



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] Jenette

Last name [required] Gerencir-Pugh

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] Feb 4, 2025

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

[required] - max 75 characters Land Use Redesignation: LOC2024-0220 Cliff Bungalow Bylaw 22D2025

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024_0220 comments.docx

ATTACHMENT_02_FILENAME

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

Opposed to the redesignation from M-CG d72 to M-C2 of 608-22 Ave SW. redesignation would cause further parking limitations, added load on fragile sewer infrastructure and aging above ground electrical utilities, increase existing telecommunication inadequacies, damage established heritage streetscape, further loss of green space, and cause negative economic impact on home values on 22 Avenue to land value only.

Jenette Gerencir-Pugh and Jeff Pugh
611 - 22 Ave SW
Calgary, AB
T2S 0H7

RE: Land Use Redesignation of 608- 22 Ave SW
Cliff Bungalow
LOC2024-0220
Bylaw 22D2025

Dear City Council,

Thank you in advance for the opportunity to submit our comments in opposition to the land use redesignation of 608 – 22 Ave SW from M-CG d72 to M-C2.

Change is inevitable and welcomed when redevelopment is reasonable and responsible. We are in opposition to the irresponsible elimination of conforming setbacks on 22 Avenue and against unreasonable redevelopment of structure heights beyond the 12-metres of the existing land use of M-CG d72.

We are the homeowners of 611 – 22 Ave SW directly across from the property considered for redesignation and also own a heritage rental property at 2116 - 5 St SW. Both properties have been restored and maintained, and, I confidently expect this to continue for an additional 30 plus years. This land use change without conforming to a set back from the sidewalk and a sixteen-metre height will negatively affect both of our properties and the heritage concept of the area's streetscape.

It would be unreasonable and irresponsible to add to the:

- parking limitations of the area,
- increasing load on the fragile sewer infrastructure,
- existing telecommunication inadequacies,
- aging above ground electrical utilities, and
- loss of green space.

These changes would cause a negative economic impact of nearby properties shifting from maintained, family-oriented heritage homes to land value only.

I would support a reasonable and responsible twelve-metre structure with conforming setbacks or townhouses that would preserve this stable, family-oriented heritage residential area. A 12-metre structure which conforms with the heritage setbacks along 22 Avenue would be welcomed, reasonable and responsible to the city and the area.

Thank you,
Jenette Gerencir-Pugh and Jeff Pugh

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First name [required]	Zaakir
Last name [required]	Karim
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]	Feb 4, 2025

