



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]

Luiza

Last name [required]

Galenza

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

LOC2023-0244

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME letter to City.docx

ATTACHMENT_02_FILENAME

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

TO OUR CIVIC CUSTODIANS AT CITY HALL, CALGARY - 2024

My husband Gordon and I have lived at 503 19th Street NW for the last 39 years, where we were fortunate enough to secure a corner lot property. We did a complete renovation of our home before moving in. Within a couple of years, we had taken down what passed for a garage and replaced it with a studio that has a larger square footage than our home. Over the years we undertook 2 more renovations, the last being in 2011. The yard is landscaped with fencing, wooden sidewalks, and beautiful gardens which include shrubs and trees. Other families moved in around the same time as we did, renovating and even enlarging their living spaces.

Our community has lived in harmony together, overseeing each other's homes and properties. We share food, nourishing our bodies, and plants, enabling Mother Earth to thrive. Our gardens are places of refuge for the many rabbits, birds and bees that visit on a daily basis.

Over the years older homes, having outlived their lives, have been replaced by newer homes. These new homes are welcome additions to the community. A great many young families have moved into the community, bringing with them youthfulness and a desire to put down roots for their families. The community center is a hub of activity for young and old alike, with activities for young children, adult sports, social activities and special events.

Now, this idyllic lifestyle is being threatened by **EXCESSIVE** density in our neighbourhood. We understand that density in cities is necessary to curb urban sprawl, but at what cost? The residents that have built these communities to sustain their families' lives well into the future, are now being imperiled by this **EXCESSIVE IDEA** of density.

Many years ago, the traffic on 19th Street was tolerable. Currently, despite the lowered speed limit around 7th Avenue, the traffic is a constant, droning hum that drowns out the sound of one's voice, when visiting with neighbours, friends, or sitting in the yard on 19th Street. This has been extremely detrimental to the quality of our lives. With the impending threat of this **EXCESSIVE** build, the sound decibel of the traffic, will be increased to unbearable levels, making life for the residents intolerable; to say nothing of the heavily filled street parking that will ensue. Street safety as well, would be a huge issue for young children and Seniors. I have tried to cross at the newly installed lights on 2nd Avenue, and on several occasions, have had cars drive right by, seeing me, but not stopping. I can foresee the hotbed of problems that lie ahead if this **EXCESSIVE** density is permitted to go through.

Careful consideration should be given to the architectural aesthetics of the building, so that it fits in with the community vision. We wish to embrace this **MODERATE** density building into our community, but it has to meet the standards that we so lovingly and laboriously have put into place. We cannot accept a monolith without any redeeming qualities, to reside within our community.

Written with much consideration and sensitivity - Luiza Galenza



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First name [required]	Rick
Last name [required]	Grol
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	Land Use Amendment West Hillhurst LOC2023-0244/CPC2024-0621; Bylaw 223D2024
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC2023-0244 Support letter Signed.pdf

ATTACHMENT_02_FILENAME

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

I represent a property owner in the vicinity

July 9, 2024

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

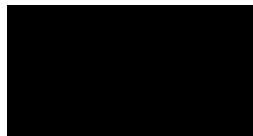
Attention: City Clerk (publicsubmissions@calgary.ca)

Dear Mayor & Members of Council:

**RE: Land Use Amendment West Hillhurst
LOC2023-0244 CPC2024-0621; Bylaw 223D2024
405, 407, 4011 & 415 – 19 Street NW
Public Hearing July 16, 2024**

Please be advised that we consent that our letter with comments regarding the above mentioned Land Use Amendment being added to the agenda for the 2024 July 16 Public Hearing of Council.

Kind regards,



Handa Ni & Ching An Wang
3732 Underhill Drive NW
Calgary, AB T2N 4G1

July 15, 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 West Hillhurst
LOC2023-0244 CPC2024-0621; Bylaw 223D2024
405, 407, 4011 & 415 – 19 Street NW
Public Hearing July 16, 2024**

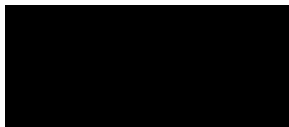
We are writing in support of the proposed land use redesignation for the properties 405, 407, 411 & 415 - 19 Street NW. We the registered owners of the property 526 19 Street NW, located in the immediately vicinity of the subject lands. The applicant kindly engaged with us to provide information about the application and the proposed concept development plan for the properties.

We have no concerns with the proposed land use redesignation to the 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 aligns with the Municipal Development Plan and the proposed 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 H-GO District will provide an appropriate intensification for the subject properties and revitalize 19 Street NW. It also 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,



Handa Ni & Ching An Wang
3732 Underhill Drive NW
Calgary, AB T2N 4G1



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First name [required]

Terry

Last name [required]

Inigo-Jones

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

LOC 2023-02, Location: 403 to 415 - 19 Street NW, Land Use Redesignation: R

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC 2023-02, Location- 403 to 415 - 19 Street NW.docx

ATTACHMENT_02_FILENAME

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

LOC 2023-02, Location: 403 to 415 - 19 Street NW, Land Use Redesignation: R-C2 to H-GO Housing-Grade Oriented

I have been a resident of West Hillhurst for nearly 35 years, living at 505 19 St. NW.

I am writing about the planned development and land-use amendment hearing regarding a proposed development between 3rd and 4th Avenue.

With all due respect, I think the City planning department and the developers don't understand the "missing middle" concept to which they claim this development belongs.

I have written about the "missing middle" concept for the Globe and Mail, so I am familiar with it. While increasing population density is an aim of this concept, there are limits to what can be in the "middle," between single-family homes and multi-story apartment buildings. Replacing four homes with 36 homes is far outside that "middle" concept and is more akin to an apartment building.

Like an apartment building, there will be no green space, no gardens. Unlike an apartment building, there will be nowhere near enough parking.

I am told the City thinks residents of these properties will "self-elect" to have no vehicles.

Where is the research to back up this notion that Calgarians are willing to live without cars? It seems the City planning department thinks we are living in a compact European city with great transit services.

That is not Calgary. That is not West Hillhurst. I used to work in the Beltline. Walking to the C-Train station, catching a train and walking to 11th Ave SW is a 40-45 minute commute. Few people will choose to do that, especially in winter. They will drive their cars to and from work. It also seems the City is labouring under the illusion that people in the neighbourhood overwhelmingly work downtown. This is no longer true. The City Centre has so many empty office buildings, they are being converted to housing.

So, we need to ask: How will the residents of these new homes get to work in Quarry Park, or the Manchester industrial district or near the airport? The answer, of course, is they will drive their cars - because Calgary's Transit system is incapable of doing that job quickly or conveniently.

From my time in West Hillhurst, I would estimate the average number of vehicles per household is between 1 and 1.5. With 36 homes, we're looking at a minimum of 54 cars, with only 18 or 20 parking spaces.

