

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 2352 CAPITOL HILL CR NW - LOC2024-0033 - DMAP Comment - Sun 6/30/2024 3:08:39 PM
Date: Sunday, June 30, 2024 3:08:46 PM

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Application: LOC2024-0033

Submitted by: Dale Crooks & Darlene O'Brien

Contact Information

Address: 2359 23 Street Northwest, Calgary, AB, Canada

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Privacy considerations, Shadowing 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:

We live across the back lane from this proposed development. We bought our "forever" home here - based on the zoning that was in place and also the restrictive

covenant that is in place. To build a 6 storey development as proposed would unfairly impact our residence with shadowing issues and privacy issues. We are not opposed to densification. Three storey row housing would be an acceptable development in our opinion. We are highly opposed to the development as proposed.

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

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First name [required] Taylor

Last name [required] Frances

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 Please leave the communities alone

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)

Leave the community alone, adding a 6 storey ugly building you are destroying a beautiful neighborhood. Its not going to solve the housing situation

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 2352 CAPITOL HILL CR NW - LOC2024-0033 - DMAP Comment - Thu 7/4/2024 9:31:8 AM
Date: Thursday, July 4, 2024 9:31:14 AM

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Application: LOC2024-0033

Submitted by: David Kowel

Contact Information

Address: 2415 23 St NW

Email: [REDACTED]

Phone:

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

Areas of interest/concern:

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:

This is a really good spot to built housing. Potentially one of the best spots in the City to build housing. Right next to an LRT station, biking distance to major

institutions like the university and hospitals, on a relatively quiet street, and a 2-minute train or 10-minute walk away from a grocery store. I live around the corner and benefit from this location. I do not own a car and take the train everywhere. I save thousands of dollars a year and gain huge improvements to my quality of life by the virtue of social and health benefits attached to biking, walking, and taking the train to get around. This lifestyle should be attainable to more Calgarians and we should be building housing that allows people to live the way I do. More people should be living in Banff Trail and more people should be living on this site specifically. It is kind of insane that the existing housing form is single-family bungalows and not something way denser. If this was Vancouver they would have thrown up a handful of 30-storey point towers years ago. Six-stories is the absolute minimum of what should go on this site. Build something tall, build something dense. Build housing that utilizes our billion dollar transit infrastructure in the most efficient way possible.

Also, this site should be conditioned to not have any parking. There is truly no reason people living here should need to own a car. The project on the ContainR site is being built without parking and those principles should apply here. On top of transit and close to other amenities. Less parking means less car ownership and less traffic in the community.

Attachments:



Public Submission

CC 968 (R2024-05)

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First name [required] Doug

Last name [required] Hunter

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] Standing Policy Committee on Community Development

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 Item 24 - Policy and Land Use Amendment in Banff Trail LOC2024-0033

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC2024-0033 Argument Against.pdf

ATTACHMENT_02_FILENAME

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

We are not in opposition to this development. We are opposed to the SCALE of the development. It does not respect the rights of individual landowners in the vicinity. A building this size in the midst of a single and multiple family neighbourhood is not physically transitional nor respectful of existing properties. This is highlighted by the fact that neighbourhood is still protected by the City under an existing, legal restrictive covenant put in place by the City of Calgary. It is contradictory to the principles involved in land use improvement by minimizing the importance of the surrounding properties and their owners.

ARGUMENT IN OPPOSITION TO THE REZONING & DEVELOPMENT OF LOC2024-0033

July 5, 2024

PREAMBLE

It can be seen as apparent that the core debate relating to this development plan is one of SINGLE PROPERTY LANDOWNERS vs LARGE SCALE DEVELOPMENT SUPPORTED BY THE CITY OF CALGARY.

The arguments put forth by the Developers (O2, the Property Owners) are very detailed and have obviously been made at considerable expense and with the support of the City of Calgary.

The quantity of information regarding this development is overwhelming to most private citizens who are landowners of properties in the Banff Trail community.

