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THE CITY OF CALGARY
CITY CLERK'S

ADJACENT PROPERTY OWNER SUBMISSIONS

Janice I. Taylor
2511-17A Street NW
Calgary, Alberta T2M 3S7

February 12, 2018

TO: OFFICE OF THE CITY CLERK,
CITY OF CALGARY
700 Macleod Trail SE
PO Box 2100, Postal Station 'M',
Calgary, Alberta T2P 2M5

RE: **REDESIGNATION APPLICATION 2016-0322**
(APPLICATION TO REDESIGNATE 2507-17A STREET NW)
FROM R-C2 to R-CG

INTRODUCTION:

I am the property owner of 2511-17A Street NW Calgary. This has been my home since 1993, for almost 25 years. I have raised a family in this home. I have made many improvements to the property over the years. I have enjoyed living in the quiet maturely treed neighborhood of Capitol Hill. And I do hope to continue to enjoy living in my home and to enjoy the privacy of my beautifully landscaped back yard.

Unfortunately, I am the party who will be the most affected by the City of Calgary Council decision on the builder initiated application to redesignate and redevelop the parcel located at 2507-17A Street NW since it is right next door to my property. This redesignation application is being made along with the proposed development application for a 7 unit Rowhouse development with basement suites (14 units in total). See (DP2016-4874).

The applicant's property is directly next door along the entire south side of my property. This means that I share a property line from the front of my property to the lane at the back. I understand that the builder applicant seeks to redesignate this property in order to accommodate a 14 unit complex on one conjoined parcel of land as a more economically profitable build. This means that they intend to make the combined parcel into one property with a large common usage area and that I will have 14 neighboring families across my entire side fence where I previously had only 1 or 2 neighbors.

ISSUE:

This application requires that City Council amend the statutory Capitol Hill portion of the newly approved North Hill ARP.

BACKGROUND:

The communities of Capitol Hill and Banff Trail have ARPs to guide future land use and development. These plans set high level requirements for future development and outline how the goals of Calgary's Municipal Development Plan and other planning documents will be applied to a specific site. ARPs may be amended as conditions change in a community and as the vision and aspirations of a community change.

On March 7, 2016, after two years of community visioning and public consultation in 2014 and 2015, City Council approved amendments to the Banff Trail and Capitol Hill portions of the North Hill ARP.

In the Calgary Planning Commission Report to Council dated March 7, 2016, recommendations were made that these changes be approved by Council. The reasons for the recommendation are set out on page 2 of the report as follows (Attached as "Exhibit A"):

> "REASON(S) FOR RECOMMENDATION:
>
> Administration recommends that the Calgary Planning Commission recommend approval of the Proposed amendments to the Banff Trail ARP and the North Hill ARP for the following reasons:
>
> The proposed ARP amendments:
> - respond to Council direction to identify appropriate areas for modest redevelopment;
> - provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages;
> - update the Banff Trail ARP (1986)and Capitol Hill component of the North Hill ARP (2000) to align with the Municipal Development Plan (MDP) goals of: providing complete communities, supporting strategic intensification, ensuring transit supportive land uses, and increasing housing choice, and;
> - are consistent with the Location Criterion for Multi-Residential Infill in low density residential areas."

The Proposed Location Criteria for Multi-Residential Infill was submitted in the Report to Council dated March 7, 2016 and is attached as "Exhibit B". It contains the rationale for the factors/preferred conditions to be considered in the review and evaluation of land use amendment applications for R-CG, R-C1 and R-C2 applications (previously M-CG, M-C1 and M-C2). The first preferred condition on the list is whether the subject site is a "corner parcel" with the comments "corner developments have fewer direct interfaces with low density development" and "corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment". One must ask the obvious question: When does a corner parcel stop being a corner parcel? When it is two properties combined? Or when it is three combined? Could it still be a "corner parcel" if one were to combine half the properties down 17A Street to the middle of the block? Or if one combined all except the last property on the block north of 2503-17A Street NW? Clearly this criteria can only mean that the corner parcel is the parcel/lot directly on the corner, namely, 2503 – 17 A Street. The applicant seeks to have the midblock parcel at 2507 – 17A Street reclassified as if it was a corner parcel when indeed it is not. If this is allowed, it creates a slippery slope and opens the door for other developers to try to combine more than two lots in a row down a side street. This was not intended in the larger picture of the new ARP to be redesignated as R-CG, and is a criteria that does not support the redesignation to R-CG. The fourth preferred condition is whether the subject site is on a collector or higher standard roadway on at least one frontage with the comments "minimizes traffic on local streets". This condition supports the argument that the redesignation for R-CG is not intended to "creep" into the quiet side streets off the main roads. Presumably this comment suggests that the issue of overcrowded sidestreet parking overflow would be included as a concern under this factor.

Following the approval of the changes to both ARPs, Council directed city staff to undertake city-initiated redesignations of approximately 600 specific R-C1 and R-C2 properties (identified in the revised ARPs as appropriate for 'Low Density Rowhouse') to R-CG. A map (MAP 4) of the properties that were slated for city-initiated redesignation is attached as "Exhibit C".

The city-initiated redesignations of those properties appears to have now been completed. On August 1, 2017, Council approved the city-initiated redesignations of these specific R-C1 and R-C2 properties. A city-initiated redesignation was approved from R-C2 to R-CG for all parcels along the main roads including 24 Avenue NW and including 2503-17A Street NW, but not 2507-17A Street NW (the subject parcel of the within application). It follows that 2507-17A Street NW was not a property that the City found to be an appropriate property for redesignation.

The Goals set out under 2.0 VISION STATEMENT AND GOALS of the ARP include under the heading "CHARACTER" – Maintain the low density residential character, while encouraging housing intensification that is sensitive to the established character of the areas.

The preface of the new North Hill ARP states that:

"An Area Redevelopment Plan (ARP) is a planning document, adopted as a bylaw by City Council, that sets out comprehensive land use policies and other proposals that help guide the future of individual communities. An ARP supplements the Calgary Land Use Bylaw by giving a local policy context and specific land use and development guidelines on which the Approving Authority can base its judgement when rendering decisions on land use and development proposals. An ARP also provides guidance for the City in undertaking improvements and programs relating to a community."
ByLaw 39P2008

A Land Use Redesignation changes the land use district of a property to allow for a development that is currently not allowed. Each land use district has a purpose statement that captures the intent of the area to guide applications.

The intent of the new Capitol Hill portion of the ARP states that:

"3.5.1 Land Use

1. Land use redesignations should be consistent with the general land use classifications Identified on Map 4 Future Land Use Policy – Capitol Hill

Low Density Residential

The Low Density Residential area is intended to maintain stability in the community and to Protect the existing residential character and quality of the neighborhood.

3. The existing low density built form (single and semi-detached) should continue within this area.

Low Density Rowhouse

The Low Density Rowhouse area is intended to allow for a modest increase in density with a Greater variety of housing types while still being in scale with the existing context.

4. New development should be low density grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi-detached dwellings, single-detached dwellings and cottage housing clusters."

What is presently allowed under the currently existing city-initiated land use redesignation for the two lots at 2503 (R-CG) and 2507 (R-C2) – 17 A Street NW is based on the size of the lots. Specifically 2503 "corner parcel", based on the applicant's surveyed map, is 14.33m X 35.76m = 512.441 sq. m., which can accommodate a 3-unit Rowhouse at 75 units/h X 0.0512441 =3.843 dwelling units. And, 2507, based on the applicant's surveyed map, is 14.33m X 35.72m = 511.868 sq. m., which can accommodate 2 two storey larger square footage semi-detached or duplex dwelling units, consistent with vitually all other developments throughout the neighborhood. This amounts to a total of a 3-unit Rowhouse (potentially with basement suites) plus two semi-detached dwelling units for a total of 8 residences. (See PART 5: Low Density Residential Districts – R-CG at s.529 "The maximum density for parcels designated R-CG District is 75 units per hectare.")

Should the applicant wish to increase the size of the Rowhouse unit on the "corner parcel" this could easily be achieved by subdividing the properties to allow a 13m wide lot at 2507 and the remaining 15.66m wide lot at 2503 – 17 A Street NW. This subdivision would allow for 2 larger semi-detached or duplex dwellings (13m min. frontage) at 2507 -17A Street NW plus a 4-unit Rowhouse (potentially with basement suites) on the remaining 15.66m X 35.76m = 560.00 sq.m. at 2503 – 17A Street NW, which can accommodate at 75 units/h X 0.0560 = 4.200 units. This would provide for a total of 10 residences without requiring any amendment to the new ARP or Bylaws for Capitol Hill. This is an increase from the original R-C2 density of 4 dwelling units to 10 dwelling units with R-CG and R-C2.

The applicant instead seeks a larger increase in density from the original R-C2 density of 4 dwelliing units to R-CG to build a proposed 5-unit Rowhouse plus another 2-unit Rowhouse all with basement suites (a total of 14 units).

OBJECTIONS:

1. The city-initiated redesignation did not apply to redesignate 2507-17A Street NW as an appropriate property for redesignation to R-CG.

2. The redesignation applied for is not consistent with the land use classifications identified on Map 4 Future Land Use Policy – Capitol Hill. It is clear that only the single properties directly along the north side of 24 Avenue NW are highlighted for R-CG redesignation. No properties beyond those siding directly onto 24 Avenue are intended for redesignation.

3. The application requires that Council amend a very new ARP. A new ARP should require strict compliance until such time as it becomes outdated. This took many years from the last ARP for Capitol Hill (from 2000-2016).

4. The Capitol Hill community, after several years of consultation with the City, agreed to the new ARP as amended. Several changes were made at the request of the community to downsize some of the proposed changes to the ARP.

5. The ARP is intended to provide direction and certainty to area residents, landowners, and applicants. Notwithstanding this available knowledge, direction, and certainty set out in the ARP, the applicant seeks to obtain approval outside of the relevant statutes.

6. An amendment to the statutory Capitol Hill portion of the newly approved North Hill ARP as proposed is contrary to the principle of knowledge, direction, and certainty that the area residents and landowners are entitled to expect from laws and statutory enactments.

7. The increase in density from the original 4 dwelling units with R-C2 designation to a total of 14 residential units is not consistent with the intention of the Capitol Hill Land Use Policies in the new ARP which supports only a "modest increase in density" for Low Density Rowhouses. This proposed redevelopment application creates an increase in density that is not double, not triple, but 3.5 times higher than the original R-C2 density for the two parcels.

8. The city-initiated redesignation created approximately 600 R-CG parcels in Banff Trail and Capitol Hill for redevelopment to modest increase in density. There are an abundance of underdeveloped parcels already available with R-CG density that ought to be developed prior to any amendments of the new ARP.

9. The applicant builder's "economic objectives" (as stated in their application) is not a basis for redesignation to R-CG.

10. More significant is the reduction in density to preserve the R-C2 developments moving into the side streets from the modestly increased density of a Rowhouse along the collector roads like 24 Ave. NW. A reduced R-C2 density on the subject parcel to 2 units in the form of a Semi-detached dwelling with nornal property subdivision lines from front to back and private back yards transitions exactly in accordance with what was envisioned by the North Hill ARP revisions to incorporate Rowhouse developments. The ARP did not envision any 5 unit Rowhouses on a typical 50' X 120' lot nor any Rowhouse developments onto the parcels that were to be preserved as R-C2. It envisioned only 3 or 4 unit Rowhouses, and, as stated on the City of Calgary website, a maximum of 4 units (based on a typical 50' X 120' parcel of land). See attached webpages printed on March 26/17 as "Exhibit D".

11. The application fails to meet the majority of the "Location Criteria for Multi-Residential Infill". In fact it only meets 3/8 of the criteria.

12. Council's potential approval of the subject redesignation application does not guarantee that the intended comprehensive redevelopment will materialize. (see p 6 of Calgary Planning Commission Report to Council dated Feb. 20, 2018). One must question why a statutory amendment is acceptable for a hypothetical development.

13. Parking along the side streets in the area north of 24 Avenue NW is already a huge problem, particularly along 17A Street, due to the fact that several infill homes have already been built near 24 Avenue, and the streets in the area including 17A, 17, 16A are deadend cul-de-sac streets to the north of 24 Ave.NW. with many basement suites and side-by-side duplexes on the blocks north of 24 Ave. NW.

14. A large multi-unit Rowhouse complex spread over 2 parcels and with common area directly adjacent to the next R-C2 parcel imposes drastically on the privacy of the neighboring parcel at 2511-17A Street NW. This is inconsistent with the intention of the new ARP, and not envisioned in the examples of Rowhouse developments in the area. See R-CG examples from City of Calgary website, attached as "Exhibit E".