This will create a parking nightmare, with residents having to fight to get spaces. The increase in traffic presents a real danger to the children walking to and from QE school, often without adults and at peak traffic times.

I know the City of Calgary is keen on creating walkable neighbourhoods. Cramming dozens of extra cars onto these narrow streets makes our community less walkable, not more.

Where are these supposedly car-free people going to get their groceries? Will they carry their heavy bags for the long 20-minute walk to the nearest supermarket? How will they get to medical appointments?

How will the established businesses in the community fare when the lack of on-street parking hits? The restaurants and cafes, the dry cleaner, the ice-cream store, all the retail outlets on 19 St. will lose business.

Has the City consulted with business owners?

I am in favour of increased density in our community. The "missing middle" concept can work. If the developer had proposed 8 or 16 homes on those lots, with appropriate parking spaces, it would double or quadruple density without creating the problems outlined above.

A great example is the new homes at 508, 510, 512 and 514 19 St. NW. Two homes were replaced by four homes, and at a height and style that fits the neighbourhood - not a whack of three-story townhomes crammed together like sardines. The developer was pressured by the City to apply to build a five-storey apartment building with retail on the ground floor. He resisted because he knew that didn't belong in this area.

I am also in favour of providing affordable housing here. The development as proposed will not do that. How long will a developer keep rents low? For as short a time as possible. The developer's aim is to maximize profit. That's why it exists. It can only maximize profits when it charges the maximum rent the market will bear. The rental market in Calgary is tight and will remain tight for years. Rents in a popular area like West Hillhurst will always be high.

It's time for two things.

1) The City needs to use common sense and reject this development.

2) The City needs to look beyond West Hillhurst to meet its increased population-density targets. With The Savoy building, the new apartment building on the east side 19 St., the Legion apartment building and the coming apartment development on the former CBC site, we have done enough. Look elsewhere. Look at Britannia, Elbow Drive, Hawkwood, Fish Creek. Slamming one small community this hard will destroy the community.

Sincerely,
Terry Inigo-Jones
505 19 Street NW,
Calgary, AB T2N 2J4



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First name [required] **Maureen**

Last name [required] **Shields**

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 **LOC2023-0244**

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)

Thank you for representing our city. I appreciate the work you do.

I understand that this hearing is about land use redesignation. I am not opposed to the land use change. But I want to get on record some of the things that will be important at the development stage. I am in favour of density. But density of 36 units where 4 houses currently stand (with single homes remaining on both the north and south sides) is extreme. Heights of eleven or twelve metres will encroach on these adjacent properties and others.

Please consider the number of variances being applied for. If this is a discretionary permit, I implore you: please, use your discretion. Thank you.



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First name [required] Susan

Last name [required] Kober

How do you wish to attend?

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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 West Hillhurst HGO at 19th St. 3rd and 4th Ave. NW

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Response to LOC2023-0244, CPC2024-0621 19th Street NW, RC-2 to H-GO - City Council Letter - Final with Photos and New Flora and Fauna.pdf

ATTACHMENT_02_FILENAME

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

Please forward a response that this information has been received.

July 6, 2024

Mayor Jyoti Gondek and
Members of City Council
800 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Dear Mayor and Members of City Council

RE: Public Hearing scheduled for July 16, 2024
Calgary Planning Commission No: CPC2023-0668
File Number: LOC 2023-0244
Location: 403 to 415 – 19 Street NW
Land Use Redesignation: R-C2 to H-GO Housing-Grade Oriented

I am a neighbour that will be directly affected by the proposed land use amendment that will allow excessively tall and massive buildings allowed in the H-GO land use district to be constructed across the lane from my property. I live at 2015 – 4 Avenue NW, in the community of West Hillhurst.

I wrote a letter to Calgary Planning Commission and listened to the proceedings of the meeting on June 6, 2024. I have kept myself informed throughout the process.

My neighbours and I request you, City Council and Mayor, not to approve this land use amendment for all the following reasons outlined below:

- 1. The subject lands do not comply with the locational criteria of the H-GO land use district. The site is located 340 m from Kensington Road at the south end and at the north end it is 394 metres from Kensington Road.**
- 2. 19th Street NW is not a Neighbourhood Main Street in the Calgary Municipal Development Plan. Kensington Road is a Neighbourhood Main Street. The exact location of the Main Street is yet to be determined. The commercial mix-use development stops at 1st Avenue NW, that distance is 247 metres. The remainder of the two blocks are neighbourhood commercial. The remainder of the two blocks are Neighbourhood Commercial C-N1. A vast difference from a Main Street density and uses.**
- 3. The lands are not 190 metres from a Main Street, it is 190 metres from a Multi-Residential building, MX-1, which is not a Main Street.**
- 4. The proposed Riley Communities Local Area Plan is not approved – it is still in DRAFT form.**

- 5. Only a small corner of the south end of the parcel is located 340 metres from the bus stop on Kensington Road and 19th Street NW.**
- 6. The Municipal Development sets out criteria for development close to Neighbourhood Main Streets: Sensitive to scale, form, and character of the surrounding community. This land use does not respond to any of these criteria.**

The land use district does not comply with the Municipal Development Plan, the locational criteria for the H-GO land use district, and that does not respect the surrounding built forms or any setbacks from 19th Street NW.

H-GO Housing – Grade Oriented Land Use District

This is how the land use district H-GO Housing – Grade Oriented land use district deals with development:

- 1) The permitted use is Dwelling Unit.
- 2) This is the only use that would allow for a residential building in any form such as an apartment building, townhouse, stacked townhouse, and includes a single detached dwelling and a semi-detached dwelling.
- 3) There is no certainty on the building form.
- 4) There is no requirement to Notice Post the proposed development application.
- 5) There is no public involvement.
- 6) There is no right to an appeal because the use is permitted. If it complies with the Land Use Bylaw rules, then the permit must be approved.

Our only opportunity to discuss the land use and the development is now, in front of City Council. We have no other opportunity to express our concerns.

Put a pause on this land use application, think of the impact this will have on our community – the building mass, building height, density, lack of parking, and loss of the existing tree canopy during a climate crisis. There is a general lack of transit service, lack of a grocery store, and lack of employment opportunities within the area.

I have prepared a sun shadow study, prepared by RealSpace Vision Communication Inc., which clearly demonstrates the shading of sidewalk and street - 19th Street NW and the neighbour to the north.

This is not the location for H-GO land use district.

We need a sensitive land use district that respects the rights of the adjacent neighbours and the community to have a say in how our community evolves.

Refuse this land use amendment and let us work with the developer for a more sensitive and contextual land use district, one which we can participate in the discussions, one that respects the surrounding residential development.

I have included more detailed reasons for my position on the land use amendment.

Background

19th Street NW is a residential street. From Kensington Road, at the south, to the escarpment, north, there are 2 commercial blocks on the west side and there is one long block of mixed-use development on the east side of the Kensington Road. North of 3rd Avenue NW, there are 4 blocks of residential houses. On the east side, north of 2nd Avenue NW, there is one long block of residential houses. North of 6th Avenue, the West Hillhurst Community Association Building and tennis courts occupy the block to the escarpment.

