has generated so much resistance suggests a lack of transparency and proper communication and engagement. At present this would tower over the sea of 1-2 story bungalows in the immediate surroundings and the entire neighbourhood of Renfrew. Even in the future, when all current homes are redeveloped into 2-3 story duplexes and row housing, this building will still tower over the community.

6 story buildings have no place in a community that was envisioned from the *Inner City Plan* (City of Calgary Planning Department, May 7, 1979) as a community for single families. While density evolution of The City and Renfrew needs to take place, it needs to occur with proper context for the neighbourhood and with some consistency in planning to evolve from the Inner City Plan towards the North Hill Communities Local Area Plan (City of Calgary, September 14, 2021). This evolution should look like 4 story buildings on busier roads (such as 8th, 12th or 16th Avenues) and redevelopment such as 2-3 story Infills, duplexes and row housing belong within the rest of Renfrew.

There are also inconsistencies with this proposed redevelopment when referring to the North Hill Communities Local Area Plan. Section 2.2.1 in the North Hill Communities Local Area Plan (policy that is to drive development) states:

“at all scales, redevelopment should consider existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community”

This letter I provide describes context as to why the proposed Land Use Amendment LOC2022-0160 in no way follows this vision of the North Hill Communities Local Area Plan in these regards. The policy goes on to state in Section 2.2.1.6 that:

“building forms that contain three or more residential units should be supported in the following areas:

- i. within transit station areas;*
- ii. near or adjacent to an identified Main Street or Activity Centre;*
- iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,*
- iv. where the parcel has a lane and parking can be accommodated on site.”*

The parcel in question does not meet these standards. There is no transit station, save a few local bus stops that cater to low density housing. It is adjacent to local streets not main streets. The nearest activity centre is a few blocks away, but that activity centre backs on to 16th Ave NE and is adjacent to collector roads that can manage traffic that level of traffic. Below I will describe how this is not a high activity street as it is a local street. There are no regional pathways, bike lanes or cycle tracks. When school drop off and pick up occur, the nearby roads come to a halt, which stands to reason Radnor Avenue it could not handle anything more than the current community density; Actually one could argue by the grid lock that it does not even handle the current community density. I cannot speak to the on-site parking, but I would assume such a large building would have underground parking. Adding this all up, it would appear this redevelopment as a 6 story building does not agree with Section 2.2.1.6 of the North Hill Communities Local Area Plan.

The legal description of this land is Lots 1-3, Bock 24, Plan 4221GL within NW ¼ Sec 23, TWP 24, RGE 1, W5M. Current zoning is **R-C2 Contextual One/Two Dwelling District**. I am deeply concerned that the proposal is for a 6-story multi-family building. That is in no way fitting within the character of the central core of the community of Renfrew and the context of the street and immediate area. If it was fitting, than that parcel might become, say, three 3 story duplexes; that would become 6 dwellings. Yet the proposal is for a 6-storey, 60 unit/dwelling structure; this is hardly fitting the community context, in fact it's ten fold denser than the what the redevelopment should be.

I implore you to look at some examples of fitting redevelopment that has occurred in Renfrew. There is a townhouse development on Regal Terrace, a 3 story row style townhouses on Remington Road and numerous 2-3 story duplexes at various locations throughout Renfrew. These have more density from the original bungalow housing that built the community. I would support the church site redevelopment if it respects the existing streetscape and scale of current redevelopments.

As far as church site redevelopments go, I have seen two other religious sites be redeveloped. Both were lands befitting larger developments, and in both cases, they were adjacent to major roads; now being referred to as Neighbourhood Boulevards. The former St. John's Church site is now an 8 storey condo fronting onto 10th Street NW; a Neighbourhood Boulevard capable of 12,500 & 22,500 vehicles per day. The former Chevra Kadisha Chapel is now a very long 4 story condo fronting onto 17th Avenue SW; a Neighbourhood Boulevard capable of 12,500 & 22,500 vehicles per day. By comparison this proposed 6 story church redevelopment is adjacent to Radnor Avenue and Remington Road; both local streets, or Residential Streets, and are sized for 2,000 or less vehicles per day. This is very different and telling that this redevelopment is not in the right location. Even optically, these roads are very different. 10th Street and 17th Avenue are four lane, 14 meter wide, roads with divider lines and traffic lights, while Radnor Avenue and Remington Road are two way, 9 meter wide, roads without divider lines and do not have traffic lights. Those two former religious sites are built in proper locations for such density. By comparison, the proposed church site redevelopment is clearly not at the right location.

One major lack of transparency regarding this redevelopment is the Floor Area Ratio. Nowhere has this been disclosed yet that I have found, and it plays a very significant role as to what this redevelopment will look like. Maximum 6 floors means nothing without the FAR. A large or small FAR results in either a large box building or a smaller integrated building befitting the context of the community. This aspect alone could help alleviate the concerns of the community if we were told it is a site of maximum 6 stories, but with a FAR that would quickly suggest it would likely be shorter. The community deserves this transparency and not disclosing it is rather underhanded as it leave way too much uncertainty on what this site may become.

As already mentioned, there are two schools adjacent to this proposed redevelopment. On the note of transparency, what kind of 60 unit condo complex is this going to be? And if we knew that, it might be appropriate to ask if it should be close to two school sites? Will they pose a security threat to the schools? Will the schools have to then beef up their security and take on more costs because of the presence of this development? If this is the case, then the same would go for the adjacent homes, needing to get or improve their security systems. The community and City is very concerned with general street safety. In fact, right in front of my house three undercover and three regular police vehicles took down a criminal on my lawn. Is very dense living going to improve or worsen the community? If there are unacceptable answers to these questions then this redevelopment would not be complimentary to the community in any way.

I have heard form many different sources saying that this redevelopment "doesn't work" (fiscally) if it is not a 6 storey building. This makes zero sense. A duplex was just built beside my house. The developer made a profit. Several other 2 and 3 storey buildings are built all over Renfrew and continue to be built, suggesting that these are profitable endeavours. Yet somehow this very large piece of land, being built by the church itself (meaning the land is free to them), cannot work or be profitable unless it is 6 storeys tall? This is completely incorrect and an unacceptable argument for the community to just lay over and let it happen. Anything that gets built here will turn a profit for this church site. So several appropriate 2-3 story buildings or row housing will work here, fiscally, just fine.

I ask that you take my letter into consideration when determining what is to become of this land use amendment. Please do not make any rash decisions regarding any of the urgent needs of today that will permanently affect the neighbourhood make up for the rest of time. So many people from this community of Renfrew have connected because of this redevelopment. We have come to realize there is not even 5% community support for this. Grass roots surveys have been undertaken to show this. Community groups have been created to create a collectively larger voice to speak out to The City, Council and the developer to share our wants and our needs. This demonstrates that this redevelopment does not “sensitively integrate with the community” as set out by the North Hill Communities Local Area Plan.

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Brad Larson
917 Remington Road NE
403-835-7773
brad_g_larson@hotmail.com



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Randah

Last name (required) Larson

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No services needed

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Council Meeting - Public Hearing re: LOC2022-0160 at 956 Radnor Road NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Thank you for considering my letter.

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Calgary Planning Commission, and
City Council

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Randah Larson
917 Remington Road NE
403-472-0079
randah.larson@gmail.com



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Josh
Last name (required)	Muench
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	956 Radnor Avenue NE Rezoning
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am a new resident in the community and homeowner living near the proposed development. I am not against increasing density in our community. However, it needs to be done in a thoughtful way that allows density to be integrated through consulting the surrounding community and in a manner that minimizes disruption to the surrounding neighbourhood. My main concerns are outlined below:</p> <ol style="list-style-type: none">1. This is a clear intent to maximize the current landowners' and future developers profit. It doesn't make sense to approve such a huge change to the lot zoning without knowing the specifics of the development itself. Why are we allowing such a drastic land use change from the surrounding area without being able to examine specifics from a developer?2. Parking. There is no information about proposed parking options for a potential 65 unit building. Street parking is already strained in the area. We have concerns about street parking becoming overrun.3. Traffic/safety: This is the only such development in the area. It will significantly increase traffic in an area with congestion around schools and community centres.4. Visual aesthetics. I'm not against increasing density but a 6 floor 21 m building is so beyond what is currently in the immediate area that it will dramatically change the character of the area.

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CC 968 (R2023-10)

acter of the neighborhood. There is a more gradual approach to increasing density that can occur.

5. Lack of community engagement. I have not seen any engagement with the land-owner seeking the rezoning. I have only received info through community groups. I am concerned that community input has been / will continue to be ignored moving forward.

All of this is to say that I do not support the proposed rezoning.

Thank you for considering my feedback.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) **Jeff**

Last name (required) **Baden**

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) **No**

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Council**

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Nov 14, 2023**

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0160- public hearing 956 Radnor Road**

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

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

To whom it may concern,

I would like to express my support of the re-zoning of the former United Church location on Radnor Road. I fully support the continued plan to increase the density of Renfrew and surrounding areas. I believe that any increase in the number of available housing units will positively impact the many Calgarians who are suffering from, or in danger of becoming un-housed. The increase of supply will hopefully positively shift housing market dynamics to help lower or stabilize home and rental prices.

As a Renfrew resident I believe the addition of multi-income and multi-family rental units will support the vibrancy of the community and increase its sustainability and resiliency. Increasing the number of rental units in the community would allow for families to both live and work in the community, further supporting the many new retail and business that have recently opened as well as providing a larger base population for Schools and other services like Calgary Transit.

While I understand that not all feel that this impact will be a positive one, I feel that the increase in density of the inner-city is the only path forward for intercity communities like Renfrew.

Regards,



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CC 968 (R2023-10)

Jeff Baden



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Essya
Last name (required)	Chikmoroff
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor road NE
Are you in favour or opposition of the issue? (required)	In favour
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>To Whom it may concern</p> <p>I am writing in support of the land use re-designation of 956 Radnor Avenue. I think the land is infinitely suited to be used as a multi family residential development. I feel Calgary is in an affordable housing crisis, which a multi family condo building would help mitigate. I support density in Renfrew to maintain its vibrancy, specifically targeting income diversity in our residents. Having individuals who work at the local businesses be able to afford to live in the neighbourhood is essential for a long term sustainable community. I don't want Renfrew to become an inner city community that's is an unaffordable enclave. I hope the City will set reasonable parameters on the future development proposal to ensure that common community concerns such as parking are met by the developer of the location.</p> <p>Thank you for your time in reading my comments</p> <p>Essya</p>



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CC 968 (R2023-10)

First name (required)	Jola
Last name (required)	May
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	NO need for language services
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Respectfully, I formally add my OPPOSITION to land use amendment sought to accommodate the development of a stepped-down six storey multi-residential building under at 956 Radnor Avenue NE.</p> <p>The City-Led Outreach section of the September 21, 2023 Planning and Development Services Report to Calgary Planning Commission summarized the 78 letters of opposition from public with the following list, for which I hold and repeat those very SAME CONCERNS:</p> <ul style="list-style-type: none"> - increase in traffic and parking congestion; - scale of development relative to street activity level; - compatibility of building height and massing with adjacent land use; - increase of shadowing and reduced privacy; - compatibility with nearby schools; - effect on adjacent property values; - intensity of use central to the neighbourhood; - capacity of local utilities; and - quality and quantity of applicant outreach. <p>When asked, a number of local residents offered their definition for the qualities of contextual relevance to be found in a development congruently fitting with the Renfrew community feel and needs. They were, and I concur:</p> <ul style="list-style-type: none"> - a 3-storey structure

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-
- perhaps corner-lot row housing
 - a minimum of 1 parking spot per unit to be made available onsite to counter parking load onto adjacent streets.