15. The proposed redesignation and redevelopment is wholly inconsistent with any other developments in the neighborhood. No other lots except "corner parcels" directly on 24 Ave. or on any other major collector road have been redesignated to R-CG, and all other developments in the area are consistently 4-unit Rowhouse developments (with or without suites) or semi-detached dwellings or single family homes. The redesignation of a similar set of parcels located only one block east at 1800 and 1802 – 24 Ave. NW. has been approved for a 4 unit Rowhouse on the 50' "corner parcel" directly on 24 Ave. The remaining parcel area to the north sidestreet facing onto 17 Ave. NW is to remain R-C2 to accommodate 2 semi-detached homes and a single family home all fronting onto the 17 Street sidestreet. (See Calgary Planning Commission Report to Council dated July 20, 2015 attached as "Exhibit F).

16. The residents and landowners within the immediate vicinity are likely to be the most affected. A total of 230 residents mainly within a 3 block radius of the proposed site have signed and filed a Petition with the City Planning Department against the Redesignation (LOC2016-0322) and Development (DP-2016-4874) applications. This was an overwhelming percentage of the residents in the area, and in fact, almost every person asked was clearly against the applications. An additional 34 interested persons have also signed. The Petition which included maps and drawings of the proposed development, and names, addresses, and contact numbers is attached as "Exhibit G".

POLICY AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAWS 11P2016 AND 12P2016

1. **ADOPT** the proposed amendments to the Banff Trail Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 11P2016.

3. **DIRECT** Administration to explore amendments to the Banff Trail Area Redevelopment Plan that clearly encourages/requires a "retail ready" built form (ie. 4.5 metre first floor height) where appropriate within the plan area.

4. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and

5. Give three readings to the proposed Bylaw 12P2016.

6. **DIRECT** Administration to explore amendments to the North Hill Area Redevelopment Plan that clearly encourages/requires a "retail ready" built form (ie. 4.5 metre first floor height) where appropriate within the plan area.

REASON(S) FOR RECOMMENDATION:

Administration recommends that the Calgary Planning Commission recommend approval of the proposed amendments to the Banff Trail ARP and the North Hill ARP for the following reasons.

The proposed ARP amendments:

- respond to Council direction to identify appropriate areas for modest redevelopment;
- provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages;
- update the Banff Trail ARP (1986) and Capitol Hill component of the North Hill ARP (2000) to align with the Municipal Development Plan (MDP) goals of: providing complete communities, supporting strategic intensification, ensuring transit supportive land uses, and increasing housing choice, and;
- are consistent with the Location Criteria for Multi-Residential Infill in low density residential areas.

ATTACHMENTS

1. Proposed Bylaw 11P2016
2. Proposed Bylaw 12P2016

B

APPENDIX XII

LOCATIONAL CRITERIA FOR MULTI-RESIDENTIAL INFILL

PUD2014-0156
ATTACHMENT

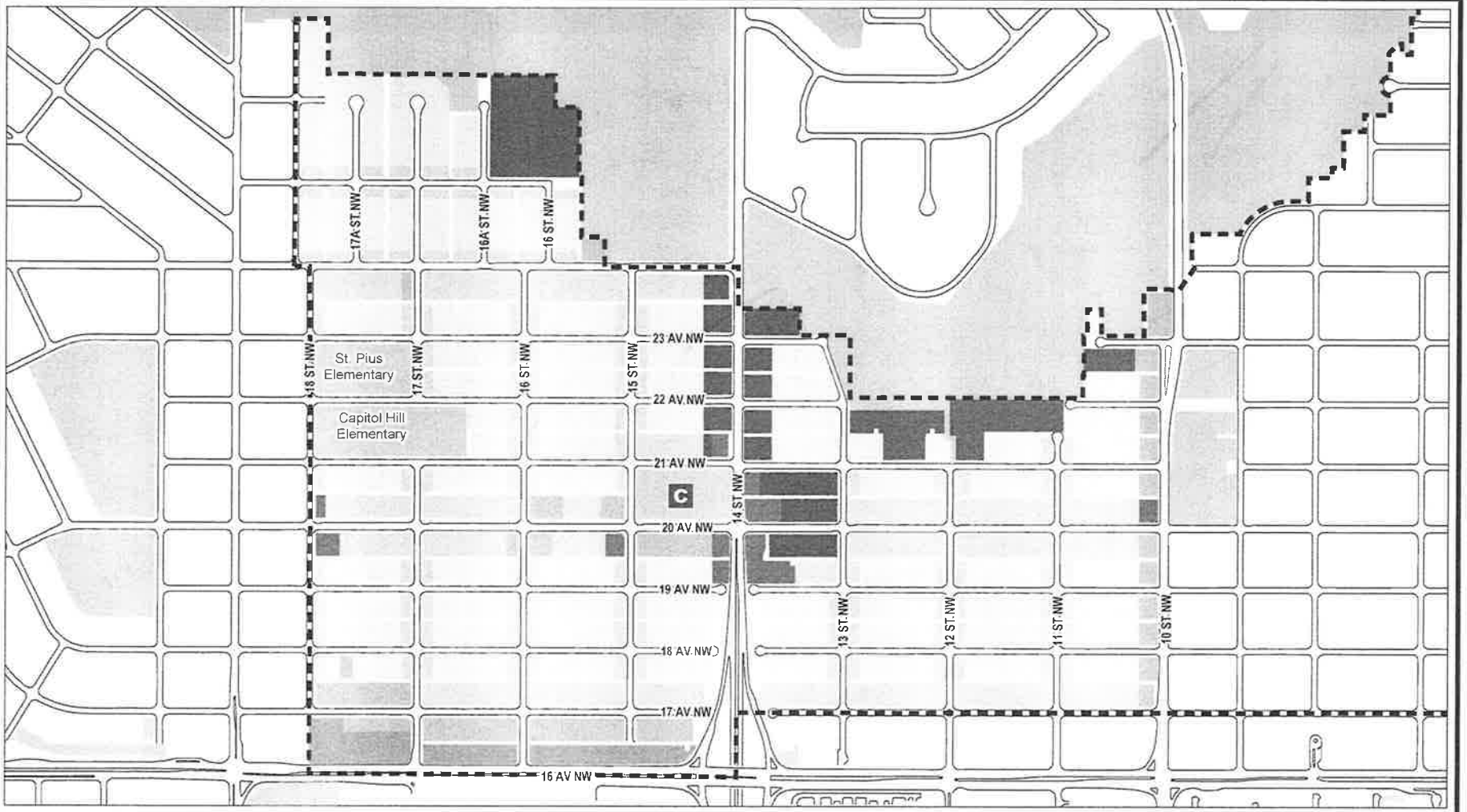
Proposed Location Criteria for Multi-Residential Infill

In order to assist in the evaluation of land use amendment applications and associated local area plan amendments, the following criteria shall be applied and reported on in Administration reports to Calgary Planning Commission. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site is considered for multi-residential infill development (all other things being considered equal). The following table represents a proposed checklist for preferred conditions to support land use amendments in low density residential areas. It is to be used in the review and evaluation of land use amendment applications for the following districts or direct control districts based on the following districts:

Multi-residential – Contextual Grade-Oriented (M-CG) District
Multi-residential – Contextual Low Profile (M-C1) District
Multi-residential - Contextual Medium Profile (M-C2) District

Subject Site	Comments
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of an existing or planned Primary Transit stop or station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.

C. Davies



North Hill
Area Redevelopment Plan

Map 4

Future Land Use Policy-
Capitol Hill

0 100 200 300 400
Meters

Legend

- A.R.P. Boundary
- Community Centre
- Park, Community Facility or School
- Low Density Residential
- Low Density Rowhouse
- Medium Density Low-Rise
- Medium Density Mid-Rise
- Local Commercial
- General Commercial
- Medium Density Institutional

Approved: 12P2016
Amended: 63P2017

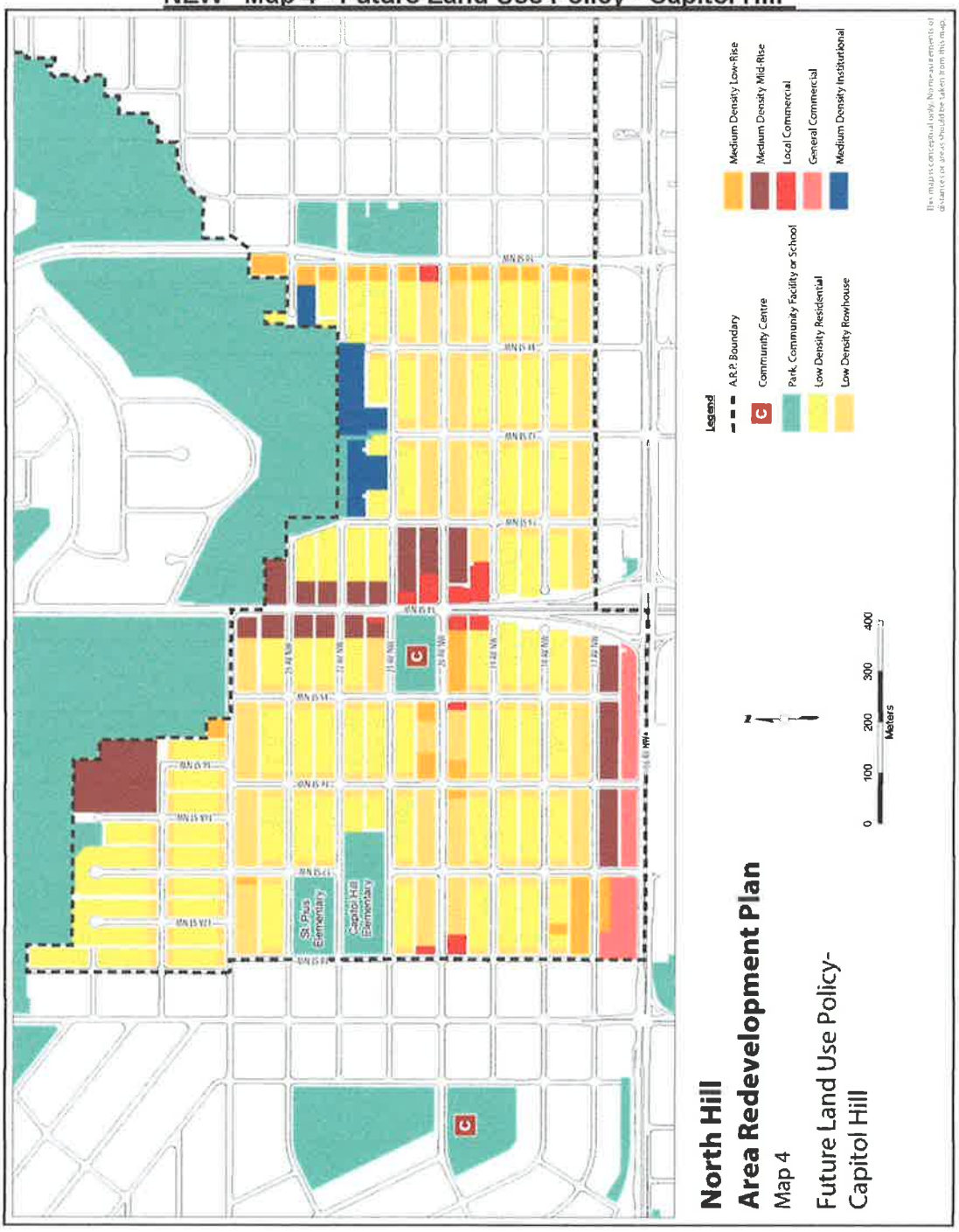
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Item #5.1.12
CPC2018-044
Attachment 3
Letter 1

POLICY AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAWS 11P2016 AND 12P2016