Historically, 19th Street NW was only two blocks on the west side of 19th Street NW and south of 3rd Avenue NW that contained small local shops.

Over the past 10 years redevelopment has occurred on the west side of 19th Street south towards Kensington Road NW. On the east side of 19th Street, the residential houses have been redesignated and there is a gap between Kensington Road north to the new mixed-use development at 2nd Avenue NW. It is assumed, eventually, those houses will be demolished and new larger mixed-use buildings will be constructed.

The eventual redevelopment will allow for both sides of the southern portion of 19th Street NW to be a short neighbourhood commercial corridor consisting of two blocks on the west side and one long block on the east side.

There is a definite break in development for higher densities on 19th Street NW and that occurs at 2nd Av on the east side and 3rd Avenue on the west side.

The West Hillhurst community consists of numerous residential care facilities and apartment buildings. It should be noted these residents have not been counted in the Census data presented in the report. There may be an increase in population but that is not known but there has been a definite increase in the number of houses in our community.

Draft Riley Communities Local Area Plan

We **strongly disagree** with the proposed DRAFT Riley Communities Local Area Plan and we are having ongoing discussions on that matter. Please note, it is not approved

or anywhere close to being approved. I attended the Open House on May 28, 2024 and I was advised the draft plan would not be approved for some time.

19th Street NW is just part of the grid road system in our community. To say that 19th Street as a Neighbourhood Connector and allowing for development that is up to 4 stories in height and mass, is an error. The east side of 19th Street, north of 2 Avenue NW, is laneless and access is only off of 19th Street. While the west side of 19th Street is laned. Any increase in density on either side of 19th Street will be incompatible.

The traffic patterns on 19th Street have not been studied thoroughly in view of all the new developments. The signalized intersection at 19th Street and 5th to 6th Avenue NW is off-set and there are conflicts with the traffic patterns. In fact, within the last two weeks a cyclist was hit and a "T-bone" collision occurred. This intersection needs to be reevaluated.

The Draft Riley Communities Local Area Plan is not approved and we have an opportunity to voice our concerns and have the document changed. The draft Riley Communities Local Area Plan is the background justification for most of the applicant's request for the land use redesignation.

Proposed H-GO land use designation

Part 15, Section 1386, of Land Use Bylaw 1P2007, the purpose statement in the H-GO Housing-Grade Oriented land use district provides the locational criteria for lands that are suitable for this land use designation. The subject lands **does not comply with the locational criteria. The lands are not 190 metres from a Main Street, it is 190 metres from a Multi-Residential building, MX-1, which is not a Main Street. Only a small corner of the south end of the parcel is located 340 metres from the bus stop on Kensington Road and 19th Street NW.**

This land use amendment application is tantamount to spot zoning by isolating the centre four parcels and leaving the two end parcels with totally incompatible buildings. At the north end of the block is a house that will not be demolished or altered in any way. The house at the south end of the block is not part of the proposed land use amendment and the owner has categorically refused to sell his home. There will be a complete loss of existing vegetation that exists on the subject parcel. See my report on the flora and fauna found on the subject site, Attachment E. The proposed land use would see buildings and parking spaces with minimal space for any trees to be planted let alone grow.

The proposed land use amendment will allow for a double row of 12 metre tall buildings that are oriented in a north/south direction casting shadows onto 19th Street sidewalk, the properties to the north and west, and shading all of the proposed units and all of the basement suites. The design is just a cookie-cutter image that has occurred all

over the inner City communities: Capitol Hill, Bankview, Altadore, Richmond, to name a few.

Allowed Use

The H-GO land use district allows **dwelling units**, arranged in any form, as a **permitted use**, section 1387. The developer will design the proposed development so that it complies with the minimum development standards.

We will not have any say in the overall design, the building height, overlooking from windows, parking access, landscaping, shadowing, or anything related to the development.

The parcel will not be Notice Posted with a visible sign to direct us for information on the development and request comments, so we will need to constantly check DMap on the web page.

Our only opportunity to comment to anyone in City Planning is now at the land use amendment stage, which is very limiting.

Focus Development – Not Here

19th Street NW does not have the same status as 14th Street NW or 10th Street NW or Kensington Road NW. These are all designated for Urban Main Streets, this is where development should be focused.

The proposed lots that are the subject of the land use redesignation are not close to any bus route or not close to LRT. There is a physical barrier of a steep hill, 19th St NW, to climb which is dangerous in the winter. We have no grocery store; we have no bike lanes and we are not close to any employer.

Conclusion

We are opposed to the land use designation of H-GO as it is not compatible, not complementary to the existing development, will provide poor quality of life for the future residents. There is a lack of transit in the area. There is a lack of the basics of grocery stores, medical. There is only parking off of the rear lane (20 parking stalls for 36 units). Adequate waste and recycling facilities are needed.

The H-GO land use district is intentionally limiting our ability to comment on the development as it is engrained into the land use district.

Discuss our comments with the Applicant and the developer. We are opposed. We are convinced this is poor development for this block and for our community.

We will continue to oppose the land use amendment and any development, should it occur. The West Hillhurst Community Association submitted a comprehensive document outlining their opposition to the proposed land use amendment, see Attachment 4 of the Calgary Planning Commission Report to Council. A letter of objection has been signed by 820 people who are opposed to the land use amendment and the proposed development. The proposed land use and future development is simply not appropriate or compatible with our community.

I respectfully request City Council refuse this land use amendment as it is not compatible or sensitive to the nearby development and not supported by any residents that live in close proximity to the lands.

Respectfully submitted,

Susan J. Kober (signed electronically)

Susan J. Kober Resident of 2015 – 4 Avenue NW, Calgary, AB T2N 0N4

Attachment A: Extract from Land Use Bylaw 1P2007

Attachment B: Extract from Calgary Municipal Development Plan

Attachment C: Distance from 1st Avenue NW to 405 – 19 Street NW – south portion of the parcel

Attachment D: Distance from site to Kensington Road NW 340 metres
Location of Bus Route No. 1 and BRT route

Attachment E: Report on Flora and Fauna found on the Subject Parcel

Attachment F: Photos Before and After vegetation being removed for redevelopment at 526 & 530 19th Street NW,

Attachment A: Extract from Land Use Bylaw 1P2007

Division 1: Housing – Grade Oriented (H-GO) District

56P2022

Purpose

56P2022

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the Dwelling Units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts;
- (b) provides flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing;
- (c) accommodates site and building design that is adaptable to evolving housing needs;
- (d) should only be designated on parcels located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded LRT platform;
 - (C) 400 metres of an existing or capital-funded BRT station; or
 - (D) 200 metres of primary transit service.

