



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Brianne
Last name (required)	Johnson
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 indicate the meeting.)	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)	Land Use Redesignation West Hillhurst LOC2023-0120
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 opposed to this proposal of land use redesignation to R-CG. This proposal is looking to exponentially increase the density on this street from 3 single dwelling homes to a 20 unit rental property that would be located in the middle of a residential street. This type of building is not supported by the Riley Communtiy Local Area Planning draft maps. It is not development that is focused along a Main Street as it is located mid-street. Further, this development will have a negative impact on privacy, noise level, reduction in trees and landscaping. Parking is currently quite busy and would become even more limited if this project continues. Traffic along 19 street has also increased posing a safety issue at the crosswalks along 19 street. The waste, recycle, and compost bins for 20 units would be difficult to manage and arrange in the alley leading to congestion and reduction in access. Can this street support an increase in 20 units in terms of utility usage - water and power?</p> <p>The proposal refers to these 20 units as rental units, therefore not increasing access to affordable housing but maintaining rental properties and not justifying the city's mandate for increasing affordable housing options in inner city neighborhoods. Densification of a neighborhood without proper consideration of the effect on the neighborhood</p>

ISC: Unrestricted

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Oct 31, 2023

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is negligent and damaging to what is a great neighborhood.



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First name (required) Elizabeth

Last name (required) Galatiuk

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) Could't access agenda. However deadline for submission Nov 7

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)

Calgary City Council Public Hearing November 14, 2023

Mayor Gondek and Members of City Council

Bylaw 202 D 2023

LOC 2023-0120

I am submitting this document to voice my opposition to the proposed development by New Century Design of 2011, 2015, and 2017 7th Ave NW for Lifetime Properties.

Although, the Calgary Municipal Policies(CMP) and the proposed bylaw for R-CG Zoning support the rezoning, I am asking you to consider the scale of the development (10 rowhouses with 10 legal suites mid-street) and to limit it with R-CGex zoning.

Please consider the following in approving the zoning application:

1. Location

1.1 Mid-Street on Seventh Avenue and a Laneway

-Seventh Avenue is not a main street or corridor as are the areas (19th St, 5th Ave, 6th Ave) identified for major density by the LAC.

-The lane way provides access to parking and contains the garbage containers for Seventh and Sixth Avenues NW and the houses on 19th Street from Seventh to Sixth Avenues. There is a similar development on the corner of Sixth Ave and 19th Street that has already added to the congestion in the laneway.

1.2 Access to Schools, Parks and Dog Park

This is a high pedestrian traffic area. Students walk to school and pedestrians access the WHCA Centre, the playground, pool, and green space at the community centre and the dog park off 8th Ave and 19 St NW. Safety is a major concern.

1.3 Traffic and Safety at the Intersection of 19 St and 7th Ave NW

-The intersection is uncontrolled and it is difficult for vehicles to exit east and north onto 19th St.

-The existing crosswalk at this corner is already unsafe with vehicles failing to stop, those going south on 19th St. and those going north with the majority accelerating through the playground zone.

-The increased traffic from this development and the developments already completed and underway are adding to the congestion in the area and add to the safety concerns. There is a need to adequately address the traffic flow in the area.

2. Riley Communities Local Area Planning

2.1 The LAP will not be complete until Winter 2024. It is in the refining phase. However, the plan appears to be redundant even before completion. Approval of a development of this size mid street on 7th Ave discounts community input about maintaining their quality of life.

2.2 Seventh Avenue NW is not identified in the plan as an area for densification. It is designated for small scale growth and while this proposal meets the definition for small scale growth on paper, it is not small scale in the impact it will have. In reality, it is going from one duplex and two small homes without basements (on paper 6 units but in reality 4) to 20 units.

2.3 Transportation

Although there is a main bus line on 5th Ave, it is inconvenient to take the bus due to the infrequent scheduling of buses. The transit stations are a shuttle ride or 10-to-15-minute walk away. The increase in cars in the neighborhood is a testament that the residents of the new developments are not accessing city transportation.

3. Objective tone of the Report to CPC recommending rezoning

While the report recommends the approval of the development based on the CMP and technical requirements, it is entirely objective. It does not take into account the quality of life of the residents of 7th Ave and the West Hillhurst community as a whole.

It does not address the subjective concerns of the community. The proposed development does not fit the character of the street from 19th to 20th Street, the loss of 10-to-11 spruce trees, loss of privacy and access to parking. Once a similar development was completed on 6th Ave and 19th St, parking became so congested, the residents of the avenue now need parking permits.

4. Affordable housing

The development does not provide affordable housing. It is typical of new development, removing more affordable properties and replacing them with expensive rowhouses.

5. Sustainable housing

At this time in our climate change strategy, the development should be required to be built sustainably and be sustainable.

6. Blanket re-zoning to R-CG

6.1 R-CG re-zoning does not encourage developers to include affordable housing in developments.

6.2 It allows developers to purchase homes and replace them with numerous units at much higher prices. These units are often not attractive to families due to lack of yard space, limited parking and destruction of mature canopy.

I thank you for the opportunity to submit my concerns about the application. I strongly urge you to consider the concerns of the residents in reviewing the application and recommend R-CGex zoning.

Elizabeth Galatiuk