

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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

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] brett

Last name [required] mulcahy

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	CapitalHill R-CG to H-GO zone change at 2054 12 st nw, 1235 &1229 20 ave nw
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)	see Word attachment

Hi,

The major concerns that myself and the surrounding neighbors on 20th ave, 12th street and 19th ave have are:

- The density and height of the building for a residential area, especially given it is 30 units, is extreme given the H-GO zone does not exist in the immediate neighbourhood. This feels like the builder trying to maximize units/ profits, as opposed to considering the neighborhood and infrastructure that exists in the area that supports the Capital Hill residents. Especially when there are no like-type buildings in the area of this nature in the immediate age. Also, I would urge the counsel to consider the density of the dwelling against design violations for the H-GO bylaws, given the significant lack of distance between units.
- Traffic congestions and parking considerations: with a 30 unit build, it is conceivable that units have multiple vehicle and there is only 15 parking spots – not all of which are enclosed. Further, the size of the garages in the builder applications and plans is only capable of storing and small sized vehicle, so many types of vehicles won't even be able to fit. This means street parking will be overflowing, especially given the fact we are close proximity to SAIT. Currently, SAIT students heavily use the parking in the area at all times of year. This includes both legal (in 2 hour time windows based on parking parameters) and illegal parking (in permitted only areas), which Calgary Parking Services seems to be unable to keep up with the latter. Further, despite the neighboring resident paying for permitting in front of their homes, its practically impossible to park in close proximity as it currently stands, let alone with the addition of 30 units in such a small footprint with the requested zoning change. Unit to garage should be 1 to 1, not 1 to 0.5. Further, the fact that the planned development is primarily on 20th Ave adds to this as it is a main and busy thoroughfare. The vehicle congesting that exists on the corner of 12th Street and 20th Ave currently provides driving challenges and safety concerns due to visibility around parked vehicles given the high flow of vehicle and foot traffic. Additionally, Confederation Park is 1 block away, which is a heavily used park. So visitors frequent the area and further exasperate parking. In conjunction with all the above, the foot traffic follows suit. There is even a separate multiple unit development proposal ongoing across the street from this rezoning application. As such, this is presumable an influx of ~40-60 vehicles, of which the infrastructure cannot manage. It is not practical, nor logical, to consider this a commuter corridor as Calgary is not set up well by public transit – in which any tenants will need the use of one, if not multiple vehicles
- The residential area currently consists of 3 story units (2 above ground, one below). The change in zoning allows for 4 stories, which is not aligned to the typical zoning in the neighbourhood, as there are no/ few dwellings in the residential area that are over this. This adds to the over-stress on the infrastructure in the builders apparent plans to increase the living density on the small plot of land. It also goes against the standard in residential areas and in the area of Capital Hill.

The neighborhood was taken a little of guard when the developer went ahead and demolished the 1235 property without a permit being issued by the city. Upon which they had to be stopped by City Inspectors. However, the building and old growth trees on the property had already been destroyed at that point.

Thanks,

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I have read and understand the above statement.

First name [required] Vincent

Last name [required] Dykstra

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Redesignation - LOC2023-0312 BYLAW 79D2024

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)

Good day,

I'm expressing my opposition for the land use redesignation regarding the land located at 2054 - 12 Street NW, 1235 and 1229 20th avenue.(LOC2023-0312)
I own and live by the property next to it. Although I understand the rationale for increasing units on land in order to combat the shortages of housing units in Calgary, I am opposed to the redesignation of LOC2023-0312 in order to build 30 units on 3 lots for the following reasons:

1. The area within the community has concerns of parking and the building plans only allocate 15 parking spots for 30 units. This will reduce parking availability in an area that already has parking shortages.
2. The road on 20th avenue is already a high traffic road. This redesignation will contribute to the problem.
3. I don't believe the lot area is large enough to accommodate 30 units and that the units will be quite small. These units will not attract natural community growth as the units will be too small for families to live in.
These units will likely be specific to rentals which isn't aligned with what we are looking for in the community which is increasing long term residents in that area. The back alley is small and cannot accommodate that level of traffic.
4. The building plans will effect visibility and light in my backyard which is concerning to me and my four children.
5. I've spoken to the neighbours behind the property and beside my residence and they show great concern and anger on the amount of units proposed on the given lot size.
6. In my opinion, this project is looking to maximize profits without consideration of the impact of the local community.

I hope this is read on Tuesday, March 5th 2024, as I'll be away and cannot come to the council meeting. I'm not against increasing residential units in areas but it must be done in consideration of the neighbours and community as a whole. The proposed 30 unit complex is unreasonable as it does not take into consideration parking, traffic, and the negative effects it will have with neighbours and the community. The current R-CG is enough to established more units than single housing dwellings without impacting the community negatively.

Thank you for taking the time to hear my concerns. I'm absolutely opposing this change in land use as it will effect my livability in my own home, my neighbours and as a member of the Capitol Hill community as I do not see value in adding that many units in the given land space.

Kind Regards,
Vincent