

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3910 CENTRE B ST NW - LOC2024-0069 - DMAP Comment - Thu 7/4/2024 4:59:37 PM
Date: Thursday, July 4, 2024 4:59:43 PM

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Application: LOC2024-0069

Submitted by: Ony Menzies

Contact Information

Address: 4008 Centre B St NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking

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:

Im highly opposed to 3 story buildings in my neighborhood. When I purchased my property on Centre B St, the zoning called for a maximum of 2 stories. Please keep it

a maximum of 2 stories. Where are all these people supposed to park their vehicles? Our street barely has enough parking for the current residence. A duplex or fourplex will be ideal!

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3910 CENTRE B ST NW - LOC2024-0069 - DMAP Comment - Thu 7/4/2024 8:41:45 PM
Date: Thursday, July 4, 2024 8:41:48 PM

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Application: LOC2024-0069

Submitted by: David Scott

Contact Information

Address: 3905 Centre B St NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Density=more homes to buy and I understand that but 8 dwellings on this footprint is overkill and unnecessary to the community. A duplex with basement suites is the max it could hold and even that is toom much.

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

Yes, there will be no parking and traffic will be even more disruptive.

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?

I am concerned with all aspects of a densley packed 8 dwelling setup. This is overkill and has no place in this lovely community

General comments or concerns:

I am concerned with the lack of street parking as the community becomes more densely built. If this property is providing an additional 8 units that could be up to 16 new cars in the neighborhood. And with no permit parking system in play things will get out of hand. A permit parking system should be assigned anyways. I am firmly NOT for this development. Put in a duplex with basement suites instead, no need for 8 dwellings total

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3910 CENTRE B ST NW - LOC2024-0069 - DMAP Comment - Thu 7/4/2024 8:58:28 PM
Date: Thursday, July 4, 2024 8:58:32 PM

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Application: LOC2024-0069

Submitted by: Shuguang Qian

Contact Information

Address: 3912 Centre B Street 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, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite 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?

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How will the proposed impact the immediate surroundings?

General comments or concerns:

One duplex or semi-detached preferred; Or one house with 2 storey or bungalow is acceptable.

2 duplex buildings are not acceptable.

Reasons: Affecting sunlight, parking space on street, privacy, beautifulness, future property value and easiness for selling, etc.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3910 CENTRE B ST NW - LOC2024-0069 - DMAP Comment - Thu 7/4/2024 9:50:35 PM
Date: Thursday, July 4, 2024 9:50:53 PM

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Application: LOC2024-0069

Submitted by: Jared Tiller

Contact Information

Address: 3907 Centre B ST NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Community character, Traffic 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:

Dear City Council,

I hope this message finds you well. I am writing to express my strong opposition to the proposed R-CG land use redesignation for the property located at 3910 Centre B ST NW, Calgary (LOC2024-0069).

As a resident of the affected community, I have several concerns regarding this redesignation:

1. **Density and Infrastructure Strain:** The introduction of R-CG zoning will significantly increase the density in our neighborhood. Our existing infrastructure, including roads, sewage, and public services, is not equipped to handle this surge in population. This will certainly lead to increased traffic congestion, parking issues, and a strain on public utilities.
2. **Community Character:** One of the defining features of our community is its unique character, composed of single-family homes and low-density developments. The proposed redesignation will disrupt this character, leading to a more urbanized environment that is inconsistent with the current neighborhood aesthetic and lifestyle.
3. **Impact on Property Values:** Many residents, including myself, are concerned that the shift to higher density housing will negatively impact property values. The introduction of R-CG multi-unit dwellings could alter the desirability of the neighborhood, leading to potential decreases in the valuations of homes that are already in this area.
4. **Environmental Concerns:** Increased density can lead to environmental degradation, including reduced green spaces and increased pollution. Our community values its green spaces and the environmental benefits they provide, and the proposed redesignation could compromise these important aspects.
5. **Lack of Clear Consultation:** It is crucial that any significant changes to land use involve thorough consultation with the residents who will be affected. Many community members feel that there has not been adequate communication or opportunity for input regarding this proposed redesignation. In addition, many residents of this community do not speak English as a primary language and have had difficulty understanding exactly what kind of development is being proposed.

