



Public Submission

CC 968 (R2024-05)

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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]

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]

Apr 8, 2025

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

[required] - max 75 characters

C2025-0326 AMENDMENT TO THE RILEY COMMUNITIES LOCAL AREA PLAN
BYLAW 38P2025

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Letter CLD April 8, 2025 Public Hearing.pdf

ATTACHMENT_02_FILENAME

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

See attached letter

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March 31, 2025

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Mayor and Members of Council,

RE: Public Hearing April 8, 2025

**C2025-0326
AMENDMENT TO THE RILEY COMMUNITIES LOCAL AREA PLAN
BYLAW 38P2025**

With respect to the above matter, I represent CLD Development Ltd. CLD Development Ltd., which is the Registered Owner of the properties 111, 115 & 117 7 Street NW and 809 & 811 1 Avenue NW in the community of Sunnyside. [Appendix A] The five properties, which contain residential older homes, are contiguous. In the approved Riley Communities Local Area Plan (LAP) the subject properties are included in the designated Heritage Guidelines Areas, as identified in the associated LAP Map.

Please be advised that CLD is in support of the Council-directed proposed amendments, which resulted from the Public Hearing on March 4, 2025.

However, CLD is strongly opposed to the inclusions of their properties in the Heritage Guidelines Areas Maps of the LAP. CLD respectfully request that the properties be removed from the Heritage Guidelines Areas Map (Map 5) and the associated Maps of the Land Use Bylaw.

CLD had the understanding from the Public Hearing on March 4, 2025 that the removal of the properties from the Heritage Guidelines Area Map (Map 5) would be included in the re-advertisement of the LAP amendments.

In conclusion, CLD respectfully requests that:

(1) Council approves the proposed LAP amendments; and

(2) Council directs the Administration to prepare amendments that CLD's five properties be deleted from the Heritage Guidelines Areas Maps of the LAP (Map 5) and from the associated Land Use Bylaw Map.

Thank you for considering this matter.

Sincerely,



Rick Grol, Agent for CLD Development Ltd.

Encl.:

- Attachment A
- Letter CLD Development Ltd. – Public Hearing March 4, 2025

Cc: Client
Terry Wong, Councillor Ward 7
Debra Hamilton, General Manager Planning & Development Services
Teresa Goldstein, Director Community Planning
Fraser McLeod & Fazeel Elahi, Riley LAP Team
Heritage Calgary

