



Public Submission

CC 968 (R2023-10)

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] Cameron

Last name [required] Treleaven

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Mount Pleasant at 836 & 912 16th Avenue NW LOC2023-0099, CPC2023-1051, Pr

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)

AQUILA BOOKS

Cameron Treleaven, Proprietor
Member of the Antiquarian Bookseller's Association of Canada
Member of the Provincial Bookseller's Fairs Association



January 7, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Mayor and Members of Council:

**RE: Land Use Amendment in Mount Pleasant at 836 & 912 16th Avenue NW
LOC2023-0099, CPC2023-1051, Proposed Bylaw 21D2024
Public Hearing January 16, 2024**

I am writing with respect to the land use application for a mixed use development at the parcels 836 & 912 16th Avenue NW. I am the proprietor of Aquila Books, located at 826 16th Avenue NW, to the immediate east of the subject parcels. Aquila Books specializes in rare, antique collectible books and has customers worldwide. I own the building and property that my business is located on and have done so for over 32 years.

In previous correspondence and emails to the City Administration I have expressed my concerns about the land use application LOC2023-2023-0099 and the concurrent development permit application.

Lack of Engagement

Our concern is the complete lack of engagement from the applicant and developer about the proposed land use application and the proposed development. This is contrary to the City's policies of engagement. The developer has not even reached out to meet. When I set up a meeting with them, he didn't show up.

I am not against development of the two parcels. The sites have been an eyesore for many years. I welcome development of the parcels, which would revitalize the area, but one would at least expect from an experienced developer that a meaningful engagement and consultation with the adjacent property owners would be undertaken. I understand that is typically what respectable developers, architect and planning firms do. I had one meeting with

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TEL: (403) 282-5832 • FAX: (403) 289-0814 • EMAIL: aquila@aquilabooks.com • WEBSITE: <http://www.aquilabooks.com>
G.S.T.: R109404699

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Mr. Curtis of S2 Architecture who visited my store. I requested more information about the proposed development and did not receive much response and the one specific question I asked was never answered. I have had not had any further contact with Jason Curtis of S2 or the La Caille Group, the developer, since then!

Traffic & Access

We would like to urge Council and the City Administration that a construction plan be in place before approval, and to keep access open to the back alleys between 7th street and 9th street during the construction period. Many of us have rear garages or parking spots, and there are two apartment buildings with underground parking, accessible only from the alleys. There are also the businesses along 16th Avenue which only have access from the alley for parking and deliveries. If the alleys are blocked, our already crowded street parking and traffic will be negatively affected for many blocks around, as well as access for emergency vehicles.

Thank you for considering our concerns.