There is a base inequality between the platforms of the Pro-development elements and Neighbourhood opposers of components of this plan.

- The Developer is/are owners of three properties on Capitol Hill Crescent.
- The Opposing parties are, for the majority, multiple owners of many of the properties adjacent to or within 100m of the planned development.
- The Developer stands to benefit well from the development and can integrate the costs of their opposition to their neighbours into the business expenses of the Development.
- Any individuals who oppose the Development in part or in whole are limited as to the depth and quality of their understanding and supported opposition due to the fact that we do not have the financial wherewithal to do so and are thus at a strong disadvantage from the start.

There are distinct reasons why this development and rezoning is being opposed by neighbouring landowners and these reasons are as valid as the reasons for wanting development to proceed.

FOR AND AGAINST

We do NOT oppose:

- **Transit-oriented development**
- **Housing densification**
- **Modernization of the neighbourhood**

What we DO oppose are simply the

- **SCALE of the development** and the
- **MAXIMIZATION of the parameters** of the development (SIZE, HEIGHT, DENSITY)
- **The MARGINALIZATION of rights and quality of life** of the existing NEIGHBOURING LANDOWNERS.

FACTS:

- The Banff Trail area is justifiably protected by a Restrictive Covenant (RC) put in place BY THE CITY OF CALGARY to protect the rights of individual landowners in the Banff Trail community.
- This RC is referenced on every land title document for these properties and is part of the terms of ownership of every property. It is part of the assets of every landowner.
- The City of Calgary has a distinct need to increase affordable housing, and to densify in areas with transit access, such as Banff Trail.

PIVOTAL QUESTION:

In the end, yes, the City and the Developer can push this through if the City wants densification in spite of its obvious negative effects on adjacent taxpaying homeowners. My question is simply this:

“WHY SO BIG WHEN SOMETHING LESS MASSIVE WOULD BE READILY WELCOMED BY EXISTING LANDOWNER/HOMEOWNERS AND FULFILL ALL REASONABLE DEVELOPMENT GOALS?”

SUGGESTIONS:

The goals of both those with a Need to Develop mindset and those with a Need to Protect mindset can be served by the following suggestions.

- **REDUCE the scale** of the development so it is convivial to both the City’s housing densification needs & plans AND the inherent property rights of the individual landowners of single- or multi-family properties.
- **HONOUR the recently passed decision of the City for “blanket” R-CG zoning** for densification by increasing overall densification without massive structures being built in the family-oriented neighbourhoods such as Banff Trail.
- **EXTEND a modicum of respect to the rights of surrounding landowners** in Banff Trail by toning down the maximization of parameters in the proposed Direct Control proposal.
- **INCREASE public support for housing densification by showing reasonable sensitivity** to the rights of existing homeowners.

MUTUALLY BENEFICIAL COMPROMISES:

- **RCG IMPLEMENTATION** - The RCG city wide zoning be applied to all of Banff Trail for multiple 3 storey residences.
- **MODIFIED RCG FOR SPECIFIC TRANSIT-ORIENTED AREAS** - For areas of the Banff Trail community which are along Capitol Hill Crescent and 23rd St. NW, that RCG type designation could be increased to 4 storey structures.
- **PERSONALIZED DISCUSSIONS WITH LANDOWNERS** - The City of Calgary Urban Developers work with impacted individual landowners to build a congenial relationship so that planning that is the most mutually beneficial can be accomplished. This would replace confrontational edicts issued by the City of Calgary that do not treat all taxpayers as equal in the eyes of the law and of the government.
- **AGGREGATION OF PROPERTIES** of those landowners who are willing to sell to developers through negotiation led by the City of Calgary, for the maximization of property value through “collective bargaining” as well as the ability of Developers to increase the number of contiguous lots for developments. (This may not be popular with all, but it might be worth a try.)

