

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1239 18A ST NW - LOC2023-0318 - DMAP Comment - Mon 3/25/2024 3:27:36 PM  
**Date:** Monday, March 25, 2024 3:27:41 PM

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Application: LOC2023-0318

Submitted by: Nancy Boa

Contact Information

Address: 1823 13 Ave NW

Email: [REDACTED]

Phone: [REDACTED]

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

Areas of interest/concern:  
Land Uses, Density

General comments or concerns:

I support the application as we have excellent access to transit, schools, library and shopping and increasing density in our neighbourhood will give new families an opportunity to access all this existing infrastructure.

I live on 13 Ave NW, half a block from the lot requesting the change in zoning. I have lived in this community for over 30 years. I welcome the full range of possible structures from row houses to semi-detached to single detached with a suite. As this lot is on a SW corner shading from increased height should not impede sunlight for any home immediately adjacent to this lot. Increasing the diversity of housing options in our community will help to bring young residents into our neighbourhood and help to reinvigorate our aging community.

Please approve this request for RCG at 1239 18A St NW. Thank you.

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] Eddie

Last name [required] Fong

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] Apr 9, 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

LandUseRedesignation HounsfieldHghts-BariarHill OC2023-0316 BYLAW90D2024

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 am writing to express my concerns regarding the proposed land use Redesignation(LOC2023-0318) for the property at 1239 18A ST NW, particularly in the context of the ongoing Riley Communities Local Area Planning Phase 3. While I recognize the importance of development that aligns with the needs and preferences of residents, I believe it is crucial to address several key considerations before supporting such a significant change.

**Safety and Security:** One of my primary concerns is the safety and security of the community, especially considering the reported increase in crime activity around the LRT train station. I urge a thorough evaluation of crime prevention measures and an assessment of the emergency services capability in the area to ensure the well-being of residents.

**Traffic Congestion and Noise Pollution:** High-density development often brings about increased traffic and noise, both of which can significantly impact the character of a neighborhood. It is essential to carefully study the potential consequences of these factors on the livability of our urban environment.

**Green Spaces and Infrastructure Strain:** The loss of green spaces for small yards and potential strain on existing infrastructure, including water supply, sewage systems, and utilities, are critical aspects that need careful consideration. Preserving the environmental quality of our community and ensuring that infrastructure can sustain growth is paramount.

**Property Values and Privacy:** An understanding of how the proposed development might impact property values and residents' privacy is vital. Striking a balance between growth and maintaining the unique character of our neighborhood is key to sustaining property values and preserving the quality of life for residents.

I would like to highlight that the location of the property is currently outside the draft maps under the Local Area Plan. This misalignment raises questions about the compatibility of the proposed land use change with the community's outlined development plans.

Given these concerns, I am unable to support the land use change until the Local Area Plan is finalized. I believe this approach will ensure a more informed decision that considers the well-being and preferences of our community members.

I appreciate your attention to these matters and trust that, as part of the planning process, these concerns will be thoroughly addressed. If there are additional documents or information required from my end, please do not hesitate to contact me.

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1239 18A ST NW - LOC2023-0318 - DMAP Comment - Mon 4/1/2024 1:28:7 PM  
**Date:** Monday, April 1, 2024 1:30:02 PM  
**Attachments:** [240401 - Letter to the City of Calgary - LOC2023-0318.pdf](#)

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Application: LOC2023-0318

Submitted by: Lance Mierendorf

Contact Information

Address: 1231 18a Street NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, 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:

Proposed Land Use redesignation for 1239 18a Street house:

- is completely out of alignment with the land use zoning that currently exists throughout almost the entirety (>97%) of the Housfield Heights/Briar Hill (HH-BH) community.
- is inconsistent with all adjacent existing residences (all are single family homes - one and two story)
- a shock transition from single family dwellings to 4-8 dwellings on a lot which had only one dwelling will lead to a severe negative disruption in the community.

