

From: [Candace Inkpen](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2017-0155 AND DP2017-3773
Date: Thursday, March 08, 2018 8:49:58 PM
Importance: High

To whom it may concern,

This email is in regards to developmental permit files LOC2017-0155 and DP2017-3773.

I am strongly against the proposed developments in the neighborhood. As a local resident I am concerned because:

1. Parking is already at full capacity
2. The developments are not in tune with the character of the neighborhood
3. Community schools are already above maximum capacity
4. The height and size of the developments will have negative impacts to the surrounding existing structures
5. Traffic is already too high in the neighborhood

Sincerely,

Candace Inkpen
403-604-0959

From: [Brian Garrison](#)
To: [Public Submissions](#)
Subject: [EXT] LOC2017-0155 AND DP2017-3773
Date: Thursday, March 08, 2018 5:27:50 PM

To whom it may concern,

In regards to both of the above noted development permit files, I and AGAINST the proposed developments.

Reasons are:

- Neighborhood character (out of place on current boulevard)
- Environmental (developed footprint)
- Height
- Parking

To my knowledge does not meet current Calgary land development plan. Greater densification such as that proposed may be suitable for marda loop area.

Please consider my comments as very concerned local resident.

Regards,
Brian Garrison
403-355-5943

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From: [Scott Fawcett](mailto:Scott.Fawcett@shaw.ca)
To: [Public Submissions](#)
Cc: [Lockwood, Scott; sdfawcett@shaw.ca](mailto:Lockwood.Scott@sdfawcett@shaw.ca)
Subject: [EXT] Petition Against Proposed Rezoning from R-C2 to R-CG – (City Application LOC2017-0155)
Date: Friday, March 09, 2018 9:18:12 AM
Attachments: [2017_Citizen Petition against LOC2017_0155.pdf](#)
[Item 5.1.15 on todays Council agenda.msg](#)
[Re: EXT URGENT ACTION REQ'D Public Hearing Webpage Submissions \(LOC2017-0155\).msg](#)
Importance: High

Hello,

I understand that there have been difficulties with the City of Calgary systems receiving documents relating to the City Application LOC2017-0155. The attached petition from 30 signatories has been provided several times and there has been confirmations (see attached and below).

Please confirm that this petition is within the latest collection of citizen documents that will be provided to council for the meeting scheduled for March 19, 2018.

Thanks,

Scott

Scott Fawcett
sdfawcett@shaw.ca
Cell: 403 909 1564

Your submission was received by the City Clerk's Office

February 16, 2018 2:13 pm

Your submission was received and will be included in the Agenda for City Council's consideration.

You are also welcome to attend the Council Public Hearing and speak to City Council about this application in person. For more information on speaking to Council in person and submitting additional materials, please visit www.calgary.ca/planningmatters and follow the links.

If you have any further questions regarding presentation to Council, please contact the City Clerk's Office at 403-268-5861.

SUSAN GRAY, City Clerk
City Clerk's Office
The City of Calgary

June 16, 2017

**Attn: Brendyn Seymour, File Manager
Planning & Development, IMC #8075
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5
Phone: (403) 268-1543 Fax: (403) 268-2941
Email: Brendyn.Seymour@calgary.ca**

Re: Petition with 30 People Opposing the proposed application (LOC2017-0155) for a Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW.

Please find attached the names and contact details for **30 people** within close proximity (approximately a one block radius) of the propose LOC2017-0155 land use redesignation that are in opposition of the proposed redesignation (rezoning of 1748 – 50 Ave SW). The reason they oppose the redesignation is stated in the attached petition document. This document was clearly discussed with each of the signatories. Each neighbor was given the option to do nothing, sign the petition, or to send in their own individual letter. Several people chose the individual letter option since they had additional concerns to the ones listed on the petition. One individual letter is attached since this person wanted me to submit it.

It is interesting to note that most of the neighbors did not know what was being proposed since they assumed it was another R2 side-by-side being proposed. The majority of the neighbors did not know what R-CG meant. It is also interesting to note that:

- None of the people approached with the petition had been approached by the applicant.
- None of the people approached wanted to see anything beyond a duplex side-by-side developed on the site because of the reasons stated within the petition.

We the signatories of the attached petition respectfully request that City Council NOT approve the proposed redesignation to R-CG within the ARP's Residential Conservation Area based upon the concerns expressed in the petition.

Thank you for taking our concerns, as residents, into consideration.

Sincerely,



Scott Fawcett

1728 50 Ave SW

403 243 5626

sdfawcett@shaw.ca

Copy of this letter is also being sent to:

1. Marda Loop Community Association Development Committee (Email: development@mardaloop.com)
2. Councillor Brian Pincott: P.O Box 2100, Station M#8001A, Calgary, AB, T2P 2M5, Canada
3. Councillor Evan Woolley: P.O Box 2100, Station M#8001B, Calgary, AB, T2P 2M5, Canada

PETITION

OPPOSING the proposed application (LOC2017-0155) for a Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW.

The intent of the redesignation (rezoning) is to allow for the development of a rowhouse building, containing 4 separate dwelling units. The R-CG zoning would also allow for the potential of a basement suite within each unit.

We, the undersigned, are residents of Altadore. We are opposed to this rezoning for the following reasons:

1. **It is not in keeping with the character of the surrounding area**, which is predominantly comprised of single-detached and semi-detached infill dwellings, older bungalow style dwellings and established block patterns with consistent setbacks and rear yard amenity areas.
2. **The intended multi-residential development conflicts with the South Calgary/Altadore Area Redevelopment Plan (ARP)**, which identifies the site and surrounding area as a 'Residential Conservation' land use intended to retain low-density single-family dwellings (i.e. single detached, semi-detached and duplex dwellings) within R-1 and R-2 districts (currently R-C1 and R-C2 districts).
3. **It would require an amendment to the ARP, without the benefit of a comprehensive review/updating of the ARP (approved in 1986)** to identify the most appropriate locations for rowhouse developments in the community; and would set a precedent for the surrounding area that would encourage other similar proposals, within the 'Residential Conservation' area, on an ad-hoc basis.
4. **The potential to develop a basement suite within each rowhouse could result in a total of 8 separate residences**, a minimum of 4 parking stalls and minimal outdoor amenity space for each residence, potentially representing an overdevelopment of the site.
5. **The current by-lawed parking requirement (1 parking stall per rowhouse unit and no parking requirement for a basement suite less than 45 sq.m in an R-CG district) is considered inadequate at this location.** A car ownership scenario based on 2 cars per rowhouse unit and 1 car per each potential basement suite, could generate a demand for 12 parking stalls on-site, resulting in the need for 8 cars to park on the street (not including any visitor parking demand). Consequently, **parking should be provided in accordance with the ARP's guidelines for multi-family developments (i.e. 1.25 parking stalls per dwelling unit, including any basement suites, and 0.15 visitor parking stalls per unit).** Arguably, it is **unlikely this could be achieved on a site of this size (approx. 13.4m x 42.34m).**
6. **The City's plans for construction of a roundabout and pedestrian crossings**, at the intersection of 17 St and 50 Ave SW, and any associated future parking restrictions along 50 Ave, in addition to the presence of an existing fire hydrant in front of the property, **will restrict the availability of street parking along both frontages, thus pushing the likely demand for street parking further into the community**, potentially spilling onto 49 Ave which is already congested with parked cars.
7. If the redesignation to R-CG is approved by City Council, the potential for the development of a 4 unit rowhouse, containing 4 separate basement suites, would become a Permitted Use, requiring the City to approve a Development Permit application, if the proposed development met all of the rules of the Land Use Bylaw; and would not allow any third parties (including adjacent neighbours most affected by the proposal) to appeal the approval of such a Development Permit.

