From: [redacted]
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 201 10 ST NW - LOC2022-0227 - DMAP Comment - Sun 1/28/2024 6:58:22 PM
Date: Wednesday, January 31, 2024 12:07:10 PM

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Application: LOC2022-0227

Submitted by: SHARON W TIGGELERS

Contact Information

Address: 823 5TH AVE NW UNIT 203

Email: [redacted]

Phone: [redacted]

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

Areas of interest/concern:
Height,Density,Amount of Parking,Traffic 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:
WE WALK BY THIS BUILDING EVERY DAY TO ACCESS POST OFFICE RESTAURANTS STORES AND SERVICES IN OUR COMMUNITY. UNFORTUNATELY WE ALSO HAVE TO DRIVE ON 10TH ST NW TO KENSINGTON TO PICK UP PARCELS ETC.
THERE IS NON ROOM FOR ANOTHER 16 STOREY BUILDING OR THE SIDEWALK AND ROAD CLOSURE YOU WILL PERMIT THEM FOR CONSTRUCTION.
THE HEIGHT SHOULD BE LIMITED TO 6 OR MAXIMUM 10 STORIES - THE PROPOSED BUILDING SHOULD BE BUILT ON THE OTHERSIDE OF THE RIVER IN ONE OF THE MANY PARKING LOTS THAT ARE NOT ON MAJOR INTERSECTIONS.
PLEASE DO NOT APPROVE THIS PROPOSAL AND ASK FOR A REDUCTION IN SIZE AND UNITS AS OUR NEIGHBOURHOOD IS ALREADY TO DENSE OF CARS BUSSES AND PEOPLE - THERE ARE SO MANY PEDESTIANS SCOOTERS AND BICYCLISTS ALL FIGHTING FOR SPACE ON THE SIDEWALKS IN THIS AREA ADDING MORE IS NOT FEASABLE FOR A SAFE PLEASANT AREA.
WE NEED MORE SINGLE DETACHED HOMES OR ROW HOMES IN OUR AREA NOT MULTI UNIT BUILDINGS THAT BRING EXTRA VEHICLES
THANY YOU FOR LISTENING TO A VERY FRUSTRATED SENIOR!!!!!

Attachments:

From: [redacted]
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 201 10 ST NW - LOC2022-0227 - DMAP Comment - Mon 1/22/2024 6:25:32 AM
Date: Wednesday, January 31, 2024 12:07:13 PM

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Application: LOC2022-0227

Submitted by: Ian

Contact Information

Address: 2 733 2 Ave NW

Email: [redacted]

Phone:

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

Areas of interest/concern:
Height,Community character,Shadowing impacts

What are the strengths and challenges of the proposed:

The proposed uses are fine, the height is out of character for the neighbourhood.

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

No. I live in the area, but not in one of the nearby buildings.

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?

The proposed height would cast a shadow over the residences along 10A Street, particularly in Winter. The shadow would also fall over surrounding businesses in a large area. The building itself would be many stories taller than any other in the neighbourhood, on a relatively small lot, giving it a narrow skyscraper-shape out of character for the area.

General comments or concerns:

The proposed height is taller than any other building in the neighbourhood context and completely out of character for the area.

Attachments:

From: [redacted]
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 201 10 ST NW - LOC2022-0227 - DMAP Comment - Mon 1/29/2024 10:01:14 PM
Date: Wednesday, January 31, 2024 12:07:22 PM
Attachments: letter to City 201 10th St NW LOC 2022-0227.pdf

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Application: LOC2022-0227

Submitted by: Bill Latimer & Heather Hiscock

Contact Information

Address: 1406 Gladstone Road NW

Email: [redacted]

Phone: [redacted]

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

Areas of interest/concern:
Land Uses,Height,Density,Building setbacks,Privacy considerations,Included

amenities,Community character,Traffic impacts,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:

Attachments:
letter to City 201 10th St NW LOC 2022-0227.pdf

Bill Latimer and Heather Hiscock
1406 Gladstone Road N.W.
Calgary, Alberta, T2N 3G4
[redacted]

January 29, 2024

Members of City Council,

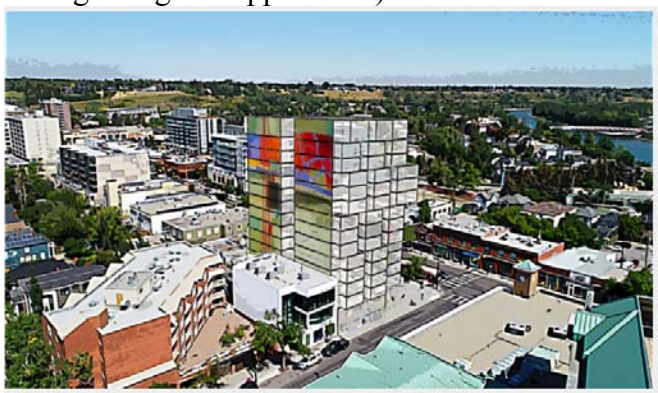
Re: LOC 2022-0227 - 201 10th St. NW

Having read the Planning and Development Services report to CPC of December 7, 2023, and the applicant's submission for the above noted LOC, we believe this Land Use Amendment application should NOT be approved. As property owners and residents in the community for over thirty years, we are concerned about the impacts and City Administration's basis for recommending approval of this application.

We want to emphasize three concerns in particular, as follows:

1. The proposed amendments for this site substantially exceed the height and FAR limits as outlined in the existing HS ARP, and are not even compliant with the more lenient proposed Riley Communities LAP guidelines.

