

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** Re: [External] Opposition to App. for land use amendment - LOC2023-0317 (606 25 Ave NW) - March 5 PH  
**Date:** Friday, February 16, 2024 9:06:14 AM

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hi Kathleen... I have read it and confirm.

Thank you  
Eric

On Feb 15, 2024, at 3:15 PM, Public Submissions  
<[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good afternoon Eric,

I can confirm that we have received your submission for the Public Hearing of Council on March 5, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

\*Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks again,

Kathleen

Council and Governance Services | City Clerk's Office

E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

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**From:** Mubanga, Lowani <Lowani.Mubanga@calgary.ca>  
**Sent:** Thursday, February 15, 2024 10:33 AM  
**To:** Public Submissions <PublicSubmissions@calgary.ca>  
**Subject:** FW: [External] Opposition to App. for land use amendment - LOC2023-0317 (606 25 Ave NW) - March 5 PH

Hello,

Please see below opposition comments for the noted file.

Thanks,

**Lowani Mubanga**

Planner I, Community Planning - North  
Planning & Development Services  
The City of Calgary

☎ 587.215.2052 [lowani.mubanga@calgary.ca](mailto:lowani.mubanga@calgary.ca)

Floor 5, Municipal Building - A3, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.

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**From:** Eric Filion [REDACTED]  
**Sent:** Wednesday, February 14, 2024 10:34 PM  
**To:** Mubanga, Lowani <[Lowani.Mubanga@calgary.ca](mailto:Lowani.Mubanga@calgary.ca)>  
**Cc:** [REDACTED]  
**Subject:** [External] Opposition to App. for land use amendment - LOC2023-0317 (606 25 Ave NW)

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Hi Lowani,

**We, the undersigned, Mt. Pleasant residents and property owners, respectfully petition that the City *not* approve the proposal LOC2023-0317, to construct the proposed development projects at the location currently known as 606 25 Ave NW for the**

## **following reasons:**

1. safety - especially for kids attending St. Joseph's Elem. school,  
- a woman was killed a few years ago crossing the intersection just one block north of this intersection.

links here:

[pedestrian hit - https://globalnews.ca/news/4829736/pedestrian-struck-mount-pleasant-calgary/](https://globalnews.ca/news/4829736/pedestrian-struck-mount-pleasant-calgary/)

[pedestrian died - https://www.cbc.ca/news/canada/calgary/calgary-pedestrian-hit-fatality-1.5000746](https://www.cbc.ca/news/canada/calgary/calgary-pedestrian-hit-fatality-1.5000746)

There is a permanent memorial posted on the light standard to remind us of the dangers of high traffic intersections.

2. traffic congestion is already a problem - and affecting access to laneways  
- Street traffic is already heavy and problematic. Adding a building with potentially 20+ more cars than currently on the street will unreasonably worsen traffic.

3. parking - Demand for parking by visitors (guests and vendors) to 10 more families will make the already problematic street parking situation even worse, and will continue to narrow the surrounding streets flow of traffic to one "functional" lane.

4. The proposed buildings and secondary suites are overly large. They will replace what is essentially a current two family 'duplex' with 10+ (8+2) new residences, a net gain of 8 additional residences, when the large multi-family development (on the SE corner of 5th Street & 24th Ave intersection) already has 60-75+ units in exceedingly large multi-family dwellings.

5. The building is far too tall, exceeding the height of the tallest existing buildings on the street. None should be taller than neighboring 3-story buildings, with the 3rd story being set back to minimize the bulk facing the street.

6. The lot currently sustains several mature trees, including decades old established evergreens, that should be preserved because their loss would take several decades to replace.

7. A 60-75+ unit townhome, replacing two single dwellings, is also under development (on the SE corner of 5th Street & 24th Ave intersection), and the impact of the two projects combined cannot be ignored. If both projects are built as submitted, there will be a net gain of 70-85+ residences within one block and immediately adjacent to St. Joseph's Elem. school, and potentially 170 additional autos making trips daily on 5th & 6th Streets and 25th & 26th Avenues, to the detriment of the neighborhood, and creating a significant traffic safety concern for the children and parents attending St. Joseph's Elem. school. The school is also used as a voting station, which only adds to the traffic and congestion on voting days.

8. The proposals do not appear to take into account the strain so many more homes and vehicles will place on expensive City resources, especially emergency services, police monitoring, etc.

9. Garbage collection services will also be problematic, as there are no garages proposed, and so there will not be sufficient room in the alleyway for required sets of 3 bins (compost, recycling, garbage) for each family dwelling.

