

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 427 10 ST NW - LOC2023-0057 - DMAP Comment - Tue 11/7/2023 10:44:35 AM
Date: Tuesday, November 7, 2023 10:44:39 AM

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: LOC2023-0057

Submitted by: Joy Brown

Contact Information

Address: 315 11th Street NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, 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 owned and lived in a house on 11th street NW, south of Gladstone Road, for the last 23 years. I am opposed to the TD bank proposed location in the base of the

The Theodore because it is much larger than the city bylaws allow. Banks don't have the foot traffic or the business hours on weekends that will keep people around that part of 10th street NW. Crime, homelessness and drug use in our area has increased greatly in the last five years and quiet parts of the street, especially close to the C-train stations are places where crime occurs.

Don't let the developer of The Theodore change the bylaws to let the TD Bank occupy frontage along 10th street NW that is over three times the current bylaw! TD Bank already has a location on 10th street NW. We need small shops, restaurants and coffee shops, not a big bank at this location.

Thank-you for the opportunity to comment.

Joy Brown

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 427 10 ST NW - LOC2023-0057 - DMAP Comment - Thu 11/2/2023 12:09:5 PM
Date: Thursday, November 2, 2023 12:09:09 PM

This Message Is From an Untrusted Sender

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: LOC2023-0057

Submitted by: Bernard Billesberger

Contact Information

Address: 823 5 Avenue NW, Calgary, AB

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Community character

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 live in the area and have come to appreciate the charm of the Kensington area which is derived primarily from the small business community that makes up the

street level retail. The Theodore currently has multiple small businesses occupying its ground floor which drive a lot of foot traffic.

The reason I am writing is that I hope the City does not amend the bylaws to allow for TD to take up such a large portion of the street frontage. Banks don't generate much pedestrian activity (usually closed on weekends and [REDACTED] and create dead zones on the street which diminishes the vitality of the community. TD would also likely occupy this space for decades, making it a lastly negative impact. TD Bank also currently has a branch ~300m south which begs the question of why this bylaw amendment is even required. I am not opposed to having banks in the neighbourhood, but I am opposed to having them take up large portions of valuable real estate unnecessarily, against existing bylaws, while providing little return to the community.

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 427 10 ST NW - LOC2023-0057 - DMAP Comment - Thu 11/2/2023 1:59:11 PM
Date: Thursday, November 2, 2023 1:59:18 PM
Attachments: [IMG_0624.png](#)

This Message Is From an Untrusted Sender

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: LOC2023-0057

Submitted by: Heather and John Proctor

Contact Information

Address: 630 10 St NW Unit 401

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, Community character

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:

Canada



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Kathryn

Last name (required) Healy

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) 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 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) LOC2023-0057

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) Having a large, oversized TD storefront would not align with the vision of creating a dense walking neighborhood.
The proposed TD branch does not comply with the existing bylaws and regulations. TD should respect the city's bylaws and find an alternative location



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Amaya

Last name (required) Navarro

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) Calgary Planning & Development File LOC2023-0057

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 would prefer to see the Theodore store frontage occupied by small businesses that could help generate pedestrian traffic and increase the unique and vibrate nature of our neighbourhood over the installation of yet another big bank.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Dana
Last name (required)	Mckechnie
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)	Budget. - LOC2023-0057
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 oppose the approval of a bank branch in the street level commercial space of the Theodore on 10th street NW. This space should be developed with retailers like restaurants or shops that create a vibrant community. A bank is not well suited for pedestrian traffic and is closed after business hours. This location should be developed with more of an entertainment district in mind. Thanks



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	harvey
Last name (required)	Sandhu
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 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)	TD Bank development permit at Theodore on 10th Street NW
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 strongly oppose the development permit currently being sought for a new TD Bank at the Theodore building on 10th Street (loc2023-0057). This is a prime location for a different type of business, and Banks don't generate enough pedestrian traffic and are closed on weeknights and weekends. Allowing a large frontage on a prominent Street of a new building sends the wrong message to those that live in the community and are seeking to provide more services that benefit the community more. broadly