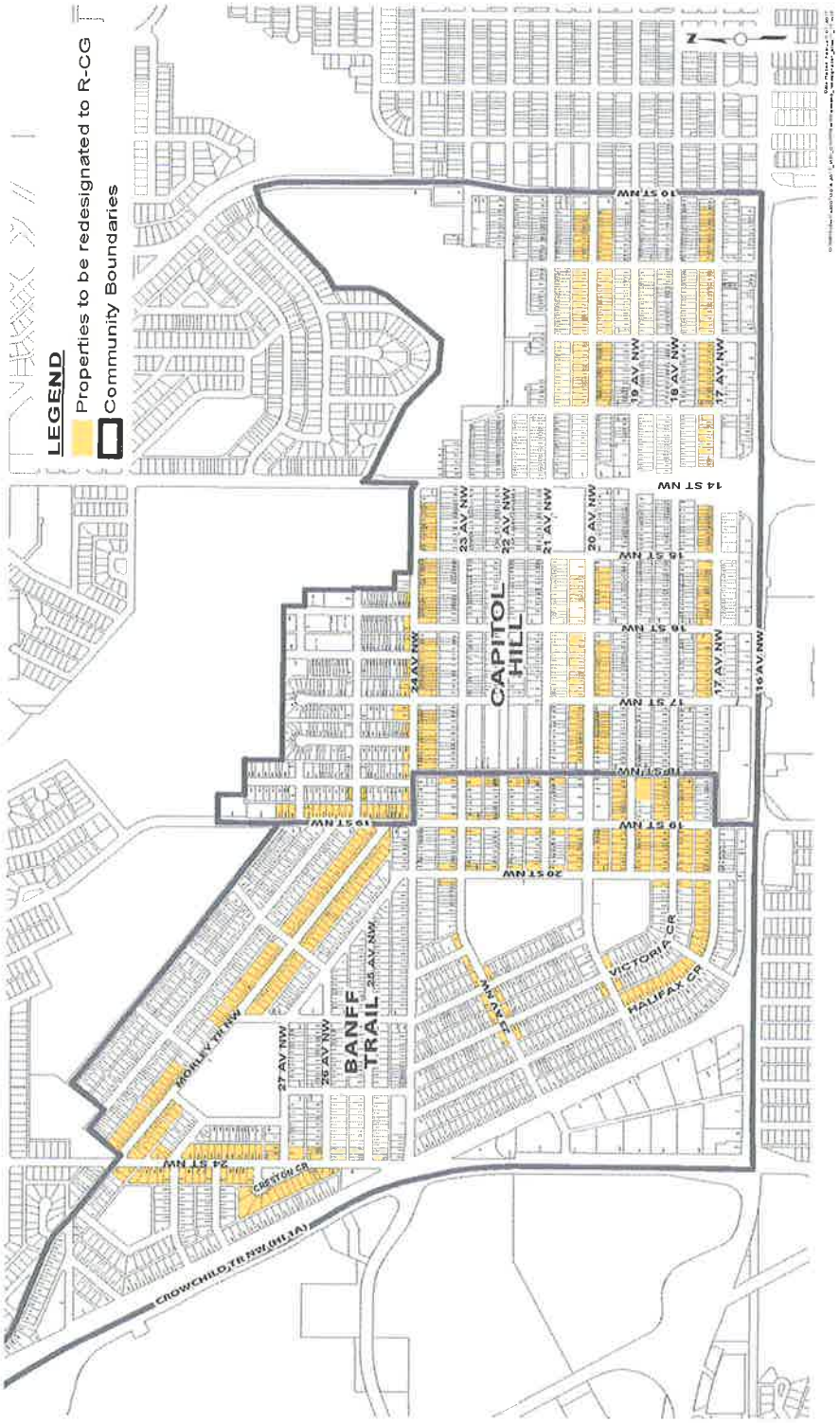
APPENDIX VIII

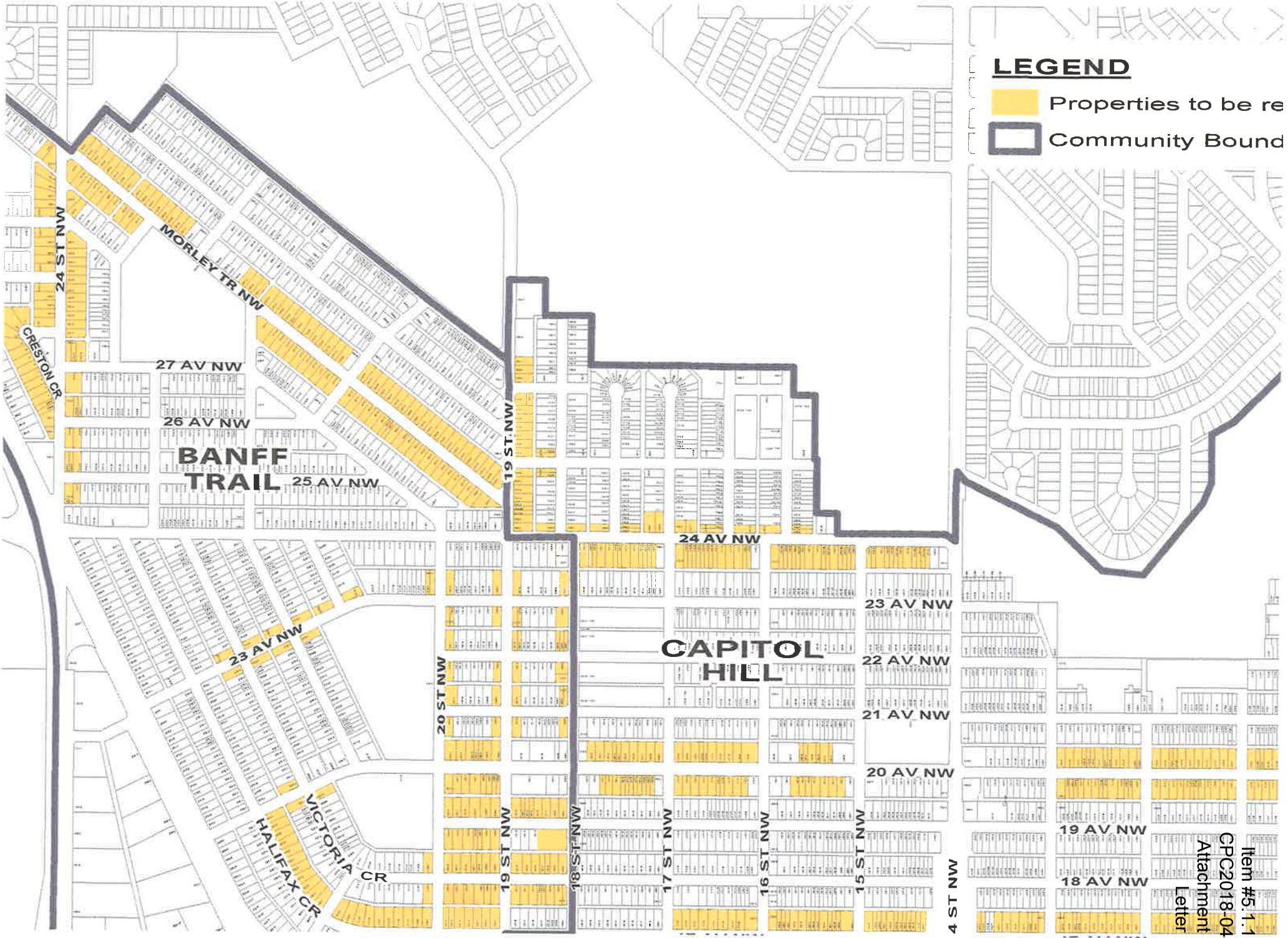
NEW "Map 4 - Future Land Use Policy - Capitol Hill"



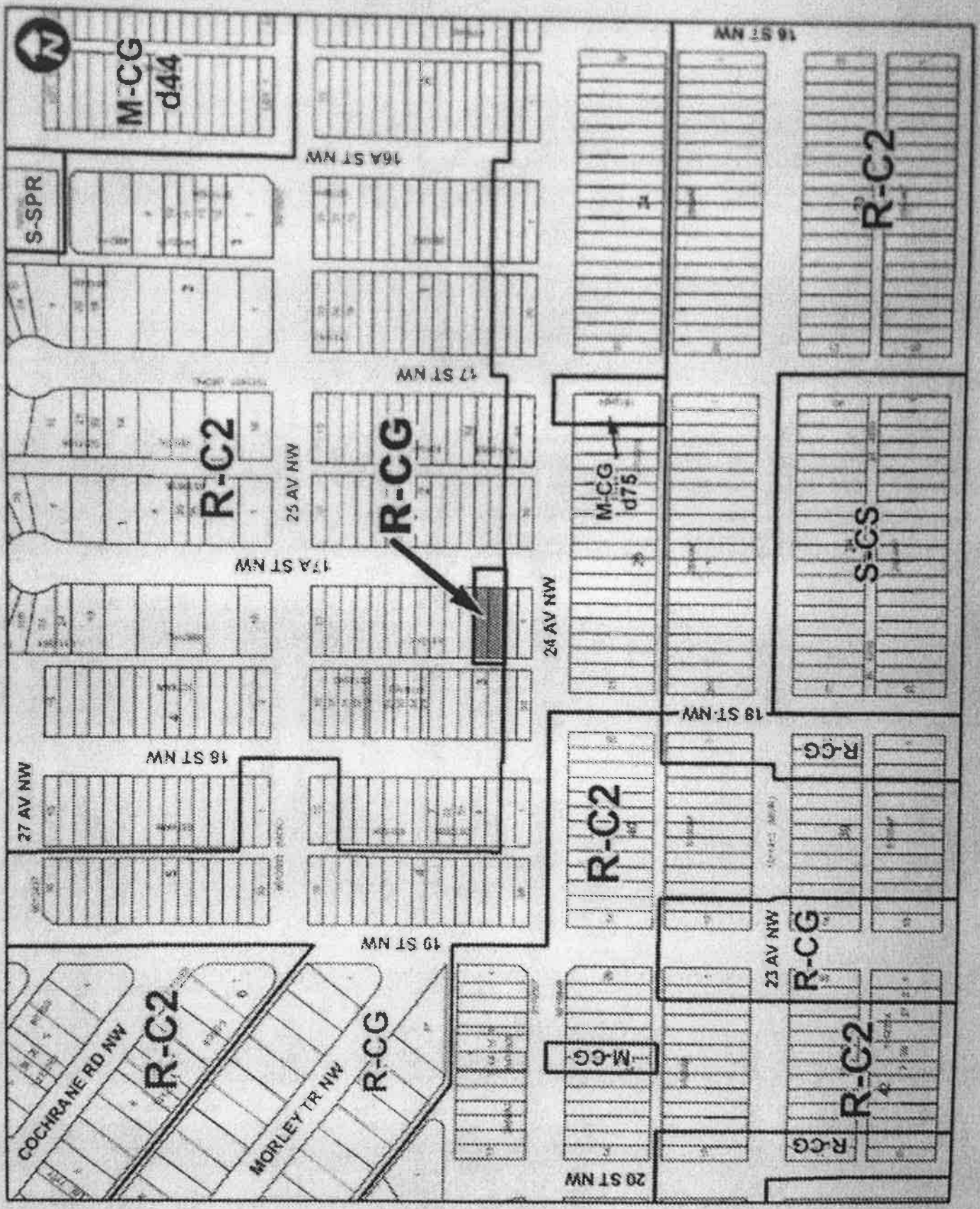
C. Davies

City Initiated Redesignation in Banff Trail & Capitol Hill





Item #5.1.12
CPC2018-044
Attachment 3
Letter 1


M-CG d44
S-SPR
16A ST NW
16 ST NW
R-C2
17 ST NW
R-C2
R-CG
25 AV NW
M-CG d75
S-CS
17A ST NW
24 AV NW
19 ST NW
18 ST NW
27 AV NW
R-C2
R-CG
19 ST NW
23 AV NW
R-CG
R-C2
COCHRANE RD NW
R-C2
MORLEY TR NW
R-CG
M-CG
R-C2
R-CG
20 ST NW

Information ! Try the new Calgary.ca navigation Collapse —

We're testing a new way to navigate Calgary.ca. Try it out and let us know what you think.

Try the new navigation (beta)

Banff Trail - Capitol Hill Community Planning Project

What's New?

D

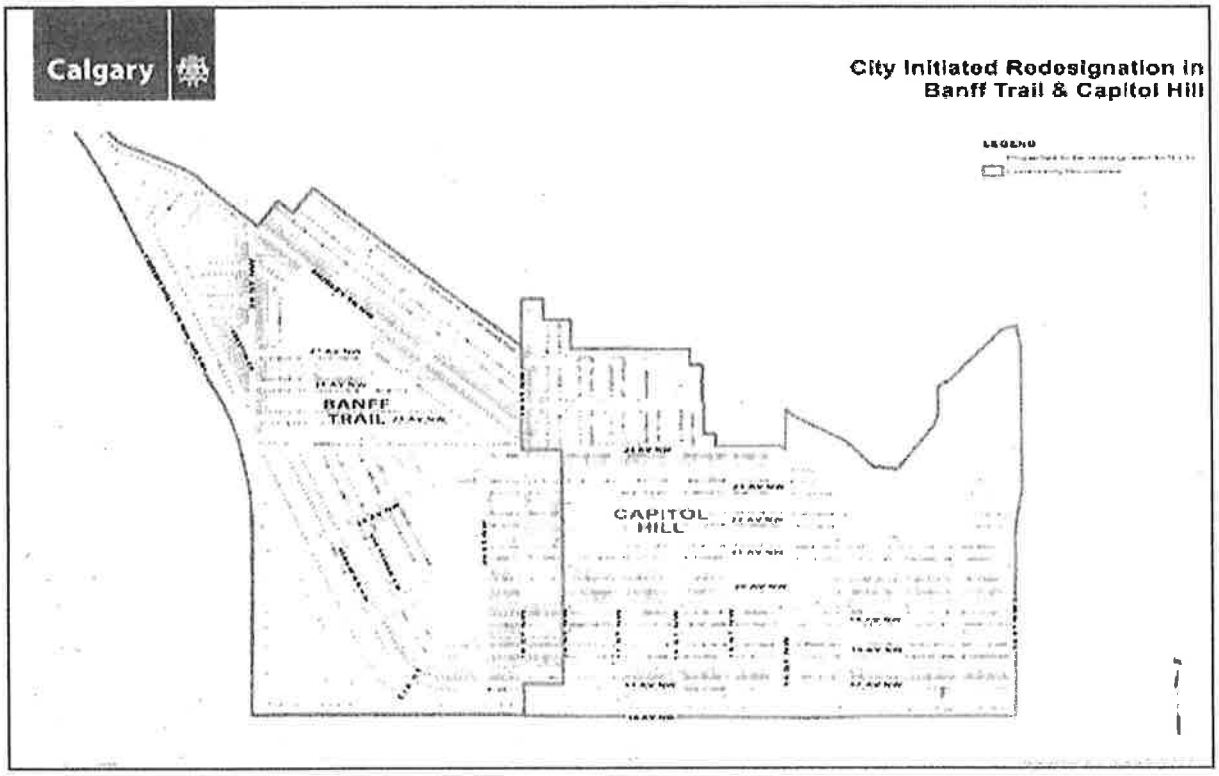
The City held two information sessions on February 15, 2017 and February 22, 2017. If you were unable to attend the sessions, please review the display boards.

