



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

| | |
|---|---|
| First name (required) | Robert |
| Last name (required) | DeJong |
| 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 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) | LOC2023-0049 |
| Are you in favour or opposition of the issue? (required) | Neither |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | <p>Hello,</p> <p>I am the one of the adjacent landowners to the property that has applied for the Land Use Redesignation (LOC2023-0049).</p> <p>I will keep my comment brief as I have already submitted another more extensive comment previously on LOC2023-0049 that I hope was shared with counsel. Ultimately, my concern with the proposed R-CG Land Use Redesignation is that what will be developed on the property will take away from the enjoyment my family and I receive from our own property and deteriorate the value of my family's property.</p> <p>I am very appreciative that the applicant has presented an alternative development proposal from their initial proposal as it establishes a healthy balance of densification (4 units) while remaining in line with the built form context of the community. However, should the proposed development change following the Land Use Redesignation my views on this would change significantly.</p> <p>It is crucial that any development on the property maintains a harmonious integration with the surrounding environment. This not only preserves the character of our neighborhood but also ensures that existing residents, like myself, continue to enjoy our own properties without being negatively impacted by overreaching developments. This is</p> |



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also why I strongly believe the Land Use Redesignation should be fully tied to the development proposal.

I understand the importance of accommodating growth and densification in our city, and I am open to embracing these changes as long as they are executed thoughtfully and responsibly. The alternative proposal put forth by the applicant strikes this balance; however, should the development not adhere with the specifications outlined in the amended proposed development they have put forward in their application I fear for the impact it would have on the enjoyment my family and I receive from our property as well as my properties value. Any deviation from this plan would raise significant concerns for me and the community.

Thank you



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|---|---|
| First name (required) | Ryan |
| Last name (required) | Kuo |
| 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) | 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) | Item 14 Land Use Amendment in Mount Pleasant (Ward 7) at 438 - 30 Avenue NW |
| 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) | |

Item 14 Land Use Amendment in Mount Pleasant (Ward 7) at 438 – 30 Avenue NW,
LOC2023-0049, CPC2023-0926
Proposed Bylaw 192D2023

Ryan Kuo
438 30 Avenue NW.

Proposal

The proposed lot on 438 30 Avenue NW currently has a one-story single detached dwelling unit with a detached garage along with front driveway access. The lot sits on approximately 0.08 hectares of land. The proposed change is from changing the existing land designation of the lot "Residential - Contextual One/Two Dwelling District, (R-C2)" into the proposed designation of "Residential - Grade-Oriented Infill District, (R-CG)". Previously on September 07, 2023. The land Use Amendment in Mount Pleasant at 438 - 30 Avenue NW vote was carried through by the board with the votes being 7-0.

Background and Research

The current property on the lot of 438 30 Avenue NW was built in 1947. The lot itself is on average around 10% larger than the surrounding neighbouring properties, but the current existing house on the lot is smaller on average than the surrounding homes. Due to the unique long width of the lot, the developers sees a degree of market potential from the variety of design options. This neighbourhood has more houses than apartments. The lot is also located in a very convenient location with a multitude of shops and restaurants within a 10-minute walk, as well as public parks and trails. Additionally, there is a bus stop to a major public transit line downtown on 4th street. The property also supports the North Hill Communities Local Area Plan: proposal of a unique housing option walking distance from 4th street (main street). There is a on-street bike route located 150 metres away from site. The site is also 600 metres away from the future Greenline LRT Station on Centre Street. There is unrestricted street residential parking available along 30 Avenue NW. Due to the reasons of 1. Convenient location 2. Unique width specifications of the lot. 3. Old home currently occupying the lot. The developers see this lot as something that is worth redeveloping. The board carried through this motion at 7-0 unanimously, as they found that the land use amendment would make a lot better use of the lot than it currently is being used.