In addition:

- all redevelopment to date in the community (with very few exceptions in which oversized lots (i.e. greater than the standard 50'/120' lots) were subdivided to allow for single family dwellings to be built) has contemplated the construction of a single family home replacing an existing single family home.
- the existing, long established character and uniqueness of the community will be permanently lost with allowing density greater than a single family dwelling on a property. The City needs to maintain diversity of communities to allow residence a choice on where to live. Maintaining the community as R-C1 throughout HH-BH will all allow clear choice when compared to adjacent communities.
- given the existing composition of dwellings in HH-BH (i.e. all single family dwellings, all located on R-C1 properties resulting in no historically built duplexes, four-plexes or eight-plexes), the MAXIMUM that should be put forth as a land use redesignation and considered for any property in the community, is two single detached dwellings or one attached two resident dwelling on any property within the community.

Attachments:

240401 - Letter to the City of Calgary - LOC2023-0318.pdf

April 1, 2024

Delivered Via: Email

800 Macleod Trail SE  
PO Box 2100, Postal Station "M"  
Calgary, Alberta, T2P 2M5

To: City of Calgary LandUse

**Re: Application for Land Use Amendment: LOC2023-0318 (1239 18A Street NW ("Subject Property"))**

I understand that the developers who own the Subject Property have changed their request to amend the land use to R-CG from their initial request of H-GO. The R-CG zoning remains a significant concern based on the following:

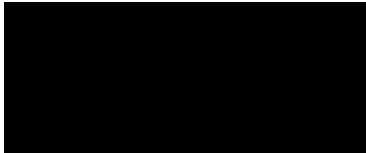
- At present, the **entire** community of Briar Hill / Hounsfield Heights ("BH-HH") has a land use designation of R-C1 (with one exception where an oversize property was approved to be amended to R-C1N where three single family detached dwellings are being built)
  - o *The proposed R-CG Zoning therefore does not align at with the historical land use in the community*
- **All** redevelopment within BR-HH have been done on the existing land use of R-C1 resulting in the 100% development of single-detached family dwellings.
  - o *Land use amendments were not granted for all past developments*
- Virtually **all** of the immediate and adjacent properties around the Subject Property are single-story dwellings
  - o *The proposed land use amendment would result in multiple dwellings (up to 8) on one existing property of two two-three stories in height which is inconsistent and incompatible with the immediate existing dwellings and does not maintain the stability, retain existing land use designation, or preserve low density residential character of BH-HH*
- In reference to the Municipal Development Plan, the Subject Property **is neither** located on "areas designated for higher density" nor is it compatible with the existing character of the Community (i.e., 100% RC-1 single family dwellings)
  - o *There are currently no multi-family, townhomes, duplexes, or triplexes anywhere within the BH-HH community*
- The City is currently reviewing the land use across Calgary and the Riley Communities Local Area Plan ("RCLAP") but it this plan is **NOT** finalized nor approved
  - o *Granting land use amendments at this point in time would be considered **premature** when the full area redevelopment is under review*
  - o *A change from RC-1 as this point in time "**puts the cart before the horse**" and presumes the city will approve changes to the land use BH-HH*
- In the **DRAFT** RCLAP, the Subject Property is **not** targeted for a land use rezoning change
  - o *The Subject Property is situated within the heart of the community and not on a high traffic volume street. The Subject Property is **not** on a designated "Neighborhood Connector", rather is located in a designation of "Neighborhood Local" which is supported by the existing RC-1 land use designation*

- One of land use amendment approvals **undermine** the existing the existing rules that are in place
  - o *It is the **expectation** of residents of a community that the City's ensures developers (and individuals) who wish to acquire property and build new homes **abide by the existing rules** and zoning parameters, without exception*
- The proposed development **does not** provide sufficient on-site parking for the proposed 8 units (the proposal is one parking for the main floor dwellings but none for 4 lower-level units)
  - o *Additional vehicles will be parked on the city street which will cause safety concerns, especially with the traffic and personally travelling to and from Bethany Calgary Seniors facility which is located on the same street on the Subject Property on 18a Street NW*

BH-HH is a **diverse** community in City, compared to, for example, the adjacent community of West Hillhurst where RC-2 and multiple land use designations are prevalent. Existing residents and newcomers to Calgary should have the choice of communities that are diverse in character and development.

In summary, the Application For Land Use Amendment LOC2023-0318 should be rejected in its totally. I would be pleased to provide additional commentary given the opportunity.

Sincerely,



Lance Mierendorf  
1231 18A Street NW, Calgary, Alberta, T2N2H5

  
Email: 