Amendments to the Banff Trail Area Redevelopment Plan (ARP) and the Capitol Hill portion of the North Hill ARP were adopted by City Council on March 7, 2016 (see the meeting minutes - item 8.2 of the agenda).

Council directed City staff to implement specific aspects of the revised ARPs through City-initiated redesignations. As such, at the beginning of 2017 City staff initiated an application to redesignate the following residential R-C1 and R-C2 properties to an R-CG land use designation (Map below).

The new R-CG designation will allow for:

- Rowhouses in addition to uses and development already allowable on R-C2 and R-C1 properties;
- A maximum building height of 11 metres (applicable to new rowhouse development only); and
- A maximum of 4 units (based on a typical 50' x 120' parcel of land).



The revised land use plans included in both ARPs identify specific parcels and blocks of land as 'Low Density Rowhouse'. Properties selected for "upzoning" to an R-CG designation are generally consistent with these land use plans.

Banff Trail: Council directed City staff to redesignate all properties identified in the Land Use Plan of the Banff Trail ARP as 'Low Density Rowhouse' to R-CG.

Banff Trail land use plan

Capitol Hill: The R-CG redesignations will be limited to appropriate properties along 24 Avenue NW, 20 Avenue NW and the north side of 17 Avenue NW.

Capitol Hill land use plan

For more information on the Banff Trail Capitol Hill Community Planning Project, sign up to receive regular email updates.

Background

The communities of Capitol Hill and Banff Trail have Area Redevelopment Plans (ARP) to guide future land use and development. These plans set high level requirements for future development and outline how the goals of Calgary's Municipal Development Plan and other planning documents will be applied to a specific site. Area redevelopment plans may be amended as conditions change in a community and as the vision and aspirations of a community change.

The purpose of the Banff Trail Capitol Hill Community Planning Project is:

1. To engage with the community of Banff Trail about future transit oriented development east of the LRT alignment along Capitol Hill Crescent – **COMPLETED**
2. Work with local stakeholders to identify potential locations for modest redevelopment, consistent with the policies of the Municipal Development Plan (MDP) and within the boundaries of the Banff Trail Area Redevelopment Plan (ARP) – **COMPLETED**
3. Implement aspects of the revised area redevelopments as per Council direction through City-initiated redesignations – **ONGOING**

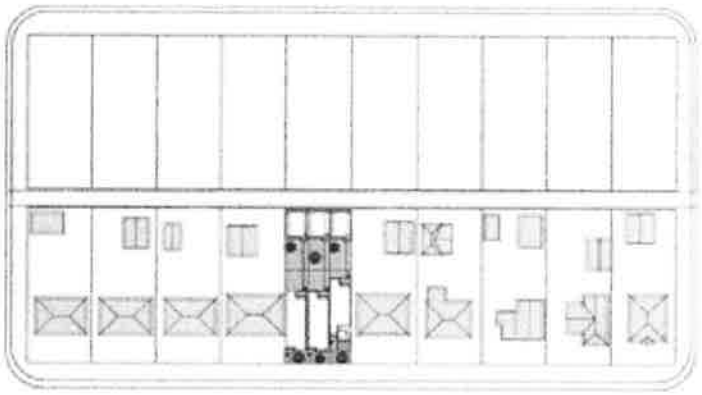
A community visioning exercise between City staff, residents of Banff Trail and Capitol Hill, and other stakeholders concluded at the beginning of 2016 (see the Engagement tab). The proposed amendments to the Banff Trail Area Redevelopment Plan (ARP) and the Capitol Hill portion of the North Hill ARP were adopted by City Council at a Public Hearing of Council on March 7, 2016. See Council meeting minutes (item 8.2) for additional information.

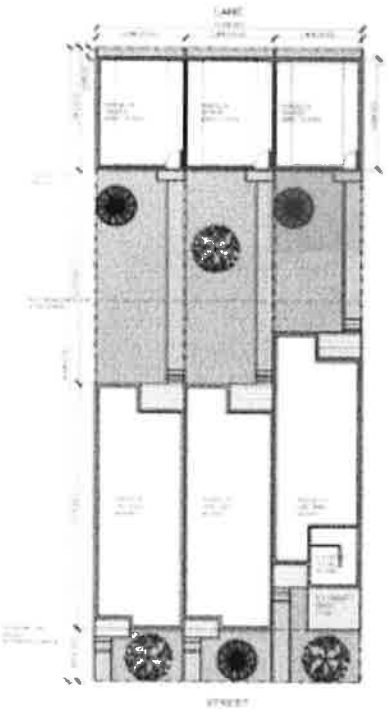
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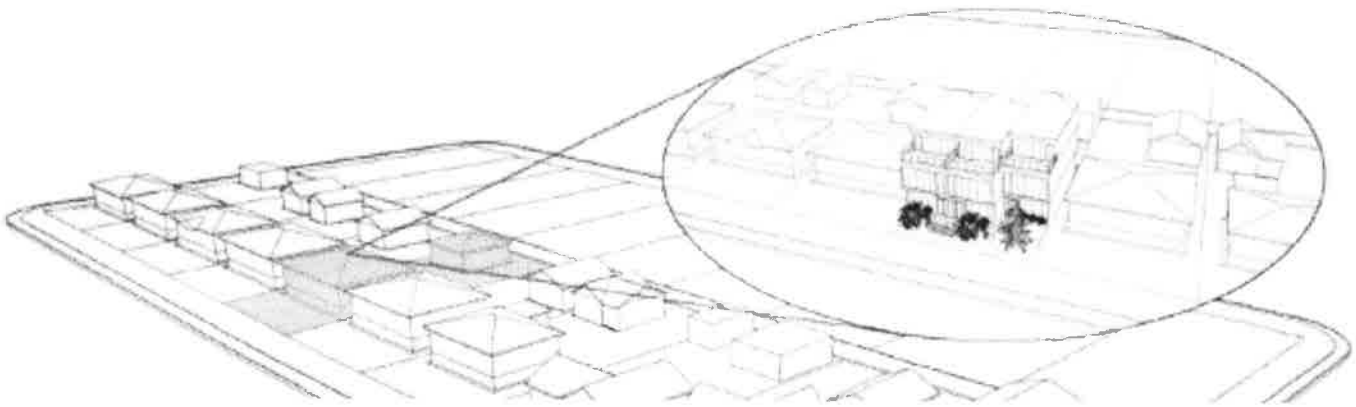
R-CG building examples

3-unit rowhouse, laned mid-block property (50' x 120')



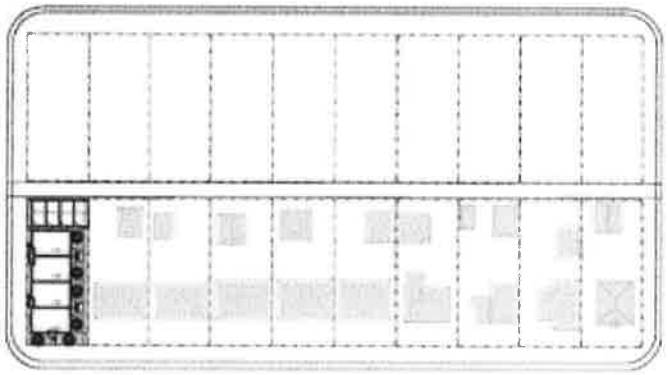


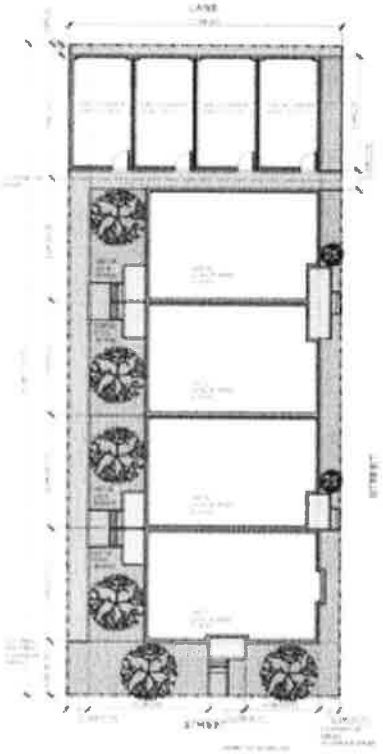
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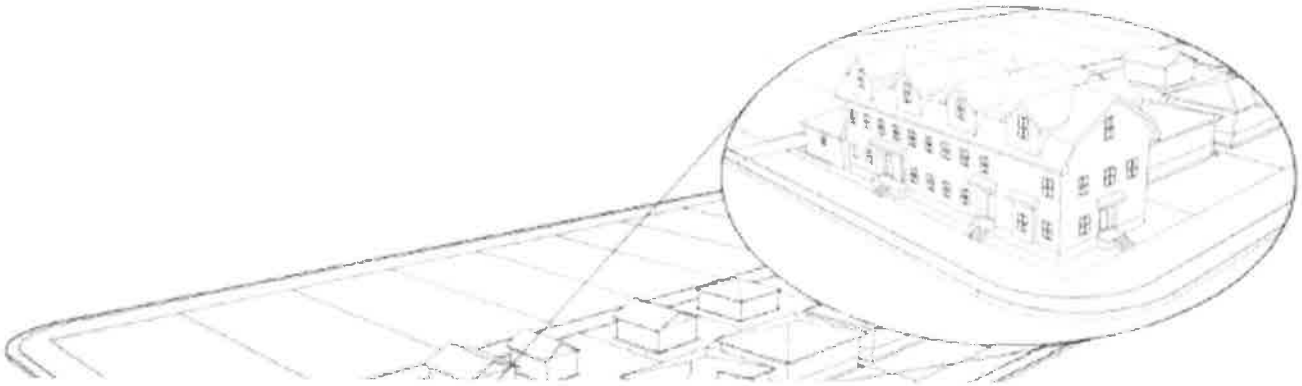


R-CG building examples

4-unit rowhouse, laned corner property (50' x 120')