Community Concerns

The community had several concerns regarding the redevelopment plan at 438 30 Avenue NW. Initially, the community raised concerns regarding the original building configuration of two sets of three-unit row houses. The community was concerned about the

density proposed, related privacy issues, building height, and the automobile traffic that this development could potentially bring to the neighbourhood.

Through the feedback of the community concerns, the developers wanted to bring a development that would be welcomed into the neighbourhood. The developers reconfigured the site plan, to a conventional four-unit row house with four laneway garages alongside with basement level secondary suites. The unit count was reduced by two and the overall building footprint was also reduced by 8%. The proposed setbacks and depth of the units is in alignment to the neighbouring homes and the building height was set to be complimentary to the adjacent sites. The developers envision a two-storey development. The client feels that they have made significant compromises to address the concerns of the community.

My Position

I support the application of changing the land designation from R-C2 to R-CG. In 2023, Calgary is experiencing a severe housing crisis. (MacVicar, 2023) With the addition of new housing units on the suburbs of Calgary, it provides the city of Calgary with more housing opportunities that are relatively more affordable when compared to downtown central Calgary.

The North Hill Communities Local Area Plan (LAP) identifies the site as being part of LAP with a limited building scale modifier, it allows for up to three storeys. The new development will only use two storeys. It is stated that "The proposed land use amendment is in alignment with applicable policies of the LAP." If the redevelopment plan follows all of the necessary guidelines, and addresses the communities concerns, the board saw no reasons why this redevelopment plan shouldn't be approved, the board voted 7-0 in favour of the plan. As the project makes fiscal sense for both the developers and the local governing district, from the economic aspect, the proposed land would lead to a more efficient use of land, and provide more available housing in the community.

To address the concerns that the community had, the developers for this lot, changed the overall housing configurations to satisfy the neighbors. As well as aligned the setbacks of the lot to the rest of the neighbourhood, they address the communities concerns of privacy by putting the setbacks and building heights in accordance to those in the neighbourhood. Additionally, the community was concerned over the amount of automobile traffic increasing in the neighbourhood after the redevelopment; this concern is also addressed as the redevelopment properties will have private four lane garages. This development plan is shown to have adaptability and flexibility, they were able to change the original plans majorly to adhere to the concerns that arise within the community.

A demonstration of the understanding of community engagement was shown in the Social aspect, the proposed R-CG District would allow for wider range of housing types than the current land use district. This change may better accommodate the different housing needs of different age groups, lifestyles and demographics. The developers understood the importance of risk assessment and mitigation; in the site plan, they took into account the regulations that are in effect over the lot. Such as the example of the local area plan (LAP), the developers made sure the area plans for the lot followed those restrictions closely; this was done so that this redevelopment plan could be approved. The developers also aimed to follow the necessary

local zoning regulations so problems related to zoning issues don't arise in the future. The board voted this through, as they saw the developers take all the necessary steps to ensure they follow local government policies, as well as they satisfy the concerns of the citizens. A redevelopment project such as this, will require an extensive amount of design and planning, the architects and designers will need to work closely with the local community and be aware of all local governmental guidelines.

In my opinion I support this Land Use Amendment in Mount Pleasant, as it would be good for the city of Calgary to gain more residential units to combat the ongoing housing crisis.

Conclusion

The lot of 438 30 Avenue NW is being proposed to change from the R-C2 District which allows for a maximum building height of 10 metres and a maximum of two dwelling units. Change into R-CG that allows for a range of low-density housing forms, which includes rowhouses with a maximum building height of 11 metres and a maximum of six dwelling units on the lot.

References

Agendacalgary Planning Commission. Land Use Amendment in Mount Pleasant (Ward 7) at 438 – 30 Avenue NW, LOC2023-0049, CPC2023-0926 - Calgary Planning Commission - September 07, 2023. (n.d.).

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MacVicar, A. (2023, September 14). *Affordability top of mind ahead of Calgary's housing strategy debate - calgary*. Global News.

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The City of Calgary land use bylaw 1P2007. <https://www.calgary.ca>. (n.d.).

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