Sincerely,

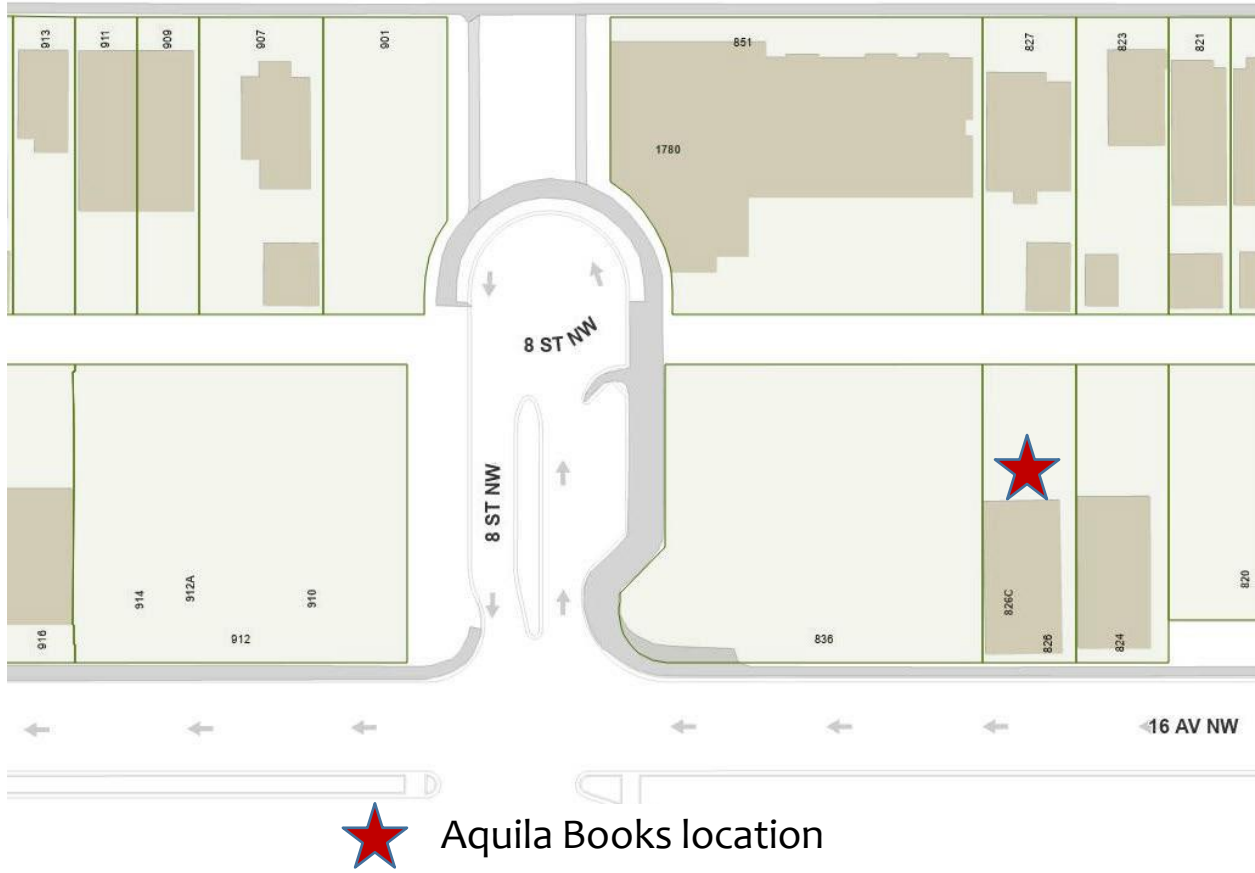
A handwritten signature in black ink that reads "Cameron Treleaven".

Cameron Treleaven

Aquila Books

Encl.: Map & Photos

Map



Photos



Aquila Books - 826 16th Avenue SW



Aquila Books Building west facade



Parking stalls at the rear – Aquila Books



View Southwest from the lane towards the site



View West at the lane



View East at the lane



View Northwest from 16th Avenue



Building's west facade is almost at the west property line



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I have read and understand the above statement.

First name [required] Ira
Last name [required] Hanson-Ralph

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 16, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Redesignation - LOC2023-0099

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)

Our family lives at 907 17th Avenue NW, directly north of the parcel requesting a zoning change for an eventual Development Permit under LOC2023-0099.

It is important to know, we are not NIMBY neighbours. Quite the opposite. We bought our home in the inner-city a couple months shy of 23 years ago, with the expectation there would one day be a more vibrant and dense community. We look forward to it. We simply want to ensure meaningful engagement occurs and the principles of the ARP with current zoning are honoured. Commitments were made to the community with regards to densification pressures such as on-site parking, FAR, sun shading, and more.

I would like to both add my comments here, as well as request to speak, so I will submit a second request and check the box "Request to Speak". Thank you for accepting this comment submission.

Good Day,

Our family lives at 907 17th Avenue NW, directly north of the parcel requesting a zoning change for an eventual Development Permit under LOC2023-0099.

It is important to know, we are not NIMBY neighbours. Quite the opposite. We bought our home in the inner-city a couple months shy of 23 years ago, with the expectation there would one day be a more vibrant and dense community. We look forward to it. We simply want to ensure **meaningful engagement occurs** and the **principles of the ARP with current zoning are honoured**. Commitments were made to the community with regards to densification pressures such as on-site parking, FAR, sun shading, and more.

