

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, February 09, 2018 10:24 AM
To: Public Submissions
Subject: FW: [EXT] Forest Lawn ByLaw 58D2018, 1139 40 St SE regarding redesignation of zoning from R-C2 to R-CG

From: I s [mailto:angel222@shaw.ca]
Sent: Friday, February 09, 2018 9:53 AM
To: City Clerk
Subject: [EXT] Forest Lawn ByLaw 58D2018, 1139 40 St SE regarding redesignation of zoning from R-C2 to R-CG

To our honourable members of Calgary City Council,
Please be advised that the intended zoning application for 1139 40 St SE calls into question parking concerns. I have attached several photos showing that the existing single family residence is marginally adequate for parking.
If the intended upgrade to R-CG zoning is allowed, then surely a multi-family dwelling should raise doubts about the legality of fulfilling a provision of the ByLaw 58D2018.
sincerely,
J&L Senz, 4004 12 Ave SE, Calgary





February 12, 2018

RE: BYLAW 58D2018

Letter of Opposition to proposed zoning change to 1139-40 St. S.E.

INTRODUCTION

We have lived in this area for 50 years. It's a nice neighbourhood but it is changing and not for the better. Too many family homes are being torn down and replaced with large duplexes, four-plexes and even small apartment buildings or condos. This is a complaint many of our neighbours share (see attached petition).

We have heard nothing but horror stories about these big developments going into established neighbourhoods. As a friend stated "they rob neighbours of light and space".

We take offence to the initial proposal stating the site has been "chronically under-utilized". It has been a family home for over 100 years. Does this statement imply that all the properties in the city that contain a single family home are being under-utilized? As for the statement "corner lots being prime candidates for redevelopment" it doesn't mean that the land should be overdeveloped.

POPULATION DENSITY

The initial proposal to the planning commission calls this project a "modest density increase". How can adding between 12 and 20 people to a site that previously house 3-5 people be a modest increase? Jane Jacobs (p. 271) states "Everybody hates overcrowding and those who must endure it hate it worst". An increase in population density increases "social segregation", keeping poor people poor. Low density developments increase choices to create a more diverse socioeconomic population (Talen, p. 143), attracting people for the amenities (close to schools, shopping, transit, major transportation hubs and downtown) .

The proposal delivered to the planning commission (Khandl, p.4) made mention that the population has decreased since 1982, this is mostly due to the adult children in the community moving out or the death of spouses, not to a decrease in the available housing. In fact housing has increased dramatically in that time. Single homes have been demolished to put in single story duplexes, then two story duplexes and now multi-family units.

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The 1700 blocks have been even more effected, where several single homes have been demolished with four-plexes and small apartment buildings raised in their place. A townhouse similar to the one being proposed already exists on the corner of 16th Ave. and 42nd St. S.E., other buildings on the street are small apartment buildings so they don't effect neighbouring homes and the zoning is already in place for rowhouses and other multi-family units. These blocks also consist of businesses taking up the south end of the block from 52nd St. to 26th St. along 17th Ave.

We already have a huge multi-family complex across the street. The Trevella townhouse complex was purpose built as such and doesn't effect the homes around it like the proposed four unit townhouse would effect our property and the area surrounding it. Currently the vacancy rate is fairly high, so why more of the same are needed?

While the map included with letter we received around February 3 shows the new duplex across the backlane from us (and with additional duplexes that aren't there if I read the map right) however it fails to mention the size. It too takes up the most of the lot and must be 30 ft high. The basement is finished to accommodate it being turned into basement suites. The owners are asking over \$500,000 for each unit which high for a house in Forest Lawn, where most are around \$300,000 and have yards. Along with this there are already two other duplexes on this block, one across the backlane from the proposed development has been there for years and fits in nicely with the area. The other is one of these huge things that takes up most of the lot an may also have secondary suites.

I recently had to opportunity to travel through some of the new neighbourhoods. There was a mix of single-family homes, duplexes, row-houses and condo complexes HOWEVER they were all separated by buffer zones of green-space and trees, the taller building did not affect the smaller homes.

We have serious concerns that if this project is built it will set up a precedent where other single family homes are demolished and more multi-family complexes are put in. The housing density is already at a critical point. Jane Jacobs states population decline in a neighbourhood isn't a bad thing necessarily, those who stay in a neighbourhood do so because they enjoy it. "The fact the number of dwellings are being occupied by fewer people is a sign of popularity" (p. 366). She further states population drops lead to "unslumming" as middle-class individuals stay (Ibid).

CRIME

Crime has increased since the 1980's, we didn't have prostitutes and drug dealers hanging around the elementary schools then. We shouldn't put this off as being a "big city problem". Increasing housing density often leads to increased crime rates. There have been several studies showing that an increase in population density causes an increase in crime rates of violence and aggression (Cozens and Hillier, pp. 206-210).