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

[required] - max 75 characters	LOC2024-0220
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Are you in favour or opposition of the issue? [required]	In opposition
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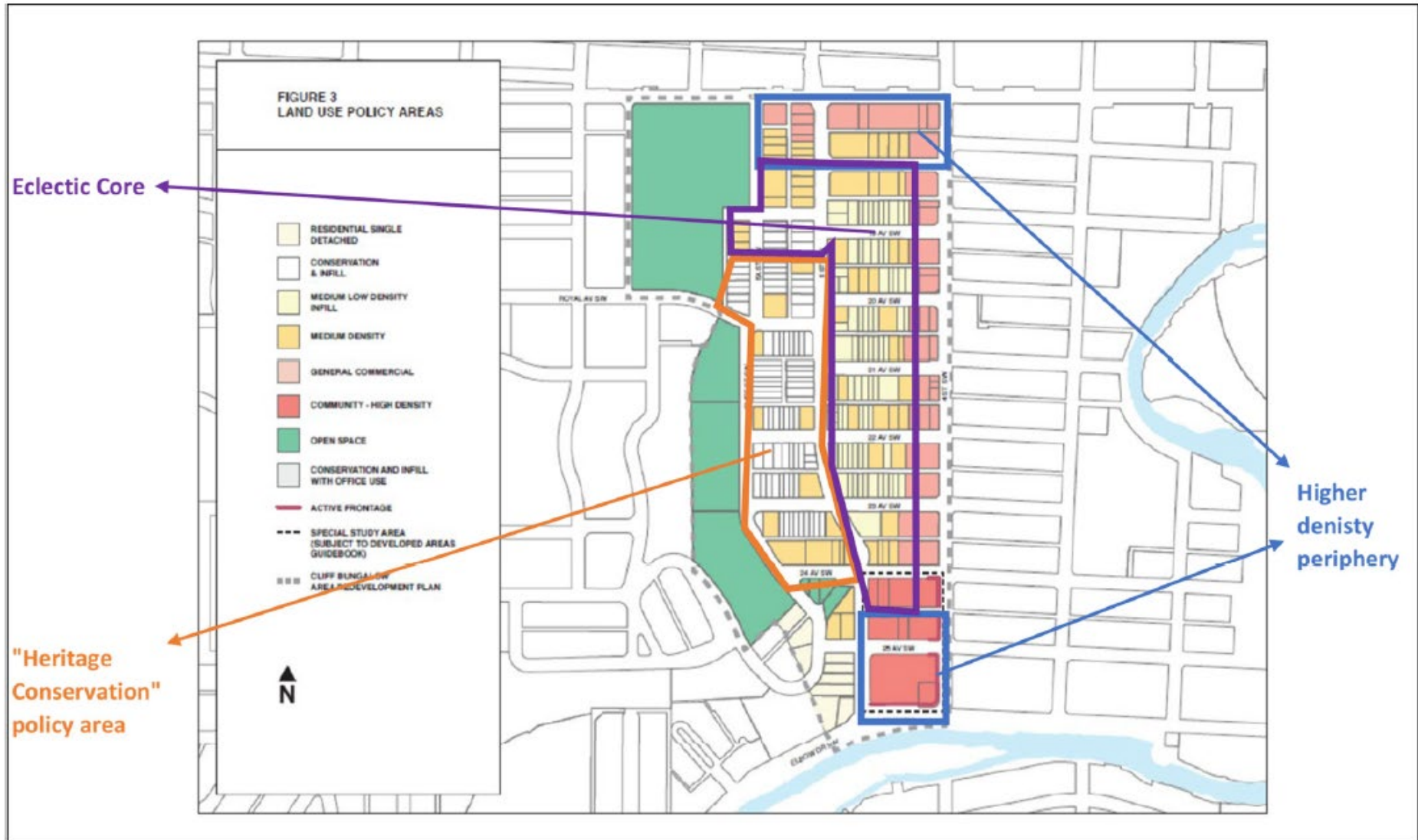
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Comments - please refrain from
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this field (maximum 2500
characters)

Outlining the Three Policy Areas of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

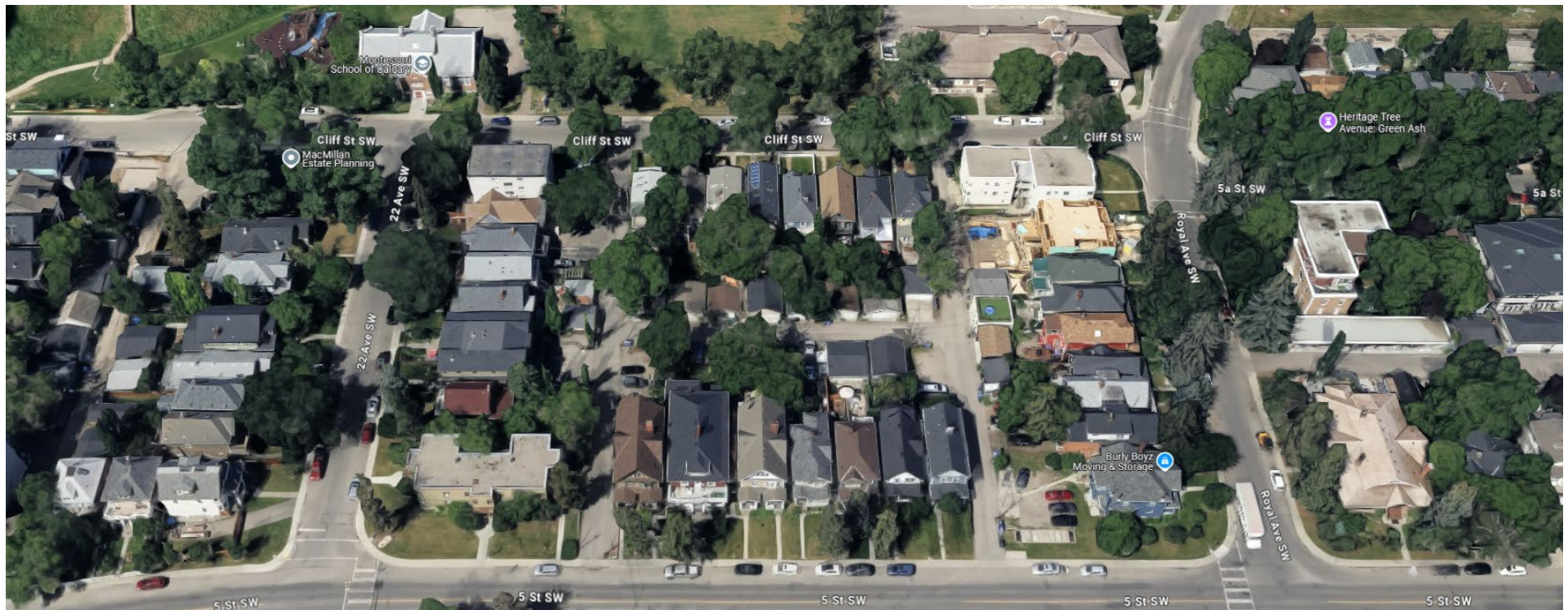
- ♦ **Policy area remains contextually appropriate as low density**, in part because the Heritage Conservation Policy Area of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau and Roxboro) to the South and Upper Mount Royal to the West.
- ♦ **Appropriate housing forms within policy area:** Single detached, Semi detached, Townhouse, and Low-Modified apartment style building scales (2-4 storeys). This is consistent with the way City Administration and Council treats surrounding low density residential neighborhoods of Upper Mount Royal, Elbow Park, Rideau and Roxboro.