I urge you to consider the long-term implications of this redesignation and the concerns of the residents it will impact. Preserving the integrity and character of our community should be a priority, and I believe that maintaining the current land use designation, R-C2, is essential in achieving this goal.

Thank you for your time and attention to this matter. I hope you will take our concerns into serious consideration when making your decision.

Sincerely,

Jared Tiller

3907 Centre B Street NW



Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3910 CENTRE B ST NW - LOC2024-0069 - DMAP Comment - Sat 7/6/2024 8:45:28 AM
Date: Saturday, July 6, 2024 8:45:33 AM

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Application: LOC2024-0069

Submitted by: Caroline Cedrone

Contact Information

Address: 4003 Centre B Street Northwest

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Traffic impacts,Offsite 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:

The street is too overloaded already with tons of cars parking along the street esp on Sundays with the church, and during work hours where people are parking cars

and then commuting downtown for work. We already had a new infill go in across the street from this one, and there have been issues with parking, nasty owners yelling at children for walking on the sidewalk, etc. The proposed building is adding a lot of density to an already dense street.

Attachments:



Public Submission

CC 968 (R2024-05)

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.

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.

First name [required] Jeanne

Last name [required] Kimber

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] Jul 16, 2024

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

[required] - max 75 characters LOC2024-0069 3910 Centre B St NW

Are you in favour or opposition of the issue? [required] Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0069 HPCA Comments July 2024.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Highland Park Community Association
3716 2nd St. NW

July 8, 2024

Mayor Gondek and Councillors
City of Calgary

RE: LOC2024-0069 3910 Centre B St NW

In our previous letter of comment dated April 18, 2024, we stated we had no objection to this application for a land use change to R-CG. The property is well within TOD of Centre St and 40th Avenue NW. On the *North Hill Communities Local Area Plan*, the parcel is designated as Neighbourhood Local but with a Low building scale of up to 6 stories. Moreover, in general we supported the Rezoning for Housing bylaw and acknowledge that R-CG is a feasible land use designation for this property. However, we ask that Council not approve the application at this time.

Our support for the Rezoning for Housing bylaw was tempered by a request that Council delay the implementation until such time as deficiencies and unintended impacts of current R-CG rules have been properly considered, identified and remedied. I am writing to draw Council's attention to those undesirable impacts as evidenced by the recently filed DP application for this particular parcel (DP2024-04125). There is another, nearly identical DP application for a nearby parcel also on Centre B St NW.

On the attached page extracted from the DP application you can see the proposal consists of a front and a rear semi-detached structure with a garage accessible from the alleyway. The units are to contain secondary suites, therefore 8 units in total. In particular we wish Council to note the following:

- The orange highlighted areas are concrete, including walkways and porch landings.
- The green highlighted areas are marked as "common amenity space" on the Site Plan, but then the Landscape Plan shows these "amenity" spaces are also landscaped with trees and shrubs.

In fact, there is NO amenity space available to the residents apart from the concrete walkway in Courtyard area between the buildings. There is no space where residents could have a private place to socialize outdoors with family and friends. There is no space for children to play. The front building units could use the city-owned land between the front property line and the sidewalk as amenity space but this is a deplorable and ridiculous situation.

As evidenced by the orange highlighted areas of concrete, plus the building footprint, the amount of permeable land is inadequate. Where is recognition of the City's climate initiatives? There will have to be onsite cisterns to deal with the stormwater because there is basically no land available to absorb the water and allow it flow slowly and naturally towards the river system. The four columnar aspen and one spruce listed in the proposed tree schedule do not offer a healthy tree canopy that could provide shade to help cool the local microclimate. In particular, the landscaping occupies what is nominally the "common amenity space", which thus leaves no room for people.

It should also be observed that the rear building will overlook and overshadow the backyards of the adjacent properties. When residents of those properties are in their backyards, they will simply see a

wall beside them. More specifically, they will see a wall with windows overlooking their backyards. This creates privacy issues. Similarly, residents of the proposed development – when they are in the courtyard space between buildings -- will look at building walls on either side. Again, this creates a less-than-pleasing place in which to relax or enjoy the outdoors.

There are better housing options that provide “gentle density” in our older neighbourhood without the flaws and deficiencies found with these front and rear building projects. In general, people are more willing to accept these projects when they are located on arterial routes or on corner lots. The negative impacts are exacerbated when the projects are placed mid-block on quiet streets within the community. One suggestion is that a conventional 4-plex with conjoined units would offer better amenity space at the front and the rear, better landscaping choices, and somewhat less shadowing and overlooking of the adjacent properties.