**The City is not required to approve an application simply because it meets technical requirements when it is demonstrated that its fulfillment will unreasonably diminish the local residents' safety and quality of life and culture in the neighborhood. The "densification" mandate should not be utilized to profit developers to the detriment of residents. Any development should enhance the community and its residents' lives, not merely the developer's wallet. This one falls far short.**

**Looking forward to hearing from you.**

**Regards,**

**Eric Filion & [REDACTED]**

**(Mount Pleasant residents since 2009)**

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and cooperation.

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 606 25 AV NW - LOC2023-0317 - DMAP Comment - Sat 2/17/2024 8:30:6 AM  
**Date:** Saturday, February 17, 2024 8:30:12 AM

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Application: LOC2023-0317

Submitted by: Gerri Dietrich

Contact Information

Address: 630 25th Avenue NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Traffic impacts

What are the strengths and challenges of the proposed:

Challenges include: Increase of density. Going from 2 units to 4 units (townhouses) plus (home). Traffic concerns on residential street nearby school.

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

N/A

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?

Managing growth. There are a number of row houses on the existing road already, I would like city officials to consider the overall impact.

How will the proposed impact the immediate surroundings?

Number of units is my biggest concern and the impact it'll have to residential street and proximity to school.

General comments or concerns:

In my opinion, the proposed changes to the existing land are quite significant. Our community has gone through rapid change recently, I would like city officials to make a commitment to look at the proposed development keeping in mind what the overall impact will be on community. Why not push developers to come up with thoughtful designs that utilize the property with added green space. Yes, even row houses can incorporate green spaces into their plans and not just fill up the entire property with only buildings.

Attachments:



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] Euan

Last name [required] Forbes

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] Mar 5, 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

Land Use Redesignation. Mount Pleasant. LOC2023-0317. BYLAW 72D2024

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)

23 February 2024

540, 25 AV NW

Calgary

Alberta. T2M 2A8

Dear City Clerk,

With regards to Land Use Redesignation

Mount Pleasant LOC2023-0317 BYLAW 72D2024

Since receiving the first letter from the City of Calgary mid November 2023 informing me of the Application For Land Use Amendment : LOC2023-0317 at 606 25 Av NW I have kept record of events since the 25<sup>th</sup> of November 2023. I was surprised to see work commence on the 25<sup>th</sup> of November 2023 with two men starting to cut down the mature trees. This continued until the 29<sup>th</sup> of November. This was concerning as the date for a written response was the 29<sup>th</sup> of November 2023.

As I have kept a keen eye on the developments in the community over the past 17 years, it is quite clear that only trees that will be in the way of the new building footprint are removed. Fortunately that means there are still some mature trees. The fact that all 17 trees have been destroyed and removed from the plot indicates to me that the developer has already taken action laying the groundwork for 4 row houses before the public hearing on the 5<sup>th</sup> of March 2024 has taken place.

On the 16<sup>th</sup> of February 2024 the last information board was put in place for the original plot at 606 25 AV NW. This now shows development of 1/3 rd of the plot to a single home with basement suite and the land use change for 2/3 rd of the plot primarily for row houses that may include a secondary suite. So for the original plot at 606 25AV NW which had 2 dwelling units on it, there will potentially be 5 dwelling units all with basement suites. That is 10 living spaces in place of 2 which is not modest densification at all as per the Municipal Development Plan.

A major concern/complaint is, where are all the cars/trucks that could be associated with this potential development going to park? There will not be enough garage space to accommodate them all. How many will be parked on the street? The plot is on the kitty-corner from St Joseph School. More parked vehicles on the street will decrease the safety for all these children and increase the probability of an accident. Hopefully not a fatal one.

The proposed height increase from 10m to 11m from grade will mean the structure will be close to 12m high from the street level. This will have a serious detrimental impact on adjacent properties. The shadow imprint will be greatly increased meaning natural biodiversity will be drastically reduced as a variety of plants/flowers will no longer thrive or even survive. With no flowers to pollinate what will happen to all the species that we actually depend on (bees). Another major concern/complaint will be the lack of privacy. Our lives will be changed forever and the well being of existing residents will probably change. Due to this proposed amendment there have already been 17 trees destroyed and most of the green space will be built over. This seems to contradict the fact that green spaces in cities mitigate the effects of pollution and can reduce a phenomenon known as the urban heat island effect. Quoting one of the City of Calgary webpages,

“Calgarians have made it clear that a city with vibrant, healthy natural spaces and strong environment performance is a top priority.” Removing green spaces will damage the ecosystem, reducing the diversity of insect and bird species. If this continues again and again, a biodiversity desert will be the resulting outcome. Green spaces are scientifically and medically proven to enhance well-being and reduce stress.

Another concern/complaint is, where will all the wheelie bins be stored? It is clearly evident with these row house developments that the bins are not put out on collection day and not taken back in after collection. They are accessible for anyone 24/7. There has been an increase in bottle pickers of late and because not all of them are just bottle picking, I have had to dead bolt the garden gate, install a security light in the alley and add extra security for the garage. This is not a good sign for the future security people's property.

