

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Tuesday, February 13, 2018 9:53 AM
To: Public Submissions
Subject: FW: [EXT] Feb 20 council meeting
Attachments: LOC2017-0137 1920 Home Rd NW (2).pdf; Office of the City Clerk .pdf

From: Marilyn Wannamaker [mailto:mpsiychology21@gmail.com]
Sent: Monday, February 12, 2018 7:43 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: CAward7 - Dale Calkins <caward7@calgary.ca>; Farrell, Druh <Druh.Farrell@calgary.ca>
Subject: [EXT] Feb 20 council meeting

To City Clerk - please include the following information for the Feb 20, 2018 council meeting. Land Use Redesignation for the land located at 1920 Home Road NW.

LOC2017 is the Montgomery Community Association Planning Committee response, the second is our letter.

Thank you for your attention to this matter.

Marilyn and Dave Wannamaker
4928 - 19 Ave NW
Calgary, AB T3B 0S9
davecw@shaw.ca



January 29, 2018

Brad Bevill
Planning Development and Assessment
City of Calgary
brad.bevill@calgary.ca

Dear Brad:

RE: LOC2017-0137 1920 Home Road NW

LUA from R-C1 to R-CG

The Montgomery Planning Committee reviewed the revised and updated information that was emailed from the applicant on this proposed spot upzoning. The applicant was invited to the meeting but was unable to attend. The intent of the proposal is to develop the site to a higher density to include 3 dwelling units (triplex) with attached garages.

Our concerns are as follows:

UPZONING

The applicant is significantly increasing the zoning of this parcel that is currently zoned R-C1. The ARP does not support the concept that any R-C1 property can be upzoned for the sole reason of increasing density. Although increased density in general is one goal that the City strives for in the inner city neighbourhoods, it is not to be carried out lightly. The original ARP determined areas in the community to remain RC1 and RC2 and considers these areas preferable for the long term sustainability and vitality of the community.

After much considered thought, community engagement and input, the ARP was recently amended in order to achieve the densities proposed in the MDP. Based on community involvement, some areas were removed from the proposed increased zoning while others were added. These were all done to achieve a considered end result, based on an organizing principle. With the amendment in place, the proposed densities can be met and surpassed.

With the proposal at hand, there is no underlying principle upon which this upzoning is a logical result. There is no suggestion that it could be part of a neighbourhood hub or within a zone of higher densities. The rough sketches that were sent to the committee indicate that there is no improvement to the streetscape, to the adjacent neighbours' expectations for the site, nor is there any attempt at traffic and parking amelioration. There is also no connection or relationship to other higher density developments. This request for upzoning is not part of an intentional designed effort to increase the density in a neighbourhood. This, in fact, would be an island in an R-C1 district.

In our opinion, spot rezoning creates uncertainty in the re-development market and destabilizes the re-development potential of an area. Furthermore it creates conflict between neighbours already living and invested in the community who have an expectation of the type of housing in their area.

Montgomery Community Association, 5003 16th Ave NW Calgary AB T3B-0N2

Tel. 403-247-3116 Fax 403-247-3150 Email mcac@telus.net

The current stability provided by the ARP ensures developers and investors know what to expect, creating a fair and equal platform for all.

ACCESS

The applicant is proposing that access to the property would be from the lane rather than from Home Rd or from 19th AV NW. It appears from his site plan that there is only 4.1m width at this point. If a relaxation was given, it would result in a driveway along the side property line. This is not characteristic of the area nor is it appropriate. The adjacent neighbour could potentially see up to six vehicles every day driving up and down the side yard, idling in winter, glare spillover from headlights, etc. This is not conducive to their enjoyment of their property.

The proposed driveways to each garage take up most of the site and present a really inappropriate and unconsidered approach to site planning. Where are the front yards?

LANDSCAPING

The applicant sent photographs of the mature trees on the site that “will be saved wherever possible, hopefully all of them”. His assurances are underwhelming.

MASSING

We received a Block Plan and potential Massing sketch from the applicant. For such a significant “ask” of the community, the applicant appears to have spent no effort or attempt to create an architectural gem or to suggest what it could be like. Again there appears to be no contribution to the streetscape and aesthetics of the community. The preliminary sketch (and site plan) show really poor use of the site, very plain elevations and no hint of treating both Home Road and 19th AV as front elevations.