Thank you! May your temperance & integrity come forward to meet the mutual needs of the current and long-standing residents and new development alike, . . . and to exemplify mutual, respectful cooperation in this process.

Wishing you ALL the very best



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Lilian
Last name (required)	Ursu
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	NO
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 (CPC2023-0968) at 956 Radnor Ave N.E.
Are you in favour or opposition of the issue? (required)	In opposition
	<p>ATTENTION: Honorable Mayor Gondek and Calgary City Council</p> <p>REGARDING: Land Use Amendment LOC2022-0160 (CPC2023-0968) at 956 Radnor Ave N.E.</p> <p>POSITION: OPPOSED</p> <p>SUBMISSION: Lilian (Luca) Ursu</p> <p>Thank you for considering my perspective that the redesignation from RC-2 to MH-1 at this site (owned by the Renfrew United Church at 956 Radnor Ave N.E) ought to be opposed by Council.</p> <p>The community of Renfrew consists of an excellent mix of housing including a near 50%-50% split between ownership and rentals and inclusive of duplexes, row houses, single and multi-family homes, apartments ... contributing to the unique character and identity of the community. The proposed shift to MH-1, and the proposed apartment complex is not contextually appropriate or respectful. While we need something for this parcel of land, and the church who owns it, this is NOT the solution. While we support this type of development, this parcel of land is NOT right for the context of the area –</p>
Comments - please refrain from providing personal information in	

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CC 968 (R2023-10)

this field (maximum 2500 characters)

this location is not right.

Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not! I beg you to consider something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP).

In addition to not adding densification respectfully, The MH-1 brings up considerable concerns for myself and my loved ones, including but not limited to, parking, privacy, structural integrity of already existing homes, and the general wellbeing of our community, the children, the elders, and the inhabitants at large.

Thank you sincerely for your attention to this matter, we appreciate your time and consideration immensely.

Kindest wishes,
Lilian Ursu

ATTENTION: Honorable Mayor Gondek and Calgary City Council

REGARDING: Land Use Amendment LOC2022-0160 (CPC2023-0968) at 956 Radnor Ave N.E.

POSITION: **OPPOSED**

SUBMISSION: Lilian (Luca) Ursu

Thank you for considering my perspective that the redesignation from RC-2 to MH-1 at this site (owned by the Renfrew United Church at 956 Radnor Ave N.E) ought to be opposed by Council.

The community of Renfrew consists of an excellent mix of housing including a near 50%-50% split between ownership and rentals and inclusive of duplexes, row houses, single and multi-family homes, apartments ... contributing to the unique character and identity of the community. The proposed shift to MH-1, and the proposed apartment complex is not contextually appropriate or respectful. While we need something for this parcel of land, and the church who owns it, this is NOT the solution. While we support this type of development, this parcel of land is NOT right for the context of the area – this location is not right.

Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not! I beg you to consider something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP).

In addition to not adding densification respectfully, The MH-1 brings up considerable concerns for myself and my loved ones, including but not limited to, parking, privacy, structural integrity of already existing homes, and the general wellbeing of our community, the children, the elders, and the inhabitants at large.

Thank you sincerely for your attention to this matter, we appreciate your time and consideration immensely.

Kindest wishes,

Lilian Ursu



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Jenny

Last name (required) Lam

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) Parking, safety, congestion on the roads! "Losing value.

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0160 Land agenda.

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Lots of traffic causing more congestion on the roads. Safety concerns!! No parking spots and lost in value of the home!!



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CC 968 (R2023-10)

First name (required)	Judy
Last name (required)	Hornberger
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Not needed
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Ave NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I appreciate the opportunity to offer my perspective of the land change from RC-2 to MH-1 at 956 Radnor Ave NE.</p> <p>As a resident of Renfrew for 37 1/2 years and having observed the growth that has taken place in that time, I am of the opinion that a development built to the proposed scale of 8 storeys, will only have negative effects on the community at large. Renfrew is a delightful community that has been able to support a wonderful mix of people within a variety of housing types. However, none of the choices of housing have interfered so greatly with our community member's lives, as the potential of an 8 storey structure would indeed do.</p> <p>This structure would not fit into the culture of our community, nor would it provide sustainability for the assets of those who have already made Renfrew their home. It would affect the lives of school children, with 2 schools located next to this proposed location. Privacy for existing homes would be gone with a structure built that high. Parking would not be feasible.</p> <p>This proposed 8 storey structure would create chaos in a delightful community where families have continued to come and make their home. Would this structure deter new families from moving here?</p> <p>A reasonable sized structure in a row house or duplex format would be appropriate for this lot, not to exceed the present maximum of 10m high.</p> <p>Keep our community of Renfrew vibrant and viable. Please vote to oppose this MH-1. Renfrew is counting on you.</p>

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Thank you for paying attention to my carefully thought out concerns. Again, I oppose this land use change from RC-2 to MH-1 for 956 Radnor Ave NE. I hope you will too.



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CC 968 (R2023-10)

First name (required)	Darryl
Last name (required)	Lamoureux
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	n/a
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 Public hearing 956 Radnor Ave NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Darryl Lamoureux
November 6, 2023

To: Calgary City Council

Re: Opposition to LOC2022-0160 – Land Use Redesignation of the Renfrew United Church site

Dear Members of Council:

I am writing to voice my concern over what I feel would be an overstep by allowing the rezoning of the parcels in question to permit a six-story apartment building to be developed on the former site of the Renfrew United Church (from R-C2 to MH-1).

The site in question is at the corner of two narrow residential streets, adjacent to two schoolyards. These are not connector streets. Allowing a sudden and massive change in density will have a significant impact on the surrounding community. There are more than ample apartment complexes to be built nearby on 16th Ave NE, which will fulfill the need for inner-city densification and will also target the need for apartment and condo style housing. A more considered approach for the former location of the United Church would be to allow a modest increase in density by setting a land use designation for ground-oriented row housing or similar development. Going from the current land use which would allow for a maximum of 6 housing units to the 65 unit structure suggested by the owner does not consider the nature of the surrounding community and does not respect the context of the neighbourhood. It would be a massive step up in traffic congestion, parking problems, shadowing of nearby lots, and safety concerns for school children. This proposed land use change is one that primarily benefits the owner and has a substantial negative impact on the surrounding homeowners, residents, students, and their families. I respectfully ask that you reject the proposed land use redesignation in favour of a more modest and more reasonable change.

The three parcels in question are currently designated R-C2. If there had been established houses on those lots, it is unlikely that the authors of the North Hill Communities Local Area Plan would have chosen the three adjacent lots and determined that the building scale should be any different than all of the other surrounding lots. However, these RC-2 lots were deemed to merit a higher building scale rating simply because the former structure on the three lots was not a house. I believe that the application for redesignation is based on a flaw in the NHCLAP and this is your opportunity to rectify it.

My main concerns are:

- Traffic congestion – the access roads are not main connectors
- Insufficient parking
- Shadows over the schoolyard and nearby houses
- Negative impact on property values in the surrounding area

- Pedestrian safety
- Context – changing quiet residential streets to a high-traffic area
- Aesthetics – a 21 meter high building is more than double the height of any surrounding buildings.

Sincerely,

Darryl Lamoureux



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CC 968 (R2023-10)

First name (required)	Belinda
Last name (required)	Mendes
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	n/a
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500)	<p>Name: Belinda Mendes & Roger Pollard Application Number: LOC2022-0160 Land Use Amendment at 956 Radnor Avenue N.E. Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1 Position: OPPOSED Key Issues: Building Scale, Shadowing, Traffic and Safety</p> <p>Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1. A redesignation to MH-1 would more than double the building height from a maximum of 10m to a building height of up to 26m. A building of this scale is NOT contextual to the surrounding homes and cannot be considered respectful development. Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form.</p> <p>This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety concerns that would be introduced by increasing density of this site in such an extreme way to include 60 additional residential units. Assessments need to be done and all findings need to be presented to City Council prior to voting on the designation change. Redesignation to MH-1 is premature and should not be approved in the</p>

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CC 968 (R2023-10)

characters)

absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.

For example, preliminary shadowing calculations of the proposed 21m structure (including the accommodations made by the applicant to north-side setback and proposed height modifiers) indicate that, in the month of December, shadowing will cover a 145 m radius NW to NE of the site. During the school day, the resulting shadow would almost completely cover the playground and green space of St. Alphonsus School, and would shadow more than 15 homes on Remington Road. This type of development should NOT be approved and the NHLAP should be revised to keep the building form on this site to a maximum of 10m.

In addition, the application of the M-H1 land use does NOT consider the existing residential site context and the landscaping of the inner-city neighbourhood. It also does NOT take into consideration the safety and privacy of nearby residents and students attending the schools, The application also does NOT take into consideration the significant parking and congestion issues that exist between the two schools, which will become more problematic with a development of this sco



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CC 968 (R2023-10)

First name (required)	Anna
Last name (required)	Zhemova
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC20220160 public hearing 956 Randor Rd.NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Attention: **City of Calgary Planner - Chris Wolf**
Calgary Planning Commission
City Council

Re Application #: **LOC2022-0160** Land Use Amendment at 956 Radnor Avenue N.E.

Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1

Position: **OPPOSED**

Dear Mayor, Councillors, and Commissioners,

I am highly concerned about the proposed re-designation of former United Church land from R-C2 Contextual One/Two Dwelling District to Multi-Residential – High Density Low Rise M-H1. Key issues related to this proposal include:

1. Deterioration of the nature of existing community

The intersection of Radnor Avenue NE and Remington Road NE, other surrounding streets are primarily low-rise 1- and 2-storey homes. Allowing for an 8-storey building in a close proximity to low-rise constructions will leave current residents in the surrounding streets with no sunlight and privacy. Massive 6- (as desired by the developer) or 8- storey (as allowed by the land use type the developer asks for) is a massive non-contextual construction that takes all the visual space at the street. This huge building will stand high seen for miles. This height at the corner of two streets will never be fit or matched as the land plot is surrounded by two open park areas at South and West and low-rise residential houses which has just been either built or renovated at East and North. If allowed, Remington Road NE and Radnor Avenue NE will represent an additional example of lack of Missing Middle, which is a recognized target and a desired growth concept for the City of Calgary.

2. Enormous pressure to traffic infrastructure

Neither Radnor Avenue NE nor Remington Road NE are categorized or in fact are Main Roads, Activity Centres. None of these roads are located within transit station areas. None of them have traffic separation lines, traffic lights, regulated pedestrian crossings. This road infrastructure suits the current community needs. However, it is absolutely non-suitable for almost double intensification of traffic, which inevitably comes as a result of the proposed rezoning. Applying for the M-H1 rezoning at this area ignores the concept of infrastructure fit, does not care about accessibility, efficiency, comfort and safety of the traffic. This application is immoral in relation to both current and future residents of Radnor Avenue NE, Remington Road NE and many other surrounding streets.

