



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.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Mike

Last name [required]

Sparkes

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]

Jun 4, 2024

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

[required] - max 75 characters

LOC2023-0132, Land use redesignation, Capitol Hill, Bylaw 169D2024

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

In opposition



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ATTACHMENT_01_FILENAME 1427 23 Ave NW Rev1.docx

ATTACHMENT_02_FILENAME

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

We oppose this proposed land use redesignation for the reasons provided in the attachment.

Submitted Online to [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

(Original sent June 29, 2023)

To: Lisette Burga Gheri

Via email: Lisette.BurgaGheri@calgary.ca

RE: Application for Land Use Amendment: LOC2023-0132

Location: 1431 23 AV NW, 1435 23 AV NW

I am writing this letter in response to the above noted application from Calgreen Homes. My wife and I live at 1427-23rd Ave NW with our two children, aged 10 and 12. We have lived here since 2012.

We strongly oppose this application and proposed development.

My first awareness of this project was a notification from Calgreen Homes received in the mail June 12, 2023 and then a notice from the City of Calgary, Planning and Development. I was unaware of the *"Meeting with Capitol Hill Community Planning Committee. Explaining the Development plan."* that Calgreen Homes claim occurred on Apr 13, 2023 with *"no major issues rised"*. I was not invited to this meeting. I did not see it advertised. I don't know who comprises the Capitol Hill Community Planning Committee and they do not represent me.

We have already suffered through the construction and operation of a large, 24-unit residence across the street from our house. This development about 4 years ago replaced 4 houses and transformed our quaint street into a bustling 24/7 thoroughfare.

There is already a serious parking shortage along 23rd Ave, owing to the 24-unit condos. Pickup trucks, large SUVs, and second vehicles do not fit into their single car garages. There is no onsite visitor parking. Moving trucks clog the roadway at the start and end of each month. We are a single-vehicle family and mostly park in our backlane garage, usually because there is no parking available near our frontage. Some neighbors have taken to parking in the alleyway behind their houses, next to their backyard fences and garages.

The activity at the 24-unit condos across the street occurs at all hours of the day. Several units appear to be Airbnb-type rentals. Guests spill out of vehicles in the middle of the night and wander loudly along the street finding their way home. Vehicles honk to lock doors, vehicles honk to unlock doors, at all hours. It is not possible to open our windows overnight during the hot summer nights without being woken several times. This may sound trivial, but it greatly impacts our happiness and wellbeing. We now endeavor to leave the city during Stampede week because the nightly activity across the street is intolerable.

As I write this letter, a 20 ton garbage truck has been wiggling back and forth in the tight condo parking lot, maneuvering into position to collect garbage and/or recycling. The truck then reverses along the entryway and into the street, without a spotter, providing only a backup beeper to usher away any pedestrians or vehicles. This is a terribly dangerous situation. I'm thankful I don't have young (or hard of hearing) children outside to worry about.

UPDATE: This garbage truck did collide with a parked vehicle on the street while reversing about 6 months ago.

There is currently an 8-unit condo under construction at the east end of our block, along 13th street. This is a narrow lane with no sidewalks and insufficient width for street parking and 2-way traffic. It is a pinch point for vehicles avoiding or unable to turn onto the often-busy 14th Street. I pass this twice daily on foot during my commute to work, keeping one eye behind me and squeezing closely to the parked vehicles to let any traffic pass. It's unclear how this will be resolved.

Thank you for considering our concerns. While I understand the benefits of densification, it seems our street already has a disproportionate share.

Michael Sparkes, Shannon Oseen
1427-23 Ave NW
403-210-1414



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First name [required] Mandeep

Last name [required] Dhaliwal

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] Jun 6, 2024

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

[required] - max 75 characters Support of the proposed land use redesignation for 1431 & 1435 23 Ave NW

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



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ATTACHMENT_01_FILENAME LOC203-0132 CPC2024-0441 Support Letter.pdf

ATTACHMENT_02_FILENAME

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

LOC2023-0132/ CPC2024-0441; Bylaw 169D2024
1431 and 1435 - 23 Avenue NW

May 21, 2024

City Council
The City of Calgary
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Attention: City Clerk (publicsubmissions@calgary.ca)

Dear Mayor & Members of Council:

**RE: Land Use Amendment Capitol Hill
LOC2023-0132/ CPC2024-0441; Bylaw 169D2024
1431 and 1435 - 23 Avenue NW
Public Hearing June 4, 2024**

We are writing in support of the proposed land use redesignation for the properties 1431 & 1435 23 Avenue NW. Our company is the registered owner of the properties 1504, 1506 & 1510 23 Avenue NW, located in the immediately vicinity of the subject lands. The applicant kindly engaged with us to provide information about the application and the proposed concept development plan for the properties.

We have no concerns with the proposed land use redesignation to the M-CG District. We believe the redevelopment of the subject properties will be a great addition to the street and the community. The proposed land use aligns with the Municipal Development Plan and the North Hill Communities Local Area Plan.

From a planning perspective the proposed land use is appropriate for the subject location. The land use is also compatible with the land uses in the vicinity. The M-CG District will provide an appropriate intensification for the subject properties, and will provide a diversity of housing options that will serve the market demand for new residential units in the community.

Thank you for considering our letter.