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Blaine
Last name (required)	Kingcott
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)	Calgary Planning & Development File No.: LOC2023-0057
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 Council,</p> <p>My name is Blaine Kingcott, and I am a 33-year-old freelance graphic designer. I've been living at 806 10th St. NW in the Kensington community for the past two years, and I also work with the Beltline Neighbourhood Association, overseeing various projects in the Beltline area.</p> <p>I want to address the proposed development at "The Theodore," which entails a new TD Canada Trust bank occupying three times the storefront space allowed by city bylaws for banks. I fully understand the convenience of having a TD Bank close to home, as I'm a regular user myself, making weekly deposits. However, I firmly believe that a thriving neighborhood should prioritize a diverse mix of retail establishments that directly serve the community's needs and enrich its character. For example, I envision spaces that cater to unique entertainment experiences or niche community-focused ventures. It is essential that any development respects and enriches the lives of the residents of The Theodore, and the Kensington neighbourhood as a whole.</p> <p>It's important to note that TD Bank already has a business center in the heart of Kensington, in addition to two full service teller locations just minutes away from this proposed development, and both are easily accessible by public transit. Despite my personal use of TD Bank, I believe that most of the community would agree with me that</p>

ISC: Unrestricted

1/2

DISCLAIMER This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Nov 2, 2023
Page 10 of 36
12:43:00 PM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

we would rather travel just a few minutes to visit a TD Bank, Teller, then see this commercial space be grossly overtaken.

I strongly urge the city not to adjust its bylaws solely to accommodate the needs of a bank. The community's consensus, I believe, is that this space can be put to much better use to enhance the neighborhood's vibrancy.

Thank you for your time and consideration.

Sincerely, Blaine Kingcott



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Geoffrey
Last name (required)	Redknap
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)	I do 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)	LOC2023-0057
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 do not feel this is the best use of the available business space in my neighbourhood.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Jim
Last name (required)	Besse
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)	Calgary P & D File No. LOC2023-0057
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 opposed to changing the Hillhurst-Sunnyside ARP In order to enable TD Bank to have 25 m of street frontage on 10 St. NW. This is in conflict w HS ARP which allows for banks to have 7.5 m of frontage, in conflict w existing City land use bylaws of 9.0 m for bank frontage. Banks are a sterile blight on the pedestrian friendly street culture of 10 St. NW. being closed on evenings and weekends. The Developer & TD Bank can comply w Bylaws and ARP just like everybody else. There is no bona fide cause for an ARP exemption or change in City bylaws. Just say no and uphold the already existing Planning Regulations for the benefit of all. Thank you.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Rob
Last name (required)	Schrage
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)	TD Bank at the Theodore (LOC2023-0057)
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>As a resident of the 1059 5 Ave NW condominium in Sunnyside, I agree with the assessment below:</p> <p>TD Bank wants to open a large branch in "The Theodore", the new condo building just south of the Shell gas station on 10 Street NW. If approved the branch would take up half of the building's commercial space and street frontage. City bylaws don't allow a bank this big at this location, so the developer of the building has applied to the City to change the bylaws.</p> <p>Why is this bad?</p> <p>Banks don't generate much pedestrian activity, for example they are normally closed in evenings and on weekends. They create dead zones along the street, diminishing the vitality of the community, and TD would likely occupy this site for decades into the future.</p> <p>What are the alternatives?</p> <p>The location is well suited for other kinds of businesses that would generate a lot of pedestrian activity. The building has a wide sidewalk and setback along 10 Street NW, creating "patios" with awnings above providing</p>

ISC: Unrestricted

1/2

DISCLAIMER This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Nov 2, 2023

Page 14 of 36

2:06:16 PM



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

protection from rain and sun. This makes it an ideal location for restaurants with sidewalk dining or grocery stores with outdoor fruit & vegetable displays.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Joshua

Last name (required) Blair

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) Loc2023-0057

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 believe this is an excessive space for a bank and would be better served as a restaurant or something that would attract local people to the Kensington area. In addition, this bank already has a branch down the street on 10th av NW



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Alexandra

Last name (required) Mann

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) TD Bank's proposed development in the Theodore building in Kensington.

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 writing to express my opposition to TD Bank's proposed development in the Theodore building in Kensington.

Kensington is a community known for its vibrance. This is important, not only to Kensington residents like myself, but also to the many people who come to visit Kensington from other neighborhoods in Calgary. Kensington's lively streetscape is also a significant draw for tourists visiting Calgary. New developments in Kensington should add to this community's vibrancy, not detract from it. While banks provide useful services, they do not generate much pedestrian activity, and are generally closed in the evenings/weekends. The street level commercial spaces in the Theodore building are prime locations. It would be much preferable for these prime locations to be occupied by other businesses, such as coffee shops, restaurants, and/or retail stores.