3. Children's safety

The land plot under review is located at the corners of two elementary schools, which could sound as a great perspective for development. However, these schools provides unique programs (art oriented and spacial development needs) and teach students brought from other communities around Renfrew. Many of these students are driven to these schools by school busses and parents. At the drop off and pick up times Radnor Avenue NE, Remington Road NE, Regal Crescent, Russet Road NE, and all the alleys adjacent to the former United Church are full of school busses, parents vehicles, taxis and ... children. Vehicles are parking and driving, kids are chatting, getting in and out of vehicles, carrying their school stuff, running to their friends, parents are rushing. The proposed reasoning does not count for this part of community life. Development of additional 60-unit building will inevitably lead to a dramatic traffic intensification in the area and trigger safety of children logistics.

4. Controversial application nature

Over two years the developer was ignoring the numerous intentions of the residents to collaborate. The developer has even been proposed a concept to create a joint venture with the residents to legally bind everyone's involvement to this project. Showing up with a massive non-consistent plan at 2021, supporting no constructive conversation with the residents for two years and pushing further on the rezoning application that breaches numerous clauses of the City guidelines (for instance, 2.2.1.6 and 2.3.2. of the North Hill Communities Local Area Plan), the developer casts a shadow to the developer's contingent ownership in the project. It sounds like the developer does not care about either the growth of our City and Renfrew Community or the future of its own new build. My suspicion in relation to the developer's responsibility was even hardened when I watched the video of the Calgary Planning Committee meeting on September 21, 2023. The commissioners were questioning that the developer is going to actually develop the project rather than just intending to sell the land after redesignation. I draw your attention to the fact that there is a high risk that the only motive for the applied redesignation is to speculate with the City densification efforts in order to increase the land price. This motives does not have anything in common with the growth of Renfrew Community, City plans, comfort, infrastructure, safety... This developer's approach does not care about the City and the residents time spent to prove and battle the proposed redesignation.

I support the residents of Renfrew in their efforts to welcome consistent and contemporary growth and development of Renfrew Community. Also, I strongly believe that existing residents of the community are one of the key stakeholders in this process. The opposition to this proposal among Renfrew residents is tremendous. Residents of Renfrew have spend hundreds of hours studying the application and proposed development documents, City bylaws and guidelines, City growth concepts, and existing experiences in other communities in order to advocate their position in front of the developer and the City. Residents are those who had lived before and who will continue living at the land of Renfrew.

Please listen to and respect the residents position.

Please reject the application LOC2022-0160 for land use re-designation from RC-2 to MH-1 at 956 Radnor Avenue NE.

Please review the alternative land use for 956 Radnor Avenue NE to multi-residential contextual low profile M-C1.

Please do not lose your chance to create the Missing Middle in the City and be proud of our footprint in the City of Calgary history.

Sincerely,
Anna Zhemova



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CC 968 (R2023-10)

First name (required) Julia

Last name (required) Bietz

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0160

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

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

I am writing in strong support for the proposed development in Renfrew. Density is not the enemy - it brings incredible vibrancy and diversity to a community like ours. The proposed piece of land is large, close to parks and schools and has easy access to transit. It is a great location for such a development. We cannot pretend we are not an inner city neighborhood. And we cannot close our eyes to the housing and more importantly, affordable housing crisis. All parts of the city have a role to play in alleviating that pressure and I believe this project would do just that. Renfrew has become an unattainable community for many families - including my own. We have lived here for five years, my children attend school, we volunteer in the community. I love this neighborhood. I love it's current diversity. But we cannot afford to buy here and are being forced out. Projects like this proposed development will help make Renfrew a possibility for more families and help prevent it from becoming an unattainable enclave like so many other communities in this city.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Julia
Last name (required)	Bietz
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In favour
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am writing in strong support for the proposed development in Renfrew. Density is not the enemy - it brings incredible vibrancy and diversity to a community like ours. The proposed piece of land is large, close to parks and schools and has easy access to transit. It is a great location for such a development. We cannot pretend we are not an inner city neighborhood. And we cannot close our eyes to the housing and more importantly, affordable housing crisis. All parts of the city have a role to play in alleviating that pressure and I believe this project would do just that. Renfrew has become an unattainable community for many families - including my own. We have lived here for five years, my children attend school, we volunteer in the community. I love this neighborhood. I love it's current diversity. But we cannot afford to buy here and are being forced out. Projects like this proposed development will help make Renfrew a possibility for more families and help prevent it from becoming an unattainable enclave like so many other communities in this city.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Mike
Last name (required)	Helfer
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In favour
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am in favour of the development as proposed. The location and stepped back design are excellent for the proposed use. Close to schools, existing city recreational services, transit, it really is a perfect spot for additional residential units. I would like to see more housing like this in the neighbourhood, Complaints about additional traffic and winter shadows are common in these applications, and in this case I think unfounded. Excited to see more residents join the community.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) **Connie**

Last name (required) **Keating**

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) **No**

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Council**

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) **Nov 14, 2023**

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0160 public hearing Radnor Rd NE**

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) **As a homeowner in the area, I support the application and would like to encourage more density of this type in the neighborhood. This type of density encourages more services and is a net positive for the community.**

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Tue 11/7/2023 9:39:57 AM
Date: Tuesday, November 7, 2023 9:40:08 AM
Attachments: [Public hearing \(LOC2022-0160\) - Elena.pdf](#)

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You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Application: LOC2022-0160

Submitted by: Elena Funes

Contact Information

Address: 4944 Vanguard Rd NW, T3A 0R7

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Land Uses, Height, Density

General comments or concerns:

Attachments:

[Public hearing \(LOC2022-0160\) - Elena.pdf](#)

Elena Funes
Calgary, T3A 0R7

November 7, 2023.

Calgary City Council
Planning Department
Calgary Municipal Building
800 Macleod Trail SE,
Calgary, AB T2G 5E6

To whom it may concern,

My name is Elena Funes, and I am currently an exchange student at the University of Calgary with a focus on Urban Studies and Real Estate Development. I would like to express the reason for my approval of the land use change at 956 Radnor Avenue NE (LOC2022-0160) from R-C2 to MH-1 from the perspective of a university student and temporary resident in this city.

I believe that the benefits of designing dense, compact, and diverse cities are vast and numerous. Including more efficient land use, increased use of public transportation, reduced infrastructure costs, greater sustainability, walkability and social cohesion. These advantages have already been demonstrated in cities worldwide, and I strongly believe that every decision should be made with this comprehensive vision in mind.

The potential to accommodate more people in this prime location in terms of transportation and services has already been identified and supported by the North Hill Communities Local Area Plan, with a maximum height of 6 stories as established by the applicant. Therefore, I believe it is important to adhere to this plan, which has been discussed by experts and community members.

While I understand the community's concerns about the lack of a development permit, one thing I have learned in my career is that time is money. For a developer, having the land already designated means a reduction in costs, which will benefit the affordability of the final product (a crucial issue for the city of Calgary, which faces an annual deficit of 2,500 affordable homes).

Furthermore, I would like say that affordable housing is not just about low-cost housing but also about a location that allows people to live in proximity to other services. What good is the housing savings on the outskirts if, in the end, the cost of buying a car and commuting daily is higher? For this reason, land like the applicant's, located so close to the city center, two schools in less than 5 minutes walk and mass transit like the MAX Orange, should be utilized for more than just two housing units.

Developing these smaller-scale buildings is highly beneficial for promoting density living. Calgary is currently polarized between single detached houses and 30-story buildings, making it difficult to envision the city's densification. A 6-story building has an ideal height to

maintain the human scale and sunlight in a neighborhood, especially with the building setbacks proposed by the applicant. As well as provide mixed use and street activity to the community.

I believe that if the concern is related to parking spaces, the discussion should revolve around improving public and non-motorized transportation in the city, rather than reducing housing potential. 80% of the buildings for 2050 have already been constructed, making the need to act and make appropriate decisions crucial to achieving sustainability and housing goals.

In conclusion, from my perspective, this land use change will be highly beneficial in promoting a new small-scale development that leverages the advantages of this location and promote a more diverse and inclusive form of housing in the city. Capable of offering more options to university students and immigrants, who have recently been facing a lack of access to affordable housing and who constitute an important part of the social and labor fabric of this city.

Kind regards,

Elena Funes
Architecture student



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Michael
Last name (required)	Reid
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No.
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am submitting my comments in opposition to LOC2022-0160 regarding the redevelopment of 956 Radnor Rd. NE.</p> <p>I have children who attend St. Alphonsus Elementary School which is directly adjacent to 956 Radnor. The proposed redevelopment of 956 Radnor. is highly troubling to me as a member of the community and as a father. Dramatically increasing the density will have a dramatic impact on the safety and enjoyment of the community. The proposed redevelopment will have a negative impact on traffic, parking, neighborhood context, privacy of surrounding homes and the safety of children commuting to school.</p> <p>In a previous neighborhood meeting that Councillor Carra attended (in approx spring 2021) he advised that rezoning decisions are based on the surrounding open space where larger structures could be supported. I see these examples in Bridgeland along General Ave and south along 9th St. NE towards Memorial Dr and potentially along 16th Ave between Edmonton Tr and 6th St. However, I disagree that the 956 Radnor location fits the parameters Councillor Carra described. 956 Radnor is directly adjacent to single family homes to the north and across Remington Rd. and kitty-corner across Remington/Radnor Rd. from single family homes. It would back onto St. Alphonsus and be across from the Children's Village school grounds. The proposed redevelopment would loom over single family homes as well as the playground at St. Alphonsus. The already congested school zones would become incredibly dangerous as children</p>

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CC 968 (R2023-10)

and parents commute to school while the occupants of 956 Radnor commute to their respective daytime jobs or activities. Councillor Carra's inclusion of 956 Radnor in his vision of properties that can support a larger (higher) structure does not make sense to me as the "open space" of schools is insufficient when considering the impact to the surrounding properties and enjoyment of the school grounds.

I recognize the need for redevelopment in the community and tasteful density has been achieved throughout the community - specifically on corner lots. Those typically include 4-6 row townhouses or other structures that are 2-3 stories high and fit, generally, within the context of the community. I would be supportive of this approach at 956 Radnor, but to allow the United Church of Canada to develop 956 Radnor as proposed would damage to Renfrew forever.