We respectfully request that City Council NOT approve the proposed redesignation from R-C2 to R-CG, at this proposed location, based upon the above concerns. Thank you for taking our concerns, as residents, into consideration.

Page 1 of 4

PETITION

OPPOSING the proposed application (LOC2017-0155) for a Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW.

Name	Address	Email (optional)	Signature and Date
John Wilson	1732 50 Ave SW	jwilson@bplaw.com	<i>[Signature]</i> June 11/2017
Caroline Wilson	1732 50 AVE SW		<i>[Signature]</i> June 11 2017
MICHAEL GERMAN	1730 50 AVE SW	JUNE 11/17 mike.german@qes.com	<i>[Signature]</i>
Rick RIEB	1747 50 Ave SW	403 243 4493	<i>[Signature]</i> Rick
ANDREW LITTEL	1720 - 50 AVE S.W	alittel@shaw.ca	<i>[Signature]</i> 06/11/17
Sherryl Littel	1720- 50 AVE SW	sherrylittel@shaw.ca	<i>[Signature]</i> 06/11/17
Christy Leshe	1716 - 50 Ave SW	chleshe@roqueplanet.ca	<i>[Signature]</i>
Sandra Funtasz	1712 - 50 th Ave SW	sfuntasz@gmail.com	<i>[Signature]</i> 06/11/17
Rick Plotz	1704-50 Ave SW	rplotz@shaw.ca	<i>[Signature]</i> 06/11/17
Shannon Rutherford	1909 48 Ave SW	Shannon.Skidmore@shaw.ca	<i>[Signature]</i> 06/11/17
DAVID JABLONSKI	1716 1716 50 AVE SW	403-975-5415	<i>[Signature]</i> 06/11/17
Wilson Fawcett	1728- 50 th AVE SW	403 216 1520	<i>[Signature]</i> 06/12/17
SCOTT FAWCETT	1728 - 50 AVE S.W	403 836 1520	<i>[Signature]</i> 06/12/17

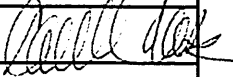
PETITION

OPPOSING the proposed application (LOC2017-0155) for a Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW.

Name	Address	Email (optional)	Signature
Birnie Bechard	4124 18 th St SW		B. BECHARD
TOBY HENDRIE	1747 49 th Ave SW		Toby Hendrie
Randy Tomlinson	1904 - 49 th Ave SW		R Tomlin
George Lyon	1908 - 49 Ave SW		[Signature]
Kols Genge	1908 - 49 Ave SW	ldgenge@shaw.ca	K Genge
John Irlandia	1740 - 49 Ave SW		[Signature]
Rebecca van Wier	1739 - 49 Ave SW	rvanwier@telus.net	[Signature]
JOAN HEAL	1747 49 Ave SW.		[Signature]
Lori Paslawski	1727 49 Ave SW		L Paslawski
Maree Johnson	1743 49 Ave SW		Maree Johnson
MADDY MILLS	1724 49 th Ave SW		Maddy Mills
Trevor Kagle	1728 - 49 th Ave SW		T Kagle
Jennifer WONG	1732 49 th Ave SW		J Wong
DONNA RYGIEL	5003-17 STREET S.W.	WRINGIELETELUS.NET	D Rygiel
Pareesh Athparia	1744 - 50 Ave S.W		[Signature]
Colleen Athparia	1744 - 50 Ave S.W.		Colleen Athparia

PETITION

OPPOSING the proposed application (LOC2017-0155) for a Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW.

Name	Address	Email (optional)	Signature
Candace Koss	1748 - 50 Ave SW	orbitandfriends@mac.com	

Page 4 of 4

From: [Lockwood, Scott](#)
Subject: Item 5.1.15 on today's Council agenda
Date: Tuesday, February 20, 2018 5:31:27 PM

Good Evening

I am emailing to make you aware that at today's Council Public Hearing there were some malfunctions discovered in the computer intake system for public submissions to City Council on applications. This impacts item 5.1.15 on today's Council agenda (loc2017-0155 / cpc2018-042) that you may have submitted comments on.

Based on the public submission malfunction Council has moved this item to be heard instead at a newly scheduled Council Public Hearing meeting on Monday, March 19th. This is to ensure that everyone has an opportunity to provide their comments on this application to Council. This item will be readvertised for the March 19th Council meeting and able to submit comments to Council.

If you have any questions please let us know

Sincerely,

Scott Lockwood

Sent from my iPhone

NOTICE -

This communication is intended **ONLY** for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, **YOU ARE HEREBY NOTIFIED** that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

McDougall, Libbey C.

From: P and C Athparia <parcol@hotmail.com>
Sent: Sunday, March 11, 2018 3:59 PM
To: Public Submissions
Cc: P and C Athparia
Subject: [EXT] Proposed rezoning of 1748-50th Ave SW

Re: Proposed Rezoning of 1748-50th Ave SW March 11, 2018

Dear City Council Members:

As an adjacent neighbour who has lived here for more than 30 years, I am extremely concerned about the proposed building height and mass of this property and how it will affect all of us neighbours.

1. Loss of Privacy: With 4 rowhouses and 4 rear yards backing directly onto our shared property line, the height & depth that's allowed for rowhouses will negatively impact our property in terms of privacy.

2. Shadowing: Rowhouses cast much more shadow on backyard than single or semi-detached.

According to the Sun/Shadow study, our backyard will be ½ covered by shadow on Sept.21!

3. Basement Suites: As there is a provision for basement suites, this means a potential of 8 units, 3 bedrooms each backing onto our shared property line. This will have a much greater impact on our privacy compared to a single or semi-detached building.

4. Present Zoning: is for single or semi-detached which would be 1 meter lower in height than row-houses and would not extend as deep into our lot, leaving a smaller footprint.

5. Consistency in surrounding Neighbourhood: Row-housing is not consistent with the surrounding development and established pattern on the block, which retains consistent backyard amenity areas.

6. Trees: Row-housing doesn't fit into the character on our block with several mature trees that would have to be cut down.

7. Parking: With 4 rowhouses, there will definitely be more than 4 cars with the ratio in Calgary of cars to people! If there is a provision for basement suites, there will be potentially 12+ cars with only 4 parking stalls. There is no parking on 50th Ave. frontage and restricted parking on 17th St. due to approved roundabout and pedestrian crossing. As a result there will be large spillover parking.

I strongly urge you to re-think about the negative impact of 4 row-houses in terms of loss of privacy, shadowing effect and parking. Instead please consider single or semi-detached housing which is what the area is zoned for and what fits into the character of our block. That's why my husband and I still live here after 30 years.

Respectfully submitted,
Colleen Athparia

1744-50th Ave SW

Item #8.2.10
CPC2018-042
Attachment 4
Letter 4

Sent from [Mail](#) for Windows 10

McDougall, Libbey C.

From: Ronald Stern <Ronald.Stern@Precisionwellservicing.com>
Sent: Sunday, March 11, 2018 3:34 PM
To: Public Submissions
Subject: [EXT] 1748 -50th Ave SW

1748 50 AV SW

Community

Altadore

Councillor

Evan Woolley (Ward 08)

File Number

LOC2017-0155

Applicant

Inertia

Date Submitted

May 29, 2017

To whom it concerns,

I am writing to you out of concern of the redevelopment of 1748, 50th Avenue SW from R-C2 to R-CG. The proposed rezoning would allow the development of 4 Rowhouse units and 4 Secondary Suites. As we are currently on a snow route, this will add many more vehicles to the proposed intersection where there is also a pending roundabout for the intersection. This will add to an already congested area. This is a family area which would now allow for lower cost housing with possible transient individuals versus families that share and enjoy the amenities, schools and parks. We purchased in Altadore for the value that the area had to offer. The rezoning would definitely decrease the value of the homes and the area if it were to house rowhouses and multi apartments. We purchased in Altadore for the financial security in our investment due to our house, school and parks and do not want to lose that!