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The neighbour across from the backlane states he has seen illegal activity taking place on the property, people leaving a bag in the aforementioned weeds and either taking stuff or leaving items to be picked up. Two years ago we had to contact the police as a drug house was being run out of the property. We can't always see what is going on in the property but we are told by other neighbours that the police are there often. If this building is allowed to be built it will block our view of what is going on in the street and with the property. Cozens and Hillier make mention of "line of sight" (Ibid) as being an important factor in the building a population dense neighbourhood.

ETHSTETICS

From the description of the project (low profile, four unit, three bedroom townhouse that is no more than 11 metres high) which sounds like a building already built at the corner of 42nd St. And 16th Ave. S.E. It takes up the entire yard, blocks sunlight across the street (even at noon) and is frankly quite ugly. (see photo). There is no yard to speak of, the colour is awful. The description further states that care will be taken to provide privacy for the neighbouring yard, which means we will have 100 ft of ugly grey or dark brown wall to look at. Even the townhouses in the new developments lack character.

The planning commission report suggests that this building will be designed to "retain the existing neighbourhood quality and character" (Khandl, p. 5) how is this possible when the other homes in the area are single-family, with yards. We also fail to see how there can be a larger percentage of green-space as stated in the original land use re-designation proposal.

OVERSHADOWING

At a proposed 11 m high, (or 35 ft) the building is close to 4 stories high not the proposed 2 stories. With the addition of a 4 car garage the building would take up the entire site. It would block sunlight from reaching the vast majority of our yard, killing our grass and trees and the small garden currently between the two houses. We have a south facing window in which we have a large number of plants which would also suffer from lack of sunlight. A neighbour states the new large duplex to the north of his property has blocked sunlight into his home.

As these infills are usually built right up to the property line there is no chance for sunshine to even penetrate between the houses. This scenario is extremely depressing, especially during the period from late fall to early spring when the sun is low on the horizon. Any runoff (see next category) would freeze, my mother is 80 years old and I have mobility issues. Having the majority of our yard an icy mess would be very dangerous.

RUNOFF

The soil in our neighbourhood has poor drainage. Since this building will take up the entire yard the water will have absolutely no where to go but onto the street or into our yard which already experiences flooding in the spring. In August of 1988 two house on the next block were washed off their foundations because the soil couldn't cope with the extra water. In the winter this problem would be worse as any melting would runoff onto the sidewalks or our yard and freeze because there is no sun to melt it.

David Philips, senior climatologist for Environment Canada stated the reason the recent flooding in California was so bad is because of the vast amounts of concrete and asphalt in the areas affected there was nowhere for the water to runoff as the homes are often huge (with concrete parking spaces). A similar situation occurred in Huston.

WATER TABLE

The water table in our area is very high. There was once a well on the property, at approximately 10 ft below ground level. While it had a sump pump as do a number of the neighbours flooding still occurs. This huge building would likely displace water table causing worse flooding. The pumping out of this water and the displacement of it could cause sinkholes to form or at the very least subsidence that would affect our yard and possible the adjacent street.

Subsidence is already an issue in the area adjacent to the property in question. The backlane across the street is sunk in and continually wet most of the year and the road seems to be sinking in. I checked the City of Calgary website for clarification on sinkholes, there are plans for what happens if a road collapses in case of a sinkhole but nothing on residential ones. We would like some kind of geologic survey done to ensure our home and those of our neighbours are going to be safe.

PUBLIC ENGAGEMENT

In the administration report (Khadl p. 7) makes reference to the Forest Lawn Community Association not expressing concerns with this proposal. Since we do not belong to the community association we were unable to comment. The report continues stating there were no public meetings concerning this project, this made it difficult for the neighbourhood to be informed on the matter. We have no planning committee in the Forest Lawn Community Association.

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CONCERNS ABOUT THE PROPERTY

If the current owners have anything to do with the demolition and/or building of this new development then we have serious concerns. We've had to call 311 on numerous occasions on the owners or renters of this property. This summer the lawn was overgrown with weeds and full of garbage. They fail to shovel the walk, even after receiving a notice from the city (who I think came and cleaned). They drive over the sidewalk, bringing more snow and ice. Right now they seem to be using it as a personal dump, they continually bring stuff for a dumpster on the property at all hours. Police have been called on a number of occasions, a drug house was operating out of the residence last year. This lack of care or concern doesn't bode well for future developments.

ABSENTEE LANDLORDS

The new development is supposed to be to attract low income families but the similar townhouse complex mentioned previously has a sign on the lawn stating there are rooms for rent. We already have several rental properties already in the area (three on our side of the block and many more in the immediate area) often with secondary suites (possibly illegal). Many of these properties are not maintained. Lawns not mowed, snow not removed, etc. We don't want this complex being turned into a flophouse.

