



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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] Jodie  
Last name [required] Van De Sype

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] (if you Standing Policy Committee on Community Development

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Nov 12, 2024

**What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)**

[required] - max 75 characters Parking and community



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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)

I am the resident immediately to the left of this proposed infrastructure. I have concerns with the amount of available parking spots for a 24 unit complex. 24h ave was already turned into a bike lane which has decreased available parking. 24th ave, 23rd ave, and 22nd ave already have increased parking due to Lions Festival of Lights. The 0.5 parking space per unit is not nearly enough, especially in this high dense area with parking problems already.



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First name [required] Nick

Last name [required] Han

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[required] - max 75 characters

LOC2024-0057 / CPC2024-0981; Bylaw 269D2024 1504, 1508 & 1512 23 Avenue NW

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

In favour

ATTACHMENT\_01\_FILENAME

Support letter to Council LOC2024-0057 Nick Han (signed).pdf

ATTACHMENT\_02\_FILENAME

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

Please see attached.  
Thanks

November 1, 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 and Members of Council,

RE: Land Use Redesignation Capitol Hill  
LOC2024-0057 / CPC2024-0981; Bylaw 269D2024  
1504, 1508 & 1512 23 Avenue NW,  
Public Hearing November 12, 2024

We are writing in support of the proposed land use redesignation for the properties. 1504, 1508 & 1512 23 Avenue NW. We reside at [REDACTED] in the immediate vicinity of the subject properties. 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 H-GO District. We believe the redevelopment of the subject properties will be a great addition to the street and the community. The proposed land use and development is consistent with the objectives of the Municipal Development Plan and the North Hill Communities Local Area Plan.

From a planning perspective the proposed land use and redevelopment is suitable for the subject location. The land use is also compatible with the land uses in the vicinity. The H-GO District will provide an appropriate densification of developments on 14 Street and 23 Avenue NW, and will provide a diversity of housing options that will serve the market demand for new residential units.

Thank you for considering our letter.

Kind regards,

Nick Han, [REDACTED]  
[REDACTED]  
Calgary, AB T2M 1T9  
T: [REDACTED]



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First name [required] Jennifer

Last name [required] Turner

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[required] - max 75 characters

File number LOC2024-0057 BYLAW 269D2024

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)

I am writing today in strong opposition to the proposed amendment to re-designate the land at 1504-1506 & 1510, 23 avenue NW. I own the adjacent property to this build, and am extremely concerned about the increased density on my street and next door to my home. The current designation of R-CG already allows developers to dramatically increase the density and traffic on our street by building multiple family townhomes packed into lots on what is currently a quiet, family oriented, tree-lined street. Upgrading this designation to H-Go and allowing for stacked townhomes changes the character of our street and does not integrate with other buildings, especially in height. We are already VERY concerned about increased traffic and vehicles parking on our quiet street, as our children often cross 23rd avenue to play with their neighbour friends. A designation of HGo is only appropriate for busier streets, such as 24 ave or 20 ave, it is not appropriate for properties facing 23rd avenue. We ask the city to please reject this application.

Our quiet community of Capitol Hill has become shockingly dense and heavily trafficked over the past several years and even more so with the city's blanket up-zoning. We have multiple properties being built on every street we walk through and the increased traffic is becoming dangerous for our children. Our main concerns are traffic safety for kids, parking on the street, and increased volume in a community that has been overwhelmed with density builds in the past few years. Also of note is the abandoned demolition site at nearby 1624 24th avenue- the work was stopped after discovering unremediated asbestos. This contaminated area has been left uncovered and it has been threatening community safety for over 4 months. This is becoming a dangerous pattern with the demolition of older homes in our neighborhood and we need the city to hold developers more accountable for their builds.

We understand the need for increased housing and density throughout the city of Calgary and believe that our community of Capitol Hill has done its part to contribute to this density effort. The R-CG designation has achieved this goal. We ask the city to please consider the safety of our children and the character of our community by rejecting this H-Go proposal on 23 avenue. Thank you for your consideration.