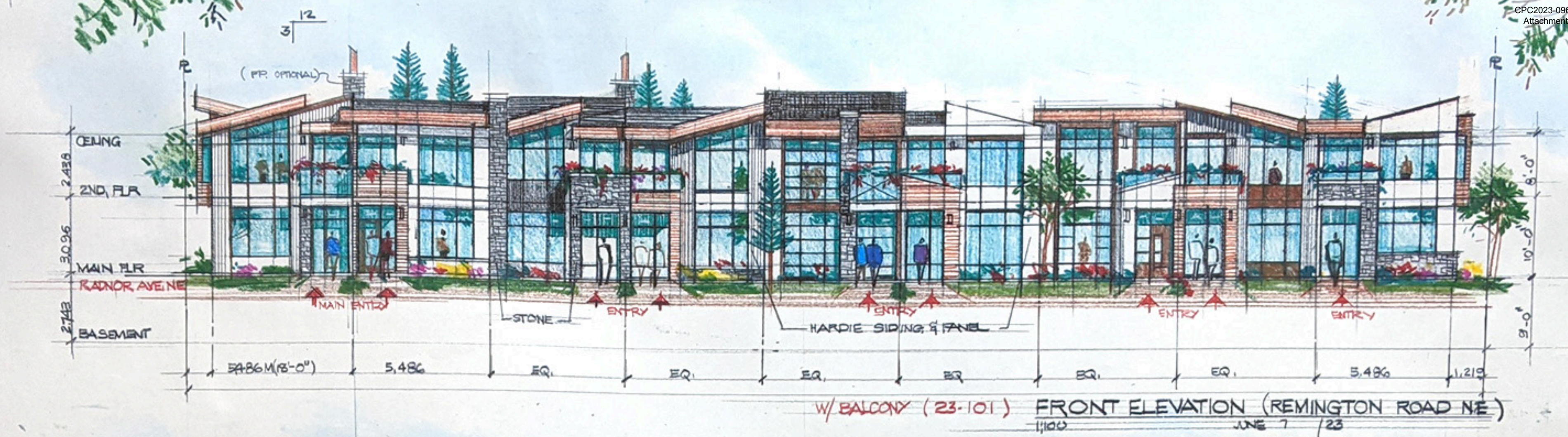
I urge that the proposed redevelopment of 956 Radnor be rejected outright until a contextual design is proposed



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Paula
Last name (required)	Smith
How do you wish to attend?	In-person
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	None
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .) (required - max 75 characters)	Land Use Amendment LOC2022-0160.
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am registering now and have submitted the two slides that will be part of my presentation. I am still fine tuning the written portion and will hopefully be able to submit it before the 14th, if not I will simply bring it with me. Paula Smith







PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Victoria

Last name (required) Reid

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No.

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0160 public hearing 956 Radnor Rd. NE

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please note that the agenda for the November 14 meeting has not been posted despite the requirement that a specific agenda item be referenced and the fact that today is the last day to submit comments. I was able to obtain this information elsewhere, but I am concerned that people who do not reference the specific agenda item will not have their voices heard on a technicality. I urge you to consider all input from stakeholders submitted via this website, even if the submission does not reference the correct agenda item.

Dear Members of Council,

I am submitting my comments in opposition to LOC2022-0160 regarding the redevelopment of 956 Radnor Rd. NE.

I am a longtime resident of Renfrew whose children attend St. Alphonsus School, which is directly adjacent to the proposed build site. I am writing to voice my strong opposition to the proposed 6-story development at 956 Radnor Rd. NE, for the following reasons:

1. Context

A six-story residential building is higher than any others on this type of residential street in Renfrew, and it is not contextual to the surrounding buildings and homes. The proposed height is twice the current zoning maximum. This structure would loom overtop of its neighbors, also impacting a number of houses and the schoolgrounds with its shadow, impacting both the privacy and the enjoyment of the surrounding properties.

2. Parking

The proposed building will not have nearly enough parking to accommodate all of the residents. The proposed building would be located on the intersection of Radnor Avenue and Remington Road. Radnor Avenue does not have available parking due to its proximity to the school, and Remington road is already very narrow due to the number of existing vehicles parked on the street. Increasing the number of residents by any magnitude – let alone the proposed magnitude – will cause parking spillover onto streets in multiple directions.

3. Proximity to school and traffic safety issues

The increased traffic - specifically during rush hour in the morning – will be a safety hazard for students and parents arriving at both Childrens Village school and St. Alphonsus School each morning as the residents of the proposed building depart for the day. This area is already highly congested and the issues will become exponentially worse with this dramatic increase in residential traffic.

I understand and support the need for redevelopment and a reasonable level of densification in the community. However, I feel that densification must be done in a respectful and deliberate way that does not fundamentally change the existing context of the neighborhood – for example, 4-6 unit townhouses and semi-detached infills.

The United Church of Canada and Councillor Carra have largely ignored the voices of the community as they have pushed forward with these development plans. I urge council to reject the redevelopment of 956 Radnor until the United Church meaningfully engages the community in the development a design that fits the context of the community.

Sincerely,

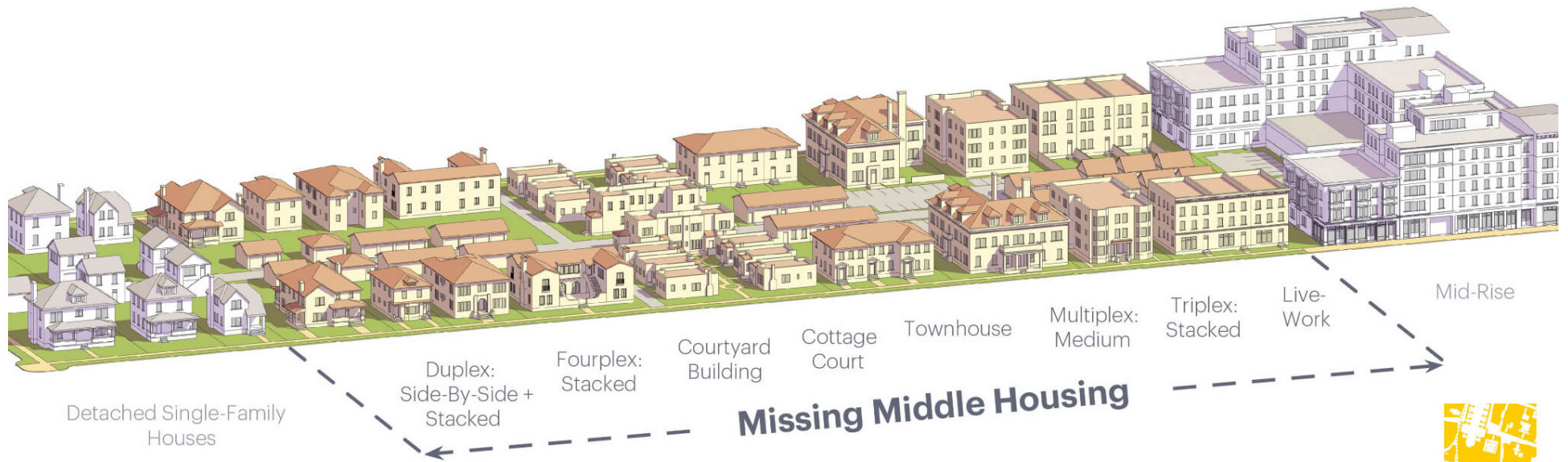
Victoria Reid

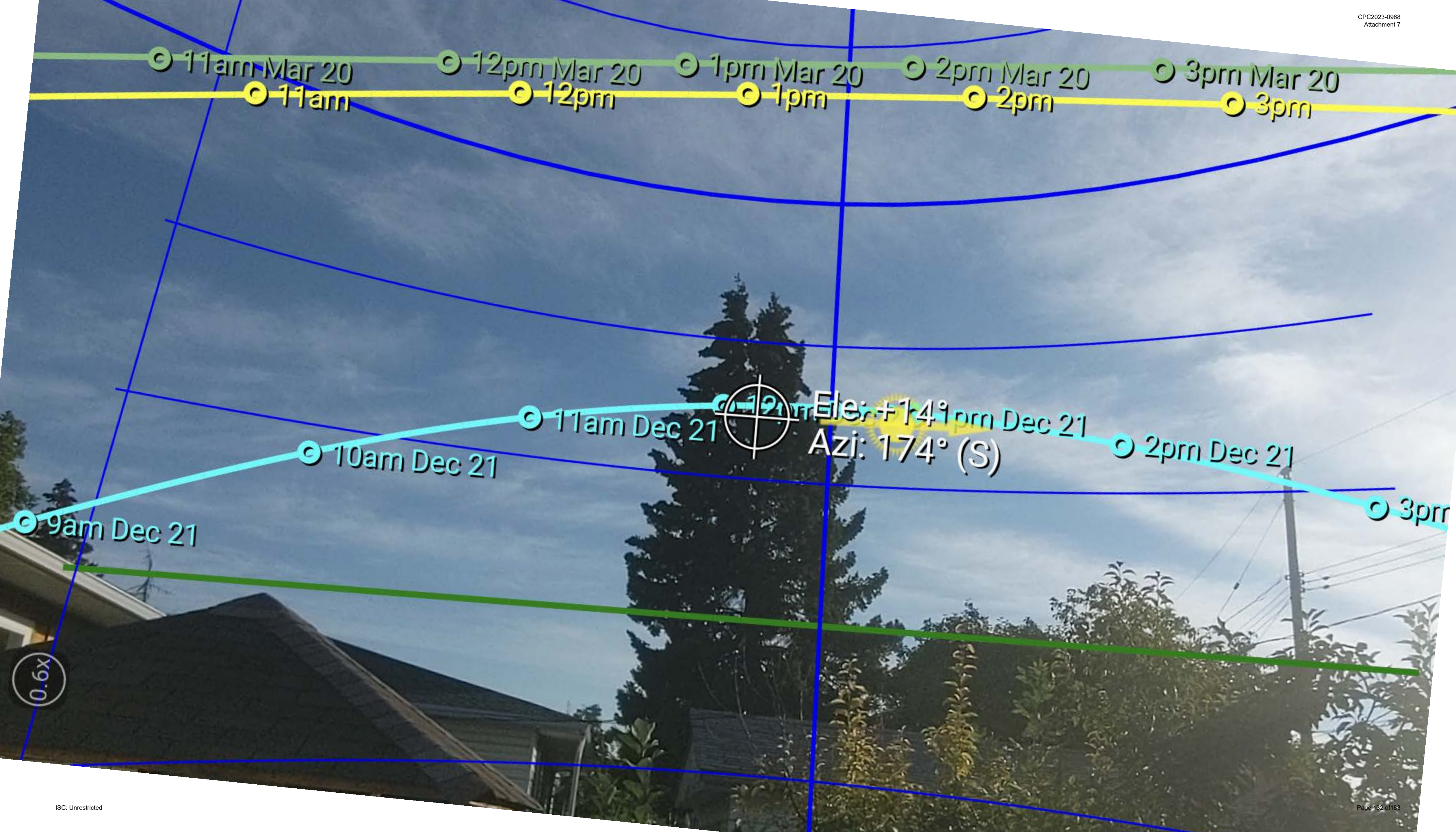


PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Gord
Last name (required)	Strasdin
How do you wish to attend?	In-person
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	none
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	Land Use Ammendment LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I registered to speak a few days ago hoping to submit my presentation today but still working on it. I am submitting the two images my presentation will use. This is not a second request to speak, I'm only presenting once







PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sonia
Last name (required)	Quattrucci
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Not required
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Ave NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1. A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development. Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study. This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety concerns that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units. Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not! I beg you to consider something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP). Application of the M-H1 land use is NOT appropriate.</p>

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CC 968 (R2023-10)

-
- It does NOT consider the existing residential site context
 - It does NOT ensure safety and privacy for nearby residents nor students attending the schools
 - It does NOT consider the light pollution and impact on residential parcels nearby
 - It does NOT consider the landscaping of the inner-city neighbourhood
 - It does NOT consider parking and the conflict with parking associated with the two schools
 - It does NOT consider the safety to pedestrians walking in the community to and from school
- I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to the community of Renfrew.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Shiv

Last name (required) Ivaturi

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) None

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0160 public heating 956 Radnor Rd. NE

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

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



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Robyn
Last name (required)	Warwaruk Rogers
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>My family and I are residents of Renfrew, and we are VERY concerned about the proposed Land Use Amendment LOC2022-0160 at 956 Radnor Road NE. I hope that my comments will be considered as you debate this matter on November 14, 2023. I am deeply concerned that the proposal for MH-1, high density, up to 8-storeys, has significant detrimental impacts on the community in terms of traffic, parking, safety and congestion.</p> <p>Key points I wish to highlight include:</p> <ul style="list-style-type: none"> • Children's safety and wellbeing: One of the primary concerns I have is the potential invasion of privacy that this development may bring. The balconies overlooking the schoolyard would compromise the privacy of the children and teachers, as well as residents in the surrounding homes. Privacy is a fundamental right that should be respected, and this intrusive design could create an uncomfortable and disruptive environment for everyone involved. The location being beside two schools for young children displaces their wellbeing, schoolyard privacy, and safety on the streets, where need for parking will increase paramountly due to the lack of parkades in the proposed complex. • Non-contextual to residential zone and parking allotment: The juxtaposition of such a complex in our residential area is non-contextual to the current growing and established families in the region who make use of the schools, parks, and nearby facilities.