Thank you for your consideration.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Deanne

Last name (required) Mudd

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 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) loc2023-0057

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 feel the street and community would be better served to have individual walk in shops or restaurants. a walkable shoppable vibrant 10th street us what we are after. a bank does not serve this purpose and is taking up an enourmous amount of frontage which becomes dead space.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	David
Last name (required)	Fanstone
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 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)	LOC 2023-0057 (TD Branch in The Theodore)
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)	Banks don't generate much pedestrian activity. They are closed evenings and weekends. Most banking is online - brick and mortar branches are of the past. They create dead zones along the street, reducing the vitality of the neighbourhood.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Braydon

Last name (required) Storoshenko

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 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) Big TD branch in The Theodore

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 against the developers application for a land use amendment in order to allow a large TD bank branch. One of the things that makes Kensington so great is the walkability and community feel that is created by various storefronts along the streets. Kensington has so many banks already, many which have their windows blocked by film and ruin the feeling of our community.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Danielle
Last name (required)	Delera
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)	Calgary Planning & Development File No.: LOC2023-0057
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 Hillhurst/Sunnyside Area Redevelopment Plan (ARP), which is a City bylaw, restricts banks to a maximum frontage of 7.5m along 10 Street NW. However, TD Bank wants a 25m frontage in The Theodore building, more than three times what is allowed! Even the City land use bylaws that The Theodore building was approved for when it was built restrict banks to a maximum frontage of 9.0m.</p> <p>Last year the developer submitted an earlier application to the City for a development permit also seeking approval for the TD branch. That application was rejected probably because it violated the bylaws. Their current application is for a land use amendment that seeks to change the bylaws that blocked their earlier application. They have proposed to amend the ARP to make an exception to the 7.5m frontage limit for banks in The Theodore building, and also to get an exception to the 9.0m limit in the City land use bylaws.</p> <p>In addition, TD already has a branch on 10 Street NW, just a couple blocks south in the Lido building.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Jennifer

Last name (required) Dubon

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 20, 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) LOC2023-0057 TD bank branch in Theodore building

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 do not build another TD branch on 10 street.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sturt
Last name (required)	Lawson
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 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)	Building of TD branch on 10th ST NW (Kensington Area)
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 allow a business that adds to the culture of the community as opposed to a bank



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Noah
Last name (required)	Zwack
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)	File number LOC2023-0057
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 believe that the developer should not be allowed to change the bylaws in this instance to put in a TD Bank.</p> <p>First of all, banks do not drive a lot of foot traffic, as they're usually only open during weekdays. This creates a dead zone around the bank when they are not open, which is not useful to the community, and can promote loitering and make the environment more unwelcoming. In addition, there is already a TD branch in the same area that is very close by, so a second one would be overkill. Finally, the sidewalk on that street is quite wide, promoting patio-style setups for restaurants and other shops. The bank would not utilize this extra sidewalk space, and would take it away from other restaurants and shops that could use it to greater effect.</p> <p>Please do the right thing for the community and prevent the developers from changing the bylaws.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Elvira
Last name (required)	Nurmambetova
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)	TD Bank Developers should not be allowed to build in the condo on 10 St NW.
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 do not wish for TD bank developers to build their branch, or any branch (no matter the size) in the new condo on 10th St NW. Banks do not bring value to the community and social life. I am strongly against TD Bank branch being built.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Conrad
Last name (required)	Ferrel
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)	LOC2023-0057
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)	Changing the maximum frontage for businesses only allows large ugly banks to rent those spaces and doesn't promote small businesses and deters foot traffic. Good traffic helps all businesses around the Kensington area and if a big bank takes away from that foot traffic, it will be detrimental to the rest of the businesses in the area.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Laura
Last name (required)	Strachan
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)	LOC2023-0057
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)	Oppose TD Bank branch in Theodore building. Builders and city needs to follow and respect ARP. Too big. Dead zones. Highly likelihood of crime and dead space. Lose pedestrian traffic keeping community safe and inviting. Follow ARP which outlines what the bylaws are!