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First name [required]                      Miriam

Last name [required]                      Daniel

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Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18")                      Nov 12, 2024





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[required] - max 75 characters

Application for Land Use Amendment LOC2024-0057

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)

I am in opposition to the land use amendment application for 1504, 1506 and 1510 23 Avenue NW from R-CG to H-GO. The current R-CG zoning allows for plenty of increased density on our quiet residential street, allowing for multiple townhouses on a single lot. There is a huge amount of development currently happening in the community, increasing the density. Changing the zoning to H-GO for this location on 23 Avenue NW would allow for stacking of these townhouses, which would not integrate with the other homes on this street. H-GO is currently only allowed on busier streets such as 20th and 24th avenues and should not be allowed on the quieter more narrow streets in Capitol Hill.



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First name [required] Nancy

Last name [required] Cope

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File number LOC2024-0057 BYLAW 269D2024

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)

This proposed redesignation will cause major impacts to infrastructure and will damage the quality of life in a community that is already being overwhelmed with intense densification.

Allowing H-GO zoning on this street will set a precedent for more H-GOs to be built on surrounding side streets. Such development does not integrate within the context of the existing streetscape of one- and two-dwelling residences, infills and duplexes. It would create a dramatic contrast in height and scale of development on much of the street. It will cast neighbouring homes and yards into deep shade and, with windows overlooking their yards, impact their privacy.

This neighbourhood was planned and built in the early 1900s. It does not have the infrastructure that more recent neighbourhoods have. Unlike larger streets like 20th Avenue and 24th Avenue, these side streets do not have the same capacity to absorb the large-scale, sudden, intensive densification that an H-GO development would create. Any H-GO on this street will drastically impact water, sewer lines and storm drainage, garbage, roads and laneway systems that were never designed or intended to accommodate this level of habitation.

It will vastly increase traffic along already high traffic routes.

I understand the need for affordable housing. I understand that densification of the inner city is bringing young families back into established neighbourhoods. But proposed H-GO development in conjunction with the glut of eight-unit townhouses now being built on surrounding streets (for example, two right across the street from each other on 22 Ave) means occupancy in this section of Capital Hill is exploding within a very short period of time – and without developers having to deal with the cost burden of resulting necessary upgrades that will be required so this community can handle the pressures their developments are creating.

All of the above issues will have serious impacts on the character, scale, quality of life and value of neighbouring properties.

I ask this proposed rezoning be rejected, and that comprehensive, coordinated planning and community engagement be ensured for any future residential development.



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First name [required] Tharshiny

Last name [required] Tharmalingam

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[required] - max 75 characters

Land designation usage- 1504-1506-1510 23rd ave nw. LOC2024-0057 BYLAW 269

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

In opposition

ATTACHMENT\_01\_FILENAME

Capital hill land opposition.pdf

ATTACHMENT\_02\_FILENAME

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

I am writing to oppose the change to proposal land Designation use on 15street and 23ave NW.

1. The current designation of R-CG allows for plenty of increased density on 15th street and 23rd ave nw (and throughout capital hill) with multiple townhomes on one lot
2. Designating to an H-GO zoning does not integrate with the other buildings on our street (it would be even higher) and is currently only allowed on busier streets like 20th ave & 24th ave. The traffic would create unsafe conditions for kids and the elderly around the street, confederation park, and the community overall considering it is right on the corner of busy 14street.
3. Parking is already limited with row homes on 14street and 23ave nw. The older neighborhoods housing do not have attached garages and the detached garages are often used for storage. There is very limited parking. As well SAIT is nearby and 22nd and 15street has signs for 2 hr parking. There isn't enough parking or infrastructure to add so many homes in the area. Seniors living in the area have been there for many decades and need parking in front of their home for accessibility.
4. Housing in capital hill are not affordable. So building homes and then selling the homes with starting prices at \$700k isn't affordable for many Calgarians. The intent is to add affordable homes but this is doing the opposite. Housing should be built in areas that are accessible to transit and have lower house values.
5. The crime in capital hill has increased exponentially over the years. The lions park train station has had few stabbings in the last few years, home break ins, car breaks in which has created unsafe environment. Adding more units isn't going to help. In fact this will bring more people into the area and likely cause more issues.
6. The city is growing and housing is needed but the city needs to balance by adding housing supply in affordable areas closer to public transportation and by adding more homes in all areas of the city not just capital hill. This area has many row homes, infills. The infrastructure is not there. We saw the significant impacts from Water break in summer/ June 2024. We will likely see more issues and we need to balance building supply through out the city.
7. Capital hill has many new row homes, infills but adding more units on a busy street is challenging. 20th ave and 24th ave already have more units.

