



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

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] Linda & Ken

Last name [required] Pattison

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 Land Use Designation for 1820, 1824, 1828, 1832 - 17 Av NW

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)

As owners of adjacent property at 1813 - 18 Av we object to this land use change to M-H1. This is a residential neighborhood which is better suited to low-density housing. We have traffic concerns both with traffic & parking on the street in front and traffic up & down the alley, which is only wide enough for one way traffic. We are concerned about extra noise & exhaust. We are also concerned about the height of the structure being detrimental and the shadow such a structure would make on our back yard. We are concerned for our property values decreasing if buildings over 3 stories are constructed. Please do not approve re-zoning to M-H1. Ken & Linda Pattison



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First name [required]

Jodi

Last name [required]

Wichorek

How do you wish to attend?

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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

Public Hearing on File Number: LOC2023-0405 - Applicant: CASOLA KOPPE

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME FILE LOC2023-0405.docx

ATTACHMENT_02_FILENAME

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

This is for the public hearing FILE LOC2023-0405 - I oppose, please see attached file

RE: FILE LOC2023-0405

**LOCATION: 1820 – 17 AVE NW / 1824 -17 AVE NW / 1828 – 17 AVE NW / 1832 – 17 AVE NW
Capitol Hill, NW Calgary**

Hi, I am writing this letter to express our concerns and objection to this application. We reside in an infill home directly behind this proposed building.

I would be curious how much push back or feedback you have had about this, excluding the four homes that it would back onto, because let's be honest, all the lots around it are currently being developed into other three-story multi-family units which are currently unoccupied. Therefore, there is not a large group of people to dispute it. Rest assured; I am certain if you were to reach out and ask them after they all took possession, they would also dispute this ridiculous idea.

There is nothing "modest" about a six-story structure in a neighbourhood where the tallest building is three stories high, and that includes the Home Depot that will be across the street from it. Every building around it is going to be brand new, so it is not like there will be additional six story buildings to be built in the future, these structures will last for decades.

This new proposed building will look out of place and destroy the aesthetics of what was and is developing more and more to be a beautiful neighbourhood.

The traffic aspect of this building would also cause issues on what is currently a quiet lovely street that was originally built for 10 family homes. This location isn't set up to handle the traffic and parking for a six-story building, as well as the 32-unit building getting built next to it and the other two units on the other side (uncertain of how many units), also currently being built.

This will be pushing an increased amount of traffic through the neighbourhood, which is filled with families and young children, which walk to school. Has it been considered where everyone will park? We already have several infills built and being built which has increased the number of vehicles, and parking has already become an issue. As well our muddy, loosely gravelled back alley, which will now be shared by all these new units and this proposed building, is already overloaded and frankly a disaster, which is complained about frequently to the city.

In the proposal there was a "green" argument, what about the massive shadow that this will cast on all the buildings around it. Last summer we purchased garden boxes to grow our own fruits, herbs, and vegetables, we will no longer have sunlight in our yard to do this. We have a dozen of solar lights and security items we have put up in our yard, which will now have to be replaced with electrical power. We had been researching solar panels for the roof which I feel will be completely ineffective if this massive structure is to be built.

And privacy issues, we will have so many units stare directly into our bedroom windows and down into what currently is a fairly private backyard.

I understand that people need a home, and I am not asking that a structure doesn't get built behind us, what I am asking, is that you keep it to three stories tall, like the rest of the neighbourhood. Capitol Hill is a beautiful quaint neighbourhood, which is what attracted us to it less than two years ago and is already redeveloping to become much more dense. Please don't destroy it with this building. I am certain you can find a better location for it.

Thank you for your time and consideration, I look forward to your reply.
Kind regards,
Jodi Wichorek



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Last name [required]

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What meeting do you wish to comment on? [required]

Date of meeting [required]

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

[required] - max 75 characters

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



Public Submission

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ATTACHMENT_01_FILENAME

LOC2023-0405 OBJECTION - Jeff Lutzak.docx

ATTACHMENT_02_FILENAME

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

I express my objection to this application for the following reasons:

1. All of the buildings on 17th are 3 stories, at most. This plan is proposing something twice that size and would not fit in with the surrounding development, which is already re-densifying the area. In fact, this would be a very large structure jammed in the middle of it all. It would be quite awkward, as this would be the tallest building in the community, not just on 17th. Further, the majority of the buildings around the proposed development, have just been rebuilt or are in the process of being. This would mean that this large structure would tower over the rest of the property owners for many decades to come.