From very concerned property owners who live 7m across the alley from LOC2024-0033



Public Submission

CC 968 (R2024-05)

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First name [required] Andrzej

Last name [required] Tomszak

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 9:30 am council LOC2024-003

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)

Along with the 66 letters of concern on the land use designation, I express my concerns with the subject 6 storey within residential development.

We are all aware this is very accessible to transit - it is a key reason we purchased, pay taxes, and use transit to access the City.

The scale and scope of this project is of most concern. Being a resident 7m away from the subject DC proposal, there are real concerns of full shadowing and privacy with the height of this development. This would obscure the majority of all sunlight to our home (south facing to us). Children bedrooms would face a wall of new residents.

We had been progressing on implementing a solar panel array to our garage (most accessible), and roof. Quotes are available, ready to implement, and the investment ranges in the order of \$20-30k. The height of this development would have a severe impact to our ability to access sunlight for solar and EV charger adoption. Models have been completed which can show me the estimated impact to solar access and shaded irradiance. What is the City's view on protecting residential home owners rights to solar access in adapting to carbon transition in the future? I have no confidence in committing to carbon reduction initiatives pertaining to solar when basic rights to sunlight are infringed on by a 6 storey residential development.

From a legal perspective - this land use re-designation does not follow the same factual scenario as the past/other Banff Trail community DC bylaw track. There is no legal basis for the DC to be enacted in this case. The development committee meeting with the file manager (Jules Hall) reflected that the only intent of this land use re-designation is to specifically avoid and neglect residential owner rights in ignoring a City founded RC (answer to N Hawryluk question). Explain to residents how this is respectful of thoughtful consultation in the year 2024.



Public Submission

CC 968 (R2024-05)

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First name [required]	Sam
Last name [required]	Gainer
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]	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	Policy and Land Use Amendment in Banff Trail Ward 7 at Multiple Addresses
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)

The Banff Trail -- (2352, 2356 and 2364 Capital Hill Crescent NW Plan 9110Gi, Block 3) MEGA site plan to add a high rise apartment complex in a residential area does not respect the rights of individual landowners in the Banff Trail community. A building this size in the midst of a single and multiple family neighbourhood is not respectful of existing properties or the existing landscape of the community. The neighbourhood of Banff Trail is still protected by the City under an existing, LEGAL, Restrictive Covenant put in place by the City of Calgary. The excessive height of this build does not belong in Banff Trail.



Public Submission

CC 968 (R2024-05)

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First name [required]

Ina

Last name [required]

Simpson

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

Item #24 regarding LOC2024-0033 rezoning & development

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ARGUMENT IN OPPOSITION TO THE REZONING YYC Banff Trail NW July 8 2024.pdf

ATTACHMENT_02_FILENAME

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

I am opposed to the Scale of the proposed development, as it does not respect the rights of the individual Banff Trail landowners as protected under the City's Restrictive Covenant. This huge development is not in alignment, conducive, or respectful of existing properties in the Banff Trail community.

ARGUMENT IN OPPOSITION TO THE REZONING & DEVELOPMENT OF LOC2024-0033

July 8, 2024

This is a very disappointing and overwhelming experience for property owners in the Banff Trail Community - **Single property owners vs large scale development SUPPORTED by the City of Calgary**

CONCERNS:

- **Alignment to the Community** - Prior updates on development in this area have always indicated “modest density” to align with the scale and character of the community. This proposed development (size, height and density) is deemed excessive, far exceeds prior re-development discussions, and obviously not conducive to the neighborhood.
- **Infrastructure (Water, Sewer, Electricity, Parking)** – Can the existing Banff Trail early 1950’s infrastructure support the requirements for this huge development? Who incurs the cost to upgrade to meet operational requirements? Currently, corrective repairs to street lighting includes overhead zigzagging of overhead wires. Will existing aging infrastructure continue to be stressed and compromised by excessive development?
- **Traffic/Access** – there is limited road access into 2352, 2356 and 2362 Capital Hill Crescent NW. Traffic is already congested and it is near impossible to turn left from 23 St. NW onto west bound 24 Avenue NW. Has Calgary Fire, EMS and Police addressed their concerns in this limited access area?
- **Shadowing & Privacy** – This proposed development will greatly shadow neighboring homes and compromise privacy, gardens and efficient use of solar panels.
- **Parking** – parking restrictions have since been removed on some streets and the C-Train, University visitors are now revisiting the area. Parking demands will only increase with the proposed development.
- **Rights** - The Banff Trail area is justifiably protected by a Restrictive Covenant (RC) put in place BY THE CITY OF CALGARY to protect the rights of individual landowners in the Banff Trail community. This proposed development does not meet this mandate.