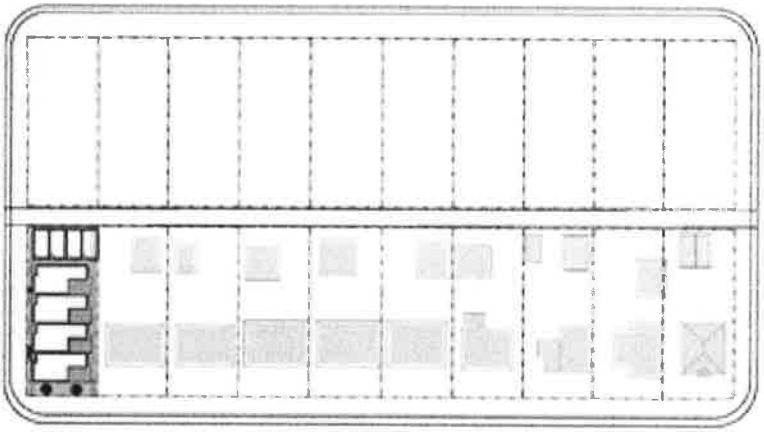


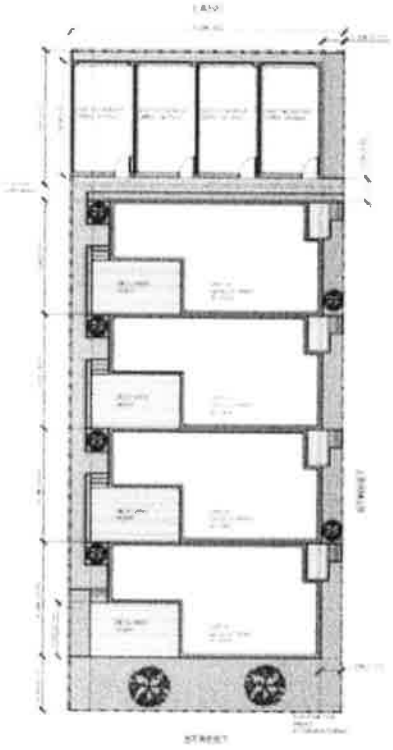


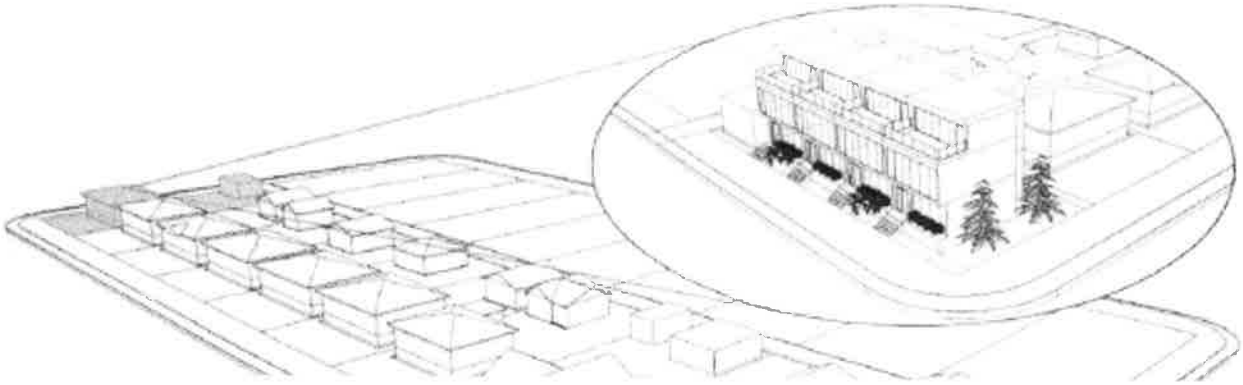


R-CG building examples

4-unit rowhouse, laned corner property (50' x 120')

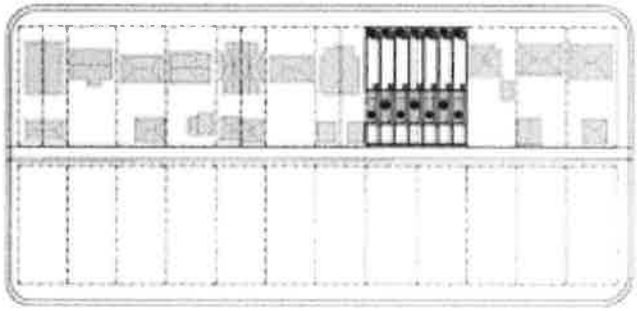


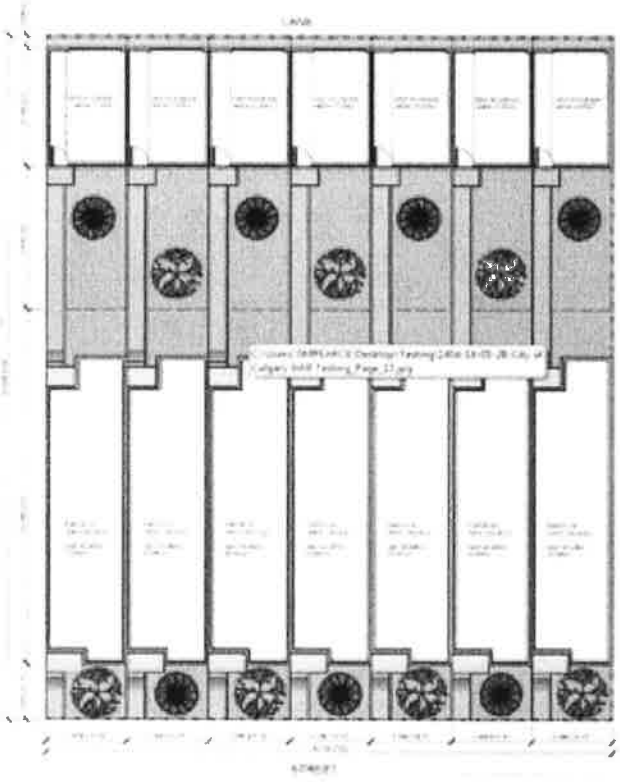


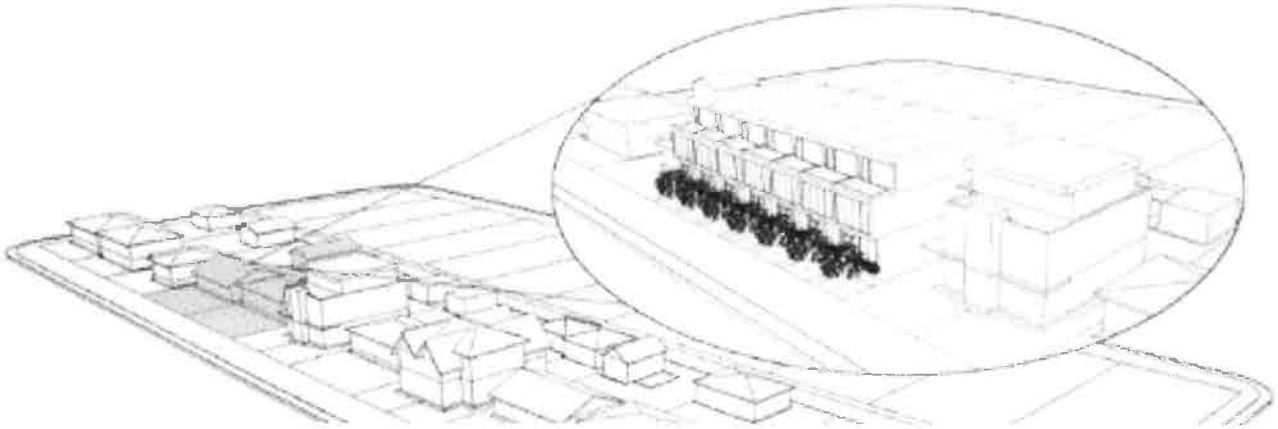


R-CG building examples

7-unit rowhouse, laned mid-block property (100' x 120')







POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

EXECUTIVE SUMMARY

This land use redesignation proposes to redesignate a portion of two existing parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development. A concurrent subdivision application (SB2015-0053) is currently under review that would realign the existing two parcels accommodate the proposed redevelopment.

A mapping amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

On 2013 April 22, Council directed administration to work with the Banff Trail Community Association and other local stakeholders to identify potential locations for modest redevelopment in Banff Trail. At the request of the Community Association, Capitol Hill was subsequently included in this planning project.

On 2014 October 06, Council directed administration to pursue, as part of the ongoing Banff Trail and Capitol Hill Community Planning Project, opportunities for appropriate Area Redevelopment Plan amendments and following approval, corresponding City-initiated Land Use Bylaw redesignations, as they relate to the R-CG District.

This work is ongoing and while this application is consistent with the direction established through the planning project as it relates to Capitol Hill, the application is not part of a City-initiated process.

F

ADMINISTRATION RECOMMENDATION 2015 May 21

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 21P2015 and 105D2015; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 21P2015.

T. Gonzalez

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located on a portion of 1800 and 1802 – 24 Avenue NW (Plan 6310AK, Block 2, Lots 1 and 2) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 105D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site located on a collector road, is located within 400 metres of a transit stop, and has direct lane access.

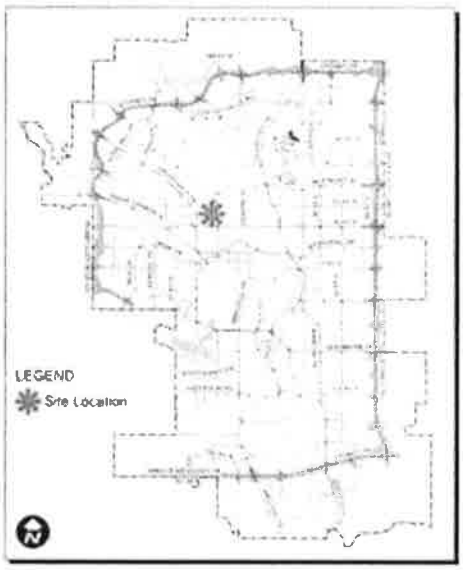
ATTACHMENTS

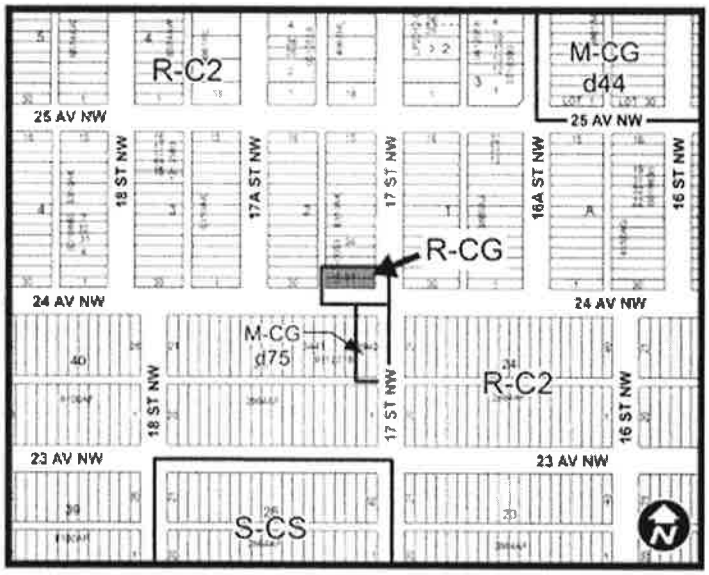
1. Proposed Bylaw 21P2015
2. Proposed Bylaw 105D2015

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2015 JULY 20

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

LOCATION MAPS







T. Gonzalez

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDICES III-IV).

   Moved by: R. Honsberger **Carried: 7 – 0**
   Absent: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located on a portion of 1800 and 1802 – 24 Avenue NW (Plan 6310AK, Block 2, Lots 1 and 2) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

   Moved by: R. Honsberger **Carried: 7 – 0**
   Absent: R. Wright

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015

MAP 29C

Applicant:

Brown & Associates Planning Group

Landowner:

Provectus Homes Ltd

Planning Evaluation Content	Issue	Page
Density *Is a **density increase** being proposed.*	Yes	5
Land Use Districts *Are the changes being proposed **housekeeping** or **simple bylaw amendment.***	No	5
Legislation and Policy *Does the application comply with policy direction and legislation.*	Yes	5
Transportation Networks *Do different or specific **mobility considerations** impact this site*	No	6
Utilities & Servicing *Is the site in an area under **current servicing** review and/or has **major infrastructure** (water, sewer, storm and emergency response) concerns.*	No	6
Environmental Issues *Other considerations eg. sour gas or contaminated sites*	No	6
Growth Management *Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.*	No	7
Public Engagement *Were **major comments** received from the circulation*	No	7

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the community of Capitol Hill, at the northwest corner of 17 Street NW and 24 Avenue NW. The two parcels are each currently developed with single-detached dwellings with detached garages. Surrounding land uses include primarily low density, single-detached, and semi-detached residential dwellings.

LAND USE DISTRICTS

The proposed land use district is Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings, and cottage housing clusters. The rules of the R-CG District provide for development that is low in height and sensitive to adjacent low-density residential development, such as single-detached and semi-detached dwellings. The proposed R-CG district would allow for up to 4 units on the subject lands following subdivision and realignment of the parcels, as proposed in the associated subdivision application (SB2015-0053).

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject parcels are located within the *Developed Residential –Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies as the rules of the R-CG district provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the subject site is located on a collector road (24 Avenue NW), is within 400 metres of a transit stop, and has direct lane access.

Notwithstanding the above, however, Section 1.4.4 of the MDP states that Area Redevelopment Plans in existence prior to the approval of the MDP are recognized by the MDP as these policies provide specific direction for the local context.

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015** **MAP 29C**

North Hill Area Redevelopment Plan (Statutory / Approved by Council – 2000)

The subject parcels are located in the *Low Density Residential* area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The *Low Density Residential Area* policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 district. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Administration is currently working with residents and stakeholders in the Banff Trail and Capitol Hill communities to propose amendments to the Banff Trail and North Hill ARP's, identifying areas that may be appropriate for modest redevelopment. While the proposed amendments to these statutory plans have not been finalized, this application is consistent with the proposed direction and potential sites identified for modest redevelopment in Capitol Hill. In order to accommodate the proposed land use amendment, a minor map amendment to the North Hill ARP is required. This proposed amendment would identify the site as "Low Density Residential or Low Density Multi-Dwelling" (See APPENDICES III-IV).