We fully understand that the City planners deal with these criticisms at the Development Permit stage, not at the land use stage. Regardless, it is the rules within the Land Use Bylaw that permit such developments and therefore, it is those rules which need to be carefully reconsidered – preferably before developments with these flaws have been approved. This review work needs to be done in collaboration with the people who live in these communities and who see the impacts firsthand.

If you have any questions, please do not hesitate to contact me at development@hpc.ca

Thank you.



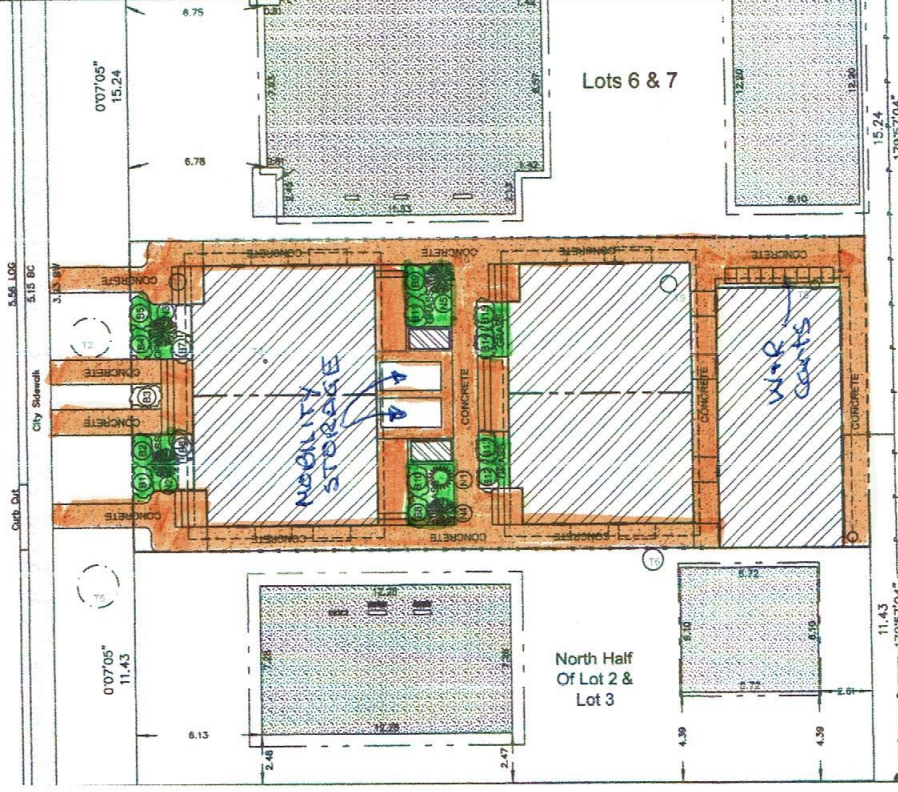
D. Jeanne Kimber
Development Director on behalf of the Planning and Development Committee
Highland Park Community Association

Cc: Lisa.Kahn@calgary.ca (Zoning Bylaw team)
Cc: Tiffany.Hughes@calgary.ca (File Manager DP2024-04125)
Cc: Maha.Safwan@calgary.ca (File Manager LOC2024-0069)

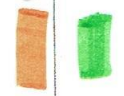
3910 Centre B St NW (DR2024-04125)

NOTE: If changes pricing of public trees is required, Urban Forestry must be notified a minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

NOTE: No Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavations. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite.



LANDSCAPING PLAN
SCALE: 1:200



Orange highlighted = Concrete
Green highlighted are the "Common Amenity Space" areas according to the Site plan.