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CC 968 (R2023-10)

Moreover, the lack of parking spaces accompanying this apartment complex raises significant concerns. Our neighborhood heavily relies on street parking, as most homes do not have designated parking areas. The influx of additional residents without adequate parking provision would lead to a severe shortage of parking spaces. This scarcity would not only inconvenience residents but also negatively impact the safety and accessibility of our streets.

- Does not fulfill community need: There are already numerous complexes being built on 16th avenue, on a main road, that will fulfill any need for inner-city developments and advertised affordable housing. As a result, our community is already experiencing the effects of urban densification as a result of the hundreds of apartments that are already being built, albeit on a main road where it is sensible and contextual. Placing this project in the middle of our neighborhood is not only not at all contextual, it is also not a necessity.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Joe
Last name (required)	Quattrucci
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	no
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd. NE
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in	<p>Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.</p> <p>A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development. Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.</p> <p>This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety concerns that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units.</p> <p>Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not! I beg you to consider something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies</p>

PUBLIC SUBMISSION FORM

CC 968 (R2023-10)



this field (maximum 2500 characters)

including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP).

Application of the M-H1 land use is NOT appropriate.

- It does NOT consider the existing residential site context
- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
- It does NOT consider the light pollution and impact on residential parcels nearby
- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools
- It does NOT consider the safety to pedestrians walking in the community to and from school.

I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to the community of Renfrew.

Sincerely, Joe

LOC2022-0160 public hearing 956 Radnor Rd. NE November 14 2023

Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.

A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development.

Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.

This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety concerns that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units.

Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not!

I beg you to consider

something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP).

Application of the M-H1 land use is NOT appropriate.

- It does NOT consider the existing residential site context
- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
- It does NOT consider the light pollution and impact on residential parcels nearby
- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools

☒ It does NOT consider the safety to pedestrians walking in the community to and from school.

I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to the community of Renfrew.

Sincerely, Joe



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) W. Susan

Last name (required) Brodrick

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) N/A

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC 2022-0160 Land Use Redesignation Bylaw 215D2023 956 Radnor Ave

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

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

I support the redesignation of this property because our city needs more affordable housing in the inner city, and in order for that to happen the density in the inner city needs to be increased. As property in Renfrew has been sold developers are building either single homes or side by sides and selling them at very high prices which eliminates the young career people or young families the ability to live inner city and possibly walk to work, which then is a good move towards reducing the cities carbon footprint. I live in Renfrew and do not see this redesignation as a negative impact to our community in any manner.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Cindy
Last name (required)	Rogers
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	LOC2022-0160
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160 public hearing 956 Radnor Rd NE
Are you in favour or opposition of the issue? (required)	In opposition
<p>Application Number: LOC2022-0160 Land Use Amendment at 956 Radnor Avenue N.E.</p> <p>Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1</p> <p>Position: OPPOSED</p> <p>Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.</p> <p>A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development.</p> <p>Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.</p> <p>This site is immediately adjacent to bungalows to the north and east, and elementary</p>	



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

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

schools to the west and south. There are significant traffic, parking and safety concerns that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units.

Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not!

I beg you to consider

something like an M-C1 which is multi-residential CONTEXTUAL low profile. Key word being contextual. R-Gm, M-G or M-C1 designations actually match up with City policies including the Missing Middle concept, the Municipal Development Plan (which states that it needs to be consistent and compatible with the existing character of the neighborhood) and the North Hill Plan (NHP).

Application of the M-H1 land use is NOT appropriate.

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- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
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- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools
- It does NOT consider the safety to pedestrians walking in the community to and from school

I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to the community of Renfrew.

Cindy R



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Elizabeth

Last name (required) Belyea

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0160 public hearing 956 Radnor Rd. NE

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

Application Number: LOC2022-0160 Land Use Amendment at 956 Radnor Avenue N.E.

Proposal: Re-designation of the Renfrew United Church site from RC-2 to M-H1

Position: OPPOSED

Please reject the application to redesignate the site of the former Renfrew United Church at Remington Road and Radnor Ave NE from RC-2 to MH-1.

A redesignation to MH-1 would more than double the building height from a maximum of 10 m to a building height of up to 26 m. A building of that scale is NOT contextual to the surrounding homes and cannot be considered respectful development.

Community outreach regarding plans for this site was insufficient and the application lacks detail to the proposed building form. Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study.

This site is immediately adjacent to bungalows to the north and east, and elementary schools to the west and south. There are significant traffic, parking and safety con-



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

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

cerns that would be introduced by increasing density of that site in such an extreme way to include 60 additional residential units.

Densification can, and should, occur, in a way that is respectful and in line with the surrounding area. Unfortunately, moving from RC-2 to MH-1 at this site is not!

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- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
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- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools
- It does NOT consider the safety to pedestrians walking in the community to and from school

I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to the community of Renfrew.

Sincere

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 956 RADNOR AV NE - LOC2022-0160 - DMAP Comment - Tue 11/7/2023 11:42:30 AM
Date: Tuesday, November 7, 2023 11:43:04 AM
Attachments: [Map church.pdf](#)
[photo church.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Application: LOC2022-0160

Submitted by: Harry Neumann

Contact Information

Address: 1155 Radnor Ave NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

While this might help with housing it will not provide affordable housing. The challenges are to fit into the LONG existing nature and characteristics of Renfrew. This development will change the attractiveness for everyone. The the quaint housing stock and the location will fundamentally change. The biggest challenge is allow development and still keep the existing character and nature of the community, something that has made Renfrew special, a six story monster does not fit in this location.

Will the proposed change affect the use and enjoyment of your property? If so, how?

This development would affect the enjoyment of my property in several ways. The primary way would be congestion just getting to my property. Right now when school lets out there is a line up of busses at the TWO schools picking up children. There are of course a line up of parents in cars picking up kids making this corner a VERY congested corner. So this development would affect my enjoyment by increasing

density, noise and congestion.

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?

This development does not fit in this community in this location. The buildings all around this development site are 1-2 story buildings even the schools are 2 stories. The Renfrew aquatic center and indoor rink (Stew Hendry Arena) are larger buildings in the next block and they are no more than possibly the height of a 2.5 story building

How will the proposed impact the immediate surroundings?

The impact on several fronts. The first affect is the extra traffic especially on school days. Because of the TWO schools right next and across the street the school busses and parent pick up and drop off will be a nightmare. Parking will be an issue as I understand there will be no onsite parking for these residential units. Where are the residents and visitors going to park? Building height 2-3 times higher than anything in community. Casting shadows and overlooking privacy is a major concern.

General comments or concerns:

Does not fit in this location. Nothing near is that big and tall. Three stories on this site should be maximum. Strong opposition for all of us that are near.

Attachments:

Map church.pdf

photo church.pdf

Map



Nothing over 2.5 Stories within 1/2 a kilometer. See photo attachment of these larger buildings labeled on map above >

#1 School 2 stories

This is right next door to the subject site. School is about 2 stories in height.



School Proximity

This proposed project is overlooking the school yard and playground.



Subject property is just across the alley from the school yard/playground. Land use bylaws have all kinds of regulation for infill housing and side windows for privacy concerns. Is anyone concerned with this towering project overlooking an elementary school playground? Very Bad location for a six-story building.



#2 School 2 Stories



Arena

Probably the tallest building in the area



Historic B&G Club



Church





PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Angela
Last name (required)	Cameron
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<ul style="list-style-type: none"> * Does not fit the requirements of the NHCLAP for neighbourhood local * NOT within a transit station area (440 m away from MAX orange bus stop) * NOT adjacent to an identified Main Street or activity centre (420 m away from Renfrew Aquatic Centre) * Does NOT provide a built form and scale that considers surrounding residential context * Does NOT mitigate impacts, such as noise and vehicle circulation on adjacent residential users * Does NOT consider the impacts of massing, lot coverage and setbacks on the following: access to sunlight and shade on adjacent parcels, and protection of existing healthy trees * Does NOT offer any scale transition to the adjacent limited scale build forms and cannot decrease height incrementally though a block – it is an isolated site among RC-2 residences * Does NOT consider the unique challenges and impacts of being adjacent to school property * NO traffic assessment * NO parking study * NO shadowing study * NO development permit * NO impact assessment on local infrastructure

ISC: Unrestricted

1/2

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Nov 7, 2023

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11:51:14 AM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

-
- * 2 Commissioners voted against (Sept 21 Planning Commission Meeting)
 - * The applicant, The United CHURCH of Canada, intends to sell (Sept 21 Planning Commission Meeting)
 - * Extremely poor public consultation

Instead, there is an opportunity here to showcase a R-CG/rowhouse form that directly addresses Calgary's need for missing middle housing

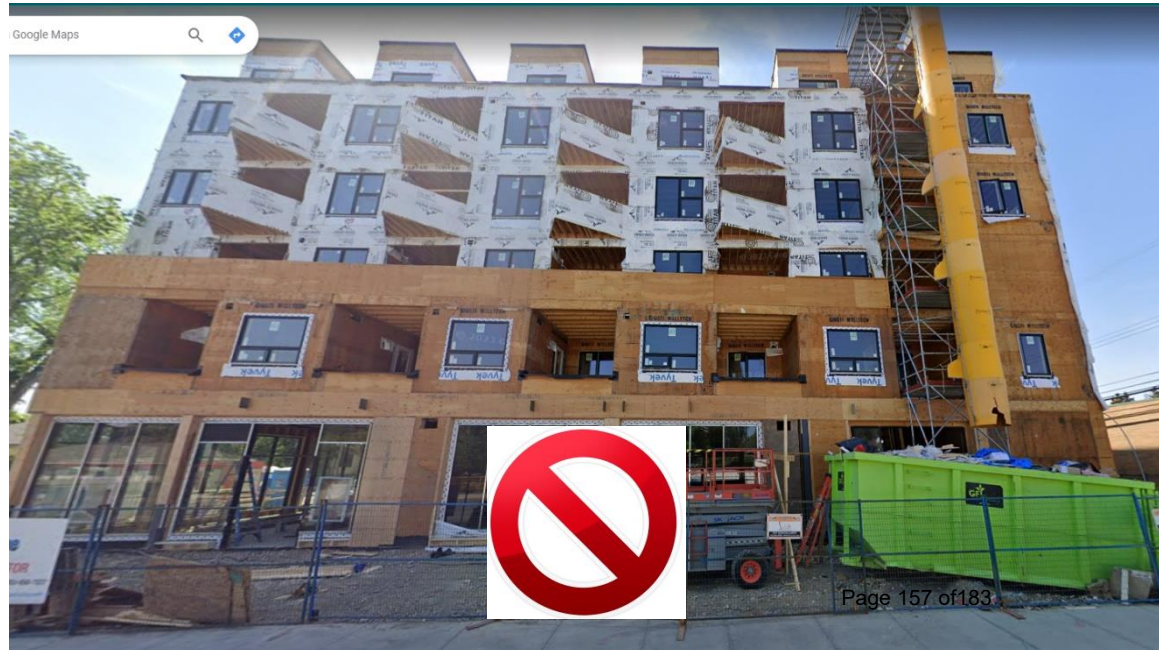
LOC2022-0160 Land Use Amendment Renfrew United Church