EXPECTATIONS

The expectation of living in an R-C1 neighbourhood is that your neighbour will not be building to a higher density. If this kind of spot rezoning was permitted it will lead to uncertainty, ill-considered planning, and developments designed in a vacuum.

For these reasons, we cannot support this proposal for rezoning. But ultimately, our ARP does not support the rezoning of R-C1 properties to R-CG.

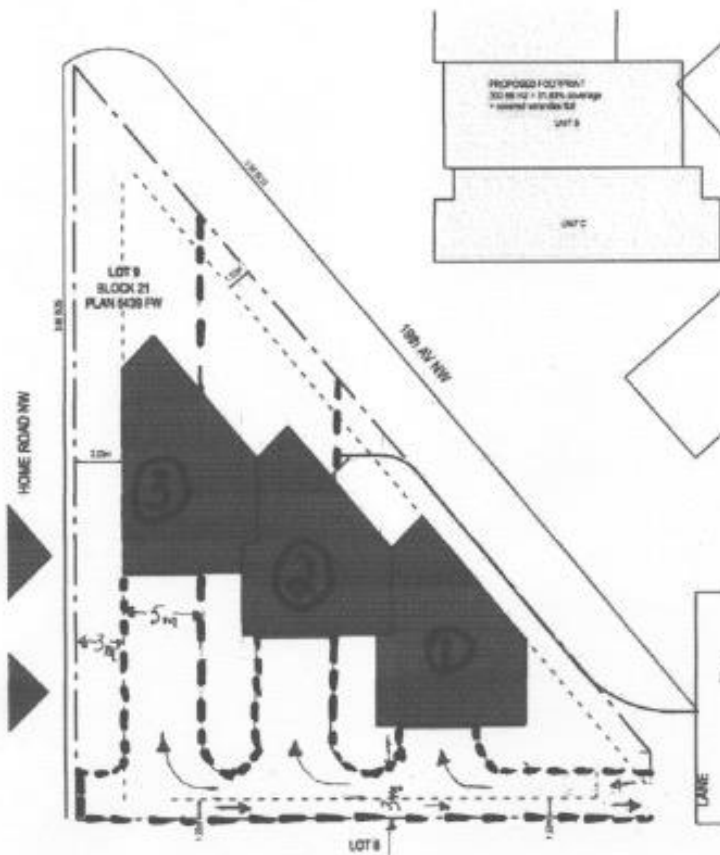
Regards,

Janice Mackett,
Planning Committee Chair

Montgomery Community Association

Attmt: proposed Site Plan and 3D sketch of the development received via email from the applicant

cc: Councillor Druh Farrell
Executive Assistant Ward 7
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee



Office of the City Clerk
cityclerk@calgary.ca

To Office of the City Clerk:
Re: Bylaw 41D2018

Thank you for the invitation to respond to the application to amend the Land Use Designation. I have reviewed the City of Calgary Land Use Bylaw related to Permitted use Rowhouse Building (347.3), The Montgomery Area Redevelopment Plan, The Main Street: Montgomery Document (City of Calgary Montgomery-Zoning.pdf), the Calgary Planning Commission Report to Council, including the applicant's submission, along with planning documents submitted to the Montgomery Planning Committee by City of Calgary Community Planners David Mulholland and Brad C. Bevill, Planners, North Planning Area. ****Montgomery Community Association Planning Committee Comments attached.***

Firstly, the proposed redesignation is not in keeping with the applicable policies of the Montgomery Area Redevelopment Plan (as stated on page 2 Calgary Planning Commission report to council). The Montgomery ARP indicates Low-Density Residential Policies: Redesignation Policies summarized as follows: ****Appendix A: full policy wording.***

- Policy R2:
 - Density should only be permitted in locations indicated on the Land Use Plan.
- Policy R3:
 - Redesignation should not be permitted as the land use designation as indicated provides flexibility and a low-density method for increasing and stabilizing Montgomery's population.
- Policy R4:
 - In order to maintain the stability of neighbourhood, redesignation should not be permitted.
- Policy R5:
 - Redesignation of single lots is not supported.
- Policy R6:
 - Redesignation of existing areas will require a comprehensive amendment to the plan.