Identifying the subject parcels as "Low Density Residential or Low Density Multi-Dwelling" would apply the ARP's design guidelines to the site. These guidelines would be applied at the Development Permit stage.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application.

The subject site is located approximately 350 metres walking distance from nearby transit stops for several bus routes on 19 Street NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association supports the application (See APPENDIX II).

Citizen Comments

Administration received two letters of objection to the proposal that raised the following concerns:

- Perceived decrease in property values.
- Increased traffic and limited on-street parking.
- Rear lane is currently unpaved and in poor condition.

Public Meetings

No public meetings were held.

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015 **MAP 29C**

APPENDIX I

APPLICANT'S SUBMISSION

The subject site comprises 2 properties that are developed with 2 older homes, on the NW corner of 24 Avenue and 17 Street NW. Both homes would be removed and replaced with 4 townhouses, 2 semi-detached homes and 1 single detached home.

The new land use district "R-CG Residential Grade Oriented Infill District" was approved by City Council on October 17, 2014. The subject site and proposed redevelopment with 7 units in 3 built forms is tailor made for redevelopment in conformity with the new land use district.

We ask for your support to approve the land use reclassification and to contribute to an opportunity to provide more new housing in the inner City.

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015**

MAP 29C

APPENDIX II

CAPITOL HILL COMMUNITY ASSOCIATION LETTER

The Capitol Hill Community Association
1533 23 Avenue NW Calgary, AB T2M 1L9
Phone: 403 289 0650

be a friend!

February 25, 2015

Circulation Control
Planning, Development & Assessment
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Email: cpag.circ@calgary.ca
Attention: Troy Gonzalez, File Manager
Email: Troy.Gonzalez@calgary.ca

Dear Troy,

RE: Request for Comment on LOC2014-0197 (1800 24 AV NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on the Land Use Amendment application LOC2014-0197 at 1800 24th Avenue NW. CHCA is in support of this proposed amendment and would like to offer the following comments.

The North Hill Area Redevelopment Plan (ARP), approved in 2000, indicates that the future land use for this site and the immediate surrounding area is to be maintained as low density residential in the form of detached or semi-detached housing. However, given the direction of the Municipal Development Plan (2008) and the recent Multi-Residential Infill Guidelines which is to increase density in the established areas of Calgary, this proposed land use amendment meets a number of the criteria of each document. This includes location criteria such as being situated on a corner parcel, within 400 metres of a transit stop, on a collector street (24th Avenue NW) and having direct lane access.

CHCA is currently participating in a community planning project with City Administration to update our existing North Hill ARP to identify areas for future redevelopment with a modest to significant increase in development intensity. At present, the CHCA Planning Advisory Committee for the ARP project envision 24th Avenue NW as a very important connector street that could be fronted by two to three storey rowhousing developments under the land use designation of R-CG. The land use application in question is therefore in alignment with CHCA's vision for 24th Avenue.

Although the North Hill ARP does not include multi-dwelling development for this site, it does provide very good design guidelines for new multi-dwelling development. CHCA supports this land use amendment application on the basis that both the ARP design guidelines and the

The Capitol Hill Community Association

[redacted]

be a friend!

layout and orientation of the buildings as shown in this land use application will be adhered to at the Development Permit stage.

Thank you for the opportunity for CHCA to provide comments on this application. If Administration has any questions regarding the above, please do not hesitate to contact me.

Sincerely,

Brendyn Seymour

Brendyn Seymour, MAUD, RPP, MCIP
Director of Planning, Development & Transportation
Capitol Hill Community Association

cc: Darren Courtnage, CHCA President
Druh Farrell, Ward 7 Councillor

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015

MAP 29C

APPENDIX III

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

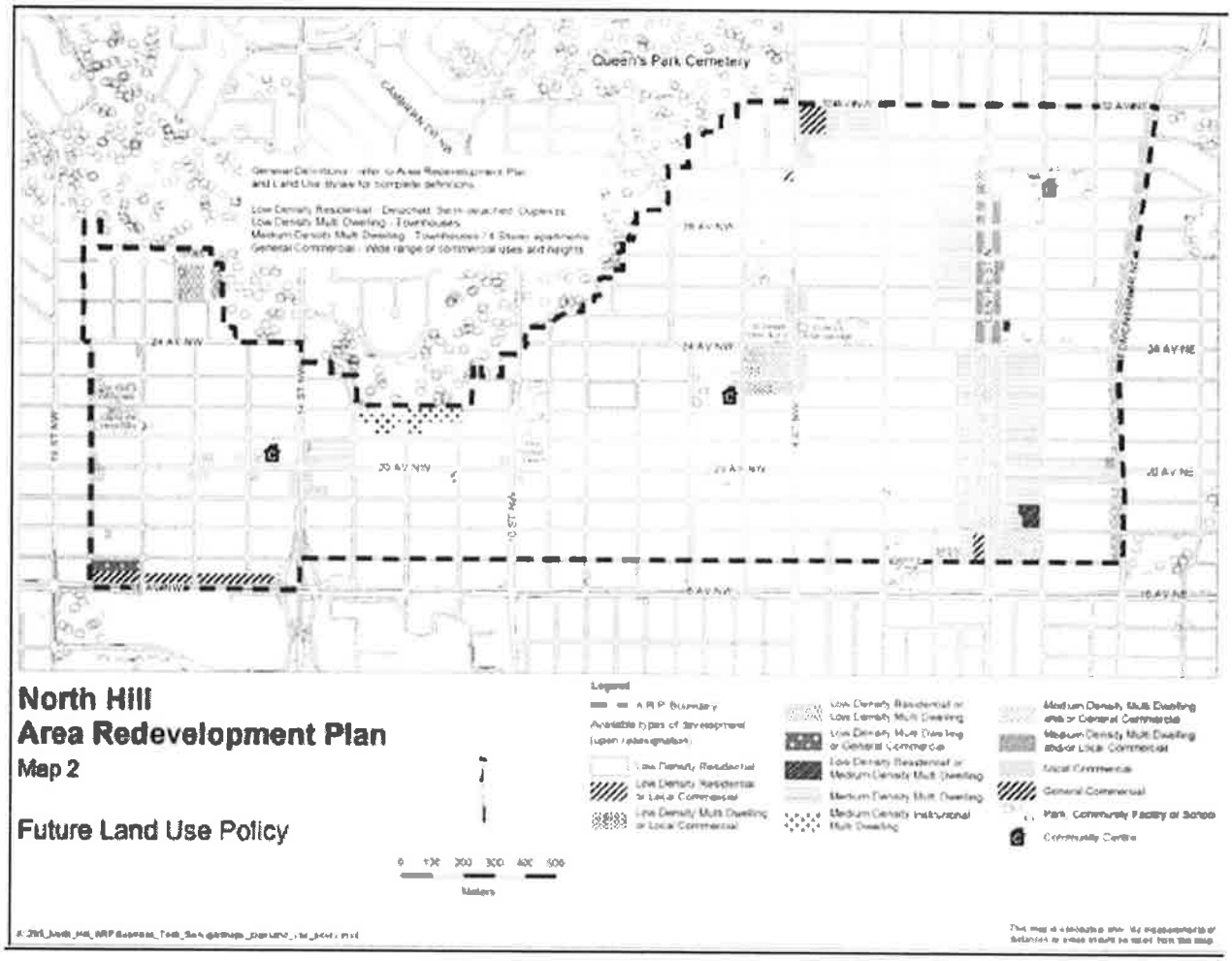
(a) Delete the existing Map 2 entitled "Future Land Use Policy" and replace with the revised Map 2 entitled "Future Land Use Policy" (APPENDIX IV).

POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015

MAP 29C

APPENDIX IV

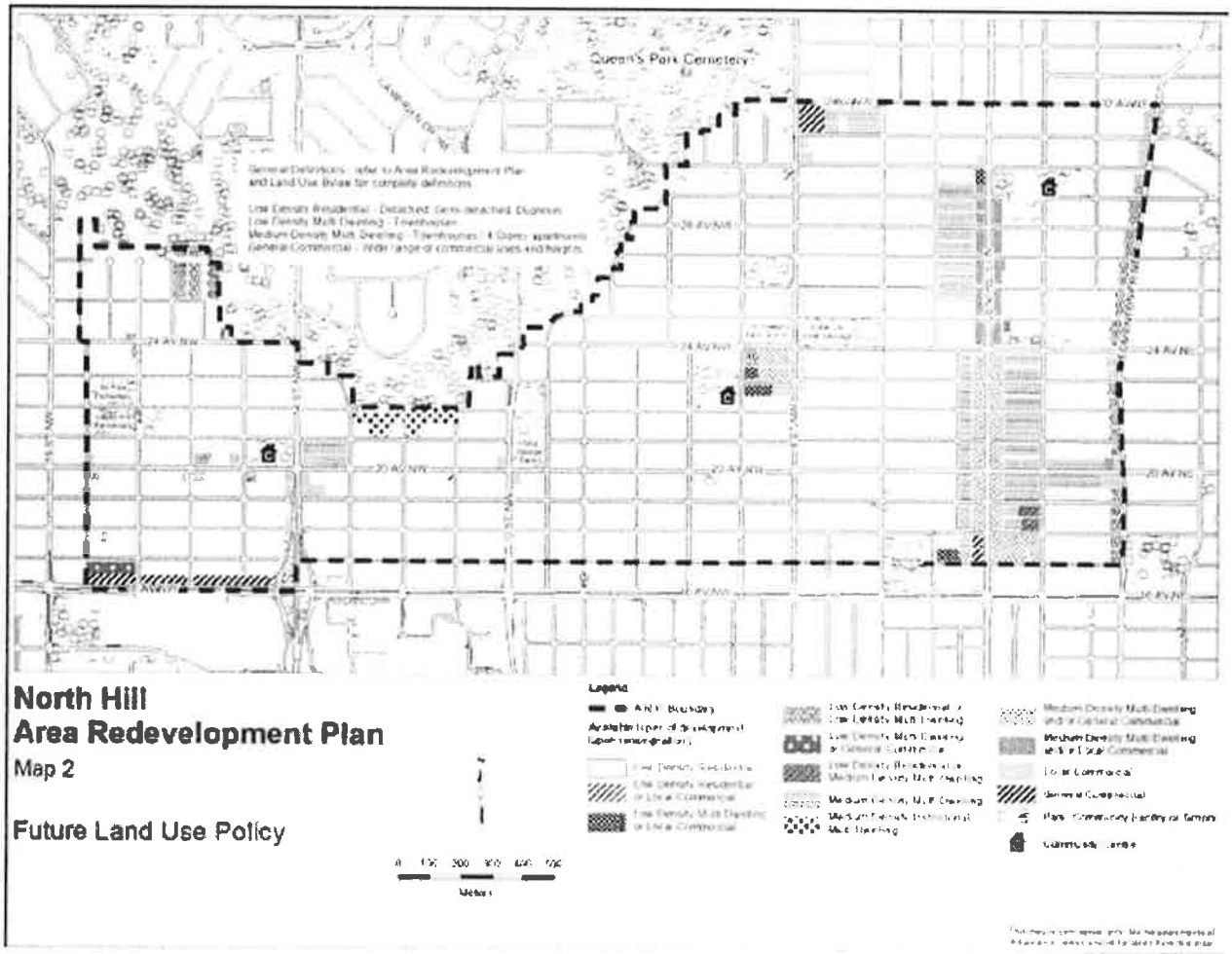
Existing Map 2 – Future Land Use Policy



**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015**

MAP 29C

Revised Map 2 – Future Land Use Policy



T. Gonzalez

PETITION :

AGAINST REZONING PROPERTY AT
2507 - 17A Street NW - LAND USE
REDESIGNATION FROM R-C2 TO R-CG
(REZONING APPLICATION LOC 2016-0322)

-and-

7 UNIT ROWHOUSE w/basement suites
(DEVELOPMENT APPLICATION DP-2016-4874)
AT 2503 & 2507 – 17A Street NW

An application has been submitted for a development of a 7 unit rowhouse development (each unit with basement suites) at 2503 & 2507 – 17A St. NW.