2. 14th Street, 19th Street, 20th Avenue and 16th Avenue are zoned for this type of development (or similar), all of which have lots of room for further growth. (However, not even these streets have such tall building in the community). These busier roads would be able to accommodate a building of such size with wider streets for the increased traffic. 17th avenue is a very quiet street that is can get congested with the limited traffic it currently has. This type of development would cause traffic and parking chaos in the community.

3. The proposal letter provided by the property owner and their architect suggests that the proposed land use change and resulting building would provide a buffer and reduce noise from 16th avenue. There are already 3 story apartment/townhouses on 17th Ave that provide a great transition. Further, the introduction of this property would greatly increase the traffic and noise for current residents as mentioned above, which would contradict the architect's suggestion. There are also a number of families on the streets around these properties who walk their children to the local schools. This type of increased activity would greatly increase the risk these families have in getting their children to school safely using the current infrastructure.

4. The architecture firm and property owner also cite the climate crisis for rezoning. If the proposal is approved, this will limit our ability to be climate conscious by not allowing for adequate light for solar panels (which we were just about to finalize getting installed however will now pause due to this proposal). It will also limit our ability to grow food in our own garden due to the sun being blocked by such a large structure. Lastly, this would increase the amount we have to heat our house using natural gas, due to receiving less solar heat than we are currently receiving. All of these will have a large impact on our ability to reduce our carbon footprint and goes against our goals as a country to reduce our effects on climate change.

5. The infrastructure around the property will not currently allow for the increased traffic. The street level is quite tight for parking already as most residences on 17th Ave park on the street, creating a tight driving area. Further, the back lane is gravel and poorly maintained. Lastly, this type of development will greatly increase the traffic on both 17th Ave and surrounding streets like 18 Avenue, both of which are very quiet streets. It is also sounds like the parking provided in the proposed structure would be

quite limited and therefore street parking will become an issue for many surrounding streets.

6. No other properties on 17th Ave have this zoning. This was something we looked at very closely before purchasing our house a year and a half ago. While we enjoy the neighborhood and the re-densification it is going through, we would have never purchased our house had the zoning behind us been of a nature to allow for such a tall building. This change will drastically affect our property value and we may be forced to move given the limitations this proposal will bring, as described above. There should be some certainty afforded to those looking to purchase a property on what development may come up around their new purchase, given what is already being built in the community. New development should take into account the community in which is being built and consider what others have already done. The new construction currently happening in the community is doing great to encourage families to move to higher density areas with certainties of what their communities may look like in the future. This type of unexpected pivot would undermine this movement for families and potentially lead to further demand for suburbs and urban sprawl. It would cause a dangerous precedent, allowing builders to bulldoze their way through a community in the name of profit.

I sincerely appreciate your time in reviewing our concerns. Please let us know if you require anything further at this time and please do keep us apprised of next steps.

Jeff Lutzak
1823 18 Avenue NW
Calgary, Alberta
T2M 0X6



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First name [required] Jessica

Last name [required] Lutzak

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 Land Use Redesignation - LOC2023-0405

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



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ATTACHMENT_01_FILENAME

LOC2023-0405 OBJECTION - Jessica Lutzak.docx

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2. 14th Street, 19th Street, 20th Avenue and 16th Avenue are zoned for this type of development (or similar), all of which have lots of room for further growth. (However, not even these streets have such tall building in the community). These busier roads would be able to accommodate a building of such size with wider streets for the increased traffic. 17th avenue is a very quiet street that is can get congested with the limited traffic it currently has. This type of development would cause traffic and parking chaos in the community.

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Jessica Lutzak
1823 18 Avenue NW
Calgary, Alberta
T2M 0X6



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First name [required]

Eugene

Last name [required]

Wichorek

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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

RE: FILE LOC2023-0405 ,LOCATION: 1820 – 17 AVE NW / 1824 -17 AVE NW / 1828

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)

We are writing this letter to express our concerns and objection to this application below.