    - There is no apparent benefit to allowing additional height beyond the existing ARP 26m limit, especially by almost doubling it to 50m. The added height will inevitably lead to greater overshadowing, traffic concerns and is contextually inappropriate, as clearly shown in the applicant's conceptual design (image from Quantum Place Consulting web page regarding this application).



    - Without a concurrent DP application (see comments below) there is no guarantee that additional height will provide significant additional *housing* density (as opposed to *building* density), beyond what could be provided by the existing ARP height limits. We understand Hillhurst is already Calgary's third most densely populated community, and the most dense of any inner city community.
    - The provision of a "public" plaza to obtain the proposed bonusing is of dubious merit in this case. Without a concurrent DP application it is difficult to properly evaluate the plaza design. However, it is worth noting that Jan Gehl, an internationally recognized planner and architect who has visited our city in the past and who has done extensive research on public plazas, concludes that the success of public open spaces depends not so much on the design of the plaza itself but more on the activities at the edges of the plaza. In this case it would be

bordered on two sides by heavy traffic and noise, and on the other side by unspecified commercial uses at the base of the proposed building. Also, open plazas at the base of high buildings have a history of being windy unless special design features are incorporated to lessen the impacts.

- The appropriate document to address height and FAR limits is the currently approved HS ARP/TOD. The MDP is broad in scope and establishes general policies for the entire City but does not take into account local context and community vision. The proposed LAP, not yet finalized, should not be used as a reference, and in any event would not allow for a 50m (15 storey+/-) building, but more in the range of two thirds that height.
- The City's report and applicant's submission refer to this site as a "gateway" and therefore as partial justification for the additional height and FAR. However, the true south gateway to our community is the corner of Memorial Drive and 10th Street, adjacent to the Louise Riley Bridge. Although this parcel is located at a busy intersection, it is not unlike the intersection at 10th Street and 5th Avenue to the north of our community. Therefore, we do not believe it merits special consideration as a gateway site.

2. The redevelopment of this site should proceed with a concurrent DP submission, not as a standalone LOC application.

- The applicant themselves note that this is a special site, with unique characteristics and constraints. Addressing only the Land Use issues at this stage jeopardizes the realization of an appropriate building and site design. Approval of this application independent of a DP application gives no guarantee of appropriate design and follow-through on the applicant's stated intentions to provide a "landmark building".
- Note that the ARP states: *"The maximum heights ...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public real."* (ARP 3.2.1 General Policies). It is difficult to enforce this stipulation in the absence of a DP submission.

3. There appears to be virtually no community support for the proposed height and FAR amendments.

- The applicant's public engagement, although flawed, highlights the deep community concerns about amending the current limits to height and building density. Written comments submitted by the applicant's own on line survey illustrate the extent of objections voiced by those most affected.
- The public engagement has been largely conducted by the Applicant, not the City, leaving it susceptible to bias in favour of the application.

We hope Council members will seriously take into account the contradictions of information provided in Administration's report to the Calgary Planning Commission. In particular, the report implies that the application complies with the policies of the HS ARP, which is the current Council approved document. However, there are several ARP policies that this application significantly deviates from.

Thank you for the opportunity to comment on this application.

Bill Latimer, Architect (Life Member, Retired), AAA
Heather Hiscock, Architect (Life Member, Retired), AAA

Sent by email to The City Clerk's Office
cc: HSCA planning committee
Councillor T. Wong, Ward 7

From: [redacted]
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 201 10 ST NW - LOC2022-0227 - DMAP Comment - Thu 1/25/2024 11:53:49 AM
Date: Wednesday, January 31, 2024 12:07:26 PM
Attachments: Letter of Support - Kim Pfeifer & Family (LOC2022-0227) (1).pdf

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Application: LOC2022-0227

Submitted by: Kim Pfeifer & Family

Contact Information

Address: 1403-1234-5th Ave NW

Email: [redacted]

Phone: [redacted]

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

Areas of interest/concern:
Land Uses,Height,Density,Included amenities,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:
Please see attached letter of support and I would like to speak at the hearing for about two minutes if possible

Attachments:
Letter of Support - Kim Pfeifer & Family (LOC2022-0227) (1).pdf

Kim Pfeifer & Family

1234-5th Ave N.W.
Calgary, Alberta T2N 0R9

Cell: [redacted]
Email:

November 15, 2023

The City of Calgary
Office of the Councilors
700 Macleod Trail S
Calgary Alberta T2G 2M3

Attention: The Honorable Mayor & City Councilors

Reference: Land Use 2022-0227

We have been homeowners in the Hillhurst area for over 35 years.

This letter is written **in support** for the proposed land use and development at the corner of 10th Street NW and Kensington RD NW. I have followed this development application for some time and am informed on what is being proposed and requested by the owner.

The property is a very important site for our community. It is the gate way to Kensington, and we believe this to be a good location for extra height and density. We also are strong supporters of the public realm slatted for this corner in exchange for the density.

Added density on the main street will support our local businesses that need more walkable traffic because there is limited parking in the area.

The Kensington area, which needs beautification and revival, is in transition as can be seen by the number of large residential developments underway and we can understand how some local residents are apprehensive to change. However, there is a difference between good developments and bad ones. This development is one that we support because it is on an important site in our area that requires something more. The development concept is well founded, the owners have been good residents in our community for decades, and they operated a well-known and reputable business in it for decades.

In our opinion, this has all the ingredients for a great development to come and we are confident that they will make this development special.

Yours truly

[redacted]

Kim Pfeifer and Family