Angela Cameron

Nov 14, 2023

Vote No to MH-1 at 956 Radnor Ave NE

- The site at Radnor Avenue and Remington Road NE at the intersection of two narrow neighborhood streets (not on a neighbourhood connector)
- the maximum height of existing neighbouring structures is <10 m (closest building exceeding 3-storeys is 500 m away from the site)
- The mass of a 6-storey (21 m) building does not offer any scale transition to existing homes and is not contextual to the area
- The site is on the south side of residential dwellings and will create significant shadowing
- This site is better suited to row houses that increase density but maintain the maximum 10 m height restriction



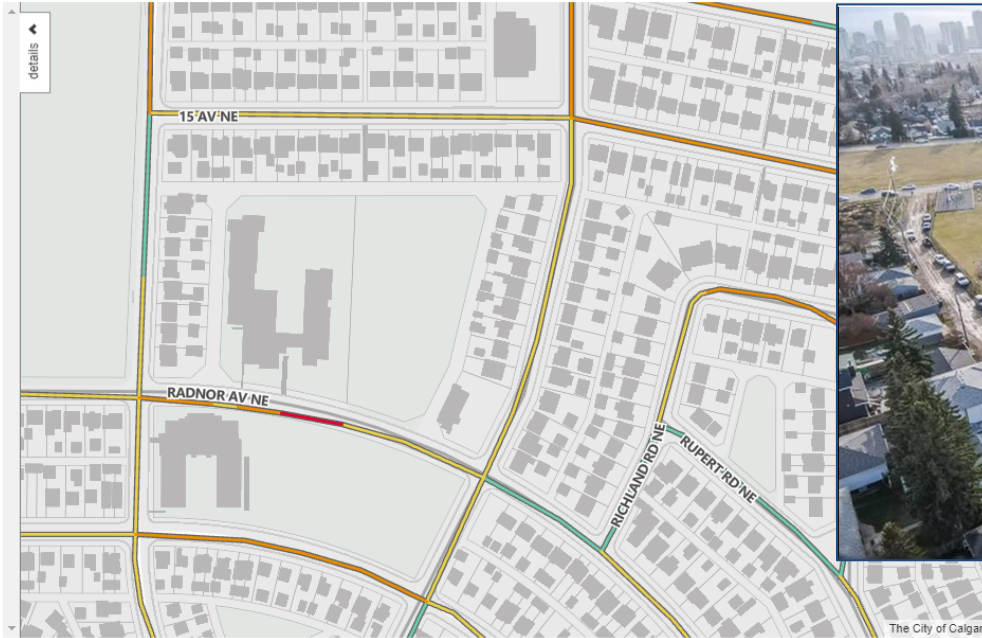
Traffic and Safety



- Radnor Avenue is the main access to the school for drop-off, pick-up, bussing and pedestrian traffic
- Increased congestion associated with a multi-residential building would restrict traffic even more and cause unsafe conditions for drivers and students walking to school

Morning School Traffic 8:30 AM CPC2023-0968 Attachment 7

- Traffic density
 - Traffic incidents
 - Traffic cameras
 - Construction projects
-
- Road / Lane closures
 - [hide detailed options](#)
 - Current closures
 - Planned closures

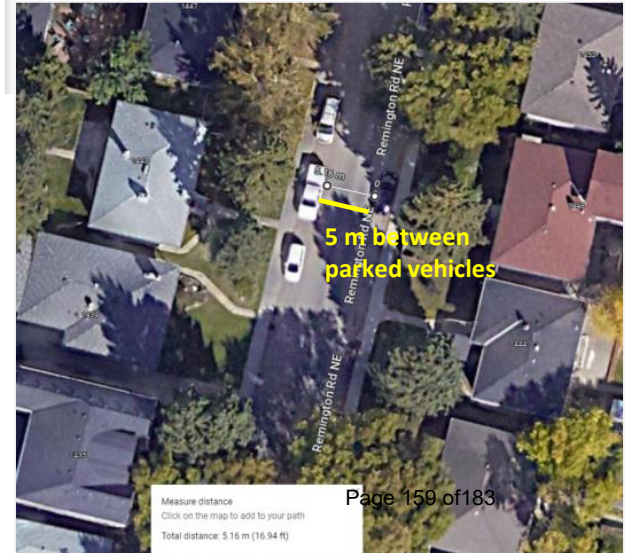


Traffic incident / accidents

Traffic incidents list will automatically refresh every 30 seconds. Last update: 11/7/2023, 8:32:14 AM



*Remington Road is 9.2 m wide



December 21 Shadow Length at 10 AM



Building Height = 21 m

Sun Altitude = 8.2°

Azimuth = -35.12°

Shadow Length = 145.7 m

Elementary school playground will be in shade for most of the school day

December 21 Shadow Length at 3 PM



Building Height = 21 m

Sun Altitude = 8.9°

Azimuth = 33.4°

ISC: Shaded Shadow Length = 145.7 m

- At least 17 homes will be impacted by shadowing
- The height modifiers on the north side of the proposed development will not solve this issue

For the Following Reasons, Please Vote No

CPA 2025-0968
Attachment 7

- Does not fit the requirements of the NHCLAP for neighbourhood local
 - NOT within a transit station area (440 m away from MAX orange bus stop)
 - NOT adjacent to an identified Main Street or activity centre (420 m away from Renfrew Aquatic Centre)
 - Does NOT provide a built form and scale that considers surrounding residential context
 - Does NOT mitigate impacts, such as noise and vehicle circulation on adjacent residential users
 - Does NOT consider the impacts of massing, lot coverage and setbacks on the following: access to sunlight and shade on adjacent parcels, and protection of existing healthy trees
 - Does NOT offer any scale transition to the adjacent limited scale build forms and cannot decrease height incrementally though a block – it is an isolated site among RC-2 residences
- Does NOT consider the unique challenges and impacts of being adjacent to school property
- NO traffic assessment
- NO parking study
- NO shadowing study
- NO development permit
- NO impact assessment on local infrastructure
- 2 Commissioners voted against (Sept 21 Planning Commission Meeting)
- The applicant, The United CHURCH of Canada, intends to sell (Sept 21 Planning Commission Meeting)
- Extremely poor public consultation

Instead, there is an opportunity here to showcase a R-CG/rowhouse form that directly addresses Calgary's need for missing middle housing

PUBLIC SUBMISSION FORM

CC 968 (R2023-10)



First name (required)	Terry
Last name (required)	Elvey
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No I am not.
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I do not support the resining application at 956 Radnor avenue. A 65 unit 6 story building without parking options wasn't meant to be located in an area of the city such as this one. That said, a high density building placed on this lot may be appropriate, if more consideration was given to the impact on street traffic increase around 2 already busy schools, strain on utilities, parking, and privacy for the surrounding dwellings. Unfortunately the transparency of the applicant has been nonexistent, constant errors, retractions and changes throughout the process have left very little confidence that the applicant is even interested in developing the land in question. All signs point towards selling the land after the redone to increase profits. The artists rendering on what this development is to look like has no practical information, and is trying to utilize the maximum allowable space on the lot, which a lot of this size cannot be developed to under current allowable floor plan models. Please oppose this application, and push for more transparency by the applicant, and consider the impact on the residents in the area.</p> <p>Thank you 3rd generation Renfrew family.</p>

ISC: Unrestricted

1/1

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Nov 7, 2023

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11:58:27 AM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Brett
Last name (required)	McCaffrey
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	Not applicable
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

ATTENTION: CITY OF CALGARY DECISION MAKERS

RE: OPPOSITION TO LOC2022-0160

FROM: BRETT MCCAFFREY

I write to you as this matter is heading to council November 14th, and I wish for council to hear my concerns regarding the application to redesignated the land use at 956 Radnor Ave NE (LOC20220160) from RC-2 to MH-1.

I want to draw your attention to the matter of engagement, that I would have liked to have spoken to on the 14th, but due to work commitments, I am unable to attend. As such, I hope you will consider these two points and the accompanying attachments.

The Engagement Process

Looking at the documents in the September 21, 2023, Calgary Planning Commission meeting, the described applicant-led outreach was concerning to me. It states, “the applicant created an outreach framework which included distances and in-person information sharing strategies”. I would be very curious into their ‘plans’ versus ‘execution’ of this, because to date, during this entire process, there have been a million mixed messages from the applicant. Further, “telling” is NOT ‘engaging’, and I would absolutely echo the sentiments provided by the Renfrew Community Association, that ‘engagement’ was primarily single direction communication – with the applicant telling this is how it is, versus engaging in constructive discussion.

→ For instance, they initially said they wanted to make ‘family units’ to provide affordable family housing with the proximity to the school, but then proposed 60 1-bedroom units, and when questioned on this at the in-person session March 4, 2023, stated that they intended to maximize profits for the United Church as their reason for the change / inconsistency.

In fact, there was a lot of misinformation given by the applicant, and again, a lot of “telling” and I would encourage you to review the minutes my family and I took from the in-person March 4, 2023, session as I think you will find some of inconsistencies and the finger pointing and scapegoating of the applicant towards the city of Calgary interesting. ***Please see attachment**

In review of the Applicant Submission, in 2020 the application was M-C2, a much smaller building. Despite many members of the community speaking with our Councilor, and attending an engagement session online in June 2021, our voices were not heard, and the applicant proceeded with an even larger application, moving to the M-H1.

The outreach summary is interesting too in that, despite only giving one week for information, over 10% of people who received the information attended a virtual session. The opposition was overwhelming and that was at the M-C2 stage. Then, their second outreach was only given to ELEVEN residences and despite that, over 100 people came to the in-person meeting – again

showing how deeply concerned our community is about this!

For sake of time – I just beg that you review the attached minutes from the April 2023 session as I believe they speak for themselves!!!!

You will see that the applicant refused to take notes, and therefore it defaulted on community members such as myself and my wife who generated this document.

In conclusion,

Respectful densification would understand that there are other areas already zoned and designated for such high density, and that this parcel of land is completely outside of that scope. Further, the proposed land use amendment does not meet the policies found in Section 2.3.5. Scale Transition, Section 2.2.1.4 Neighbourhood Connector and Neighbourhood Local and 2.2.1.5 Neighbourhood Connector.