DRIVEWAY SLOPE
SCALE: NTS

EXISTING TREE SCHEDULE

Tree No.	Variety	Caliper (in)	Canopy Height (ft)	Location	Disposition
T1	Deciduous Tree	0.80	10.00	In Subject Property	To be Removed
T2	Bush	2.00	2.50	In City Property	To Stay
T3	Coniferous Tree	0.15	0.75	In Subject Property	To be Removed
T4	Coniferous Tree	0.80	10.00	In Subject Property	To be Removed
T5	Bush	1.50	2.00	In City Property	To Stay
T6	Deciduous Tree	1.00	7.00	In Adjacent Property	To Stay
T7	Coniferous Tree	0.50	1.00	In Subject Property	To be Removed
T8	Deciduous Tree	0.85	10.00	In Subject Property	To be Removed
T9	Deciduous Tree	0.80	10.00	In Subject Property	To be Removed
T10	Bush	2.00	2.50	In Subject Property	To be Removed

LANDSCAPE COVERAGE
LOT SIZE = 549,267 SQ. M
LANDSCAPE AREA = 1,100 SQ. M
LANDSCAPE COVERAGE PERCENTAGE = 0.198%
TOTAL LANDSCAPE AREA = 1,100 SQ. M
TOTAL LANDSCAPE COVERAGE PERCENTAGE = 0.198%

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALIPER (in)	CANOPY HEIGHT (ft)	LOCATION	DISPOSITION
N1	Columnar Spruce (Coniferous Tree)	0.09	0.75	In Subject Property	New
N2	Swedish Spruce (Coniferous Tree)	0.09	0.75	In Subject Property	New
N3	Swedish Spruce (Coniferous Tree)	0.09	0.75	In Subject Property	New
N4	Swedish Spruce (Coniferous Tree)	0.09	0.75	In Subject Property	New
N5	Swedish Spruce (Coniferous Tree)	0.09	0.75	In Subject Property	New
N6	Shrub	0.01	0.01	In Subject Property	New
N7	Shrub	0.01	0.01	In Subject Property	New
N8	Shrub	0.01	0.01	In Subject Property	New
N9	Shrub	0.01	0.01	In Subject Property	New
N10	Shrub	0.01	0.01	In Subject Property	New
N11	Shrub	0.01	0.01	In Subject Property	New
N12	Shrub	0.01	0.01	In Subject Property	New
N13	Shrub	0.01	0.01	In Subject Property	New
N14	Shrub	0.01	0.01	In Subject Property	New
N15	Shrub	0.01	0.01	In Subject Property	New
N16	Shrub	0.01	0.01	In Subject Property	New
N17	Shrub	0.01	0.01	In Subject Property	New
N18	Shrub	0.01	0.01	In Subject Property	New
N19	Shrub	0.01	0.01	In Subject Property	New
N20	Shrub	0.01	0.01	In Subject Property	New

LANDSCAPING LEGEND
 denotes Deciduous Tree
 denotes Coniferous Tree
 denotes Shrubs

NOTE: All soft surfaced landscape area will be irrigated by an underground irrigation system.

PREPARED BY: JOHN FRINK & ASSOCIATES
 3910 Centre B Street N.E.
 Suite 100
 Atlanta, GA 30328
 Phone: 404.372.8184
 www.jfrink.com

DATE: MAY 13, 2024
 SCALE: S 03



Public Submission

CC 968 (R2024-05)

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First name [required] **Wendy**

Last name [required] **WONG**

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] **Jul 16, 2024**

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

[required] - max 75 characters **HIGHLAND PARK - LOC2024-0069 BYLAW 214D2024**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1. Parking shortage - I have issues to park my car in front of my house, because there's a few neighbours that take up the majority of parking on our street already. I don't know where to park if build 8 units.
2. Density problems - Higher level of pollution (poor air and water quality),insufficient water availability, waste-disposal problems and high energy consumption. Higher risk of large-scale disasters like pandemics;
3. Social problems - Large numbers of people living close can also lead to social issues, such as crime, gang activity, and drug. My car had been robbed few times and strong smell of marijuana and cocaine affect my health. Violence in gangs is another concerns
4. Environmental Degradation - Environmental pollutants can cause health problems like respiratory diseases, heart disease, and some types of cancer.
5. Quality of Life - Issues like noise pollution, overcrowding, lack of green spaces, and limited privacy can affect residents' well-being and satisfaction with our living environment.
6. Property Value - Rezoning to R-CG would destruct the heritage value and would reduce property value. The Highland Park community has heritage value - streetscape and residential road network. Homes are set back from the street and front yards are landscaped with mature trees and bushes. A number of residential roads are elegantly lined with mature Brandon Elm trees and many of the shrubs are lilac's which were planted when the homes were first constructed.