Thank you,

McDougall, Libbey C.

From: Janet Burrows <jburrows@certarus.com>
Sent: Sunday, March 11, 2018 9:21 AM
To: Public Submissions
Cc: Janet Burrows; Darren Burrows
Subject: [EXT] proposed re-zoning at 1748 50th Avenue SW

I am writing to let you know that we are opposed to the re-zoning of 1748 50th Ave from the current land use of R-C2 to the R-CG (LOC2017-0155). The proposed project of 4 row houses with detached individual garages that could house secondary suites will result in too many residents and significant parking issues in the area.

We would very much appreciate city council reconsidering the zoning changes. A two-dwelling unit, as permitted under R-C2 aligns with the city's policy to create new housing in established communities without creating the burdens for the existing residents.

Thanks for your consideration,

Janet & Darren Burrows
1935 49 Ave SW

Janet Burrows
D 587-393-5865
M 403-605-3390
jburrows@certarus.com

McDougall, Libbey C.

From: P and C Athparia <parcol@hotmail.com>
Sent: Sunday, March 11, 2018 3:30 PM
To: Public Submissions
Subject: [EXT] Rezoning proposed application 1748-50 Ave SW

Re: Opposing the proposed application of 1748-50th Ave.S.W. for Land Use
Redesignation fromR-C2 to R-CG

To Whom it may concern, March 11, 2018

I am opposed to the proposal to change the Zoning of this property because:

The character of this neighbourhood where we have lived for 35 years, which consists of mostly single and semi-detached infill houses and older bungalows with large backyard space, would be disturbed by row-housing which doesn't fit in. The present R-C2 zoning is much more appropriate for this neighbourhood and is what was intended with the Altadore Area Redevelopment Plan, although I am not opposed to increasing density in the city. But it doesn't need to be overdeveloped to this extent so abruptly, since the concept of space is an important part of this area.

The possibility of 4 rowhouses plus basement suites could mean 8 new separate residences, which is an over-development of this property,

Parking will be a major problem of congestion and as we know Calgary is a "car city".

Four row-houses plus basement suites means the possibility of 16 additional cars (2/dwelling unit) Already there is congested parking especially on 17 St., where it's already unsafe especially in winter for 2 cars to pass with cars parked on both sides.

And this will cause safety issues for children of young families who are likely to live in these units. Calgary's plan to construct a roundabout at the intersection of 17 St. and 50 Ave.SW will greatly restrict parking along both 17 St and 50 Ave. The city should be focusing on limiting the number and size of cars for safety reasons as well as for the environment.

If this rezoning is approved, it will set a precedent for other future applications, which concerns our future.

As next door neighbours, we are prepared for 2 infill houses, but a row of 4 row-houses will completely block any sunlight and cause a lack Privacy, as well as disturb the character of this area. At our age, we also like to maintain some quality of life in this natural and peaceful neighbourhood we've lived in for 35 years.

Respectfully submitted,

Paresh Athparia

1744-50th Ave. S.W.

Calgary, T2T 2W1

Re: Opposing the proposed application of 1748-50th Ave.S.W. for Land Use
Redesignation fromR-C2 to R-CG

To Whom it may concern, March 11, 2018

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Respectfully submitted,

Paresh Athparia

1744-50th Ave. S.W.

Calgary, T2T 2W1

McDougall, Libbey C.

From: Jennifer Wong <jwwongca@yahoo.com>
Sent: Saturday, March 10, 2018 9:50 PM
To: Public Submissions
Subject: [EXT] 1748 50 ave sw redevelopment...objection to proposal.

I live at 17th street and 49th avenue sw and I am writing to oppose the proposed redevelopment to rezone 1748 50th ave sw. We face a chronic shortage of parking on 50th ave, 17th street and 49th avenue resulting from many rental properties in the area already. Some of our neighbors are renting out their basements and main floor separately and there is already a shortage of parking as a result.

During the snow ban over the recent weeks, parking was so crowded on 17th street, that it was dangerous trying to turn left or right out of 17th street onto 50th ave and vice versa because the line of site was impeded by too many vehicles along the corner of 17th and 50th and there was insufficient clearance between the unplowed snow and parked vehicles.

Also, parking congestion is really bad during the months the Glenmore Athletic Park is being used for various sporting events with visitors having to park along 50th avenue in order to use the athletic park.

Planning 4 row houses with 4 potential secondary suites will only make the parking situation worse. You will make the intersection of 17th street and 50th avenue potentially dangerous for cyclists, motorists and pedestrians. There are many young kids in the area as well. There will be poor line of site for pedestrians, motorists and cyclists attempting to cross 50th avenue and 17th street.

The proposed site is too small to support such a dense development. It is unreasonable to expect 8 households to make do with detached parking stalls only sufficient to support 4 vehicles. I do not think the secondary suites should be allowed at the proposed development.

Unfortunately, with Calgary winters you cannot expect a family in Altadore to live there without a car. Allowing the proposed site will result in dangerous traffic congestion at that site.

Knowing that the development does not have sufficient parking is irresponsible and poor community planning.

This shortage of parking will also lead to greater challenges enforcing the 50th ave snow ban in winter.

In summary, it would not be in the public interest to allow development that will result in dangerous traffic conditions for kids, pedestrians, cyclists and other motorists at that intersection.

Please send confirmation of receipt. I understand our previous submissions may have been lost due to website issues.

Thank you.

Jennifer Wong
Homeowner: 1732 49 ave sw
Phone: 403 620 4886

[Sent from Yahoo Mail for iPad](#)

RECEIVED

March 8th, 2018

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

2018 MAR -8 AM 10: 12

**THE CITY OF CALGARY
CITY CLERK'S**

RE: BYLAW 40D2018
OPPOSING the proposed application (LOC2017-0155) for Land Use Redesignation
from R-C2 to R-CG at 1748 - 50th, Avenue S. W.,

As a property owner at 5003 - 17th Street S.W., I am opposed to the rezoning due to:

- 1) on December 11, 2017 council approved the rezoning from RC2 to RCG a "Historical House". The 2nd oldest farm house at 1701 - 48 Avenue S.W. build in 1911 and maintained well till now. It was considered as a landmark at that time, being the end of city limits
- 2) Altadore, as we know it, was a marshy area and 50th Avenue a ravine. During the development of this area around 1950, built-up was needed to make this viable community that it is today.
- 3) With that in mind, water and sewer lines had to be put in and must now be over 60 years old and in need of attention. They are not able to handle current or future flow.
- 4) Being close to the Glenmore Dam, the natural springs are free flowing and with each construction their channels are changing my yard is soaking wet and getting worse. I have not watered my grass/garden since 2011 (when duplex was developed behind me on a property that was not on a 50' lot, however, the city relaxed the rule).
- 5) With the flood of 2013, inner city area had sustained heavy damage. That should be a wake-up call for what can happen in the future and the cost associated to the residents in this area being effected by flow of natural springs.
- 6) I would like to acknowledge, the support from the previous councilor Brian Pincott who lived in area and understood our issues by providing the much needed guidance.

In summary, I urge that the City Council "NOT" approve the proposed RC2 to R-CG redesignation within the ARP's Residential Conservation Area based on our concerns.

As one of the oldest residents, I wish to leave you with this slogan used by ATCO GAS " CALL before you DIG". In our case "THINK before a "BIGGER PROBLEM OCCURS". You just need to take a walk in our area and see the damage from previous five developers due to high water tables requiring pumping and they couldn't wait to get away.