Permitted Uses

56P2022

1387 The following uses are permitted uses in the Housing – Grade Oriented District:

- (a) Accessory Residential Building;
- (b) Dwelling Unit;
- (c) Home Based Child Care – Class 1;
- (d) Home Occupation – Class 1;
- (e) Park;
- (f) Protective and Emergency Service;
- (g) Secondary Suite;
- (h) Sign – Class A; and
- (i) Utilities.

The permitted use is Dwelling Unit. This is the only use that would allow for a residential building in any form such as an apartment building, townhouse, stacked townhouse, and includes a single detached dwelling and a semi-detached dwelling. There is no certainty on the building form.

188 "Dwelling Unit"

- (a) means a use:
 - (i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and
 - (ii) that contains a kitchen, living, sleeping and sanitary facilities;
- (b) is a use within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum number of motor vehicle parking stalls in accordance with the District the use is listed in;
- (d) requires a minimum of 0.5 bicycle parking stalls – class 1 per Dwelling Unit for developments greater than 20 Dwelling Units; and
- (e) requires a minimum of 0.1 bicycle parking stalls – class 2 per Dwelling Unit for developments greater than 20 Dwelling Units.

Attachment B: Extract from the Calgary Municipal Development Plan

PART
3

Typologies for Calgary's
Futura Urban Structure

3.4.3 NEIGHBOURHOOD MAIN STREETS

Neighbourhood Main Streets typically are located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the "main streets" for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment. Some areas have a more city-wide draw because of the unique uses present or the quality of the environment, while others serve a more local population base. Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of both jobs and population over time. To support this increased activity, the Neighbourhood Main Street should be served by the Primary Transit Network. Neighbourhood Main Streets are also appropriate in a New Community as places to focus different housing types and densities and create local destinations adjacent to transit streets.

Land Use Policies

- a. The Neighbourhood Main Streets are those shown on Map 1.
- b. Opportunities for additional Neighbourhood Main Streets will be identified through an amendment to Map 1.
- c. Local Area Plans for a Neighbourhood Main Street should provide a land use framework to achieve a minimum intensity threshold of 100 jobs and population per gross developable hectare. Individual Neighbourhood Main Street densities and the appropriate job and population distributions will be established through a local area plan or within an Implementation Guidebook.
- d. For Neighbourhood Main Streets that have no local area plans, areas for significant intensification should include those parcels that front directly onto the proposed Neighbourhood Boulevard (as defined in the CTP).

- e. Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Street, with the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centres, other Main Streets and any Future Comprehensive Plan Area identified through a local area planning process.
- f. An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.
- g. Auto-oriented uses and designs that generate high volumes of traffic, consume large amounts of land in a low density form, require extensive surface parking, drive-thrus or create negative impacts for pedestrian travel and access should be discouraged.

Mobility Policies

- h. The Neighbourhood Main Street should generally coincide with a Neighbourhood Boulevard street type.