Secondly, this block of 19 Avenue NW does not have parking permit restrictions other than one home on the north side with an Accessible parking zone. (as per Calgary Planning Commission report to council)

Additionally, access to the site is limited (4-meter lane access and one curb cut off 19th). In correspondence with the Planning Director, the applicant indicated that access off 19th Ave and Home Rd will not be used.

According to the City of Calgary Bylaws Permitted use Rowhouse Building 347.3 (e) must have a motor vehicle parking stall or private garage for each dwelling unit with direct, individual access to a lane. The applicant's proposed site plan shows a 2-lane 3m wide access road starting at the lane and running along the side property line crossing all the units ****Appendix B: proposed site plan provided by the applicant to the Planning Committee***

Furthermore, the R-CG zoning district is the only district that allows semi-detached development to have a secondary suite. This means that potentially there could be 6 dwelling units on this site which is significantly above anything around it.

Finally, Montgomery Community has just recently completed an extensive engagement process with the City of Calgary Main Street team. This applicant had the opportunity to request this rezoning within the context of the Main Streets and/or the Home Road-16th Avenue Project. His request is a substantial up-zoning which, if granted, could result in an undermining of the community growth and destabilize the current targeted growth. ****Appendix C: Montgomery ARP amendments***

I look forward to the opportunity to address this request at the council meeting on February 20, 2018.

Sincerely,
Marilyn and Dave Wannamaker

Appendix A: Montgomery ARP
LOW-DENSITY RESIDENTIAL POLICIES

Land Use

Policy R1. Low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue.

Redesignation

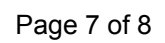
Policy R2. The redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low Density District and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP.

Policy R3. Redesignation of R-2 Residential Low Density District to R-1 Residential Single Detached District should not be permitted. The R-2 land use designation provides flexibility and a low-density method for increasing and stabilizing Montgomery's population.

Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted.

Policy R5. The redesignation of individual lots from R-1 Residential Single Detached District to R-2 Residential Low Density District is not supported.

Policy R6. The redesignation of existing R-1 Residential Single Detached District areas will require a comprehensive amendment to the Plan.



Appendix C: Changes in the ARP approved Spring 2017

17P2017 2017 April 11

- (a) Insert a new paragraph after the first paragraph in Section 1, Chapter 1.
- (b) Delete and replace the word “Commercial” in Subsection 1.
- (c) Delete and replace word “Commercial” in the first sentence in Subsection 1.12.
- (d) Delete and replace Figure 1.3 in Section 1, Chapter 1.
- (e) Delete and replace words “Commercial Core” in the first sentence, in Subsection 1.13.
- (f) Delete and replace words “Commercial Core” in Subsection 2.4 Residential Vision for the Future.
- (g) Delete the subsection “Medium Density Residential Policies” in its entirety, including all the sketches and photographs in Subsection 2.5 Residential Objectives.
- (h) Delete the Subsection “Medium Density Residential Design Guidelines” in its entirety, including all the sketches and photographs in Subsection 2.5 Residential Objectives.
- (i) Delete the Subsection “High Density Residential Policy” in its entirety in Section 1, Subsection 2.5. (j) Delete and replace title in Section 1, Chapter 3.
- (k) Delete and replace the words “commercial area” wherever they appear after “Bowness Road/46 Street” in Section 1, Chapter 3.
- (l) Delete and replace Subsection 3.1 Background in its entirety in Section 1, Chapter 3.
- (m) Delete and replace Policy C11 in its entirety in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.
- (n) Insert new Policy C12 in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies, and renumber all subsequent policies.
- (o) Delete Policy C19 “Special Parking Consideration” in its entirety in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.
- (p) Delete Figure 3.2 Parking Relaxations under Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.
- (q) Delete Policy C20 “Existing Commercial Laundry Facility” in its entirety, and renumber all subsequent policies in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies
- (r) Delete Figure 6.1 and Figure 6.2 in Section 2 and renumber all subsequent figures.
- (s) Delete Table 6.1, Actions”, Table 6.2 ,and Table 6.3 in Section 2 and renumber all subsequent tables. (t) Delete Inset 1 in Section 3, under 2.0 subsection.
- (u) Delete Inset 2 in Section 3, under 2.0 subsection.
- (v) Delete Inset 3 in Section 3, under 2.0 subsection.
- (w) Delete and replace existing title in Section 3 Background Information, Subsection 7.2.
- (x) Delete and replace Policy C9 in its entirety, in Subsection 3.7.

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