

**PUBLIC SUBMISSION FORM**

CC 968 (R2023-11)

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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) Kenneth

Last name (required) Wyllie

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) Dec 5, 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](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

Land Use Application (LOC) 901 20 AV NW LOC2023-0187

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 will be out of town on 2023 December 5, so I will unfortunately be unable to express my concerns in person. I would also greatly appreciate if members of Council review my submissions. Without any specifics made available with regard to this proposed development it is difficult to assess if it will contribute to solving any housing crisis.

As per the instructions above I have removed my name and contact information from the attached Word document, although I do mention that I am the owner/occupant of 907 20 AVE NW (the property immediately west of 901 20 AVE NW) since August 2013, and that I am a native Calgarian who has lived in Mount Pleasant since 1993.

Hello,

I am the owner and occupant of 907 20 avenue NW since August 2013. I am a native Calgarian who has lived in the inner-city NW my entire life, and in the community of Mount Pleasant since 1993. As a professional economist who is employed by The City of Calgary in its Corporate Planning and Performance division I am keenly interested in and supportive of the continued economic success of The City of Calgary, and have been closely following the development and execution of The City's *North Hill Communities Local Area Plan*.

My comments pertain to the Application for Land Use Amendment LOC2023-0187 located at 901 20 avenue NW. 901 20 avenue NW is the property adjacent to the east of my home. I am in receipt of written communication from The City's Planning & Development department, which includes a submission from the applicant, Horizon Land Surveys. The submission from Horizon Land Surveys appears to contain "boilerplate" language with no specific details on the proposed redevelopment of 901 20 avenue NW, and is absent a timeline. Through my own search I came across a (since removed) rental listing for the property posted in July 2023 that mentioned 901 20 avenue NW as being available "to lease August 1, 2023 to May 31, 2024."

Map 3 of the *North Hill Communities Local Area Plan* identifies 901 20 avenue NW as a "neighbourhood connector." Section 2.2.1.4 of the *North Hill Communities Local Area Plan* describes policies for districts identified as Neighbourhood Connector and Neighbourhood Local. Some of my areas of concern include (but are not limited to) subsection d(i), d(iii), and d(iv), which I have reproduced below:

- d. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. consider the local built form context;
 - iii. consider shadowing impacts on neighbouring properties; and,
 - iv. provide access to off-street parking and loading areas from the lane, where possible

In addressing local built form, it appears that the most recent development on this block occurred in the 1970s (909 20 avenue NW), while the majority of homes on this block (namely 921, 919, 917, 915, 913, and 911) are over 100 years old. In addition, only two properties on this block (917 and 913) are multi storey (i.e., two storey) homes.

I also express concern over any potential shadowing impacts on neighbouring properties. Furthermore, I noticed that during the school year, there is considerable demand for parking along 20th avenue, possibly for students who are attending SAIT nearby. As such, parking would be a concern for any new development in the area.

Overall, in the request for the redesignation of 901 20 avenue NW from R-C2 to R-CG, I respectfully request the following:

- That the maximum building height be maintained at the current maximum of 10 metres. This will serve to not only effectively address shadowing impact on adjacent properties, including my own at 907 20 avenue, but also help to preserve some of the existing character of the block in question, which is dominated by century old homes, bungalows, and only two two-storey homes. Any modern structure on this block exceeding the current maximum of 10 metres would appear even more out of place within the context of the area.
- That the maximum number of dwelling units be capped at 3 (up from the current maximum of 2) to address the aforementioned local built form context, shadowing, and parking concerns.

All of which is respectfully submitted on 2023 November 18.