

**Rowe, Timothy S.**

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**Subject:** RE: Bylaw 146D2018

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**From:** Zubic Sonja [<mailto:Sonja.Zubic@interpipeline.com>]

**Sent:** Friday, April 27, 2018 4:26 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Bylaw 146D2018

Dear Sir / Madam:

Further to the attached public notice, I wish to voice my opposition to this project.

As the existing resident on the 28<sup>th</sup> Avenue NW, I am concerned about diminishing my property value that will result from forcing the higher density development in the area. I own one of few remaining 1950s bungalows that gave character to this neighborhood. I have seen aggressive development in the area, behemoths built on the lots not originally intended to support such size of an infill, duplexes proliferation, diminishing setbacks, and a substantial tax hike.

The development pretext is, as usual, so vehemently touted "higher density" urban planning. For the existing Mount Pleasant residents, however, this means a decrease in the property value and increase of taxes. In the last seven (7) years, we have been asked to increase our taxes by 52% even though that is considerably higher than inflation and population growth. Two days ago, another tax hike was announced: in the range of 2.65 to 3.45 per cent for the 2019.

Any homeowner who purchased an R-C1/ R-C2 property paid a steep price for such designation and will not take kindly to his or her investment eroding within a short period of time. The pecuniary loss is accompanied by the loss of the feel of the neighborhood (the non-pecuniary category that Jane Jacobs was so keenly aware of).

With the upcoming rezoning in the immediate vicinity (466 – 29 Avenue NW, from RC-2 to M-C1), developers can build as high as four-story apartment building in Mount Pleasant. A 14 m development height will most certainly have a negative effect on the privacy and natural sunlight of adjacent neighbors with lower houses.

Now, we are facing another development – this time, it is a 11 m high rowhouse, 3 units, 2 -3 storeys on the 28<sup>th</sup> Avenue NW, the subject of my objection. One can only think what parking will look like on the 28<sup>th</sup> Avenue if this rowhouse gets approved.

Which is likely: the City continues to favour developers at the expense of taxpayers who have a vested interest in preserving their home value and a character of the neighborhood they bought into.

According to the past civic census, there were 10,600 vacant condos, the collateral

damage of the 2014 recession. With such a condo surplus on the market, it is mind-boggling that condos continue to be permitted.

In summary, Mount Pleasant residents have already been overtaxed and do not need to see the most important investment of their lifetimes diminished and the character of their neighborhood irrevocably lost.

Sincerely,

Sonja Zubcic

**Rowe, Timothy S.**

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**From:** thiessen.michelle@gmail.com  
**Sent:** Monday, April 30, 2018 10:57 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0347

April 30, 2018

Application: LOC2017-0347

Submitted by: Michelle Thiessen

Contact Information

Address: 437 28 Avenue NW

Phone: (403) 710-5541

Email: thiessen.michelle@gmail.com

Feedback:

As a resident and homeowner on this block of 28th Avenue, I am concerned about a few things regarding the redevelopment of homes on our block: 1. Parking amp; access - With this lot adjacent to 4th street, the only street parking would be on 28th ave. How will parking for the owner's and visitors of this development be addressed on the lot, so as to not further congest street parking? 2. There is a note on the placard (I tried to attach a photo, but file is too big?!) that states, "(with 3 secondary suites)". Does this mean each of the three residences will have rentable suites, effectively doubling the residences from 3 to 6? If that true, then it will compound the first problem. 3. Can we please have some architectural controls on the crap boxes that are going up everywhere?? I would like to see design that embodies some of the character and history of the neighbourhood. Developers should have to consider how these buildings will add to the visual appeal of everyone's experience of the neighbourhood. That's how vibrancy in a community is translated, through pride and consideration, that's how lasting value will be passed on to future Mount Pleasant residents and the homeowners of these condos.