HISTORICAL SIGNIFICANCE

The house being proposed for demolition was built around 1905, it was one of the original farm houses in the area. While the family who owned the property were famous they did contribute a great deal to the Forest Lawn community and continue to do so. It is a cute, little house and could be fixed up if funds were made available.

PARKING

While there is supposed to be a four car garage included in the plan I doubt it will be enough. Very few families have only one car and if the building becomes a boarding house type deal then there will be even more cars. And if the proposed basement suites go in which don't have to have parking accommodations it will be catastrophic. The neighbour across the backlane from the property has already expressed his concerns about the parking issue as the current owners park their vehicles on the lawn.

We already experience problems with the tenants of the Trevella Park townhouses using our side of the street. We can't park in front of our own homes if we need to sometimes or guest have to park several houses away. Neighbours have had incidents with the tenants when politely asked if they could move to accommodate guests. They often leave vehicles unattended for days or even weeks and won't move them for snow bans or for street cleaning.

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Fortieth street is a snow route because of the bus routes. The #45 bus goes past every half hour in both directions, the drivers often have to weave in and out to get around parked vehicles. Now we have a bike route along both sides of the street which adds to the traffic problems. There is also a fire hydrant on that corner which precludes parking within 5 metres of it on either side.

FLORA AND FAUNA

A yard isn't just a place for children to play in or for a BBQ, in this age of climate change shouldn't we be encouraging the preservation of trees and grass? A recent article in Metro stated that growing trees in Calgary is difficult and should be encouraged, to help clean the air of carbon dioxide and other pollutants and give back oxygen. We have 17 trees of different species as well as a number of bushes in our yard, these will be negatively affected by the height of this building and the size of the foundation could impact the roots of others.

The yard in question has three trees plus a large lilac bush. This neighbourhood used to be lovely in the spring with the scent of lilacs but since all these huge duplexes have gone in most of the lilacs are gone, some people might not feel this is an issue but it made the area more enjoyable to live in.

The newer developments mentioned previously didn't seem to have a lot of trees present. I realize it takes years for trees to be established but there were no where near as many trees planted as we have in our neighbourhood and especially our yard. There was also very little green-space in relation to the number of houses.

We have at least a dozen species of birds, plus some migratory species which if not endangered are at least rare. Some nest in our trees and some in the yard in question. We also have half a dozen squirrels who live in our trees and those next door. I know some people consider them pests but we on the block do not. There is also a family of jack rabbits who reside in the area and can often be seen grazing on the grass next door which will disappear when this huge property is built. Some people might not like the skunks that also reside in area, there have been no major spraying incidents as far as I am aware and they keep the pest population low. We even had a porcupine visit the yard once.

ENVIORNMENTAL ISSUES

As I mentioned earlier the house is over 100 years old, this means there will be lead paint, probably asbestos tiles or insulation and a strong likelihood of arsenic preserved wood products. Even the garage is over 50 years old and could have similar issues with environmental hazards. I've recently been informed by a neighbour that this area used to be a dump, which could pose other hazards.

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INFRASTRUCTURE

The drastic increase in the number of people using the utilities would put a serious strain on the infrastructure. The original planning commission report states the infrastructure on the block could handle the dramatically increased loads that would be placed on it by this building (Khandl, p.6). I am not an engineer but I beg to differ. Several houses in the area have had to replace either their water or sewer lines (in one case both) within the past few years. We can tell when other people on the block are watering their lawns in the summer as the water pressure decreases noticeably. The electricity seems to fluctuate as well, several years ago we had to contact Enmax and they discovered we weren't getting enough power. There are also phone, cable and internet lines to consider.

The backlane is often difficult to negotiate (deeply rutted), probably due to the high water table, especially at that the south end of the block. Having four more vehicles turning in and out will make the lane even more of a mess than it currently is.

Where are 12 wheelie-bins going to be located? There won't be room in the garage or yard for them.

DECREASES IN PROPERTY VALUES

Since we do not want to live next to such a huge building, which decreases the livability of our yard it's likely no one else will. We can't see how this new development will not decrease property values. House prices in Forest Lawn are already the lowest in the city (or close to it) more multi-person houses will make it worse.

AVAILABLE ACCOMADATIONS

As mentioned previously there area already spaces for rent in the Trevella townhouse complex. Young families have been living there for years and continue to do so, there is space for children to play. Some people take great pride in their yards, many of the long time residents actively engage in community events. There area also numerous "for rent" and "for sale signs" in the area, is this complex really needed?

While this project only addresses the Forest Lawn/Forest Heights/Hubalta area we feel it should include the greater Forest Lawn area. Albert Park school has been demolished and a large condo complex built in it's place. The David D. Oughton school (Radisson Heights) has been demolished and a large apartment complex is being proposed for it's space. A multi-family complex in Southview has been demolished and nothing built to replace it.