Kind regards,

Mandeep Dhaliwal

Mandeep S. Dhaliwal
Capitol Hills Investments Inc.
22 Cityscape Common NE
Calgary, AB T3N 0N8
Tel: 403-629-8243



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First name [required]	Bryan
Last name [required]	Buell
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]	Jun 4, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Re-designation, Capitol Hill, LOC2023-0132, Bylaw 169D2024
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have submitted by facsimile transmission a written submission of 3 pages plus cover page to the City Clerk

FAX			
TO:	Office of the City Clerk, City of Calgary	FROM:	[REDACTED] B [REDACTED] Buell
FAX:	(403)-268-2362	FAX:	[REDACTED]
PHONE:		PHONE:	[REDACTED]
SUBJECT:	Submission Pertaining to Land Use Designation	DATE:	May 27 th , 2024

NO. PAGES: 3

COMMENTS
<p>Please see the following threes pages of submission for the Land Use Redesignation captioned below:</p> <p>Capitol Hill</p> <p>LOC2023-0132</p> <p>Bylaw 169D2024</p> <p>Mr. Buell is also requesting the opportunity to present for 5 minutes to City Council on June 4th, 2024, at a time to be determined by City Council.</p>

IMPACTS REGARDING LAND USE AMENDMENT APPLICATION PROPOSAL - LOC 2023-0132

To all voting members of public hearing council meeting June 4th, 2024, regarding the above application:

Esteemed Councillors,

We are the designers and highly invested owners and residents of our family home built at 1429-23rd Avenue N.W. on property bought from the City of Calgary in an R-2 zone. We live on the steep sloping lot immediately beside and a total of 14 feet vertically downhill from 1431 and 1435 23rd Avenue N.W., the sites of interest in the above proposal for rezoning to M-CG status. Our home was thoughtfully planned and carefully built to be part of the tasteful and enjoyable development by the City of Calgary where we raised our family. It is our most significant legacy to our children for their future.

We are in favour of progressive solutions and the need for increasing available housing, and the importance of fiscal management, while simultaneously adhering to safe, effective, sensible, and aesthetic planning principles, to make a positive contribution to the neighbourhood and all involved. It is in this spirit of cooperation that we wish to make you aware of some "merits" this land zone change will have on land stability, water, traffic safety, parking, enjoyment of property, and general quality of life issues for residents in the neighbourhood.

1. Geotechnical and drainage concerns exist in this land slope, particularly between the proposed land use amendment sites and our adjacent property which requires seven earth retaining walls at present to protect our home from hill slippage. City core earth sample testing on the hill showed a clay layer which is well known for slide potential. Earth slide here is already evident by the difference in land levels between the address under review and our property. There is a total difference of 14 vertical feet between our land and the level of the building site under review beside us. Increased downward pressure from a massive 40-foot high, large footprint structure that would be possible under the proposed rezoning can cause extensive damage and failure of many expensive structures in the eight homes downhill, a liability for the city.

Sinking soil has already occurred on this street. Several underground streams run in the glacial till and clay substrate soils on the hillslope. Control of both surface and underground water drainage is already a difficult issue for homes on this side of the street, with several requiring a sump pump and increased runoff from much greater roof area and less open ground for absorption if this proposal is allowed will undoubtedly make the problem worse.

2. The current infrastructure in terms of street width and steep rutted alley condition is insufficient to handle the increased traffic and parking that this proposal would cause. Parking is already a safety problem on the street due to the 24-unit row houses with insufficient onsite parking that were recently absorbed into this very short section of 23rd avenue across the street. It has had a detrimental effect on the street. Cars now frequently block fire hydrants, driveways, block exits, and space for service vehicles, and are parked dangerously close to the corner, hiding the stop sign, reducing access to or from 14th Street to one lane which delays traffic flow on the 14th street main

corridor and increases risk for collisions. Infractions are reported by residents, but very rarely are enforced.

Rezoning to allow higher density and 40-foot building heights would not only look terribly out of place and on this side of the street, and would also significantly diminish enjoyment of adjacent properties due to loss of several mature trees, increased noise levels, smoke and fire risks from a large increase of 12-18 dwelling units, more people and barking dogs, increased shadows and diminished sunlight entering in homes and gardens, and destruction of privacy levels currently enjoyed. These can have major negative impacts on physical and mental health and general quality of living issues.

3. The proposed land use amendment to allow a massive 40 feet high structure is an incompatible fit to match the street grade or character context for a sound structural, visual, and aesthetic streetscape for the south side of 23rd Avenue. It would result in significant overbuilding for the current infrastructure and retaining walls on the adjacent downhill properties and street width capacities for adequate safety, traffic movement, parking, and access for home repair and emergency vehicles servicing existing homes on the Avenue.

There are multiple alternatives and more appropriate, less damaging densification opportunities nearby that do not already have the increased density problems of this street.

The remnants of character and livability on this particular side of 23rd Avenue should not be negatively impacted by any further. It is already beyond reasonable capacity, severely diminishing property enjoyment and value of a once lovely City of Calgary development of beautiful homes built with strict architectural controls administered by the city.

Please retain the original concept for redevelopment and inviting characteristics on this south side of the avenue. Please deny the application for rezoning, knowing the undue hardship it will add for residents in the area. Denial of the proposed land use amendment particularly makes sense when considering entire communities have already been rezoned to a more reasonable and moderate higher density by the very recent and controversial city-wide rezoning decision, opening a plethora of opportunities for developers.

Finally, from a personal perspective as the neighbours next door, at least then we would not look out our western skylights in future to find the sunlight and blue skies are completely blocked by a massively out of place 40-foot-high building only eight feet away, sitting on top of land that is already 14 feet elevated by the hilltop for a grand total of 54-foot building height above our land levels next door. Just imagine that beside your home if you will.

We respect the council members and the important work you do. We thank you for your time and efforts to consider the serious effects of this decision on voting taxpayer residents in the area.

Sincerely, B [REDACTED] Buell and [REDACTED]

1429 23rd Ave. NW T2M 1T9 [REDACTED]