Donna Mary Rygiel
5003 - 17th Street S.W.,
CALGARY, Alberta.

Chad & Lori Rathwell
1916 50 Avenue SW
Calgary, Alberta T2T 2W2

City of Calgary
publicsubmissions@calgary.ca

Dear City Council,

With respect to City Application LOC2017-0155 and the proposed rezoning from R-C2 to R-CG, we would like to make it known that as a close resident we very strongly oppose the application for the following reasons:

- Property values would be negatively impacted if the rezoning was to be approved.
- Rowhouses would put additional stress on the existing water and sewer infrastructure.
- Parking in Altadore is already limited with the introduction of attached homes into the neighborhood. With the future re-development of North Glenmore park, there is a high possibility of a traffic circle going in at this corner of 17th Street and 50th Avenue. This would cause even further parking issues and traffic congestion caused by the proposed addition of a rowhouse.
- Rezoning the neighborhood would increase vehicular traffic on a street that is already over-used as an access route to downtown.
- Allowing rezoning of the area would change the character of the existing neighborhood.
- Additional housing supply may generate lower house prices, reducing the wellbeing among those already living in the neighbourhood.
- For the proposed building height increase, there is a concern by ourselves and neighbors that this would decrease the privacy of residents in the immediate area and would restrict the sunlight for the surrounding properties. Additionally, there is a concern that if the height increase were granted, they would continue to grow by further increments in future years thereby amplifying the effect.

With regards to the potential of secondary suites (Accessory Residential Building (garage)), in addition to the same concerns as detailed above, secondary suites also increase the possibility of a more transient, renting population into the existing family-oriented neighborhood.

We ask that you please respect and prioritize the perspectives of the area residents (opposed to the rezoning) above the commercial interests of the real estate developers, and please deny this application.

Sincerely,

Chad & Lori Rathwell

McDougall, Libbey C.

From: Inder Raj Jassi <drinderraj78@yahoo.co.uk>
Sent: Monday, March 12, 2018 9:34 AM
To: Public Submissions
Subject: [EXT] file no- DP2017-3773- opposing the development

Dear sir/madam,

We the residents at 1910, 50 avenue SW, strongly oppose the proposed development of the rowhouse building.

Developing 4 rowhouse buildings is not suitable for the community.

Duplex or single buildings are acceptable but we strongly oppose the development of 4 rowhouse buildings.

Regards

Inder

McDougall, Libbey C.

From: Arash Pashakhani <arash.pashakhani@gmail.com>
Sent: Monday, March 12, 2018 9:37 AM
To: Public Submissions
Subject: [EXT] Dev. Permit File No DP2017-3773

Dear sir/madam

As the president of 1907 49 Ave SW Calgary T2T 2V3 and community member of Ltador community, Arash Pashakhani and Shadi Ebrahimi would like to inform you about our disagreement and unacceptance to build the proposed building for the subject file number. This a start to change one of the beautiful communities in our city to a busy and ugly community. Such a rowhouse is not matching with existing houses nearby and in the vicinity. Please stop approving this application.

Sincerely yours,

Arash Pashakhani

Shadi Ebrahimi

Residents and owners of 1907 49 Ave. SW Calgary.

(403) 397 7686

McDougall, Libbey C.

From: Richard van Wieren <rvanwier@telus.net>
Sent: Sunday, March 11, 2018 9:02 PM
To: Public Submissions
Subject: [EXT] FILE NUMBER LOC2017-0155, COMMENTS FOR CITY COUNCIL
Attachments: Redesignation Council Mtg 2018-03-19.pptx.pdf

March 11, 2018

Richard and Sherry van Wieren
1739 49th Avenue, S.W
Calgary, AB
T2E 4C2

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

Subject: COMMENTS FOR CITY COUNCIL REGARDING INERTIA APPLICATION FOR REZONING FROM R-C2 TO R-CG FOR PROPERTY ADDRESS 1748 50 AV SW, COMMUNITY OF ALTADORE, FILE NUMBER LOC2017-0155

Some of my neighbours and I have discussed the proposed Land Use change amendment and are shocked that this is even a possibility. To approve this site re-designation will show little consideration for the impacted residents. Our first objection was filed on July 2017 in terms of a petition signed by 30 residents. The petition was filed with Brendyn Seymour, File Manager, Planning and Development, IMC #8075. I have not received a written reply or other form of communication to these comments and concerns. I expect that this should be a normal part of due process. In addition, the developer has taken no initiative in approaching impacted residents to communicate their plans or address our concerns.

My wife and I along, with our children, are fairly new residents and live at 1739 – 49th Avenue, S.W. which is adjacent to the proposed development and we would be directly impacted by any rezoning. We would like to emphatically restate our strong objection to this proposal by “Inertia” to rezone the property at 1748 50th Avenue, S.W. or any other property in the vicinity from RC-2 to R-CG as it allows for the introduction of row housing which is fundamentally out of character, form and mass for the area and simply does not make sense.

We have outlined some of our rationale for rejecting this application for redesignation from R-C2 to R-CG as follows:

Public Hearing of Calgary City Council Planning Matters



LOC2017-0155
ALTADORE PROPOSAL FOR REDESIGNATION OF
LAND AT 1748 - 50 AVENUE, SW (PLAN1197FW,
BLOCK 8, LOT 1)
FROM R-C2 TO R-CG
SUBJECT: BYLAW 4P2018/40D2018

FEBRUARY 20, 2018
RESCHEDULED TO MARCH 19, 2018



Proposal - Redesignation from Single Family to Multi Family (Row Housing)

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

2

- **What does community think?**
 - Adjacent home owners opposed
 - Majority of immediate neighbours opposed
 - Community opposed

Proposal for Redesignation from Single Family to Multi Family (Row Housing)

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

3

- Does this look like a good fit?



Significant Redevelopment Momentum Prior to Introduction of R-CG Zone. Vested Community – Row Housing is not Appropriate as it is not respectful of established patterns and traditions and street patterns, massing, etc. (MDP)

Rationale For Rejection of Bylaw 4P2018/40D2018

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

4

- Why the significant opposition?
 - Significant change in land use to multi residential is disrespectful to existing resident home owners with:
 - ✦ significantly invested in the neighbourhood with high end single family dwellings or infills.
 - ✦ potential negative impact to marketability of existing single family high end properties.
 - ✦ the expectation the City will preserve/control development to same rules. Goes to transparency.
 - Redesignation to RC-G (row housing) is not appropriate because:
 - ✦ it does not meet Location Criteria for multi residential infill (slide 13).
 - ✦ South Calgary/Altadore Area Redevelopment Plan (ARP), “*Conservation and Infill*” Policies are not met (slide 15).
 - ✦ it does not comply with the goals/intent of the South Calgary/Altadore ARP.
 - ✦ it results in excessive density increase (4 units & suites is too much for <50ft wide lot).
 - ✦ it results in excessive building heights (>10m).
 - ✦ it results in excessive development on small plot space (60% lot coverage vs current 45%).
 - ✦ it results in dramatically reduced green space & landscaping provisions.
 - ✦ requirements for parking are not to the same rules as R-C2 (current) leading to inadequate parking provisions.
 - ✦ It relies on street parking which does not consider future loss of parking from City 50th Ave Corridor redevelopment plans, i.e. planned traffic circle at 50th Ave. and 17th St.
 - ✦ R-CG (row housing) “Use” and “Discretionary Use” relating to business, treatment centers and daycares of any type is not appropriate for designation at this location given parking issues.
 - ✦ overall, a detraction as development is really a grade level multi-family
 - ✦ City is reviewing R-CG concerns. Not expected to have a decision until 2019. HOLD