Take the correct and respectful action City of Calgary Council. While densification is understandable, scale down the development to multiple 3 storey residences.

From a very concerned property owner in close proximity to LOC2024-003



Public Submission

CC 968 (R2024-05)

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First name [required] Colin

Last name [required] King

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 LOC2024-0033 - Land Use Redesignation - Banff Trail - Bylaw 202D2024

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



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)

Application Notice LOC2024 – 0033
Access to redesignation application is poor and should be improved in digital age.
City should continue to receive comments and incorporate into planning.
Electric copy of this application was obtained only via local Council Association (which is a procedural fairness, legal issue)
If application is approved, City needs to provide improved notice of next step building design.
Despite area development plans on paper, Banff Trail was under significant distress during COVID; it truly disappointing/big impact on area.
Banff Trail Train station severely disrupted with drug use (heroin needles); area experienced strong increase in property crime during COVID.
City poorly manages Banff Trail station - garbage visibly present at the stations which continues to be a challenge.
Camping, garbage and crime will increase during construction and once commercial suites are allowed.
Banff Trail station had active camp sites and along adjacent green areas across street.
Construction of any building will similarly attract unwanted and negative activity to Banff Trail station.
If application is approved, the next step building design will need to be carefully considered.
City needs to have a thoughtful plan if they want to maintain standard of life in community if aspects of the Development Plan are to move ahead though the City's performance during COVID was very disappointing but I was appreciative of the DOPE team work and also the City of Calgary Police as well as Transit Security.
City needs to step up to strongly involve City Police and other agencies to develop a plan for negative impacts during construction and once operation of building begins.
City needs to strongly communicate parking expectations to developer during construction and actively enforce.
City needs to strongly communicate garbage/waste expectations to developer during construction and actively enforce.
City needs to consider back alley in development for parking purposes and for all direction shadow studies (not prepared).
Thoughtfully consider parking and not simply match to a paper density model; step up and demonstrate sufficient parking.
City to monitor improper parking on Capitol Hill Crescent during/after construction.
Important application for City to demonstrate transition to build trust for ARP but challenge to remove garbage at train station.
Serious conditions impose to mitigate construction disruption; retail should not be late liquor stores.

Hello,

I have read and agree with the FOIP statement in your email.

Thank you,

Lucy

Hello,

Thank you for your email.

If you wish for your submission to be added to the agenda for the **2024 July 16 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

To Whom It May Concern,

This email is regarding LOC2024-0033.

The following are reasons that this development is wholly inappropriate for the parcels in question:

"a Direct Control (DC) District based on the Mixed Use - General (MU-1) District, which allows for commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level;"

- These parcels were never designated to be a commercial zone, or have the infrastructure required to support such use. Specifically, the road width does not accommodate a commercial level of traffic activity in a distinctly residential area. It would create a strain on surrounding residential roads and driving commercial traffic through these areas. At present, the design of the roads and linkages to main