Appendix A



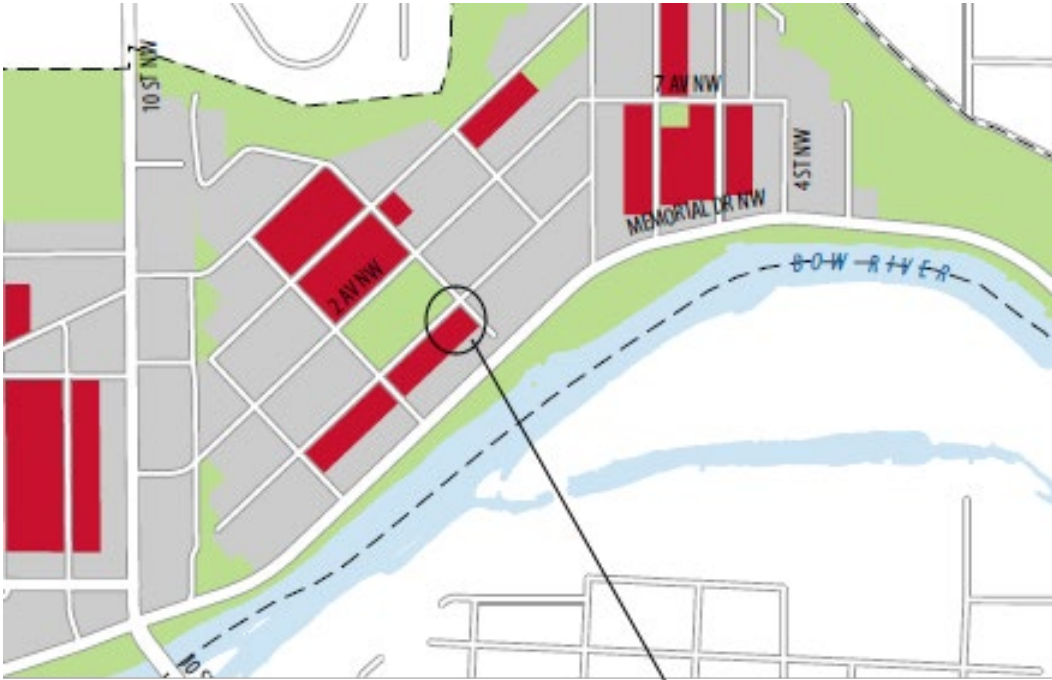
 Subject Properties

LAP Map 3 – Urban Form



Subject 5 parcels

LAP Map 5 – Heritage Guideline Areas



Subject 5 parcels

Heritage Guidelines Area – Section Map 21C Land Use Bylaw



Subject 5 parcels

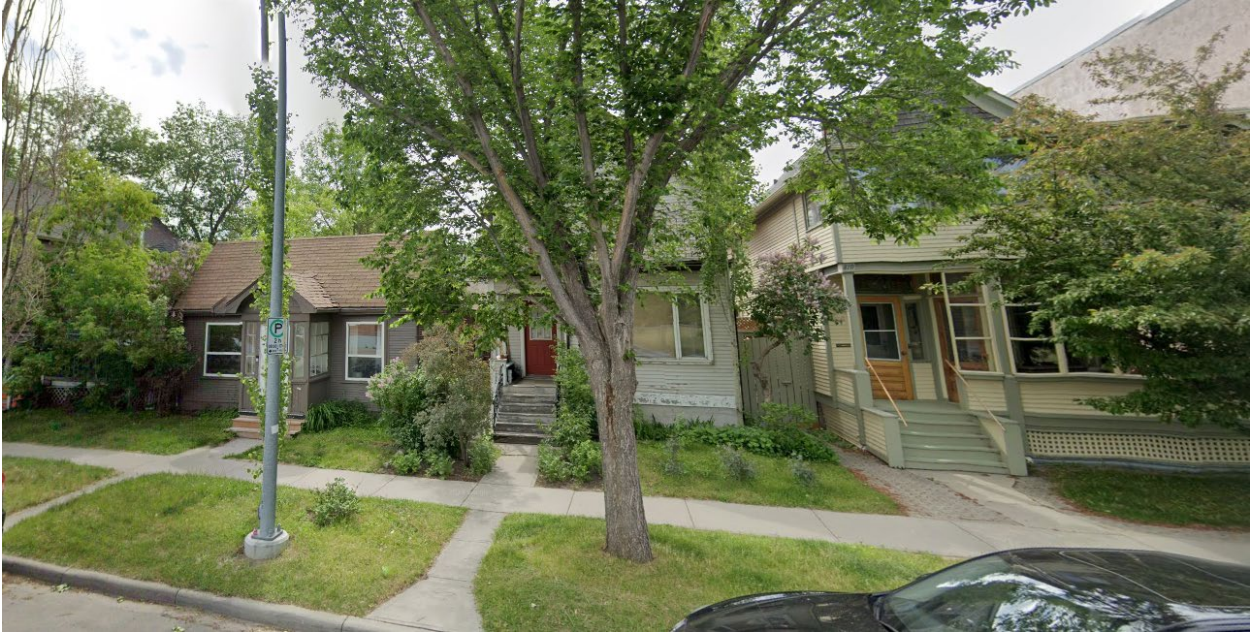
Appendix B – Context Photos



View from 7 Street NW (3 lots)



809 & 811 1 Avenue NW (2 lots)



813 – 819 1 Avenue NW



Appartment Building 823 1 Avenue NW



827 1 Avenue (multi-unit redevelopment with 2 front buildings and 1 building in the rear with courtyard)



Apartment buildings at the west end of the 800 block



View to the west from intersection 7 Street & 1 Avenue NW – subject properties to the left

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February 24, 2025

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Mayor and Members of Council,

RE: Public Hearing March 4, 2025 – Item 17

IP2025-0009

**ADOPT THE RILEY COMMUNITIES LOCAL AREA PLAN, REPEAL THE EXISTING
HILHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN AND
HOUNSFIEHEIGHTS/BRIAR HILL AREA REDEVELOPMENT PLAN
BYLAW 25P2025**

IP2025-0009

**AMENDMENT TO THE LAND USE BYLAW (1P2007)
BYLAW 26P2025**

With respect to the above matter, I have been retained by CLD Development Ltd. CLD Development Ltd., is the Registered Owner of the properties 111, 115 & 117 7 Street NW and 809 & 811 1 Avenue NW in the community of Sunnyside. [Appendix A] The five properties, which contain residential older homes, are contiguous. In the proposed Riley Communities Local Area Plan (LAP) the subject properties are included in the designated Heritage Guidelines Areas, as identified in the associated LAP Maps.

CLD only became aware of this designation as a result of the City's notification letter of February 20, 2025, as CLD is not an experienced developer.

CLD is strongly opposed to the inclusions of their properties in the Heritage Guidelines Areas Maps of the LAP and the proposed Land Use Bylaw amendments. CLD respectfully request that the properties be removed from the Heritage Guidelines Areas Map (Map 5) and the associated Maps of the proposed Land Use Bylaw amendment.

The subject homes are in mediocre condition and were bought by our company for the purpose of future redevelopment (multi-family development). All CLD's five properties are situated within the TOD Area of the LRT Station.

It is important to note that the 800 block contains three apartment buildings (one 3-storey building and two 2.5-storey building). Furthermore, new redevelopment on one larger parcel (multi-units in three buildings) has occurred mid-block between the apartment buildings. Besides CLD's properties there are only 4 lots remaining that to some degrees are a heritage asset. Please note that none of the properties on the block have heritage designation under municipal or provincial designation.

On October 29, 2024, from IP2024--09338 Council gave unanimous direction to prioritize greater density around TOD sites within the Riley Communities LAP. In furtherance with the implementation of *Home is Here; The City of Calgary's Housing Strategy* CLD believes that the opportunity exists to densify future development on their properties so as to increase the supply of housing to meet the demand and increase affordability. From a planning and transportation perspective, densification on the subject properties would align with the objectives of the Municipal Development Plan (MDP) and applicable city policies.

Consequently, CLD respectfully requests that (a) their properties be deleted from the Heritage Guidelines Areas Maps of the LAP (Map 5) and of the Land Use Bylaw; and (b) the properties be designated in the LAP as "Neighbourhood Connector" (Map 3) and "Building Scale Low" (Map 4 - up to 6 storeys). In CLD's opinion this would align with Council's direction from IP2024-09338.

Thank you for considering this matter.

Sincerely,



Rick Grol, Agent for CLD Development Ltd.

Encl.: Attachment A

Cc: Client
Terry Wong, Councillor Ward 7
Debra Hamilton, General Manager Planning & Development Services
Teresa Goldstein, Director Community Planning
Fraser McLeod & Fazeel Elahi, Riley LAP Team
Heritage Calgary