Rationale For Rejection of Bylaw 4P2018/40D2018

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

5

- Willy Nilly Spot Redesignation to RC-G (row housing) does not follow principals of good planning per Vol 2 of MDP (Part 3)
 - ✦ Principles of strategic locations, use of blocking and transitioning (nothing to transition to).
 - ✦ Spot redesignation to RC-G (row housing) does not contribute to thoughtful and sensitive design in this case.
 - ✦ Not respectful of existing streetscape or character of the neighbourhood.
 - ✦ Excessive massing (blocky) and imbalanced with existing redevelopments.
- A case by case ARP amendment is not in the best interest to vested stakeholders (property owners) and community.
 - ✦ Redesignations need to be reviewed on a planned and holistic basis.
 - ✦ Assessment of projected cumulative impacts (transportation, parking, infrastructure, etc.)
- Ineffective public engagement and local/community concerns not addressed (slide 16)
- **Existing land use** designation is **adequate** as it meets with the goals of ARP and MDP (slide 19 to 21)
- If intensification is the goal then plan in a thoughtful and sensitive manner
 - ✦ Update Local Area Plan per MDP 2009, Clause 5.2.4, Policy (c)
 - ✦ City to seek balance between stakeholders rather than densification at all cost
- There will be no opportunity to review development plans given “Permitted Use”
- More suitable locations for R-CG, e.g. 33rd Avenue, S.W. Main Street
- Subject property was purchased knowing current R-C2 designations are in place.

Rationale For Rejection of Bylaw 4P2018/40D2018

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

6



- **Conclusion**
 - Bylaw 4P2018/40D2018 needs to be rejected
- **Recommendations**
 - Any redesignation must be reviewed holistically using Local Area Plans in accordance with MDP. This is to determine appropriate locations, design guidelines and to assess community impacts
 - Community stakeholder input is needed for thoughtful and sensitive development. This also has the benefit of transparency to all stakeholders and prospective buyers
 - MDP 2009, Clause 5.2.4, Policy (c), “The City will consult with communities and the development and building industries to facilitate intensification initiatives”

Proposal for Redesignation from Single Family to Multi Family (Row Housing)

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

7

- **Supporting Information**
 - Part 1: Counter Statements to Calgary Planning Commission Report
 - Part 2: Current Plan Performance
 - Part 3: Principals of Good Planning and Design

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

Part 1



COUNTER STATEMENTS TO CALGARY PLANNING COMMISSION ARGUMENTS

Calgary Planning Commission Report Arguments

9

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

Main CPC Report Arguments

1. Meets Municipal Development Plan (MDP) general goals to accommodate a moderate increase in density and maximize infrastructure .
2. Meets the Location Criteria for Multi Residential Infill (multi-family).

Secondary Report Arguments

3. Meets intent of ARP “Conservation & Infill Policies”.
4. No impacts to transportation, parking, utilities and infrastructure.
5. Community concerns moot or deferred.

Counter Statements to Calgary Planning Commission Arguments

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

10

1. **ARP goals control over MDP, refer to slide 11.** Moderate increase in density is an understatement. **Refer to slide 12.**
2. **RC-G does not meet 3 of 8 Location Criteria for Multi Residential Infill.** N.B. *“Adjacent to existing or planned non-residential development or multi-dwelling development”*. **Non-residential or multi-family does not exist. See slide 13.**
3. CPC report suggests that R-CG (row housing) complies with the goals of the ARP but **case not provided (developer/city opinion)**. Majority of **property owners do not agree. See slide 15.**
4. Argument based on a **“one of”** application. **Significant densification warrants local impact study. Cumulative effects** needs to be addressed as a successful application for redesignation to R-CG will prompt more applications.
5. City **oversimplifies community and neighbour concerns** and proposes to defer to development stage. Community not consulted until after residents took concerns to them. This is a major redesignation to Row Housing Multi Family land use. Perhaps poorly articulated as well. **See slide 16.**

Counter Statements to Calgary Planning Commission Arguments – Item 1

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

11

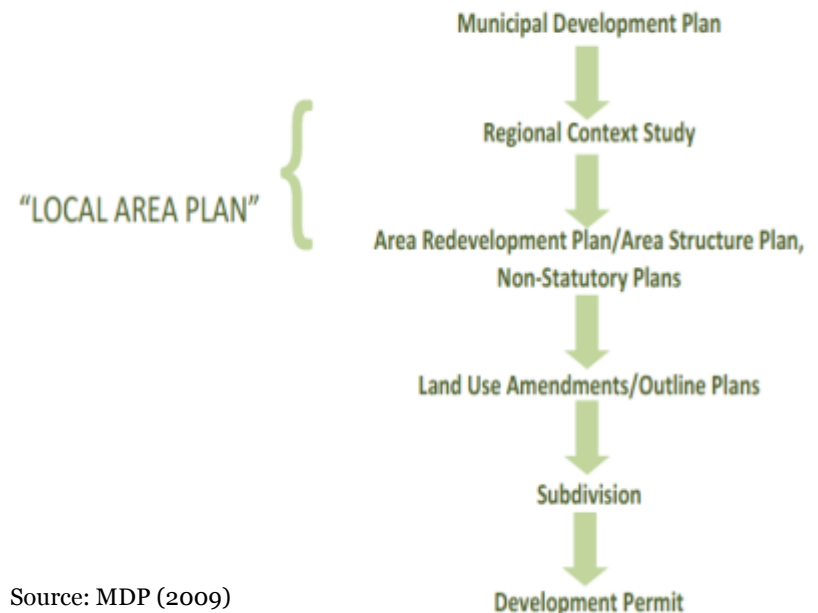
- See MDP 2009, Clause 1.4.6, Land Use Amendment Applications states, “In areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction.
- MDP 2009, Clause 5.2.4, Policy (c), “The City will consult with communities and the development and building industries to facilitate intensification initiatives”

2.0 Planning Processes

2.1 Plan Alignment

How does the MDP align with and inform other policy plans?

The MDP sets the broad policy framework, while the plans and processes below it implement the strategies within a structure that ensures alignment is achieved. Each stage gets progressively more detailed.



Counter Statements to Calgary Planning Commission Arguments - Item 1

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

12

- **Current Zone is R-C2**
 - Single Family or Single Family Infill (detached or attached)
 - Basically 2 dwelling units per 50ft parcel
- **Proposed Redesignation to R-CG**
 - Multi-Family with up to 8 dwelling units per 50ft parcel

Conclusion: 4 x number of dwelling units on a 50ft lot
Not a moderate increase in density!

Counter Statements to Calgary Planning Commission Arguments - Item 2

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

13

- The two most important Location Criteria as hi-lited was dismissed.
 - Intent of guideline is to establish that a transition is needed
 - Why would we need to transition from a R-C2 density to another R-C2 density? It makes no sense.
 - Densification for densification sake?

Criteria	Assessment
Located on a Corner Parcel.	Yes Parcel is located on the North-East Corner of 50 Avenue SW and 17 Street SW.
Within 400 metres of a transit stop.	Yes Parcel is 130 metres from westbound and 190 metres from eastbound Route 13 bus stop.
Within 600 metres of an existing or planned primary transit stop or station.	No Parcel is more than 600 metres away from nearest primary transit stop.
On a collector or higher standard roadway on at least one frontage.	Yes Parcel fronts along 50 Avenue SW, a collector street.
Adjacent to existing or planned non-residential development or multi-dwelling development.	No Parcel adjacent to single-detached housing to east.
Adjacent to or across from existing or planned open space or park or community amenity.	Yes Parcel is located across Glenmore Athletic Park.
Along or in close proximity to an existing or planned corridor or activity centre.	No Parcel is not located within existing or planned corridor or activity centre.
Direct lane access.	Yes Parcel is currently serviced by direct lane access.