thoroughfares causes confusion to non-residents, and Capitol Hill Crescent NW is particularly afflicted by the fact that there is a cul-de-sac that abuts 24 Avenue NW and Crowchild Trail, thus not permitting access. This already results in excessive lost motorists that would be further compounded by commercial and medium density housing. Proposed changes to street access from 24 Avenue NW to 23 Street NW, which is likely to be closed once the 24 Avenue NW overpass overtop of Crowchild Trail is developed, will result in further intensification of traffic to a small number of residential streets. This will adversely affect the area(s) of lower density housing as currently outlined in the Banff Trail ARP. It should be expected that commercial and medium density housing districts should particularly bear the brunt of increased traffic, and not adjacent lower-density areas of housing. This disturbs the fair use of these areas and will result in a decline of property values. This particular parcel in question, as opposed to previously proposed developments along 24 Avenue NW, relies on the use of low density residential streets for access, which is not in keeping with how the City develops other areas for intensification. We urge the City to carefully consider the fact that most residences in areas that have previously been redeveloped are generally associated with a vehicle that is parked on the street even when it is not used daily due to proximity of the LRT. I urge you to come for a friendly neighborhood walkabout to see this reality.

- The parking for a commercial development in this area is in no way accommodated on this parcel of land, and in a residential neighborhood where the street width barely allows for two parked cars and two cars to pass each other at low speed, given how narrow the street is. Furthermore, the heavy rental capacity within the community already results in an excessive number of cars parked on the street that residential loads were never designed to accommodate. In particular, areas that have been redesignated M-CG in the community are already faced with capacity issues for parking at street level, resulting in a spillover of vehicles needing to find parking space in adjacent blocks. This proposed development is grossly over and above the already straining demand of M-CG designation imposed upon certain areas within the community, and therefore will not be manageable under *any* foreseeable circumstances.

- The DC designation is an attempt to escape the underlying truth that restrictive covenant(s) exist within this portion of Banff Trail that is meant to maintain community design atmosphere, and the underlying principles that formed the foundation of this neighborhood. No other neighborhoods would accept a cookie-cutter approach that leads to particular parcels being granted extravagant allowances while then having adjacent properties that decay with time.

"a maximum building height of 23 metres, about 6 storeys;"

- The proposed development height is equivalent to that of the Holiday Inn Express that exists across the LRT tracks, in an identified commercial / higher density zone. The surrounding dwellings adjacent to this proposed development, and in fact, within the vast majority of the community, does not reach such a height for development.

- In a time where land use districts are designed with the inherent concept of contextual developments, this proposal by a shameless developer is absolutely outrageous. I implore you to consider a more reasonable designation, such as M-C1, which would form a multi-residential contextual low-profile landscape, which would provide more density to the parcels in question, but would not be an eyesore and abomination for the community.

- There are also concerns for the magnitude of this building, resulting in shading of adjacent properties, and the surrounding streetscape. Many properties in this district continue to have traditional outdoor gardens that are a feature of the lower density housing developments. Therefore, this development will directly - and negatively - interfere with the enjoyment of current residents utilizing adjacent properties. Furthermore, privacy concerns exist with the proposed massing/height and view into adjacent properties and private domiciles.

- Risks associated with an intensification of density will also potentially incur increased levels of crime and nefarious activity, particularly with the introduction of common areas that are associated with higher density development, and which residents are not individually responsible for.

"a minimum of 33 dwelling units and a maximum floor area ratio of 4.0, about 8,800 square metres."

- In a time when the 3 parcels in question could reasonably accommodate 24 units as has been the standard for more high density redevelopments, the proposal of "a minimum of 33 dwelling units" for the parcels in question represents a burden on the associated community infrastructure currently in place. In particular, water supplies, sewer and stormwater drainage, and electrical supply to the area in question, was never meant to accommodate this intensity of development. This development risks compromising the current level of utility service without upgrades to all other dwellings in the existing community.

"an amendment to the Banff Trail Area Redevelopment Plan is required in support of this application."

- In the Area Redevelopment Plan (ARP) for Banff Trail, the parcels in question have never been designated for commercial use, and therefore, this designation is wholly inappropriate. Furthermore, we suspect the underlying impetus for this designation is to skirt and/or hoodwink the true scale of the underlying proposed development.

Thank you,

Lucy Schmidt

Property Owner

2131 Victoria Crescent NW