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

- ♦ Very few such intact blocks of Edwardian era homes still exist within Calgary's established area. The CBMCA believes that over time, these blocks could become one the only remaining living example of what Calgary looked like in the early-1900s.
- ♦ The more Calgary ages, the more important heritage conservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished overtime to make way for redevelopment.
- ♦ **The Conservation Area of Cliff Bungalow has three guardrails: contextual setbacks, height (12m maximum) and building form (architectural guidelines).**



Heritage Conservation Policy Area of Cliff Bungalow

THE CONSERVATION AREA OF CLIFF BUNGALOW HAS THREE GUARDRAILS:

- ♦ Contextual setbacks
- ♦ Maximum Height of 12.0m
- ♦ Architectural design that is cohesive with the original Edwardian era structures of the Heritage Conservation Policy Area

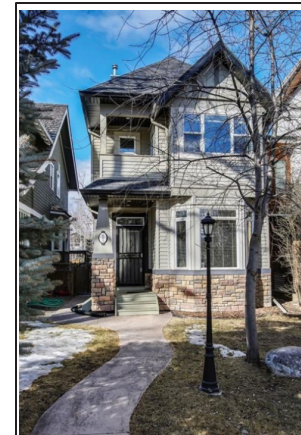
EXAMPLE - 610 22 AVENUE SW (2006)



EXAMPLE – 626 23 AVENUE SW (2022)



EXAMPLE – 608 24 AVENUE SW (2007)



LOC2024-0220 proposes breaking the height guardrail of Cliff Bungalow's Heritage Conservation Area

- Guardrail on height: 12.0m maximum
- LOC2024-0220 proposed height maximum: 16.0m

CBMCA Position: Opposition

At the present time, all homes along 22 Avenue SW (on both sides of the street) adhere to the existing height maximums of 12m and contextual setbacks of the Heritage Conservation Area. All but one structure adheres to appropriate architectural forms.

The existing guardrails are incredibly effective in conserving this valuable historical district within Cliff Bungalow. Allowing relaxations on height would be reckless and short-sighted; it would effectively undermine decades of work by residents in Cliff Bungalow-Mission to conserve a special piece of Calgary's history with private capital.

Approval of LOC2024-0220 sets negative precedent

POLICY ALLOWING LAND-LIFTS PUTS THUMB ON SCALE IN FAVOR OF DEVELOPERS AND AGAINST HERITAGE HOMEOWNERS

- ♦ **As soon as one parcel owner is given permission to deviate from existing height maximum of 11m-12m, it creates an open season for other developers and land assemblers to ask for the same permission.**
- ♦ Developers and land assemblers will increasingly be able to use the precedent of prior land-lift to outbid homeowners who would otherwise lovingly restore and maintain their heritage home. Over time, as heritage homes are assembled and then demolished to make way for new multifamily developments, the historical value of the Heritage Conservation Policy Area would be fully eroded and the neighborhood of Cliff Bungalow would lose its historic soul.



Historic Streetscape of 22 Avenue SW

CONTAINS MULTIPLE HERITAGE PROPERTIES INCLUDING CLIFF BUNGALOW SCHOOL AND SOMERVILLE DUPLEX