Counter Statements to Calgary Planning Commission Arguments - Item 2

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

14



*** Subject property proposal for redesignation from R-C2 to R-CG (Row Housing)
Location Not Appropriate (reference slide 13 and 15)**

Counter Statements to Calgary Planning Commission Arguments - Item 3

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

15

- South Calgary/Altadore Area Redevelopment Plan (ARP), Section 2.2(a) provides “*Conservation and Infill*” Policies applicable to subject parcel and surrounding areas

Intent of Policy	Intent Not Met Conclusively
Improve existing neighbourhood <u>quality and character</u>	HOW DOES R-CG IMPROVE OVER AND ABOVE R-C2? (Blocking/Massing/Out of Place Row Housing with up to 8 Residences)
Permitting low profile infill development <u>compatible</u> with the surrounding dwellings	RC-G Row housing has increased bdg height and increased building to land coverage?)
Existing structures in good repair should be conserved	N/A
Structures in poor repair should be rehabilitated or replaced	CAN BE DONE UNDER R-C2!
Narrow lot (7.5m or 25 ft) infill dwellings should be of a design that would encourage families with children to move into them	R-CG DETRACTS FROM THIS OBJECTIVE. BETTER SERVED WITH R-C2
Proposed redesignation would continue to comply with this policy	IT WILL NOT
The land use amendment would provide for infill development with moderate increase in density	MODERATE? It proposes to potentially quadruples the density on a given 50ft wide lot given maximum number of units goes from 2 to 8 (with secondary or backyard suites)

Counter Statements to Calgary Planning Commission Arguments - Item 5

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

16

- **Public Engagement**
 - Community Association Letter and Recommendation.
 - Thirteen letters in opposition.
 - A petition of 30 signatures from local residents.
 - This public hearing (Feb 20, 2018)
- **Planners Oversimplify Public Concerns :**
 - Potential of subject parcel to house four units along with 4 secondary suites.
 - Potential increase in demand for on street parking.
- **Ineffective engagement and concerns not addressed**

Conclusion

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

17

- **Redesignation application needs to be rejected.**
 - ARP takes precedence over MDP
 - Location Criteria for Multi-Residential Infill is **not met**
 - South Calgary/Altadore Area Redevelopment Plan (ARP), “*Conservation and Infill*” Policies **not met**
 - Ineffective public engagement and local / community concerns **not addressed**
 - Long term impacts to transportation, parking, infrastructure and such **not assessed** based on cumulative effects
 - **Does not consider** loss of parking from city 50th Ave Corridor development plans (traffic circle at 50th Ave. and 17th St.)

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

Part 2



CURRENT PLAN PERFORMANCE

Current Plan Performance

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

19

- Altadore is an established community.
- Current zoning is largely R-C2, single family or infill (detached or attached). Refer to Map 1.
- Until recently it has gone through major redevelopment.
 - About 60% redevelopment (subject block).
 - About a 150% increase in dwelling supply (subject block).
 - Community population increase of ~ 1400 over 9 years (refer to Graph 1).
- Intent of ARP is to promote stability and attract families.
 - Reduced transient renters (stability)
 - More children (2015-16 Altadore school is at enrollment capacity (CBE)).

**Current plan meets goals of ARP
Additionally it meets intent of DMP for
Densification**

Current Plan Performance

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13



Application for Redesignation to R-CG (Row Housing)

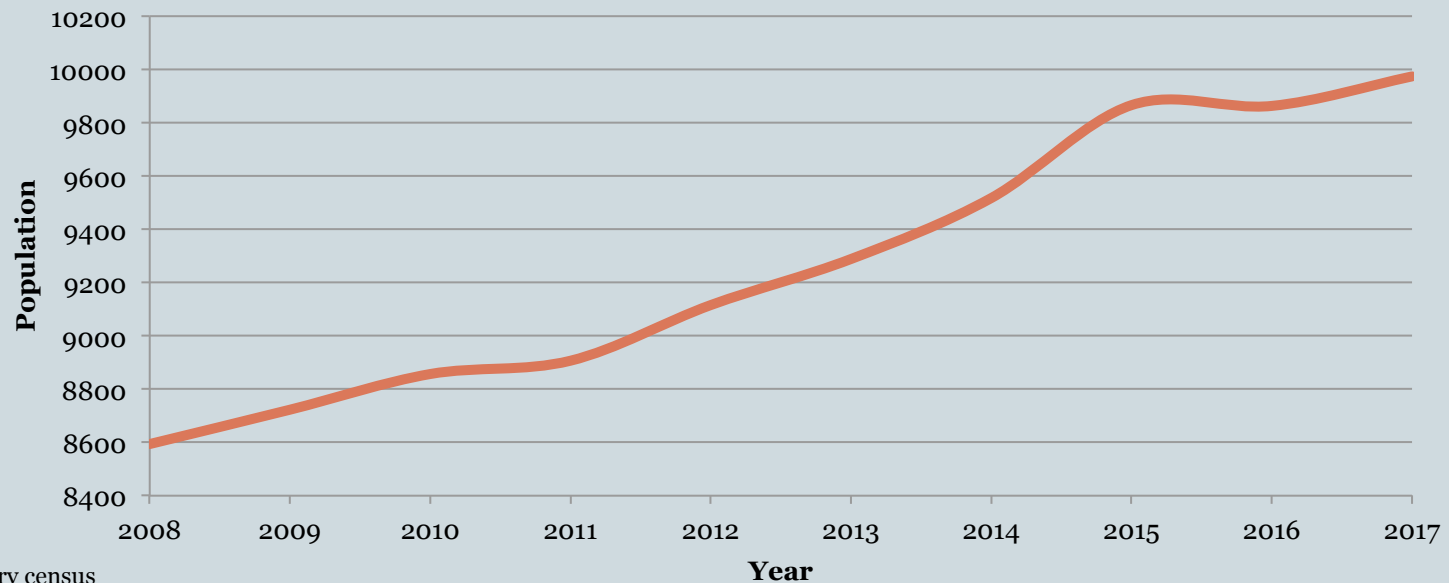
Current Plan Performance

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

21

- About a 16% increase in population in last 9 years
- Altadore school is at capacity (2015, CBE)

Altadore + Garrison Woods Population Trend



Source: City of Calgary census
<http://www.calgary.ca/CA/city-clerks/Pages/Election-and-information-services/Civic-Census/CensusResults.aspx>

Graph 1 - Population Trend

Part 3



PRINCIPALS OF GOOD PLANNING AND DESIGN

- Local Area Plan - Strategic Redesignation
- Respectful Redevelopment
- Use of Block
- Use of Blocking and Transitioning

Principals of Good Planning and Design

23

- The City of Calgary has documented best design and planning practices per Appendix 4, City of Calgary, Municipal Development Plan, 2009, Vol 2, Part 3 Developed Areas Guidebook

- Strategic Redesignation excerpt – page 28

2. Multi-Residential Development

Multi-residential developments contain three or more dwelling units on one parcel of land. Multi-residential developments are encouraged to integrate with other types of housing throughout communities in a manner that provides inclusion and good access to public services and amenities.

Multi-residential development should be designed or planned to:

- a. Locate primarily within 400 metres of the PTN, community services, amenities and open space.
- b. Locate within Activity Centres and Main Streets, while ensuring it is strategically planned throughout the community.

- Local Area Plan excerpt

C. Neighbourhood – Limited

The Neighbourhood – Limited category allows for existing low density residential housing to remain, complemented by sensitive infill housing of a similar scale.