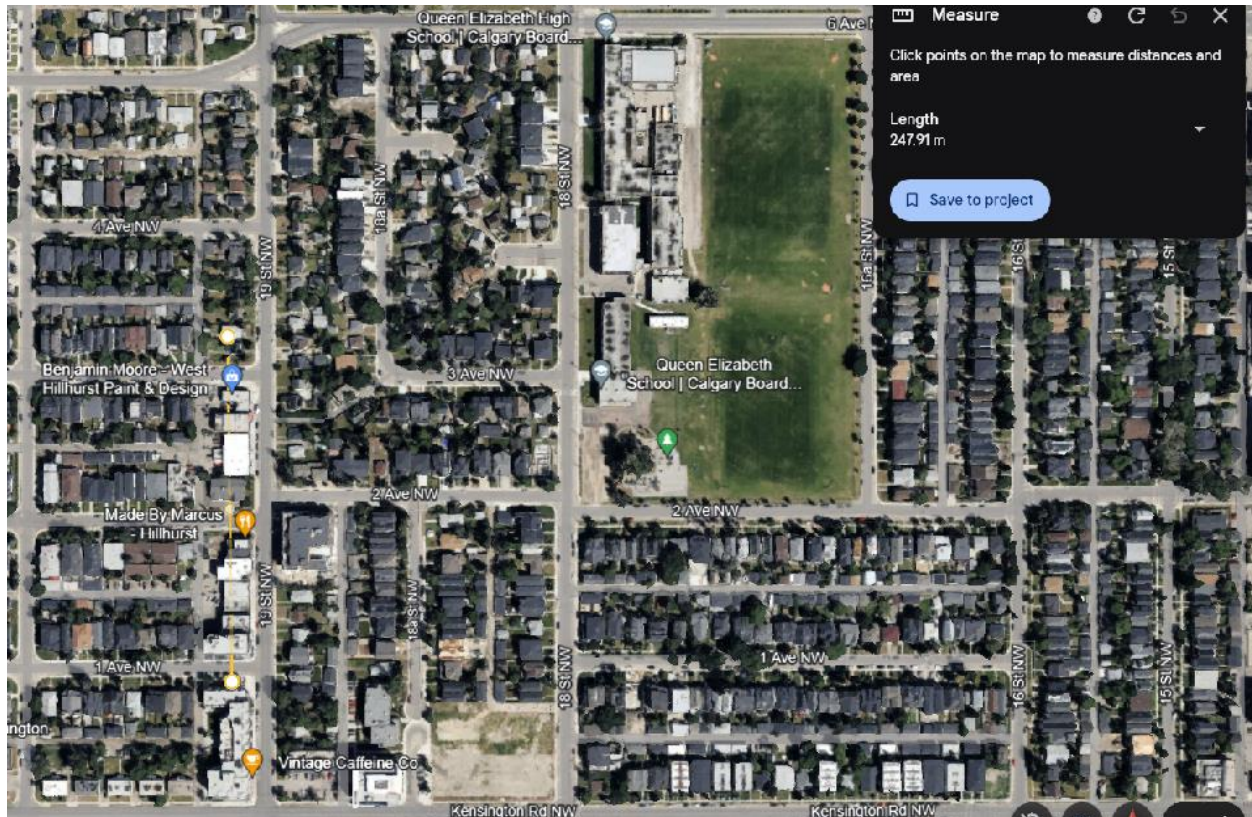


Proposed Main Street redesign

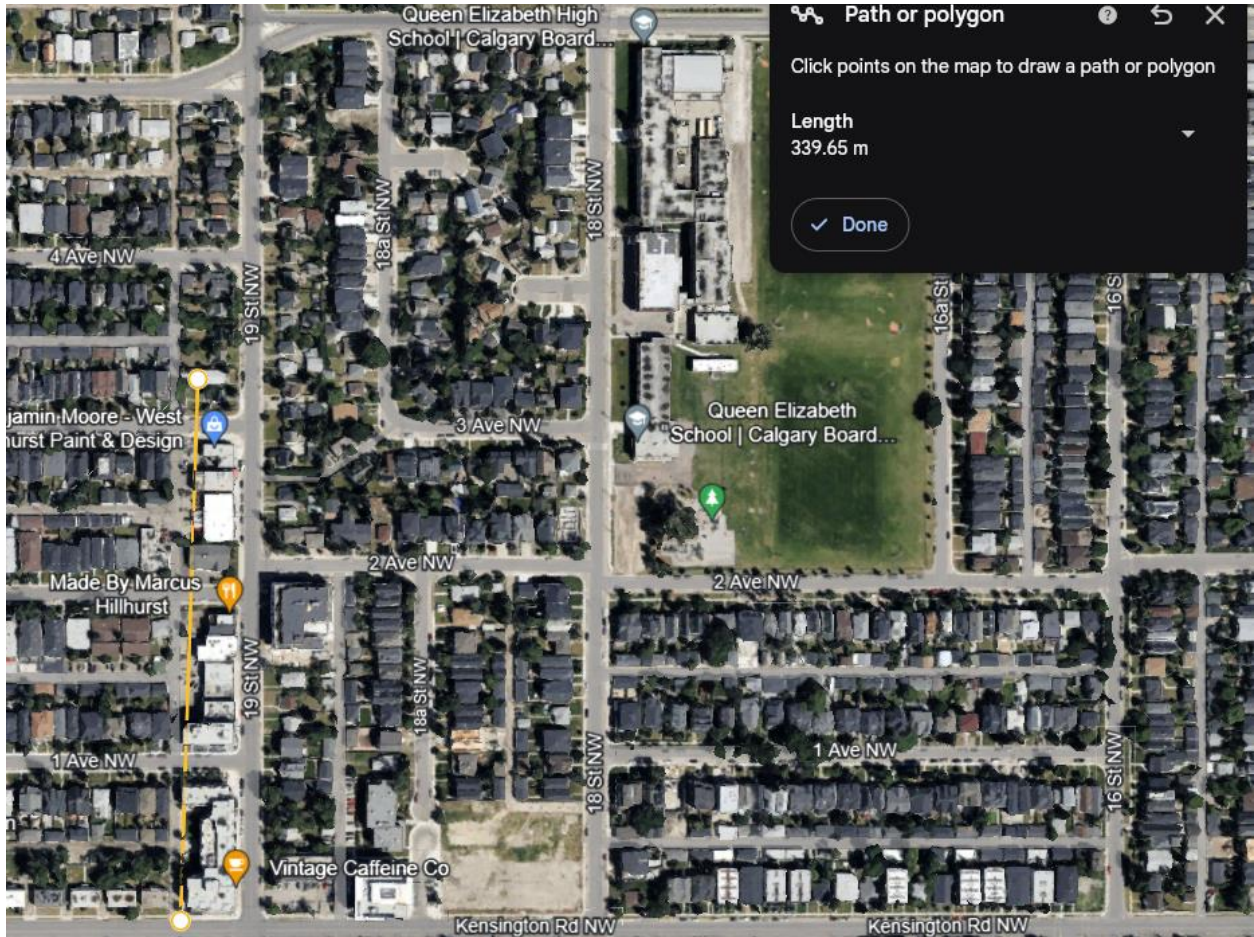
Attachment C:

Distance from 1st Avenue NW to 405 – 19 Street NW The Savoy Mixed Use Building to the south portion of the subject parcel

Measurement is 247 metres



**Attachment D: Distance from site to Kensington Road NW 340 metres
Location of Bus Route No. 1 and BRT route**



Attachment E: Report on Flora and Fauna found on the Subject Parcel

Prepared by Susan J. Kober

Flora and Fauna

Flora and fauna refer to the collection of all plants and animals living in a particular region or environmental situation. The collection of native flora (plants) and fauna (animals) of an area usually interact in various degrees to form an ecosystem.

This rezoning to HGO and currently proposed development will remove all existing green space -- *another hit for the bee population*. Below is a quote from a resident evicted from her home.

*"Although I am a resident who will be forced to find a new home if this development occurs, I want to spend my time giving thoughts for the countless beings without a voice who would ultimately be harder hit than myself: the animals and ecosystem in this location. Anyone who lives in this area knows there are some special old growth trees, bushes and many well-preserved flowering species which support an abundant array of life. These properties are nesting locations and feeding locations for year-round bird species such as: Northern flickers, house finches, house sparrows, downy woodpeckers, hairy woodpeckers, black billed magpies, black capped chickadees, red-breasted nuthatches, white breasted nuthatches, crows, and common ravens. These properties are also homes and feeding grounds for migratory birds such as song sparrows, white crowned sparrow, chipping sparrows, purple finches, pine Siskins, Merlin Falcons¹, Cedar Waxwings² and **multi species of warblers**. We have even had hawk sightings in the area. Additionally, the old growth trees support the homes of a red squirrel, black squirrel, and eastern grey squirrel family. We also see a white-tailed jackrabbit (native prairie hare) frequenting a water dish and a particular lilac bush night after night. We also see a skunk making his rounds every few days. We ask that the city does consider all of these interconnected lives in this vibrant ecosystem, one of the few areas which has retained plenty of old growth and pollinating plants in this neighbourhood." (Michelle)*

Note: species of Warblers at risk:

- [Bay-breasted Warbler](#)
- [Black-throated Green Warbler](#)
- [Canada Warbler](#)
- [Cape May Warbler](#)

<https://www.alberta.ca/bird-species-at-risk>

***Picea glauca*, white spruce**, is a species of spruce native to the northern temperate and boreal forests in North America. There are 2 mature white spruce on the property, approx. 80 and 90'. **Migrating Merlin falcons as well as crows and magpies nest in these trees.**

The wood of white spruce was used to make shelters and as firewood by indigenous peoples and European settlers, at northern latitudes where lodgepole pine does not grow.

The continuous foliage of conifers gives them a unique advantage in the fight against climate change. During the cold months, when many other trees are bare, conifers actively absorb carbon dioxide from the atmosphere. Conifers dot the neighbourhood of West Hillhurst.

Other trees contributing to the extensive tree canopy (view via Google Maps): Mountain Ash, 2 mature Manitoba Maple ~35', mayday, 3 mature ash 30' City planted; a variety of large bushes: lilacs, cotoneaster). There are dozens of trees up to 20': e.g. Manitoba maple, ash.

Nuttall's Pussytoes (*Antennaria parvifolia* Nutt.)

The leaves are edible. Nuttall's pussytoes were used by indigenous people for liver inflammation, hepatitis symptoms, skin sores, and other problems. It was also smoked. This is a fine native medicinal plant and a well-liked Alberta native plant.

Wild Violets

Wild violets grow abundantly on the properties and are both edible and medicinal. the flower and leaves are edible, but the leaves contain the most medicinal benefits:

- The flavonoids and alkaloids found in violets help to lower blood pressure
- The salicylic acid found in leaves is wonderful for inflammation related pain relief, acne, warts, and other fungal related ailments.
- Extremely high in vitamin C
- The mucilage in violets acts as an expectorant and is commonly used for coughs, colds, and flus
- Beneficial in the treatment of cancer, especially that of the throat, tongue, and lymph system.
- Detoxifies through supporting the liver and acts as a diuretic
- Can dissolve cysts and encourage lymphatic flow, swelling, inflammation, pain, eczema, acne, cancer, lymphatic flow...