Some notes and reasons outlined

- We did careful research and consideration before purchasing our home on 18th AVE NW approximately 18 months ago. We would have never purchased this property if there were even thoughts of MU (1 or 2) zoning being available on 17th Ave (Directly behind us). 17th AVE is not a commercial street. It is a quiet street, with almost no traffic and certainly not the place for a 6 story multi-family MU 2 building to be built when nothing around it is over 3 stories.
- This location could not handle the parking or traffic that a 6 story MU building would bring. Most people park on the street as it is, with this already becoming an issue proven by the change from the City of Calgary to parking permits in the area. The back ally is gravel, and already not in good condition. We called the city 4 times in 18 months for them to address this, as the ally is not drivable after rain / melt. We went as far as to pay our own contractor to fix it so we could access our garage. Adding exponential traffic to this is just not realistic or feasible.
- The Architectural companies conveniently mentions "Climate Crisis". We are in the process of pricing out solar heat for our Garage (Possibly entire house, depending on cost), and I know our Neighbors may have already made this transition. Putting up a 6-story building would eliminate any chance of this, not to mention render our 50 solar powered lights and security camera's useless in our back yard useless. My guess is the garden planters that we had installed this summer would also now fail to produce any growth.
- The firm mentions "a modest 6 story building". How is this modest considering it would be twice the size of anything around it. Sticking something like this in the middle of a street surrounded by nothing over 3 stories (and mostly 2 stories) would like awkward at best, and more likely horrible. Taking away from the beautiful community Capitol Hill is becoming.
- The area is already becoming denser, with infills and town homes being built all the time. This is making the community very nice, but already putting strain on traffic and parking situations. There are many development opportunities for 6 story buildings where MU Zoning already exist.
- As much as we love our home and the community, if Zoning change like this was to be allowed, we would have no choice but to look to move out of Capitol Hi



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First name [required]	Manar
Last name [required]	Kirollos
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 redesignation capitol hill LOC 2023-0405 by law 170D2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The application is going against all the residences on 17 and 18 Ave. NW. there were so many opposition letters sent to the planner on how this would affect everyone's life in this street the application went in front of the city commotion community for only 6 minutes as the last application and it was almost 4 Pm and every one is tired |the planner said we are following the city policy every time we send our concern to the planner his respond is we are only here dealing with the rezone our fear is if this re zone approved we will not be able to object the building height or capacity because they will say again we are follow the zone please object this rezone because it will destroy everyone investment there and will not be good fit as the last piece to be developed

and we are following the area planning our fear that if we d

From: [REDACTED]
To: [Public Submissions](#)
Subject: Re: [External] For the land use resignation # LOC2023-0405 City Clark # 403 268 5861
Date: Tuesday, May 28, 2024 12:19:00 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Hello,

I confirm I have read foip.

Have The Greatest Day Ever!

Regards,
Kirolos

On Tue, May 28, 2024 at 12:14 PM Public Submissions <PublicSubmissions@calgary.ca> wrote:

Hello Kirolos,

Thank you for your below comments.

If you wish for your letter to be added to the agenda for the 2024 June 4 Public Hearing Meeting of Council, please respond to this email to confirm that you have read and agree with the FOIP statement below. Please reply at your earliest convenience.

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.

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Thank you,

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca

From: Kirolos Kirolos <[REDACTED]>
Sent: Tuesday, May 28, 2024 11:58 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Cc: [REDACTED] <[REDACTED]>
Subject: [External] For the land use resignation # LOC2023-0405 City Clark # 403 268 5861

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ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

To whom it may concern,

This email is the fourth written **OBJECTION** to the land use change at the locations 1820, 1824, 1828, and 1832 17th Ave NW, because the original application we objected to from M-C1, R-C2 to M-U1, M-U1 has now been changed to M-H1, M-H1.

M-H1 zoning is a multi-residential high-density low-rise district, with the potential of up to **150 units per hectare and a maximum height of 26 meters or 8 stories**. The revised notice (attached) suggests six-storey and 21 meters in height.

The North Hill Local Area Plan has identified strategic areas where future growth should be focused. These areas include along MAIN STREETS, within transit stations and activity centers. The subject proposed land use change is on a **RESIDENTIAL STREET** and not on a main street and certainly not within the recommendations of the redevelopment plan, which envisions continued incremental growth in primary residential areas through **LOW-DENSITY** housing such as single-detached, semi-detached, and row housing. It is understood that the scope of the local area plan does not include land use rezoning, therefore, the reason for this written objection.

It should be noted, that after reviewing the City Rezoning for Housing website, the map does not designate

17th Ave NW (where the amendment is proposed) as a Housing Grade Oriented District (H-GO) but does so for 20th Ave NW, the main busy street within our community. As mentioned in the site, the H-GO district adds the option of higher intensity redevelopment than the R-CG, but still maintains direct ground-level access for all homes (**i.e. no apartment forms**). In keeping with this recommendation, the City should not approve this application for land use change.