Moderate intensification in this area respects the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street. Appropriately scaled ancillary buildings and backyard suites are accommodated where deemed appropriate through a Local Area Plan. The Local Area Plan may identify locations where specific types of infill developments are encouraged or restricted.

Principals of Good Planning and Design

24

- Respectful Redevelopment (page 36)

4.0 Urban Design

Development and redevelopment should respect and build from the successful established patterns and traditions of a community's block and street patterns, building massing, articulation and architectural character, balanced with a forward-looking approach that incorporates high quality architecture based in current best design practice.

4.1.3 Transition Areas

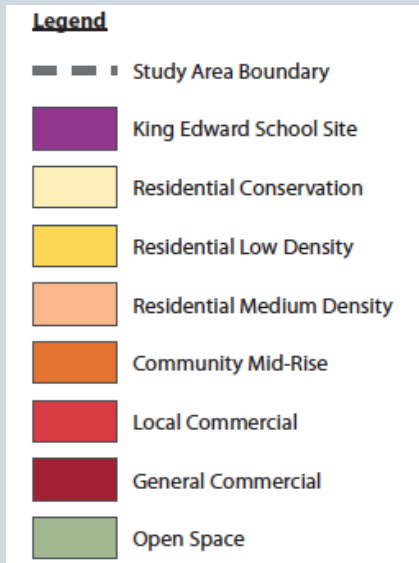
- a. Determine the appropriateness of new development sites or areas through the Local Area Plan. This may include defining a transition area, where consideration would be given to the interface between its adjacent community context of scale, intensity and character and the needed types of transition and desirable interface conditions, in particular to the following:

Principals of Good Planning and Design

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

25

Map 2 Land Use Policy, ARP



Densification - R-CG use is more appropriate on a planned basis for transitioning in blocks

Garrison Woods is a prime example where row housing is planned. Thoughtful and sensitive design transitioning between retail and residential



Source: City of Calgary South Calgary/
Altadore Area
Redevelopment Plan Bylaw 13P86

Thoughtful & sensitive planning makes sense. See MDP Guide

Principals of Good Planning

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

26

- Use of Block (page 20)

In developing the built form categories and building blocks, Calgary's inner city and established area neighbourhoods were examined for best planning policy practice and development outcomes. Illustrations are provided in Figures 2-4 and 2-5: Examples of Application of Building Blocks to demonstrate how the resulting framework is applied to an established Main Street and transit station area.

Figure 2-4 | Example of Application of Building Blocks: Main Street



Source: Appendix 4, City of Calgary, Municipal Development Plan, 2009: Vol 2, Part 3 Developed Areas Guidebook (page 20)

Principals of Good Planning

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

27

- Use of Appropriate Blocking and Transitioning



Figure 10-1 | Main Street Example: Application of Building Blocks

Source: Appendix 4, City of Calgary, Municipal Development Plan, 2009, Vol 2, Part 3 Developed Areas Guidebook (page 68)

Principals of Good Planning

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

28

- **Best practice guidelines per Volume 2 of the MDP (2009) outlines**
 - Thoughtful redevelopment by planning blocks of similar designations and making use of transitioning between blocks.
 - Further, good planning ensures redesignation at appropriate strategic locations and for a purposes other than simply to fulfill a high level goal of densification.
 - These guidelines suggest that the appropriate document to be developed or updated is the Local Area Plan. This ensures that all stakeholders have input and that the development and growth objectives are met in a responsible and controlled manner.
- **Willy nilly “spot” designations are not appropriate.**

Principals of Good Planning and Design

29



Vested Community – Row Housing is not Appropriate as it is not respectful of established patterns and traditions and street patterns, massing, etc.

Item #8.2.10
CPC2018-042
Attachment 4
Letter 13

End

Questions?

McDougall, Libbey C.

From: The Demmans <cddemmans@shaw.ca>
Sent: Sunday, March 11, 2018 4:37 PM
To: Public Submissions
Subject: [EXT] File Number: LOC2017-0155

File #: DP2017-3773
Applicant: Inertia

Re-designation: **File Number: LOC2017-0155**

We live 4 houses East of the proposed development and **are against** the rezoning to allow the construction of townhouses in this immediate area.

We are against this development for a number of reasons:

-residential value: currently this is a very high priced community that we paid to move into and the reality is townhouses will decrease the value of our specific property. I doubt the builder wants to compensate this lost value.

-4 attached townhouses could house as many as 20+ individuals which is **NOT** what is intended for this 1 block area. Parking will be an issue, crime may spike, etc. And in the future will there be potential for secondary suites?

-traffic in the area would increase

-the area would be a lot noisier with so many more families crammed into such a small area

-this would be just the beginning as more townhouses are sure to follow

-there has already been a failed condo/townhouse building 2 blocks away, in addition to several similar projects throughout the neighbourhood. At least three empty lots on the corner of 16th street and 48th Avenue have been raised and empty for three plus years. I believe that developer got the area rezoned and then failed to develop which in my opinion is a failure of city council and this process. If this developer really wants to build go to an area which is already properly zoned (one doesn't have to go far). The history of failed projects is leaving our neighbourhood with many unsafe, unsightly lots which are depreciating the value of our homes.

I can be contacted to discuss this further,

Regards,

Cameron Demmans
1736 50th Avenue SW
403-463-5082

McDougall, Libbey C.

From: Dion Ullrich <dion.ullrich@gmail.com>
Sent: Monday, March 12, 2018 9:22 AM
To: Public Submissions
Subject: [EXT] LOC2017-0155 comments

Hello,

We are in opposition to the proposed re-designation (rezoning) of the property at 1748 50 Ave SW for the following reasons:

- The provision of only four onsite parking stalls is considered inadequate. At a minimum, parking should be provided in accordance with the ARP (ie: 1.25 parking stalls per dwelling unit, not excluding any basement suite).
- Further to the above point, the City's plans for construction of a roundabout and pedestrian crossings, at the intersection of 17 St & 50 Ave SW, will restrict the availability of street parking along both frontages of 1748 50 Ave SW - thus pushing the demand for any additional parking further into the community where there is already starting to be parking congestion.
- If there is still the potential to develop a secondary suite within each rowhouse, this could result in a total of eight residential units, four parking stalls, and very minimal outdoor amenity space for each residence - which all equates to overdevelopment of the site.
- The request to increase the maximum building height to 11m is also not in keeping with the community and casts shadows on nearby properties and makes it feel like there are apartment buildings squeezed onto residential lots.

Sincerely,
Dion Ullrich & Stephanie Jackman
1908 50 Ave SW

McDougall, Libbey C.

From: Toby Hendrie <TJHendrie@pcl.com>
Sent: Monday, March 12, 2018 6:55 AM
To: Public Submissions
Subject: [EXT] LOC2017-0155 Hendrie Objection Letter March 11, 2018
Attachments: LOC2017-0155 - Hendrie Objection Letter March 11 2018.pdf

Please find attached letter of objection regarding LOC2017-0155 dated 11 March 2018.

Please could you confirm that this has been successfully received, as my last submission (via the website) was not included within the hearing documentation.