It is difficult to assess the losses to native flora forming the tree canopy as they capture carbon dioxide and fauna as they are driven out at LOC2023-0244.

¹The **merlin** (*Falco columbarius*) is a small species of falcon from the Northern Hemisphere,^[2] with numerous subspecies throughout North America and Eurasia. A bird of prey once known colloquially as a **pigeon hawk** in North America, the merlin breeds in the northern Holarctic; some migrate to subtropical and northern tropical regions in winter. Males typically have wingspans of 53–58 centimetres (21–23 in), with females being slightly larger. They are swift fliers and skilled hunters which specialize in preying on small birds in the size range of sparrows to quail. The merlin has for centuries been well regarded as a falconry bird.

²Cedar Waxwings love fruit. To attract waxwings to your yard, plant native trees and shrubs that bear small fruits, such as dogwood, serviceberry, cedar, juniper, hawthorn, and winterberry.

LOC2023-0244 **Tree Canopy and bird nesting areas (including migratory)**

403 to 415 – 19th Street NW - middle four lots proposed to H-GO



Attachment F: Photos Before and After vegetation being removed for redevelopment at 526 & 530 19th Street NW, just one block away

Houses with surrounding vegetation - **Before**

Photo taken in May, 2024



These two parcels have been stripped of vegetation and the houses removed,
Photo taken first week of July

After



View from 19th Street NW and 6th Avenue NW - looking east to 526 & 530 19th Street development



View of 526 & 530 – 19th Street NW - view looking south across the subject parcels.
All vegetation has been removed.

June 5, 2024

Dr Teresa Goldstein and
Members of Calgary Planning Commission
800 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Teresa.goldstein@calgary.ca

Dear Chair and Members of Calgary Planning Commission,

RE: Calgary Planning Commission No: CPC2023-0668
File Number: LOC 2023-0244
Location: 403 to 415 – 19 Street NW
Land Use Redesignation: R-C2 to H-GO Housing-Grade Oriented

I am a neighbour that will be directly affected by the proposed land use amendment that will allow excessively tall and massive buildings to be constructed across the lane from my property. I live at 2015 – 4 Avenue NW, in the community of West Hillhurst.

This proposed land use amendment is located mid-block, completely out of character and an unreasonable form of redevelopment on this block and all of the blocks to the north on 19th Street NW. The proposed land use amendment is located beyond the 200 metre radius from a primary transit service.

I have signatures from 580 concerned people who are opposed to this land use redesignation and the development that follows.

Our only opportunity for comment is to Calgary Planning Commission and we request you not recommend approval of this land use amendment to H-GO Housing-Grade Oriented for all of our reasons outlined below.

Background

19th Street NW is a residential street. From Kensington Road, at the south, to the escarpment, north, there are 2 commercial blocks on the west side and there is one long block of mixed-use development on the east side of the Kensington Road. North of 3rd Avenue NW, there are 4 blocks of residential houses. On the east side, north of 2nd Avenue NW, there is one long block of residential houses. North of 6th Avenue, the West Hillhurst Community Association Building and tennis courts occupy the block to the escarpment.

Historically, 19th Street NW was only two blocks on the west side of 19th Street NW and south of 3rd Avenue NW that contained small local shops.

Over the past 10 years redevelopment has occurred on the west side of 19th Street south towards Kensington Road NW. On the east side of 19th Street, the residential houses have been redesignated and there is a gap between Kensington Road north to the new mixed-use development at 2nd Avenue NW. It is assumed, eventually, those houses will be demolished and new larger mixed-use buildings will be constructed.

The eventual redevelopment will allow for both sides of the southern portion of 19th Street NW to be a short neighbourhood commercial corridor consisting of two blocks on the west side and one long block on the east side..

There is a definite break in development for higher densities on 19th Street NW and that occurs at 2nd Av on the east side and 3rd Avenue on the west side.

The West Hillhurst community consists of numerous residential care facilities and apartment buildings. It should be noted these residents have not been counted in the Census data presented in the report. There may be an increase in population but that is not known but there has been a definite increase in the number of houses in our community.

Riley Communities Local Area Plan

We **strongly disagree** with the proposed Riley Communities Local Area Plan and we are having ongoing discussions on that matter. Please note, it is not approved or anywhere close to being approved. I attended the Open House on May 28, 2024 and I was advised the draft plan would not be approved for some time.

19th Street NW is just part of the grid road system in our community. To say that 19th Street as a Neighbourhood Connector and allowing for development that is up to 4 stories in height and mass, is an error. The east side of 19th Street, north of 2 Avenue NW, is laneless and access is only off of 19th Street. While the west side of 19th Street is laned. Any increase in density on either side of 19th Street will be incompatible.

The traffic patterns on 19th Street have not been studied thoroughly during non-Covid times and when school is in session. The signalized intersection at 19th Street and 5th to 6th Avenue NW is off-set and there are conflicts with the traffic patterns.

The Riley Communities Local Area Plan is not approved and we have an opportunity to voice our concerns and have the document changed. The draft Riley Communities Local Area Plan is the background justification for most of the applicant's request for the land use redesignation.

Proposed H-GO land use designation

Part 15, Section 1386, of Land Use Bylaw 1P2007, the purpose statement in the H-GO Housing-Grade Oriented land use district provides the locational criteria for lands that are suitable for this land use designation. The subject lands **does not comply with the locational criteria. Only a small corner of the south end of the parcel is located 190 metres from the bus stop on Kensington Road and 19th Street NW.**

This land use amendment application is tantamount to “block-busting”, it will destabilize the remaining two end parcels on the block. At the north end of the block is a house that will not be demolished or altered in any way. The house at the south end of the block is not part of the proposed land use amendment and the owner has categorically refused to sell his home. There will be a complete loss of existing vegetation that exists on the subject parcel. The proposed land use would see buildings and parking spaces with minimal space for any trees to be planted let alone grow.

The proposed land use amendment will allow for a double row of 12 metre tall buildings that are oriented in a north/south direction casting shadows onto 19th Street sidewalk, the properties to the north and west, and shading all of the proposed units and all of the basement suites. The design is just a cookie-cutter image that has occurred all over the inner City communities: Capitol Hill, Bankview, Altadore, Richmond, to name a few.

Allowed Use

The H-GO land use district allows **dwelling units**, arranged in any form, as a **permitted use**, section 1387. The developer will design the proposed development so that it complies with the minimum development standards.

We will not have any say in the overall design, the building height, overlooking from windows, parking access, landscaping, shadowing, or anything related to the development.

Our only opportunity is to comment on the land use amendment which is limiting.