I implore you to VOTE NO!

Thank you

Public Information Meeting for Land Use Redesignation of 956 Radnor Ave NE
Location: The Wild Rose United Church at 1317 1st Street NW Calgary AB
Date: April 5, 2023

Invitation read:

*"You and your neighbors are invited to attend an Information Discussion and presentation regarding the future development of 956 Radnor Ave NE. To be held Wednesday April 5th from 7pm – 8:30pm at the Wild Rose United Church at 1317 1st Street, NW (lower level). The proposed development involves a Land Use Redesignation to Multi-Residential – (M-H1) to accommodate a 6-storey residential building. Coffee will be served, and we look forward to seeing and discussing the proposal with you in person. A summary document will be shared with the community within a few days following the meeting.
Sincerely, Keystone Architecture & Planning Ltd"*

Speakers:

Chris – From United Church
Joel – From United Church
Martin – From Keystone
Bob – "Facilitator"

Meeting Minutes

- Bob started by explaining the process of the evening, whereby the three speakers would give a presentation and get sent home while attendees met in small groups to discuss amongst themselves and then Bob would listen and take notes for the summary document to give to them and the United Church.
- Attendees voiced that their level of trust was low and specific recorded questions and answers included:

Q: "Why are we driving to a meeting that wasn't in our community – is this true community engagement?"

A: [Bob] "that is a good question, thank you all for coming here".

Q: "We have given up 1.5 hours, which is a lot to give up, for you to tell us your pitch and leave so we can talk? We have already talked, we have engaged, what are people like yourselves doing with it?"

A: [Bob] "we will be giving it to the United Church"

Q: "Why are you giving the report to the united church only when we want to give it to the City since the City owns the property?"

A: [Bob] "these people own the property"

- Presentation began

Bob asked Chris M what “this proposal can offer to young kids”. Chris M responded, explaining he is “I am here with the United Church” and wants to continue to offer things like “campus ministry, small group ministry, mental health first aide” in Renfrew and so he hopes to see a “dynamic multipurpose space that includes housing so we can host programming for youth plus have housing”. He voiced “when I think about Renfrew, it’s brunch”.

Q: “Can you do this without the big six story structure”?

A: [Chris] “We would need about 1000 square feet of space”

Bob then turned to Martin, “Martin, as design guy how does the proposed development support his vision” to which Martin offered “what came from our zoom meeting was a question about how the church will still be represented, and this is the response we have”.

Q: “How does it address the the other things that were raised on the zoom meeting?”

A: NOT ANSWERED

Q: “Why not town homes?”

A: [Martin] “that decision was not made by us, it was made by the city”.

Q: “Your designs here are quite misleading as they are not using the current map with the North Hill Plan”.

A: [Martin] “well the city changes and updates things all the time, it’s hard to stay up to date”.

- Joel spoke “the land is set up under City Regulation to only be a church, and that is not sustainable. So that is why the church is doing this, it wants to stay engaged. We want to build something sustainable for our community in an economical way. Being frank, when grandma went to the retirement home and stopped donating to the offering plate and isn’t doing ham dinners, we have to think in a different way”.

Joel continued: “We know that there is housing that is suitable for the next generation in Renfrew, but it is not “affordable housing” and we want to build a way for housing and community engagement work.”

Joel stated “Listen, this is a Church owned property and we don’t have deep pockets, so what are my choices? I’ll be honest if we sell it, it will be worse for all of you, they will want more money, we have seen it before”

Q: “RC2 isn’t only for a church, that’s wrong”

A: [Joel] “We are told from the city what is allowed on the site, and part of this proposal

is to remove the modifier on the site that says the 'place of worship'".

Q: "Can we not then remove that modifier without changing the RC2 designation to something else"

A: [Joel] "Good question, and I don't know. Its more complicated than that. There are three levels of church size, place of worship small, place of worship medium and place of worship large, and then they overlap on certain areas like property tax".

Q: "If we were to fight this on zoning, are you saying only a church can go here?"

A: [Joel] "yes, unless the zoning changes".

- Bob then asked, "are there situations in Canada that this idea has worked?" and Joel responded by pointing to the map, not directly responding to the question, but alluded to examples in Canada such as in Port Moody, but not Alberta. He then voiced again that "ministries are funded on the backs of donations in the offering plate"

Q: "If there are other examples, can we learn from them? For instance, are you aware of the news piece out of BC which is where you are citing, that has looked at the impact of high density like you are proposing and they are saying there that "it is fine to say you want a lot more dwelling units, but do you have the sewers, pipes, water supply, everything it takes", so I would ask the same of you. I can tell you from living nearby the infrastructure cannot handle what you are proposing, the alley way around the school is a mess, safety is concern with the congestion around the two schools as is, there old pipes and flooding is the norm, not the exception. So what can we learn? Are there plans to look at flooding, drainage, road width, water table, shadowing, etc.?"

A: Joel and Martin looked at one another and shrugged and then

[Joel] "it is something we can look in to"

[Bob] "are you saying no more developments in your neighborhood at all then?"

[Room loudly voiced] "NOOOOO! That is not what we are saying at all"

Q: "We welcome more developments but are saying individual projects need to be contextually sensitive and respectful in densification, and consider the larger community as a whole and the cumulative densification and the impacts".

A: [Bob] "I was there when this was happening in Inglewood and I can tell you what we have now is better than the hookers and winos that were there".

Q: "Is there an example of a building of this size and type in Calgary?"

A: [Joel] "no, this is a first of its kind".

- At this point, the crowd voiced that they came to get questions answered and have a conversation

Q: "the invitation from Keystone for tonight stated there would be discussion and a summary document and we have responded to that by showing up in a number that you

acknowledged you did not expect, so we expect a discussion and that means addressing questions versus presenting and leaving”

A: [Joel] “I respond to all of my emails”

Q: “Well actually Joel, when you are asked questions by email you respond, but don’t respond to the question and tell us to talk to the community association”.

A: NO ANSWER

Q: “You need to remove the overlay to get to the development, but you are trying to do that without the flushed out development which is why you are getting anger from people. The format of questions may help to reduce some of that”.

A: [Joel] “well I am used to addressing angry groups so I will stay and take your questions.”

Q: “Okay then, and Bob, as you stated you would, when are you going to record this?”

A: [Bob] “I will only document this if it is our process. I am not a damn stenographer”.

- Martin then voiced “we want something in writing that is not from my zoom meeting” to which majority of the crowd voiced loudly “We have!!!”

Q: “We have written letters to the city, documented how we have engaged community members going door-to-door and having real meaningful engagement, spoke to Carra, and keep writing letters and asking questions, so why are we here if you are not documenting this? What is the purpose?”

A: [Martin] “Well the city dictated what the project is going to be”.

A: [Joel] “If you have a question you need to give it to the city”.

Despite saying to direct questions to the city, Martin also agreed to stay and answer questions and the following questions and answers came up:

Q: “If you need 1000 square feet for a church then why this 6-story? That is where the opposition is, this huge development.”

A: [Joel] “no we need 3000 square feet”

Q: “You don’t need a six-story building next to two schools – for instance there is something at one of the schools this evening and there is no parking”.

A: [Joel] “You’ll have plenty of time to voice your concerns at the development hearing”.

Q: “No, that is too late! This is the problem, it is this passing the buck, we go in circles. You say the city, and we do, you say we can be heard at the development hearing, but there Carra will say it is too late you had your chance. This isn’t real engagement, is it? We don’t really have a say, do we?”

A: [Joel] “that’s a question for the city then”.

Q: "There is a lot of misinformation and finger pointing. For instance, Carra is telling us that this is to bring in families, but you are telling us this is all one-unit rentals which are not geared for families, Carra is telling us it is for low-income, and you are saying it is not low-income. Is there a website or a place we can reference with correct information then?"

A: [Joel] "Sounds to me like this is the city that's the problem, and the city can answer. We are saying it is not low income. We are the owners, and I can tell you it is not low income. We are planning what you see, this building type" (points to board).

Q: "We don't want 6 stories, are you receptive to changing the building design to be complementary to the surrounding community?"

A: [Joel] "Then you have to talk to the city. The city is telling us what the zoning is allowing. I said that before to Global Media, and it is still true".

Q: "But why six, why not three or four, have you considered other options?"

A: [Joel] "We have to maximize our profit. "

Q: "Do you have a business case to show why it only profitable at 6 stories?"

A: [Joel] "We have done scenarios based on four and five stories, but we won't share that information with you".

Q: "What is your intent to change the use to small worship?"

A: [Joel] "To retain a space that you see in the drawings, for church purposes within the building".

Q: "Why can't you continue church purposes without the rezoning to six-stories?"

A: [Joel] "Because you will have a bare piece of land! It is about max value. We are trying to work in the city regulations. Listen, it will be worse for you if we sell".

Q: "Could you do a land use and permit change that go together, make a plan that everyone can get onboard with?"

A: [Joel] "it's possible, but we would have to pay our architect a lot of money that we don't have".

Q: "You need a zoning change, and you want a church there. None of us have issues with that. The issue is the six-story, you've put the cart before the horse. You paid the architect to make this design, so you want this six-story or are you open?"

A: [Joel] "it has to work financially, otherwise we sell to the next highest bidder. We look at numbers and see what it decides".

Q: "Okay so not what works for the community? It is about profit?"

A: [Joel] "The right way to handle this is to talk to the city"

Q: "But when you go to city, there is a request to permit, so did you go with that when

you went to them with this?”

A: [Joel] “we go with what they, the city, recommends. But of course I also have a duty to our charitable doners to maximize the value for them”.

Q: “How many households do you forecast to use this church space?”

A: [Joel] “I would anticipate up to about 50 households”

→ Person asking question followed up with “so 50 households out of 6000 in the community, do you have data regarding church locations, because clearly it is okay that the very church you are housing this meeting is in near enough for us to all come to”.

Q: “What are the next steps?”

A: [Joel] “The next steps are in the hands of the city – it is really the city and Councilor Carra, he is the one who asked us to be here”

Q: “When is the city hearing then? We are confused that we are spinning our wheels coming here with no follow up, no change, we want direct line with council to address our concerns and answer questions”.