Thanks,

Toby Hendrie
c: 587 998 8629
tjhendrie@pcl.com

Toby Hendrie
1747 49th Ave SW
Calgary, AB
T2T 2V1

March 11, 2018

Attention: City Clerk's Office
City of Calgary
Email: publicsubmissions@calgary.ca

Re: LOC2017-0155 - Land Use Redesignation from R-C2 to R-CG at 1748 - 50 Ave SW (Bylaw 40D2018)

Dear Mayor Nenshi and City Councillors,

I am the neighbor and property owner immediately to the north of the above property. **I am opposed to the proposed rezoning for the following reasons:**

1. The rezoning to R-CG, which would enable multi-residential development, is in direct conflict with the South Calgary/Altadore Area Redevelopment Plan (ARP), which identifies this site and the surrounding area as 'Residential Conservation', intended to retain RC-1 and RC-2 land uses. Amending the ARP to accommodate this, in the midst of an R-C2 district, is clearly indicative of 'spot zoning'. The number of R-CG rezoning applications on R-C2 corner lots in this community are continuing to increase, with both rezonings and amendments to the ARP continuing to be approved on a site by site basis. This does not represent thoughtful planning. Proposed rezonings from R-C2 to R-CG should not continue to be approved in this community without the benefit of a comprehensive review and updating of the ARP to determine the most appropriate locations to accommodate increased densities, including Rowhouses. The Marda Loop Community Association has taken the same position in their letter of objection.
2. The ARP already identifies where low density multi-residential developments should be located, within the 'Low Density Residential Areas' identified on the Land Use Policy Map. Any further expansion of these areas should be reviewed through a comprehensive review of the ARP.
3. The proposed rezoning, if approved, will set a precedent for the surrounding area that would encourage other similar proposals, within the 'Residential Conservation' area, on an ad-hoc basis.
4. The proposed development (concurrent DP2017-3773), that would be enabled by the rezoning, is not in keeping with the character of the surrounding area. This area has been largely redeveloped with single and semi-detached infill dwellings, and maintains a smaller mix of older bungalows (and basement suites), where established block patterns with consistent setbacks and rear yard amenity areas prevails. The intended development of a 3-storey, 4 unit rowhouse, primarily fronting 17 St SW (not a collector road) with rear yard amenity spaces backing onto the neighbouring bungalow's side yard, is not compatible with the established block pattern. The proposed building will also have a significant negative impact on this neighbor in terms of privacy and shadowing, due to the minimum side yard requirements and the much greater building depth that would be allowed with the R-CG zoning on this corner lot. Overlooking from the 3rd storey roof top patios, into my rear yard amenity area and living area windows, is also a concern, particularly as these concerns cannot be considered or addressed

by the City if the concurrent Development Permit application is approved as a Permitted Use. Hence the need to draw attention to these concerns now, prior to making a decision on the rezoning application.

5. The Calgary Planning Commission, in its review of this application at their November 30, 2017 meeting, discussed the need to consider a more comprehensive approach to planning for R-CG/Rowhouse development, through a review of the South Calgary/Altadore ARP. The City's R-CG Monitoring Report update was also reviewed and a number of concerns were identified, relevant to the development of Rowhouses on corner parcels. Some concerns included: i) the allowance for a secondary suite within each rowhouse unit, essentially doubling the number of residences allowed to develop on a site; ii) the allowed 11.0m maximum building height; iii) the impacts on adjacent properties where backyards face neighbouring side yards on corner parcels; iv) the design quality of facades that face fronting streets; and v) the unclear use of Locational Criteria for Multi-Residential Infill. These concerns should be taken into consideration during the review of this R-CG application, as they represent significant concerns shared by surrounding residents.
6. The potential for the development of 4 basement suites (one for each rowhouse), which the rezoning would allow, could result in a total of 8 separate residences at any time in the future, with only a minimum of 4 parking stalls and minimal outdoor amenity space for each residence.
7. The current by-lawed parking requirement (1 parking stall per rowhouse unit and no parking requirement for a basement suite less than 45m² in an R-CG district) is considered inadequate at this location. A more likely car ownership scenario of 2 cars per rowhouse and 1 car per allowable basement suite, could generate a demand for 12 parking stalls on-site, resulting in the need for 8 cars to park on the street, not including any visitor parking demand.
8. Current ARP policy for multi-family developments specifies 1.25 parking stalls per dwelling unit, including any basement suites, and 0.15 visitor parking stalls per unit. This higher requirement should be adhered to for multi-residential developments in this community, until such time as it is determined, through a comprehensive review of the ARP, that this policy is no longer valid.
9. The City's plans for construction of a roundabout and pedestrian crossings, at the intersection of 17 St and 50 Ave SW, will severely restrict the availability of street parking along both frontages, thus pushing the demand for street parking further into the community, likely spilling onto 17th Street and 49 Ave where parking congestion is already an issue. Neighbours living on 49 Ave have attributed this problem to a number of factors including the presence of existing basement suites, some garages being used for storage rather than parking, many dwellings having 2 or more cars and the narrower lot frontages associated with infill dwellings. The proposed rezoning, to allow multi-residential development at this location, will only contribute to this problem.
10. The location of these rowhouses encourages further car use as the relevant amenities are at 33 Ave (2km away) and therefore not readily walkable.
11. If the redesignation to RC-G is approved by City Council, the potential for the development of a 4 unit rowhouse, containing 4 separate basement suites, would become a Permitted Use, requiring the City to approve a Development Permit application, if the proposed development met all of the rules of the Land Use Bylaw; and would not allow any third parties (including adjacent neighbors most affected by the proposal) to appeal the approval of such a Development Permit.
12. To date, there has been no opportunity for residents to provide comments on the concurrent Development Permit, since it was submitted in August 2017, as there has been no change to the 'Permitted Use' status on the webpage. From my understanding, however, the City's

review of the original submission in August 2017 and their recent review of amended plans in early March 2018, confirmed that relaxations would be required. So why have surrounding residents not been given the opportunity to provide comments to date? If this is truly a concurrent process, then there should be an opportunity for residents to provide comments for the City's consideration early in the process, when it is determined that concurrent Development Permit applications do not meet the Permitted Use rules of the Land Use Bylaw, and well in advance of a concurrent Development Permit application being approved. In the case of a similar proposal recently approved at 16 St & 48 Ave (adjacent to a commercial node and a multi-residential zoned site, on a corner lot fronting a collector street) the Development Permit was approved within 2 days of the Land Use Amendment being approved by City Council. I find this concerning as I am not aware of any opportunity for surrounding residents to provide comments prior to this other DP application being approved. My understanding is it was not approved as a Permitted Use. It would appear that the concurrent R-CG rezoning and Development Permit process, to allow Rowhouse developments within existing R-C2 areas, appears to be flawed, lacking transparency and skewed in favour of the developer.

13. The City's re-zoning process and concurrent Development Permit review process is not transparent. The current process appears only to allow comments on re-zoning, while excluding comments regarding issues with the DP. For example, the lot appears to be too small for 4 garage stalls combined with 12 garbage bins.
14. The applicant has made no contact with me regarding the proposed rezoning or proposed DP.

I request that City Council NOT approve the proposed redesignation from R-C2 to R-CG, at this proposed location, based upon the above concerns.

Sincerely,

Toby Hendrie

McDougall, Libbey C.

From: Jacqueline Gorman <jgorman@secure-energy.com>
Sent: Sunday, March 11, 2018 3:18 PM
To: Public Submissions
Subject: [EXT] Comments Re: City Application LOC2017-0155

Hello,

Please consider the following comments regarding the proposed change to the designation of the property 1748 – 50th Ave SW. I am currently own the residence at 1730 – 50th Ave SW.

I am greatly concerned that the proposed development does not provide for adequate parking. Only one parking stall per unit has been proposed. Given the planned changes to the intersection adjacent to this property, and the proposed upgrades to the athletic facilities across the street, there will be little availability of on-street parking available to support the tenants of the proposed development. The reality is that most homes have 1 or more vehicles, and this development does not consider the challenges with parking.

I am also concerned with the additional height of the structure, which has the potential to impair access to sunlight and views for neighbouring properties.

Regards,

Jacqueline Gorman

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