As was previously mentioned, we reside in the North Hill community with our residence being at **1809 18 Ave NW**. Our property is directly affected by this proposed land use change therefore, we **strongly object** in allowing an increase in building height to 21 meters (six stories) and/or 26 meters (eight stories) that also includes a commercial use. The reasons we object are based on potential high shadows, parking issues, traffic issues, health issues, privacy issues, permit issues, density issues, and unknown commercial uses. Additionally, if the land use change were approved, a high-density district would create major concerns with **water, sewage and power usage** within our area.

SHADOWS:

This new structure height increase would definitely affect our property in several ways but specifically would cast significant shadows affecting our plant and tree growth in our south facing back yard. Apart from the height preventing sun entering our property, it would also block beautiful sunsets in the west we've experienced over the past 40 years living in this beautiful neighborhood.

I will be attending the hearing on June 4th as well.

The owner of 1804, [1808, 1812, 1816 17 ave nw](#).

Have The Greatest Day Ever!
Regards,
Kirollos

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From: [REDACTED]
To: [Public Submissions](mailto:PublicSubmissions@calgary.ca)
Subject: Re: [External] Application for Land Use Amendment...LOC2023-0405
Date: Tuesday, May 28, 2024 12:49:55 PM

This Message Is From an Untrusted Sender

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Thank you. Received and understood

On Tue., May 28, 2024, 11:40 a.m. Public Submissions, <PublicSubmissions@calgary.ca> wrote:

Hello Sandra,

Thank you for your below comments.

If you wish for your letter to be added to the agenda for the 2024 June 4 Public Hearing Meeting of Council, please respond to this email to confirm that you have read and agree with the FOIP statement below. Please reply at your earliest convenience.

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.

***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.**

Thank you,

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca

From: Sandra Hughes [REDACTED]
Sent: Tuesday, May 28, 2024 10:42 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [External] Application for Land Use Amendment...LOC2023-0405

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Good day,

I am writing to state concerns for the above. I am a Capitol Hill resident and native Calgarian. I live at 1819 17 Ave NW

My concerns are as follows:

A 6 to 8 storey building will be more than double the height of existing buildings. The north side of the street will go from 10 houses to 165 units. Outrageous for a small side street.

Parking is a huge issue. At an open house the architect advised there would be 52 parking spaces. He is targeting students who he says do not have vehicles. We already have a problem with students parking on our street. The additional vehicles will also be a safety issue for the children going to the 3 schools in the area.

My complex deals with sound from Home Depot. This increased traffic will add to noise and air pollution.

I have concerns about infrastructure...what about water, water pressure, sewage, street and alley maintenance?

I have sent similar emails to ward 7 and city planning. We were assured, in writing, that our concerns would be presented at the last meeting..they were not.

I realize Calgary is growing but this is not the answer for long term. This particular development will create more problems and decrease property value

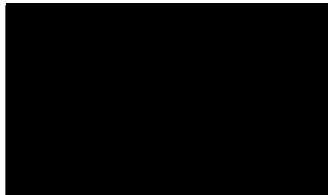
I suggest this proposal be revisited. Please listen to the people that live in the area, pay property taxes and pay council wages

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May 27/24

1904 17 Ave NW
Calgary T2M 0S4



Calgary.ca/Public Submissions

RE LOC 2023-0405

Since the original call for submissions in 2023 a Serious Traffic Problem has arisen along 17 Ave NW.

We reside on the West side of 18th St NW in the 1900 block of 17th Ave NW in the Community of Banff Trail.

As a result of not being in Capitol Hill we have not been involved in the ongoing discussions regarding this 120 Unit Development in the block to our immediate east.

However we are IMPACTED by the Development to our east in the 1800 Block!

With the current development of: 1. a Rental 4 plex-3 bedroom units (with additional 4 legal suites below ground level) at the corner of 18th and 17 Ave; 2. the 32? unit complex at the corner of 17th St and 17 Ave; 3. coupled with Habitat for Humanity existing development in the 1800 block of 17 Ave (South side)-many families with Small Children!; 4. Plus fast moving eastbound traffic trying to access Home Depot; and 5. the City's decision to eliminate parking permits in the 1800 block of 17 Ave;---

The RESULT is that 17 AVE has become clogged with parked vehicles and FAST moving heavy truck and construction vehicles creating the risk of injury and possible death to children living in Habitat for Humanity. We feel it is necessary for someone to speak up for them!

The Best solution is to put a hold on this massive 120 unit development until the completion of existing construction in the 1800 Block of 17 Ave NW and implementation of a no parking zone and speed quieting measures in that block.

Yours truly,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

J [REDACTED] and B [REDACTED] Sutherland
1904 17 Ave NW

CC to Alderman