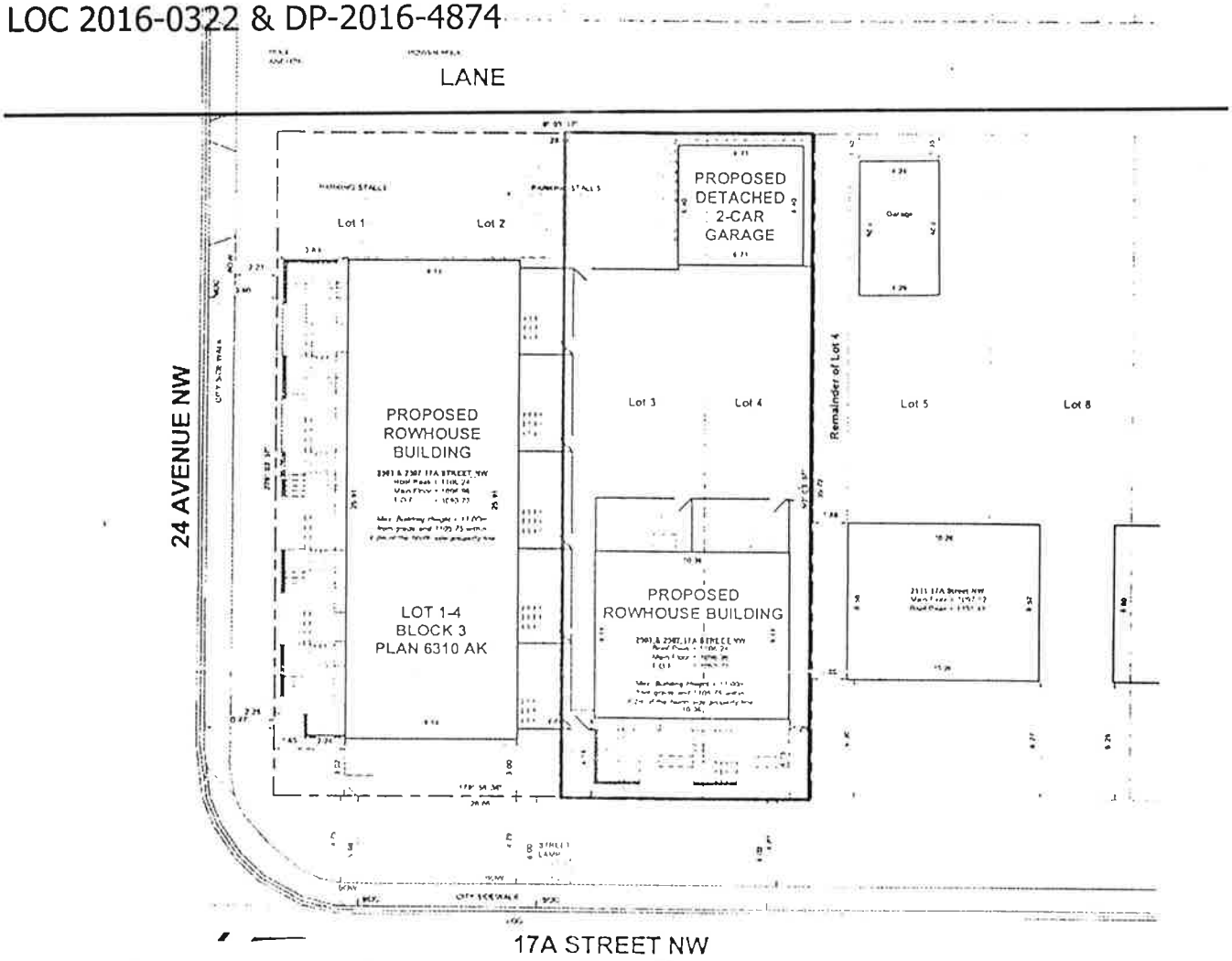
The new ARP for Capitol Hill allows for city initiated rezoning for a rowhouse development with a maximum of 4 units facing directly onto 24 Ave. NW.

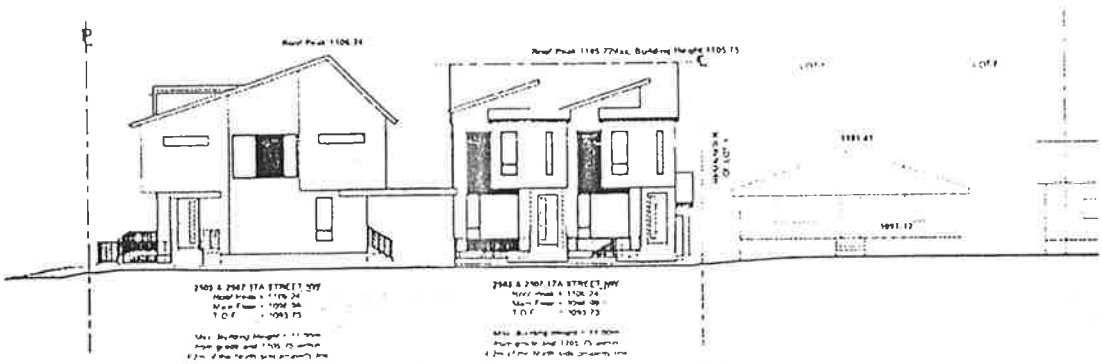
We the undersigned are against this much larger proposed rowhouse development, and against rezoning of the lot along the sidestreet of 17A St. NW. (at 2507 – 17A St. NW.) adjacent the corner lot on 24 Ave. NW and seek a denial of these applications for rezoning and development.

G

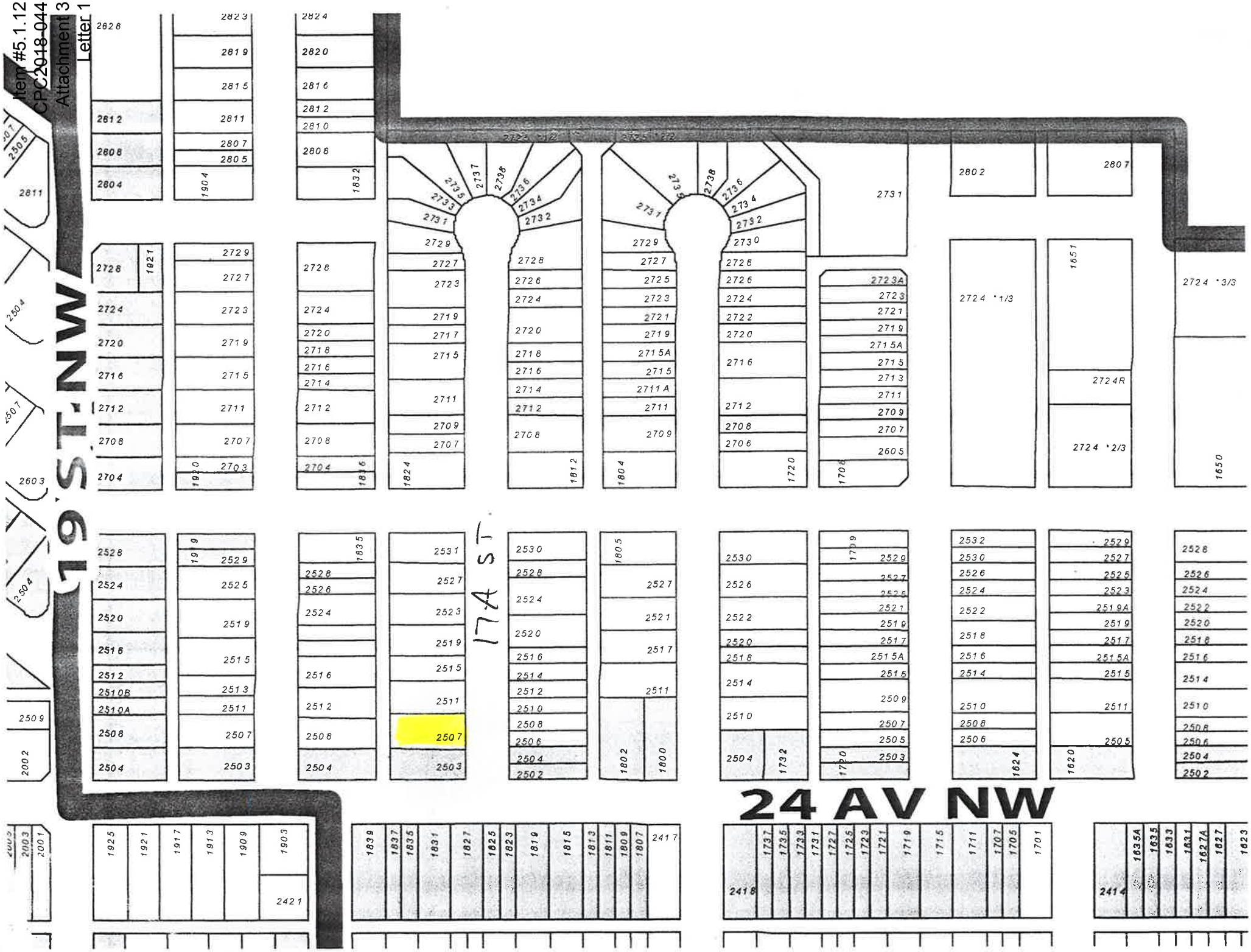
PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS

LOC 2016-0322 & DP-2016-4874





Item #5.1.12
CPC 2018-044
Attachment 3
Letter 1



PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
JANICE TAYLOR	2511-17A ST NW	(403)220-1237
MAUREEN & ROBERT ALLEN	2524-18 ST. N.W	(403) 282-8341
Prabha Sriram	2526. 18th st. N.W.	(403) 774-1224.
Kristin Heinrichs	2515 17A St NW	403-681-7337
Piene Bastianelli	2519 17A st NW	403-891-3519
Sylesi Holzwarth	587-727-0535	2531 17A St NW
Hannah Wolf	2531 17A St NW	(403) 560-4655
Nikki Holzwarth	2531 17A St NW	(403) 459 9112
Mark Friesen	2530 17a Street NW	(403) 866-5599
ROSE BOHL -	2529 17 A ST NW.	403-284-7447
Bohumil KABRIEL	2524 17A ST. NW	403-289-7895
AMOS-LAM -	2504-17A ST N.W	403.836.0888
SIONA GUNN-GRAHAM	2507-17A St NW	403-862-5342
Scott Chapman -	2506 17A ST. NW -	403-606 9778
Kelsie Reed	2512 17A St. NW -	(403) 597-0904
Tracy Eng	3208 19th St NW	587-576-5267.
[signature]	2515-18st NW	403-467-3601
[signature]	2515-18st NW	403-703-5061

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
Mardelle Morris	2525-18 ST NW	403 284-1315
Eryl Morris	2525 18 ST. NW	403 284-1385
Mhairri Woodhall	1615 22 Ave NW	403-966-6121
Janessa Green	2512 18th St NW	403-831-7311
Sriram Sampatta	2526 18 St- NW	403 397 3033
Xin Zhao	2520 18 St NW	403 483 1688
Wei He	2520 18 St NW	587-997-0287
Yao Wang	2518 18 St NW	403-777-667-0397
Alaa Albaba (Maleen)	1620, 20 Ave. NW.	403-506-5844
Tanya Crocker	2508 16 St NW	403 483 0551.
Misty Hamel	8 Cromwell Ave NW	587-588-7948
Mandy Yeung	18 Panatella Close NW	(403) 7095211
Melody Shepherd	1607 20 ave N.W.	403(918-6457)
Jessica Shon	1817 21 Ave NW	403-813-6095
Edna Alvarez	1723B 17th Ave NW	5879684307
Rieko Teando	1007 19 Ave NW	Calgary 4036098538
H Bunn	2415 Cherokee Dr NE	Calgary 403 282-1485
Lixiang (Jessica's Mom)	1817, 21 Ave. N.W.	403-813-6095

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
Kelly	2416, 24 St. NW.	403-667-8726
Shuzhao Gao	2711 Morley Trail NW	587-968-1481
Janet Ogden	1804 - 25 Ave NW	403-988-4779
Cherstene Raposo	1804-25 Ave NW	250-639-2767
Jason	3032 cochrane Rd NW	403 831 0527
[illegible]	Hidden trail NW.	[illegible]
Bree Schreiber	#3, 1034 18 St. NW	403-483-1590
Wayne Hays	2116 - 16 St NW	403 286-2415
Tammy Hays	2116 16 St NW	4032862415
Kathleen Brown	732 22 AV. NW	587-351-1420
Adelle Van Cluteveen	(capitol hill School) 88 Edgemont Estate drive NW	403-9191601
Alexander Hutchinson	(capitol hill School) 1235 Sherwood Blvd NW	403-474-7661
Sarah St. Martin	(capitol hill School) 1-6022 St ave NW	587-583-7050
Jason MacEachern	2520 Cochrane Rd NW	403-836-3753
Phil Rosnick	1835 25 AVE NW	403 973 6257
Dale Roach	504 Hunterplain Hill NW	403-875-1237
Terri Baldwin	1836 25 Ave NW	403 797 2317
Ryan Lassarde	2516 18th NW	403-797-3405