Meaningful Engagement in Building an ARP:

Over the past 23 years, a significant amount of *actual* community engagement and stakeholder involvement went into building the Area Redevelopment Plan, the 16 Ave Plan, and the Local Area Plan. Numerous planning meetings were held with stakeholders, including residents, community associations, business owners, developers, city planners, and elected aldermen. There was significant exploration of Floor-Area-Ratios, sun shadowing, parking, appropriate types of mixed-use development, and more. Together, we hammered out a balanced approach to developing the area. It is our goal to ensure this meaningful dialogue is not ignored by Developers who don't live in, and often don't care about, the surrounding neighborhoods as much as they care about cutting corners or making dollars.

To be clear; no meaningful engagement has occurred between the Developer and local residents, community associations, and business owners. Minimal and entirely reactive engagement has occurred between the City Planning department and Ward 7 offices with residents, community associations and business owners. City Planning and Ward 7 communications have merely consisted of slightly informative but mostly unhelpful responses to emails. While it is somewhat comforting to know the Developer has graced the City Planning department and Ward 7 office with the same amount of indifference and disrespect around meaningful engagement, we anticipate City Planners and elected Aldermen will join with local residents, community associations, and business owners to insist our core values be respected and upheld. If we fail to insist upon this most basic engagement principle, we all contribute to the erosion of confidence in our Public sector.

We have been assured by the City Planning department's Allan Singh that, "*One of the primary comments that have emerged from both applications has been public engagement with adjacent neighbours and the community as a whole. The applicant is responsible for this and Administration's responsibility is to ensure they have adequately addressed this area before the application can proceed to the next stage.*" But here we are, regardless. We trust City Administration and Council is willing to hold the Developer to their responsibility in this regard.

Principles of the ARP and Land Use Designation:

As indicated above, the current Land Use Designation was developed through numerous engagement sessions between the community and Developers. Developers contributed heavily to a workable FAR, as well as reasonable onsite parking and sun shadowing requirements. Numerous successful developments have occurred in the community following the existing, reasonable zoning regulations. Our main concerns with the proposed amendment are:

1. A huge ~30% increase in building height from the currently generous 32m permitted in the LAP to 44m. This impacts local area parking and sun shadowing effects to the community.
2. Increased height would create additional sun shadowing that would extend all the way north to 18th Ave, blocking out the sun for much, or all, of the day for many more residents than intended in the current ARP.
3. Ability to deviate from the current commercial corridor designation by allowing for residential units at street level. The intent was to provide residential units while insisting upon the commercial opportunities needed to support an increased residential footprint and promote community gathering spaces, such as coffee shops, restaurants, spas, doctors' offices, and small retail services.
4. Parking for additional residential units in one location will result in increased traffic and parking challenges unless the developments are required to provide onsite residential and commercial spaces, and all tenants of the building restricted from acquiring any on street restricted Zone F parking passes intended for residential units in the community.

In summary, the Land Use Amendment proposal is not in line with decades of community involvement, planning and direction where stakeholders included residents, community associations, developers, city planners, and elected aldermen. There was significant exploration of FAR, sun shadowing, parking, and appropriate types of mixed-use development that focused on building engaging communities with Developer input. Together, we hammered out a balanced approach to developing the area.

As we understand, a 42m height will roughly translate into approximately 14 stories. This is significantly higher than the busier intersections of 16th Ave and 10th St. This allowance would essentially turn the City's development concept of "a necklace with beads" we were sold, into a necklace OF beads. We don't think this is fair or consistent with the reasonable principles worked out between affected stakeholders from the start. The Developer bought these properties with a full understanding of the development opportunities for the lot. Had the height requirement initially been 42m would the developer be reasonable to insist they couldn't develop the parcel unless it was increased to 52m?

It's very unsettling to learn the Developer is proposing an additional 10-12m on top of the currently approved 32m. 32m was arrived at after extensive negotiating and

eventual capitulation by the community. An additional 10m is an approximate 30% increase. Imagine for a second that the community and residents decided one day they wanted to decrease the height allowance by 30%, increase the setbacks by 30%, increase the on-site parking requirement by 30%, or decrease the type of permitted businesses by 30%. Developers would understandably be crying foul. It would be unfair and unreasonable. The community views the current amendment proposal as equally unfair and unreasonable. It is especially unfair and unreasonable that this is taking place without any form of stakeholder engagement – engagement that our City Administration, Council, and residents claim to value.

Thank you for your time and consideration,
Ira