A: [Joel] “We haven’t set it yet because we are still in this process which the city has required”.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Angela
Last name (required)	Cameron
How do you wish to attend?	In-person
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2022-0160
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Does not fit the requirements of the NHCLAP for neighbourhood local NOT within a transit station area (440 m away from MAX orange bus stop) NOT adjacent to an identified Main Street or activity centre (420 m away from Renfrew Aquatic Centre) Does NOT provide a built form and scale that considers surrounding residential context Does NOT mitigate impacts, such as noise and vehicle circulation on adjacent residential users Does NOT consider the impacts of massing, lot coverage and setbacks on the following: access to sunlight and shade on adjacent parcels, and protection of existing healthy trees Does NOT offer any scale transition to the adjacent limited scale build forms and cannot decrease height incrementally though a block – it is an isolated site among RC-2 residences Does NOT consider the unique challenges and impacts of being adjacent to school property NO traffic assessment NO parking study NO shadowing study NO development permit NO impact assessment on local infrastructure 2 Commissioners voted against (Sept 21 Planning Commission Meeting)</p>

ISC: Unrestricted

1/2

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Nov 7, 2023

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11:54:03 AM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

The applicant, The United CHURCH of Canada, intends to sell (Sept 21 Planning Commission Meeting)
Extremely poor public consultation

Instead, there is an opportunity here to showcase a R-CG/rowhouse form that directly addresses Calgary's need for missing middle housing

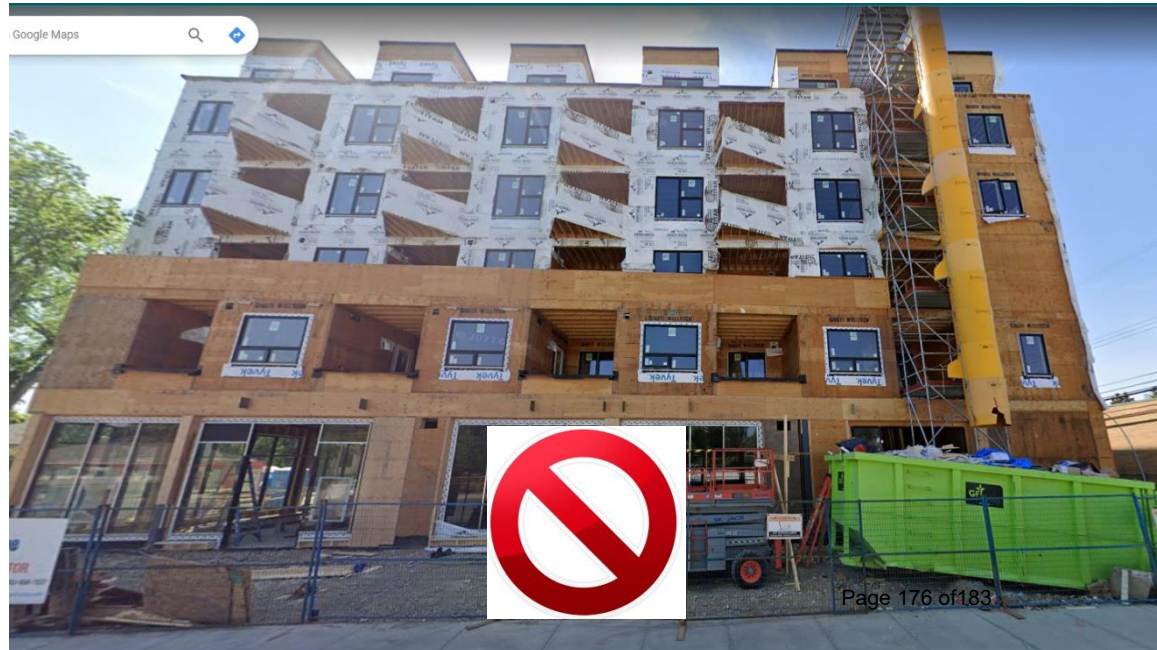
LOC2022-0160 Land Use Amendment Renfrew United Church

Angela Cameron

Nov 14, 2023

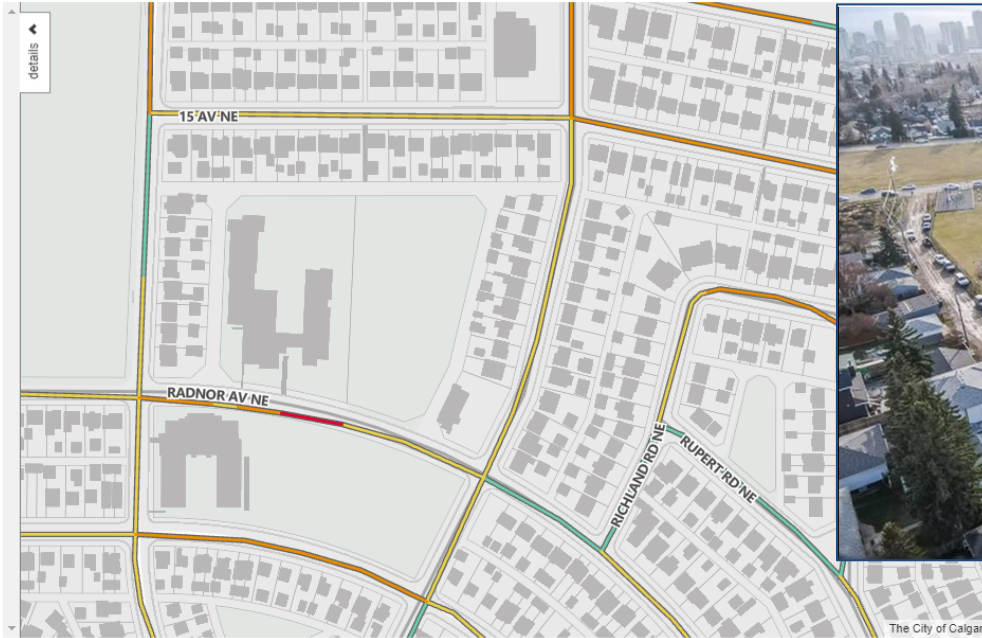
Vote No to MH-1 at 956 Radnor Ave NE

- The site at Radnor Avenue and Remington Road NE at the intersection of two narrow neighborhood streets (not on a neighbourhood connector)
- the maximum height of existing neighbouring structures is <10 m (closest building exceeding 3-storeys is 500 m away from the site)
- The mass of a 6-storey (21 m) building does not offer any scale transition to existing homes and is not contextual to the area
- The site is on the south side of residential dwellings and will create significant shadowing
- This site is better suited to row houses that increase density but maintain the maximum 10 m height restriction



Morning School Traffic 8:30 AM CPC2023-0968 Attachment 7

- Traffic density
 - Traffic incidents
 - Traffic cameras
 - Construction projects
-
- Road / Lane closures
 - [hide detailed options](#)
 - Current closures
 - Planned closures

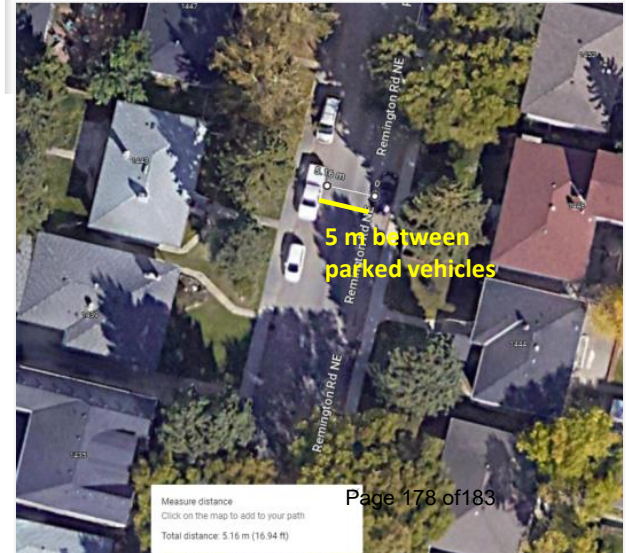


Traffic incident / accidents

Traffic incidents list will automatically refresh every 30 seconds. Last update: 11/7/2023, 8:32:14 AM



*Remington Road is 9.2 m wide



December 21 Shadow Length at 10 AM



Building Height = 21 m

Sun Altitude = 8.2°

Azimuth = -35.12°

Shadow Length = 145.7 m

Elementary school playground will be in shade for most of the school day

December 21 Shadow Length at 3 PM



Building Height = 21 m

Sun Altitude = 8.9°

Azimuth = 33.4°

ISC: Shadow Length = 145.7 m

- At least 17 homes will be impacted by shadowing
- The height modifiers on the north side of the proposed development will not solve this issue

For the Following Reasons, Please Vote No

CPA 2025-0968
Attachment 7

- Does not fit the requirements of the NHCLAP for neighbourhood local
 - NOT within a transit station area (440 m away from MAX orange bus stop)
 - NOT adjacent to an identified Main Street or activity centre (420 m away from Renfrew Aquatic Centre)
 - Does NOT provide a built form and scale that considers surrounding residential context
 - Does NOT mitigate impacts, such as noise and vehicle circulation on adjacent residential users
 - Does NOT consider the impacts of massing, lot coverage and setbacks on the following: access to sunlight and shade on adjacent parcels, and protection of existing healthy trees
 - Does NOT offer any scale transition to the adjacent limited scale build forms and cannot decrease height incrementally though a block – it is an isolated site among RC-2 residences
- Does NOT consider the unique challenges and impacts of being adjacent to school property
- NO traffic assessment
- NO parking study
- NO shadowing study
- NO development permit
- NO impact assessment on local infrastructure
- 2 Commissioners voted against (Sept 21 Planning Commission Meeting)
- The applicant, The United CHURCH of Canada, intends to sell (Sept 21 Planning Commission Meeting)
- Extremely poor public consultation

Instead, there is an opportunity here to showcase a R-CG/rowhouse form that directly addresses Calgary's need for missing middle housing



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Mirella

Last name (required) Arich

How do you wish to attend?

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) Opposition of Land use counsel agenda LOC2022-0160

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) "LOC2022-0160 public hearing 956 Radnor Rd. NE"

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

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

ATTENTION: CITY OF CALGARY DECISION MAKERS

RE: OPPOSITION TO LOC2022-0160

FROM: Mirella Arich

I write to you as this matter is heading to council November 14th, and I wish council to hear my concerns regarding the application to redesignated the land use at 956 Radnor Ave NE (LOC20220160) from RC-2 to MH-1.

The legal description of this land is **Lots 1-3**, Bock 24, Plan 4221GL within NW ¼ Sec 23, TWP 24, RGE 1, W5M. Current zoning is **R-C2 Contextual One/Two Dwelling District**. I am deeply concerned that the proposal for MH-1, high density, up to 8-storeys, has significant detrimental impacts on the community in terms of traffic, parking, safety and congestion. Moving from what currently is to be 6 units across Lots 1-3 to what is proposed (despite acknowledging there is not a developer and therefore what can come of an MH-1 designation may be even larger than the current prototype the applicant has put forth) to a 6-story and over 60-units building is in no way in line with the context of the street and immediate area. Please recognize that that is a difference of over 10x the current allotment (and again, with an MH-1 could even be more)!

Respectful densification would understand that there are other areas already zoned and designated for such high density, and that this parcel of land is completely outside of that scope. The proposed land use amendment does not meet the policies found in Section 2.3.5. Scale Transition, Section 2.2.1.4 Neighbourhood Connector and Neighbourhood Local and 2.2.1.5 Neighbourhood Connector.

Application of the M-H1 land use is NOT appropriate.

- It does NOT consider the existing residential site context
- It does NOT ensure safety and privacy for nearby residents nor students attending the schools
- It does NOT consider the light pollution and impact on residential parcels nearby
- It does NOT consider the landscaping of the inner-city neighbourhood
- It does NOT consider parking and the conflict with parking associated with the two schools
- It does NOT consider the safety to pedestrians walking in the community to and from school

Redesignation to MH-1 is pre-mature and should not be approved in the absence of a concurrent development permit, a traffic impact assessment, a parking study and a shadowing study. I beg you to reject this land use amendment to M-H1 and to please consider a more appropriate land use district that will allow for a compatible development to our community.

Sincerely,
Mirella Arich
1404 Remington Road NE
Calgary, AB T2E 5K5