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	David
Last name (required)	Phillips
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)	Re; Calgary Planning & Development File No. LOC2023-0057
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 bylaw restricts Bank frontage in The Theodore Building to 9.0 metres. This restriction is there for a very good reason, to preserve the neighborhood vitality and encourage an animated, pedestrian friendly environment. This condition was known at the time the building permit was issued. The neighborhood environment on this part of 10th Street is already in a precarious state and could go either way, to a vibrant extension of the shopping/restaurant area or to a dead zone blockage to that extension. I have not heard of any pressing or urgent need to change the bylaw other than that the Developers need to secure this tenancy. That is a private business need that does not justify the change of a bylaw. If Council makes changes such as this for private business advantage they would set a very dangerous precedent. I therefore strongly disapprove of any change to the 9 metre frontage restriction.</p>



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Sarah
Last name (required)	Stelfox
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)	File number LOC2023-0057 Bank in Theodore condo
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 object to the proposed change to the Hillhurst Sunnyside Area Redevelopment Plan by "financial institution" (TD Bank). There is already a TD Bank in Kensington, it's not a large branch, but is similar in size to the RBC branch next door. People are moving away from in-person banking, so there is no need to sacrifice multiple potential retail units so that TD Bank can build a mega-branch in the Theodore Building. I live in the area, and enjoy the walkability the Kensington area provides. We need a diverse selection of shops, restaurants, and services that meet the needs of the community, not a much larger version of a bank that already has a branch steps away from the Theodore.



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Nadia
Last name (required)	Zinchuk
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)	Calgary planning and development file no: LOC2023-0057
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)	By allowing TD branch to extend their request for frontage limit along the Theodore building will reduce pedestrian visitation and support of the businesses along that business corridor. Banks don't generate much pedestrian traffic, they close in the evenings which also takes away from the business vibe. I personally would not want to "visit" Kensington businesses where there are several banks. People want to go to vibrant business such as restaurants and other interesting stores. I firmly oppose allowing td to go against this existing bylaw!



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Jonathan
Last name (required)	Klein
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)	Policy and Land Use Amendment in Hillhurst (Ward 7) at 427 – 10 Street NW a
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)	See attached letter.

November 7, 2023

Jonathan Klein
1059 5th Avenue N.W., Suite 302
Calgary, Alberta T2N 4S8

Calgary City Council
c/o City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Dear Councillors:

**Subject: Policy and Land Use Amendment in Hillhurst (Ward 7) at
427 – 10 Street NW and 1107 Gladstone Road NW, LOC2023-0057,
CPC2023-0944**

I am writing to state my opposition to this land use amendment application. I oppose it because allowing a large financial institution at this location will negatively impact the vitality of the community for the following reasons.

- 1) The commercial units in The Theodore building were designed specifically to allow "... retailers to display goods, create seating and gathering spaces ..." along the sidewalk. The frontage on 10 Street NW has street edge planting, a wide sidewalk and a generous setback. Balconies above act as a canopy in front of four units, providing protection from rain and sun. (See attached photo.) This makes the location ideal for restaurants with sidewalk dining for example. Hence, allowing a financial institution to occupy half of the commercial space at this location will have a larger negative impact on the vitality of the community than at other locations.
- 2) The applicant has argued that window treatments, seating and/or art pieces in front of the bank will foster vibrancy. If this is true at all, it is to such a minor extent that the applicant's argument is essentially false. What fosters vibrancy is not the exterior appearance of a business, but the activities that take place inside the business. It is not how a building looks from the outside that brings pedestrians onto the street.
- 3) The Hillhurst/Sunnyside ARP restricts financial institutions to a maximum façade length of 7.5m. The existing Direct Control (DC) district, based on MU-2 district, restricts financial institutions to a maximum façade length of 9.0m. These restrictions exist to protect communities from the negative impact on vibrancy that financial institutions create. The applicant has proposed a façade length of 25.0m which grossly exceeds the restrictions in both the ARP and existing DC, by 233% and 178% respectively. (See attached photo.)

.../2

If the applicant wanted a large financial institution as a tenant they should have designed the building to allow this without violating the ARP or MU-2 district bylaws, such as with commercial space on the second floor. As it is, the building is not designed to accommodate such a tenant.

- 4) This applicant aims to create one business where there could potentially be three. This decreases the variety of businesses in the community increasing the likelihood that residents will need to get into a car and drive somewhere else to reach the business they seek. This in turn negatively impacts climate change mitigation, promotion of active mobility and creation of walkable communities, all objectives of the City.
- 5) The tenant anticipated to occupy the location, TD Bank, already has a branch just two blocks south at 280 10 Street NW. (See attached photo.)