Please consider the location and the safety of the street. People and neighborhood. Thank you!

Land designation - LOC2024-0057 BYLAW 269D2024. 1594/1506/1510 23ave nw

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7. Capital hill has many new row homes, infills but adding more units on a busy street is challenging. 20th ave and 24th ave already have more units.

Please consider the location and the safety of the street and neighborhood in changing land designation.

Thank you  
Tharmalingam



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First name [required]                      Ian

Last name [required]                      Kuwahara

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[required] - max 75 characters

Loc 2024-0057

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  
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I oppose the proposed zoning change because the increased street parking burden it would allow are inappropriate for the location.





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First name [required]                      merla

Last name [required]                      bolender

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(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

LOC2024-0057 BYLAW 269D2024.

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)

Although the city, through the current designation of R-CG, allows for plenty of increased density on 23rd Ave (and throughout capitol hill) with multiple townhomes on one lot, upgrading to an H-GO zoning would allow the stacking of these townhomes. This does not integrate with the other buildings on 23rd ave (it would be even higher) and is currently only allowed on busier streets like 20th and 24th ave. We really don't want this level of density and traffic on 23rd ave.



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Kumuthiny

Last name [required] Tharmalingam

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? (If you are speaking at the service plans and budget mid-cycle adjustments, translation services may be available, please indicate if you will require these by writing the required language and "Budget" in the space below).

What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Community Development

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") Nov 12, 2024



Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)  
(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

LOC2024-0057 BYLAW 269D2024. 1504/156/1510 23ave nw

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

In opposition

ATTACHMENT\_01\_FILENAME

Capital hill land opposition.pdf

ATTACHMENT\_02\_FILENAME

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

I am writing to oppose the change to proposal land Designation use on 15street and 23ave NW.

1. The current designation of R-CG allows for plenty of increased density on 15th street and 23rd ave nw (and throughout capital hill) with multiple townhomes on one lot
2. Designating to an H-GO zoning does not integrate with the other buildings on our street (it would be even higher) and is currently only allowed on busier streets like 20th ave & 24th ave. The traffic would create unsafe conditions for kids and the elderly around the street, confederation park, and the community overall considering it is right on the corner of busy 14street.
3. Parking is already limited with row homes on 14street and 23ave nw. The older neighborhoods housing do not have attached garages and the detached garages are often used for storage. There is very limited parking. As well SAIT is nearby and 22nd and 15street has signs for 2 hr parking. There isn't enough parking or infrastructure to add so many homes in the area. Seniors living in the area have been there for many decades and need parking in front of their home for accessibility.
4. Housing in capital hill are not affordable. So building homes and then selling the homes with starting prices at \$700k isn't affordable for many Calgarians. The intent is to add affordable homes but this is doing the opposite. Housing should be built in areas that are accessible to transit and have lower house values.
5. The crime in capital hill has increased exponentially over the years. The lions park train station has had few stabbings in the last few years, home break ins, car breaks in which has created unsafe environment. Adding more units isn't going to help. In fact this will bring more people into the area and likely cause more issues.
6. The city is growing and housing is needed but the city needs to balance by adding housing supply in affordable areas closer to public transportation and by adding more homes in all areas of the city not just capital hill. This area has many row homes, infills. The infrastructure is not there. We saw the significant impacts from Water break in summer/ June 2024. We will likely see more issues and we need to balance building supply through out the city.
7. Capital hill has many new row homes, infills but adding more units on a busy street is challenging. 20th ave and 24th ave already have more units.

Please consider the location, safety, neighborhood in changing land design. Thank you very much!