Focus Development – Not Here

19th Street NW does not have the same status as 14th Street NW or 10th Street NW or Kensington Road NW. These are all designated for Neighbourhood Main Streets, this is where development should be focused.

The proposed lots that are the subject of the land use redesignation are not close to any bus route or not close to LRT. There is a physical barrier of a steep hill to climb

which is dangerous in the winter. We have no grocery store, we have no bike lanes and we are not close to any employer.

Conclusion

We are opposed to the land use designation of H-GO as it is not compatible, not complementary to the existing development, will provide poor quality of life for the future residents. There is a lack of transit in the area. There is a lack of the basics of grocery stores, medical. There is only parking off of the rear lane. Adequate waste and recycling facilities are needed.

The H-GO land use district is intentionally limiting our ability to comment on the development as it is engrained into the land use district.

Discuss our comments with the Applicant and the developer. We are opposed. We are convinced this is poor development for this block and for our community.

We will continue to oppose the land use amendment and any development, should it occur. The West Hillhurst Community Association submitted a comprehensive document outlining their opposition to the proposed land use amendment, see Attachment 4 of the report. The proposed land use and future development is simply not appropriate or compatible with our community.

I respectfully request Calgary Planning Commission members not refer this application to City Council as it is not compatible or sensitive to the nearby development and not supported by any residents that live in close proximity to the lands.

Respectfully submitted,

Susan J. Kober (signed electronically)

Susan J. Kober
Resident of 2015 – 4 Avenue NW, Calgary, AB T2N 0N4

April 21, 2024

Mr. Lucas Sherwin,
Planner & File Manager
Community Planning
800 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Lucas.sherwin@calgary.ca

Dear Lucas,

RE: File Number: LOC 2023-0244
Location: 403 to 415 – 19 Street NW
Land Use Redesignation: R-C2 to H-GO Housing-Grade Oriented

Thank you for circulating the new information package for this land use amendment. We have requested additional time to absorb the information and prepare a response. This is our initial response and we will provide additional comments and concerns as the planning process evolves.

This proposed land use amendment is premature, completely out of character and an unreasonable form of redevelopment on this block and all of the blocks to the north on 19th Street NW.

Background

19th Street NW is a residential street. From Kensington Road, at the south, to the escarpment, north, there are 2 commercial blocks on the west side and there is one long block of mixed-use development on the east side of the Kensington Road. North of 3rd Avenue NW, there are 4 blocks of residential houses. On the east side, north of 2nd Avenue NW, there is one long block of residential houses. North of 6th Avenue, the West Hillhurst Community Association Building and tennis courts occupy the block to the escarpment.

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Over the past 10 years redevelopment has occurred on the west side of 19th Street south towards Kensington Road NW. On the east side of 19th Street, the residential houses have been redesignated and there is a gap between Kensington Road north to the new mixed-use development at 2nd Avenue NW. It is assumed, eventually, those houses will be demolished and new larger mixed-use buildings will be constructed.

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The H-GO land use district is intentionally limiting our ability to comment on the development as it is engrained into the land use district.

Discuss our comments with the Applicant and the developer. We are opposed. We are convinced this is poor development for this block and for our community.

We will continue to oppose the land use amendment and any development, should it occur. It is simply not appropriate or compatible with our community.

We request to be informed of any new information or submission to this application. Also, we request to be informed when this land use application advances to Calgary Planning Commission and City Council.

Respectfully submitted,

Susan J. Kober (signed electronically)

Susan J. Kober
Resident of 2015 – 4 Avenue NW, Calgary, AB T2N 0N4

And

Mr. James Dixon and Ms. Anila Samji,

James Dixon and Anila Samji (signed electronically)

Residents of 2005 – 4 Avenue NW, Calgary, AB

April 14, 2024

Your Worship and Members of Council

RE: Blanket Upzoning Public Hearing April 22, 2024

I am writing to you to share my observations, concerns and provide an alternative to the proposed redesignation of all of the City's lands that are currently designated: R-C1L & R-C1(s), R-C1 & R-C1(s), R-C2, R-C1N, R-CGex, R-1 & R-1(s), R-1N, R-2 land use districts both in the developed and developing areas of the City of Calgary. This proposed land use redesignation to R-CG and R-G will blanket the entire City and my property is included.

Purpose of Redesignation

The aim of the proposed blanket land use redesignation is to attempt to solve Calgary's current housing crisis. I take exception to that aim. Are we building quantity or quality? "Quality of life" is a major factor for moving to and staying in Calgary. This is "quality of life" for all residents.

Current Planning System

Firstly, Calgary does not have a zoning system of regulating planning. Calgary has the "land use" approach to regulating development which allows for public input and public review and scrutiny with a right to appeal. The immediate neighbours and the Community Associations are involved in the planning and development of their surrounds. Individual "rights" are part of the planning system enshrined in the Municipal Government Act.

The current land use redesignation process requires the developer to redesignate lands where either policy allows for higher density or where the developer can make a case for higher density. The land use redesignation process is a long-established planning process to thoroughly assess whether redevelopment to higher density is appropriate. This is one of City Council's jobs – hold a public hearing to allow for the view points of all the parties to be heard and for Council to make a decision.

The blanket redesignation to R-CG and R-G may take time but that is part of the process. It is not a stumbling block but an expression of democracy. The right to express your views as you are impacted by a nearby development is essential. The right to review the proposed development plans and to make comments along with the right of appeal is fundamental to our planning and government system.

Housing and Population

If you look at your report, Supplemental CPC2024-0213 Attachment 2, you will see Calgary has a vacancy and a surplus whenever the economy takes a downturn or upturn. There has always been an ebb and flow people moving to and leaving this City. If you looked a few years ago, Calgary had a surplus of available housing units. There is no doubt that Calgary is in an up-swing both economically and our population has increased through provincial migration and external immigration from abroad.

Also, if you look at the map in the same Supplemental Report entitled Population Change % Loss from Peak, you will see the communities of Hillhurst, Crescent Heights, Renfrew, Bridgeland, South Calgary and others have remained the same or increased in population. This is no accident; these communities have re-built themselves. In my community of West Hillhurst, we have only marginally declined because we have redevelopment in the form of one house going to two houses and now Secondary Suites along with the recent redevelopment of a few apartment buildings along our major transportation routes.

Redevelopment in the inner city is a gradual process and it occurs over time through investment by its landowners and residents. The City has shown success!

Existing Initiatives

Over the past 10 years, City Council has pushed to eliminate the existing illegal suites and to upgrade those suites to meet the current Building Code. Secondary Suites in houses is an invisible increase in density, it does not change the built form. We hear no news of the progress or lack of progress on that initiative.

City Council offered free land use designations for suites and eventually allowed suites, both Secondary and Backyard within the array of land use districts. What has been the number of suites made available for rent?

The Supplemental Reports did not include the redevelopment occurring within the Multi-Residential or the Special Purpose – Community Institution land use districts.