Approval of this application will almost certainly result in TD Bank or another financial institution occupying this site for the foreseeable future with minimal contribution to the vitality of the community. I ask council to vote against this application to prevent this from happening.

Sincerely,



Jonathan Klein

Encl.

c.c.: Ward 7 Councillor's Office
Hillhurst Sunnyside Planning Committee

An Ideal Location for Restaurants With Sidewalk Dining



Canopy

Street Edge
Planting

Wide Sidewalk

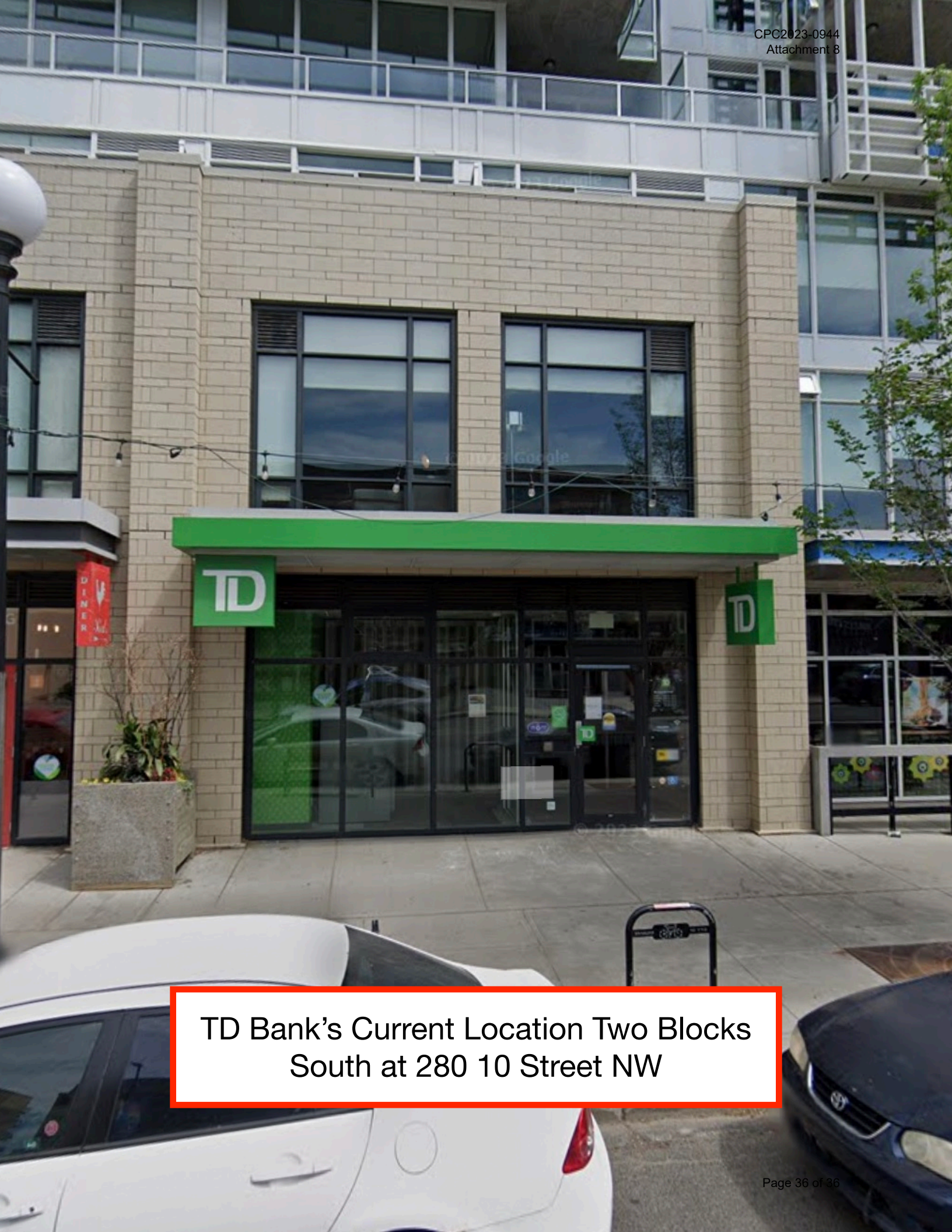
Wide Setback

Maximum Bank Façade Length ARP - 7.5m

Maximum Bank Façade Length MU-2 - 9.0m

Façade Length Requested - 25.0m





**TD Bank's Current Location Two Blocks
South at 280 10 Street NW**