Land designation - LOC2024-0057 BYLAW 269D2024. 1594/1506/1510 23ave nw

I am writing to oppose the change to proposal land Designation use on 15street and 23ave NW.

1. The current designation of R-CG allows for plenty of increased density on 15th street and 23rd ave nw (and throughout capital hill) with multiple townhomes on one lot
2. Designating to an H-GO zoning does not integrate with the other buildings on our street (it would be even higher) and is currently only allowed on busier streets like 20th ave & 24th ave. The traffic would create unsafe conditions for kids and the elderly around the street, confederation park, and the community overall considering it is right on the corner of busy 14street.
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6. The city is growing and housing is needed but the city needs to balance by adding housing supply in affordable areas closer to public transportation and by adding more homes in all areas of the city not just capital hill. This area has many row homes, infills. The infrastructure is not there. We saw the significant impacts from Water break in summer/ June 2024. We will likely see more issues and we need to balance building supply through out the city.
7. Capital hill has many new row homes, infills but adding more units on a busy street is challenging. 20th ave and 24th ave already have more units.

Please consider the location and the safety of the street and neighborhood in changing land designation.

Thank you  
Tharmalingam



Public Submission

CC 968 (R2024-05)

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First name [required]                      Jeffery

Last name [required]                      Bushey

How do you wish to attend?

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

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18")                      Nov 12, 2024



Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)  
(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

File number LOC2024-0057 BYLAW 269D2024

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)

Dear City Council Members,  
I am writing to express my strong opposition to the proposed higher-density development on 23rd Avenue in Capitol Hill, file number LOC2024-0057, a community that is already grappling with significant density and accompanying challenges. As an owner and resident on 24th Ave, I urge you to consider the concerns that have become increasingly prevalent among community members regarding safety, quality of life, and environmental responsibility.  
The main issues that this proposed development presents are as follows:  
Insufficient Street Parking: The addition of new high-density units will put even more pressure on our already limited parking resources. With existing street parking scarce, residents and visitors are frequently forced to compete for spaces, creating accessibility challenges and frustration within the community. It is essential that each new unit has dedicated parking on its own property. This need for adequate off-street parking was a major factor in the city's decision to remove street parking along 24th Avenue to accommodate the new bike path. Given our limited parking, on only the north side of 24th Avenue, any further strain on available spaces will only worsen these issues.  
Traffic Safety for Children: With the proposed increase in density, traffic will inevitably rise. Our neighborhood is fortunate to have two elementary schools, allowing our son and many other children the freedom to walk to school each day. However, the addition of high-density housing without adequate parking will worsen congestion, creating an even greater risk for children walking or biking to school, playgrounds, and other community facilities. Increased traffic flow in already congested streets amplifies the potential for accidents, significantly compromising the safety and independence of our young residents.  
Our neighborhood cannot continue to absorb the consequences of unchecked high-density development, which has repeatedly shown detrimental effects on our community's safety, accessibility, and environmental health. We strongly urge the city council to reconsider this development proposal and instead work with developers on projects that align with sustainable and safe urban planning principles. Please put our children's safety in front of mind when making these decisions.  
Thank you for considering the concerns of the Capitol Hill residents.



Public Submission

CC 968 (R2024-05)

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First name [required] Ken

Last name [required] Van De Sype

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? (If you are speaking at the service plans and budget mid-cycle adjustments, translation services may be available, please indicate if you will require these by writing the required language and "Budget" in the space below).

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

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") Nov 12, 2024





## Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)  
(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

LOC2024-0057

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 proposed land use change is going to radically change the neighbor hood. The neighbor hood is already crowded with lots of new developments. Adding this develop-ment will result in no parking left on the street as the development does not provide enough parking by any stretch of the imagination. IT will result in congestion on the street and will not be safe for kids living on the block. I am afraid that it will also overtax water, sewer and power lines that were put in in the 50's and were not designed for so much development. Also schools will not be able to handle the large number of chil-dren that could result from the increased population. There is already a parking prob-lem when the lights ar turned on in Confederation park as there are tons of people parking in the area and walking to see the lights. I do hope that common sense is used in considering this land use change. Even putting duplexs in these lots would strain the system, let alone row housing.