The Supplemental Reports did not include any social /not-for-profit housing that has occurred over the last 10 years.

Land Ownership: Private and Public

Private

There are two types of land developers: private and public.

Within the types of developer there are two types of private landowners: the developer who is in the business of land and building development and the individual landowner who owns his parcel and his house.

Generally, the land developer and the builder come first. They sell their product to the purchaser: the homeowner. All land that starts as private ownership and ends in private ownership.

The private developer is building a product that will sell at market value, rent at market value or be sold at market value.

The private development industry has also successfully completed redevelopment of vacant lands or brownfield sites within the inner City.

In Calgary, we have allowed the private sector developer to build their product without restrictions. It is the same development industry that wanted all these various land use districts with single detached dwelling as the main use. Calgary is a machine for planning, building, and developing new subdivisions located on the periphery of the City

Suggested Incentives to Private Developers

Far more could be done to provide all forms of housing from the private sector. Council could mandate a percentage of land or units to built be made available for ownership by Calgary Housing Corporation or some other social housing group. The private sector could be given an incentive to provide land for the construction of social housing. None of these efforts have been mentioned.

Individual Landowners

However, the blanket redesignation places the responsibility to provide more housing on the individual landowner. We already have the ability to add a Secondary Suite to our home and we could build a Backyard Suite in our rear yard. Not everyone wants to do this or has the funds to build and the knowledge to manage such a suite over time. We may do this to satisfy our immediate family needs but only if we, the individual homeowner, has the financial means.

Public

The public landowner is the government: Federal, Provincial, and Municipal. All forms of government own strategically located lands that are currently vacant. When the public landowner builds housing it should be for social housing with rent fixed to income, not-for-profit. In the case of Garrison Woods and Currie, Canada Lands built market housing. The Province did build Seniors Housing through the Heritage Trust Fund, that initiative has stopped.

There are successful models currently working in the City to create social housing. Provide the land and let them start.

What has the City done with the redevelopment of all of the lands surrounding the LRT stations and the vacant lands that they own.

Existing Land Use District: R-CG and Built Form

The proposed Land Use District of R-CG and R-G is being selected as the blanket land use district to solve all of the planning problems associated with redevelopment. I will outline the flaws in each of these land use districts.

The R-CG land use district has been modified over time as mentioned in the Supplementary Reports.

Location

So far the R-CG district has been applied to corner parcels with a rear lane. One house is removed and replaced by 4 rowhouse units each with secondary suites for a total of 8 units.

So far, the R-CG land use district may work with the rectangular parcel with a rear lane. It has yet to be tested on a laneless parcel, a pie-shaped or an irregular shaped parcel or a parcel on a sloping site. On a laneless parcel the front of the building will be a series of garage doors fronting onto the street. This would be a bleak, monotonous streetscape devoid of landscaping, with the recycling bins in the front driveway.

There has been no workable model for these parcels that are the subject of the blanket land use redesignation. There are many laneless and pie-shaped lots in the communities designed in the 1960's to current.

Development Issues

These rowhouse buildings face the long side of the corner parcel, turn their back and protrude forward of the existing houses on the block face, and occupies the entire length of the parcel except for the rear garage. This building is 11 metres in height and creates a massive wall along the length of the parcel and is 1 metre away from the garage or surface parking stalls. The development of the corner rowhouse building has full view interior view down the length of the block. Each of the units has a basement secondary suite that has window wells for light. The Bylaw was amended to eliminate private amenity space for the occupants of the suites and a shared strip of land along the interior property line that is 2 metres wide for shared hard surfaced amenity space and the entrance walkway for the occupants of the 8 units.

However, the fundamental problem with the R-CG land use district is the construction of the townhouse building behind the front rowhouse building. The second building is located in the rear yards of all of the houses on the block. This second building has no identity to the street, it is a massive building in the centre of the block next to the adjacent parcels rear amenity space. This second building shadows the space between the buildings and shades the window wells of the basement secondary suites.

Currently, we are seeing the same building design and site plan being built throughout the City. It is a cookie-cutter image just located in Richmond, South Calgary, Capitol Hill. There is no individual expression or reflection of the existing community character.

Criticism of R-CG and R-C

Do we want our City to be entirely a double row of tall buildings that shade the basement suites? Do we want buildings that are the same built throughout our entire City? Do we want no ability to plant a tree on our property? The only green space will be the City boulevard. Every block and every lot will be redeveloped over time to this model.

The Supplementary Report implies rowhouse buildings are being constructed on lands designated R-G in the suburbs. That is not the case for all parcels. The dominant building form is still a single detached dwelling. That is a use and the development industry will still have the ability to building single detached dwellings in the suburbs.

To say one size fits all is poor planning. The built form is "block busting" at its best without any opportunity to comment or appeal.

Where is the quality to this new development form?

Evaluation of proposed amendments to the Land Use Bylaw 1P2007

Just including the use of Contextual Single Detached Dwelling or a Contextual Semi-detached Dwelling is weak. The rules that guide development must be included otherwise there is nothing that make the house "contextual" – no rules on front setback, building depth, building height. This makes no sense.

The H-GO land use district makes the use of dwelling unit a permitted use. This takes away our ability to understand what form of housing is being built and the rules are so generous that huge buildings will be proposed without any evaluation or opportunity for discussion or an opportunity for appeal.

Conclusion

Through this blanket redesignation to R-CG and R-G are we building for quantity or quality?

Let's retain the existing planning system that has seen us through for the past 70 years. The system has created a wonderful worldclass city where people want to live and have a quality environment.

There is a need for housing but how does the blanket redesignation process provide more housing yet alone more affordable housing? Council is placing the requirement on the shoulders of the individual to solve a housing crisis that he does not have the financial means, area of land, resources or ability to solve.

It takes initiative by all levels of government and the public sector / non-profit / social housing to acquire the land, build the dwelling units and to manage them successfully over time. This is the only way in which current and future generations will benefit from our taxpayers dollars and the ownership of our land held in trust by all levels of government.

Respectfully submitted,

Susan J. Kober (signed electronically)

Susan J. Kober

2015 – 4 Avenue NW

Calgary, Alberta T2N 0N4



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Peter

Last name [required] Bauman

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?

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 LOC-2023-0244

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC2023-0244 City Council Submission - FINAL.pdf

ATTACHMENT_02_FILENAME

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

In our opinion this development does not meet the bylaws or align with the currently unapproved LAP or the MDP – the density is excessive resulting in several bylaws not being met

While we could debate bylaws with the city, this is a losing battle for residents with no voting power at city council and only 5 min per person to speak

With H-GO being a new land use designation (that had limited community outreach), the city's recent acknowledgement that the bylaws require updating, the stretch that the developers and city planners have had to apply to the bylaws in order to try to show compliance – why would the city grant approval to the maximum level, without the ability for community to appeal outside of the land use amendment stage (today) when the consequences are permanent