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ALTERNATIVES

There is a property at the corner of 36th St. And 10th Ave. that has never had a building on it (as long as we've lived here). It is a double lot, possibly owned by the city. It is close to major arteries and several bus lines. There is already a small apartment building next to the property so something of this size would not be out of place and bylaws wouldn't have to be changed as it is obviously already zoned for a multifamily building. It is on the north end of the block and would not cast a shadow into a neighbouring yard and is fairly flat so there shouldn't be the drainage issues that are evident with the property at 1139-40 St.. There would be plenty of room for parking in the rear, easily accessible from the backlane.

Recent articles in Metro and the Calgary Herald have extolled the virtues of the “tiny house movement”, especially to aid low income or people transitioning from homelessness . Two or even three of these small homes could be put on the property, placed to avoid the trees and bushes. As these individuals probably won't have vehicles parking wouldn't be an issue. They would be more likely to care for the place than individual renters which is something we fear from the proposed development.

As mentioned previously some of the residents of the Trevella townhouses obviously care about their homes. Perhaps some of the blocks could be transformed into condos, leaving some as rental properties (which may already be the case).

A single story home or even duplex built by Habitat for Humanity would also benefit deserving families, who would also care about the homes and neighbourhood.

CONCLUSION

Progress should not come at the expense of people who have lived in the area for 10, 20 or 50 years. These huge buildings create more problems than they cure. To encourage families to move into the area we should point out the benefits of living here; being close to amenities: all major schools, transit, shopping, major arteries and downtown.

The thing we here again and again from neighbours and others we talk to is there are too many of these large structures going into established neighbourhoods. They don't fit into the area and probably won't attract the young families they are supposed to.

We are afraid that if we allow this rezoning and the subsequent row-house to be built it will open the door for more development to occur. Tearing down even more family homes and putting up these large, multi-person complexes, creating an area of non-neighbours who don't know or don't care about each other.

BIBLIOGRAPHY

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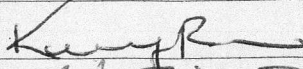
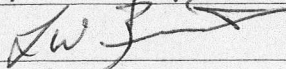
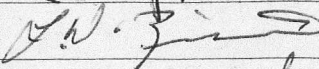
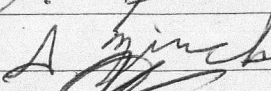

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We the undersigned do not want the zoning changed to allow the building of a two storey (up to 11 m high) 4 unit townhouse with a 4 car garage (and possible basement suites) at 1139-40 St. S.E. It is too large for the site, taking up most of the land available and creating a huge shadow to the north. Water run-off and flooding are a big issue as the area has poor drainage and a high water table. Parking is already an issue due to the large, multi-family complex across the street. Space for bins will also be a problem for this large a structure.

Name	Signature	Address
MARCIA SLATER	<i>M. Slater</i>	36 Tipton Ave. N.W.
Tracy Suppes	<i>Tracy Suppes</i>	1135-40 St. SE
Binky Robinson	<i>Binky Robinson</i>	1034 Raymond Cross St
Leon Suppes	<i>Leon Suppes</i>	1135-40 St SE
Joe Cruz	<i>Joe Cruz</i>	4004 12 Ave SE
Joe Cruz	<i>Joe Cruz</i>	4004 12 Ave SE
Walter Schaeffer	<i>Walter Schaeffer</i>	1112 39th St SE
Walter Schaeffer	<i>Walter Schaeffer</i>	1112 39th St SE
Bob Melvor	<i>Bob Melvor</i>	1127-40 St SE
Dale Melvor	<i>Dale Melvor</i>	1127-40 St SE
Wesley Suppes	<i>Wesley Suppes</i>	1308 39 St SE
ANN BLAIR	<i>Ann Blair</i>	1140-39 St S.E.
TRACEY YOUNG	<i>Tracey Young</i>	1140-39 St S.E.
Wesley Suppes	<i>Wesley Suppes</i>	1308 39 St SE
JUNE SCOTT	<i>June Scott</i>	1128-39 St. S.E.
DAVE SCOTT	<i>Dave Scott</i>	1128-39 St. SE
Wayne Mulligan	<i>Wayne Mulligan</i>	1123-40 St SE
Pat Veinotte	<i>Pat Veinotte</i>	1123-40th St SE
Colleen Griffin	<i>Colleen Griffin</i>	1335-40 St SE

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Name	Signature	Address
KERRY BENSON		1335 - 40st S.E.
		403-5904999
Sheila Zinck		Same
Glenn Holtman		1131 40st SE

PLEASE DONT BUILD that house BECAUSE
 it will BLOCK the SUN LIGHT.
 From: Grant SUPPES / AGE: 10