E

Item #5.1.12
CPC2018-044
Attachment 3
Letter 1

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
DIETER ENGEL	2307-18TH ST. NW.	403 284-0974
Andrew Dal	2517-18 St NW	403 282 4402
Johnny Leung	2708 - 18st	403- 289 - 0007
ART JEWELL	2728 18 STREET NW	403 282-3753
Mac Steele	2513 18 St NW	403 282 4402
EILEEN JEWELL	2728 18 STREET NW	403-282-3753
Jill Schwarzenberger	2723 18th street NW	403-650-6639
Judith Mockridge	403-289-1649	2729-18ST-NW
Britton O Mockridge	403 667-1941	" "
Lauren Bechard	403 710 1357	1904 27 Ave NW
Valérie Perreault-Murphy	403 669-9143	2727 18st. NW
MARY PEDERSEN	2707 18 st N.W	403-289-7077
H. E. PEDERSEN	2707 - 18st N.W.	403-289-7077
Greg Michaud	1920 - 25 Ave. N.W	403-284-8052
NICK Simon	2013 22 AVE NW	403 454 7369
Heather Gill	1906 22 Ave NW	403-399-9969
Miranda Johnson	2423 26 Ave NW	403 874 7651
Kelsie Snow	2322 22 St NW	403 505 7396

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
Kristal St. Arnault	2514-16 ST NW	403 619-1979
Susan Dreyer	CAPITOL HILL SCHOOL	403-241-2668
Jolene Kober	2319 Christianson Dr NW	(403) 933 9690
Alda Correia	1429 18 ave NW	403 889 2791
Ramzi & Cherie Espaniol	1817 18TH AVE NW	403-850-6404
Susan & Greg Shpythousky	1809 18 AVE. N.W	403-289-1610
Jennifer and William Ronalds	2510 17A St. NW	403-389-7817
Joel Van Pelt	2708 17A St NW	403 332 1852
Olivia LeBlanc	2712 17A St. NW	403-829-1275
Tyler Corbett	2712 17A St NW	587-435-1676
Kevin MacMillan	2531 - 17A ST N.W	403-616-8954
Mandy Allen	2714 17A street NW	403-483-9400
Brittney MacMillan	2714 17A St NW	(403)472-6919
Karen Hicks	2718 17A St NW	(403) 282-1929
Paul Fatovich	2718 17A St NW	403 690 2291
Christina Baer	2718 17A St NW	(403) 612-5603
Sam McConnery	2720 17A St NW	(403) 493 4625
Austin Hunter	" 27 "	587 216 2555

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Gurkeet Lalli	2711A 17ST NW	226-973-2522
LARRY BISHOP	2715A 17ST NW	403-835-4180
Roger MAYNARD	2719-17 ST NW	403-808-6411
Kristie & Erin Bagle	2721-17ST NW	403-998-3560
RAHIM MANJI	2723-17ST NW	780-952-6427
DEBI GREY	2726-17ST NW	403-474-1064
C. NIXON	2729 17st NW	403 8261089
ROBYN OAKENFOLD	2737 17ST NW	403689 2503
Elizabeth A. Roett	2738 17 st. N.W.	403 475 1526
Yaroslav [illegible]	2734 17ST NW	403 2825319
Lynda [redacted] Hynes	2722-17th St NW	403 764-4909
Carly Hynes	1903 18ave NW	403-479-5812
Tad Hynes	1903 18 ave NW	403 990 8955
DANNY HYNES	2722-17 st. NW	403.764.4909
Rhea Chaisson	2720-17ST NW	403 719-6129
Kathleen Lawless	2708-17 St NW	403-282-2464
Renee Dunn RN	2706 17 St NW	403-288-1450
Jennifer Labrecque	2706 17 ST NW	403 288 1450

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
WEONSON SONG	1712 19 AVE NW	(587)223-7181
Steven Boules	2726 17a St. NW	403-990-7849
Jon Snexell	2728a 17a st	403 919 0162
Lynn Smith	2732-17A ST NW	403-284-4203
Len Steil	2734-17A St. N.W	403-862-9227
Jackie Schram	2738 17A St. NW	403-923-3790
Lorelei schram	2738 17a ST NW	403-990-3790
Brad Dye	2735 17A st. NW	403-585-0322
Rick Sebey	2733 17A st NW	403 289 8225
Deb Sabey	2733 17A st NW	403 827 7628
APRIL BARTER	2729 17A St NW	403-397-4227
Renee Numan	2729-17A St NW	587-229-5271
Arthur Hoffert	2727-17A St NW	403-671-9121
E. Ruth Dye	2735-17A St. NW	403-289-7946
C. Alaric	2713 - 17A st NW	587-587-6981
Linda Dejter	1824 25 Ave NW	403 289 4354
Glen Dejter	" " " " " "	"
Issac Stuckhardt	2515 17a ST NW	403-710-0685

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
Stephanie Moran	19023AVE NW	403-200-6110
Laura Fenton	1836-23 AVE NW	403 975-4474
Braden Hansma	1832 23rd st NW	403-629-9761
Jake Fonogi	1832 23rd st NW	403-710-8071
CICELY DOELL	1836 23rd AVE	403 471 8132
ADAM SKULSKY	1808-23 AVE NW.	403-803-3545
Paul Fougere	1736 23 Ave NW	403-463-4188
Phyllis Fougere	"	"
[illegible]	1732 23 AveNW	403-540-6730
[illegible]	1732 23 Ave. NW	903.6123
Kelly Graham	1731 23ave NW.	403-843-8353
[illegible]	1721 23 Ave NW	403-630-9096
C. LeBlanc	1719-1717-23 Ave NW	1403-861-7615
[illegible]	1704 23 AVE NW	587 434 7752
Theresa Mendes Noade	1707 22 cres NW	403.991.0261
Nikki Oakden	1705 22 AVE NW	403-466-8538
[illegible]	1711-22 Ave NW	3282-2331
P. Broad	1711-22 Ave NW	282-2331

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Robyn Finney	2504 17 St NW	4035546420
Dave Hasbewich	2504 17st NW	403 472 2489
Elias Stang	1708 76 AVE NW	587 999 0722
Vera Gartley	2707-16A St. NW	403 210 3311
Ria [illegible]	2709-16A st. N.W	403-289-8699.
Petricia Hamilb	2721 16A ST NW	403-454-6699
[illegible]	2523A 16A ST NW	403 701 2283.
Peggy Bradner	2520-17A Street NW	403-208-0130
Shon [illegible]	2527 17A Street NW	403 383 4586
MARIKA PITMW	2609 16A ST NW	587 999-1603
Daorueang Haldron	2415A 16A ST NW	403 267 4003
[illegible]	2532-16A ST NW	403-461-4244
Vadim Pervzdin	2506 16A st NW	403.862-0794
Marina Yulpatova	2506 16A ST NW	403-283-5091
Seryey Baruzdin	2506 16A st. NW	403-283-5091
Michelle Forsyth	2411 17 Ave NW	403 8182800
Daniel Lutz	2511 16st NW	403-586-3340
Tom Sinclair	2511 16th St NW	403-[illegible]554-5228

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
ANSAR ALI	8507, 16TH STREET NW	403-399-1550
Nicole Bradford	2519 16st NW	403 650 6990
Joel Stillwell	2519 16st NW	403 702 0254
CLINTON RICHMOND	2519 16 ST NW	587 224 2067
Sue Kaiser	2526-16 ST NW	(403) 289-0510
Ruby-Lee Houston	2528-16 ST NW	403-282-7952
Dale Brandstrom	1708-25 Ave NW	403 264 3966
Tania Brandstrom	1708-25 Ave NW	403 2643966
Jacqueline Czaja	2508 17A St NW	403 992 5438
Kaylea Kent	2512 17A ST NW	780-977-9448
DARIO ZANBOLT	2730 & 2728 2734-17A ST NW	403 585-1153
EDITA NAURATILOVA	1831 24 AVE NW	403-708-9865
SIMON WATTA	1831 24 AVE NW	403-389-3600
Tomi Ilyc	1903 24 Ave NW	250 640 5401
[illegible]	[illegible] 1839-24 AVE. NW	(403) 284-2971
PETER WARNER	1913 24th AVENUE N.W.	403 282 4579
Rocio Garcia Castelan	1917 24 Ave. NW	403-397-6291
JANET RICHARDS	1921 24 AV NW	403-370-8790

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Name	Address	Phone
Meagan McKenzie	2504 18th St	403-909-6881
CLARK LINDSAY	1969-24 AVE NW	403-285-4628
[illegible]	1837 24 Ave NW	403-805-3645
Laurie Crewson	1827-24 Ave NW	403 284 9361
Tam Tran	2520 17 ST NW	403 464 4006
Naomi Mather	2711 17 st NW	587-899-0073
Ray Bayko	2515-16A St NW	403-804-9133
Anita Sharma	1709-25th Ave NW	403-700-3347
Lindsay Sutherland	1709-25th Ave NW	403-472-0257
Nikki Stewart-St Arnault	2519 16 Street NW	5878998105
LINDA WEIR	2524-17A ST NW.	403-289-7895
Julian Gonzalez	2504 19th St NW	403-891-9789
Monica Sesma	2504 19TH ST NW Basement	403-9186509
Bettina Bathe	2511 18th St. NW	403-284-1418
Roni Shapka.	2708 Cochrane Rd NW	403 807 7651
Andrea Revel	4332 19th St. NW	403.483.0981
Martin Winter	"	403.399.1785
RAYMOND McDONALD	1904 23RD AVE. NW	403 819 1306
Darlene McBeth	1908 23rd Ave NW	403-390-5897

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Brandee Jones	#5 3208 19th St NW	403-284-9330
Leslie Good	#6-3208 19 St NW	403-471-4288
Hisashi Ito	#6-3208 19th NW	403-970-9567
Vincent Ho	#8-3208 19th St NW	204-990-5550
Kitty Dunn	2523 17A St. NW	403-284-2550
Ian Rose	3451 - 18 St NW	4032849396
Rajesh Sah	1917 24 AVE NW	4033991694
Peter Lukas	1926-23 Ave NW	403-289-5325
Tim Uhl	1706-23A Ave NW	403-540-1729
Rykea Place	1708 - 22 AVE NW	403.8291381
Rachel Taylor-Ferguson	1740 20 Ave NW	403 473 7297
Scott Ferguson	1740 20 Ave NW	403 473 7326
[illegible]	1403 4209021	2814 17th street NW
Kelsey Richardson	2814 17th St NW	403 470 9091
[illegible]	2418 17th St NW	587-[illegible]
[illegible]	2532 18 st NW	587 352 [illegible]

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Tim Renz	2451 18 St NW	403 384 9396
Oscar Rodriguez	1918 23 Ave NW	587 580 7616
Jannelly Bennett	1918 23 ave NW	587 580 7616
Kathleen Markowsky	1832-23 Ave NW	403-284-2628
Suzan Wilson	1816-23 Ave NW	403-284-3464
Kobayne Murray	1724-23 ave N.W	403-289-1654
Kierstan Murray	1724 22 ave NW	403 289 1654
John Murray	1724-23 ave NW.	403 863 5506
DULIO RAFFA	1731-23 AV NW	403-286-0166
SILVIA ILLIANO	1731-23 AV NW	403-286-0166
Alli Laing	1040 22nd Ave NW	587-467-4353

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Marike van Tienen	2521 16a Street NW	5873515501
Sandra Maitland	2506 16 Street NW	403-804-7175
Matthew Pressey	2516 16 Street NW	403 771-1573

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
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Name	Address	Phone
Marjorie Ruricman	1724-25 Ave NW	403 474-0436

PETITION AGAINST REZONING AND DEVELOPMENT APPLICATIONS
LOC 2016-0322 & DP-2016-4874

Name	Address	Phone
Kari Hass	2327-17th St. NW	403.905.7244

OUR VOICE

①**NO** DP 2016-4874 and FILE # LOC2016-0322

②**NO** bad example against MDP and North Hill ARP issued by City of calgary

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Vicky Li	4034602020	
KE FENG YUAN	4036042282	
XinQin Yu	403-926-2689	
Shan Chen	403-274-9732	
Yueqing Xu	587-968-0686	
Jiaen Wu	587 889 9183	
Haochuang Li	587 889 9578	
Jing Ling Gu	403 612 1314	
Amis Zhang	587 707 5538	

OUR VOICE

①NO DP 2016-4874 and FILE # LOC2016-0322

②NO bad example against MDP and North Hill ARP issued by City of calgary

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OUR VOICE

①NO DP 2016-4874 and FILE # LOC2016-0322

②NO bad example against MDP and North Hill ARP issued by City of calgary

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Grace Zhou	587-969-8516	
Hongjian Zhu	403 455 2023	
Lily Deng	403 612 1862	