I hope for the sake of the safety of the children now and in the future that this amendment is not approved, and a duplex is built instead of row houses.

Hopefully we still live in a world of sensibility and accountability.

Regards,

Euan Forbes

Email: [REDACTED]



Public Submission

CC 968 (R2023-10)

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**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

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I have read and understand the above statement.

First name [required] Gabrielle

Last name [required] Börger

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] Mar 5, 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

LAND USE REDESIGNATION MOUNT PLEASANT LOC2023-0317 BYLAW 72D2024

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, February 23, 2024

Re: Notice of Public Hearing on Planning Matters  
**Comments concerning Land Use Redesignation**  
**Mount Pleasant: LOC2023-0317 Bylaw 72D2024**

Thank you for informing me about a Public Hearing on March 5, 2024. I already sent you a letter on November 20, 2023, with my concerns and questions regarding the land use amendment. Unfortunately, I haven't received a reply. I am not repeating my concerns and instead will attach that letter to this one.

The City of Calgary website shows the status of this land use redesignation application. It reveals that it has been reviewed and City staff completed a report for Calgary Planning Commission. This commission already prepared a recommendation for the city. The same recommendation will be presented to the people implicated by the land use redesignation during this public hearing. It seriously feels to me like it is all done and dusted. Therefore, I have only one question: is there any room left for negotiations?

Unless I receive a response proving otherwise, I believe this public hearing is a total charade.

Kind regards,

Gabrielle Börger  
540, 25 Ave NW  
Calgary, T2M 2A8

c.c. Terry Wong, Councillor Ward 7  
Lowani Mubanga

Attachment: Letter to Lowani Mubanga, File Manager IMC#, dated November 20, 2023

Calgary, November 20, 2023

Dear Lowani Mubanga, File Manager IMC#

Re: Application for Land Use Amendment: LOC2023-0317 Location: 606 25 AV NW

Thank you for sending me this application. I understand that the city of Calgary is pressured to densify Mount Pleasant. Some of the new developments are rather attractive and efficient and will not only increase the population, but also improve the neighbourhood. On the other hand, there are a lot of developments currently being built that are too high, too massive, and too cramped for the available space. I am worried that the densification in Mount Pleasant is getting out of hand. There is ample data that people need green space, fresh air, and daylight to stay physically and mentally healthy. I read in the application that the Municipal Development Plan calls for a **modest** intensification of the inner city. Replacing this single building with a triplex plus three garages is a modest densification, in my opinion. Cramping in five dwellings – garages are not mentioned – in the same space is excessive.

Below you will find my concerns regarding the above-mentioned application:

- In the Applicant's Submission the current lot, 606 25 Avenue NW, contains one single detached building containing two dwelling units. The Horizon Land Survey measured the lot to be 75 feet wide and 120.7 feet long (22.86m x 36.79m). Hence, the current corner lot is  $\pm 0.084$  hectare. Despite what I wrote before, I would accept an application to redesignate this complete lot to allow for a maximum of four dwelling units, designed as rowhouses. Doubling the current dwelling units, a 100% increase, is a significant densification in my opinion.
- The Applicant's Submission is not very clear about the fact that only a part of the lot will be used for the rowhouses (the pink rectangle on the site plan). I would like to point out that in the submission, the applicant has divided the  $\pm 0.084$  ha into a 25 feet lot ( $\pm 0.028$  ha) for one single house, and a 50 feet lot ( $\pm 0.056$  ha) for 4 rowhouses. A total of 5 dwellings. This means an increase of 150%, which cannot be seen as a modest intensification; it is bad for the neighbourhood and not acceptable.
- The applicant wants to increase the building height of the rowhouse to 11 m, an increase of 1 m. This makes the building even more massive and takes away more sunlight. I would like to know the reason for this. Is it to compensate for the very restricted outdoor space the new dwellers will have and give them a roof patio? This will seriously impact on the privacy of the neighbours and is not acceptable.

The City of Calgary mentions in its Environmental Policy that it *"will lead and inspire actions to conserve, protect and enhance the environment for all Calgarians and the regional community. It will continually seek out new ways to improve environmental performance, meet environmental goals and contribute to community sustainability."* I would very much appreciate it if the city followed up on this. Gardens and yards will increasingly be essential to improve the quality of our air and cool down urban environments.

I trust that the applicant is willing to adjust the application to allow for a maximum of four dwelling units, designed as rowhouses, on the undivided corner plot, within the maximum height of 10 meters.

Kind regards,

Gabrielle Börger

Email: [REDACTED]

540, 25 Avenue NW

T2M 2A8 Calgary