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**From:** Dubetz, Jeannie  
**Sent:** Friday, February 16, 2018 3:31 PM  
**To:** 'P and C Athparia' <[parcol@hotmail.com](mailto:parcol@hotmail.com)>  
**Cc:** McDougall, Libbey C. <[Libbey.McDougall@calgary.ca](mailto:Libbey.McDougall@calgary.ca)>  
**Subject:** RE: Regarding Redesignation of 1748-50th Ave.S.W.

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Hello again,

What I have learned so far:

I have searched our records for a submission from you but was unable to locate one. If your submission was made while you were on the Planning and Development Map webpage, you should have seen a "pop-up" like the one below, if your submission was successfully made.

## 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](http://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

I know that their webpage was down for upgrades on February 1<sup>st</sup> between 9 and 10 a.m., but if you were already on the site when they closed it for update, you may have received no warning notice. We did receive three letters from adjacent neighbours, but were told there should have been more. Of course, you are welcome to attend the meeting in person to give a verbal submission, but in addition, I will distribute an electronic submission on your behalf to all of Council at the beginning of the meeting.

Thank you,

Jeannie Dubetz  
T (403) 268-4658

**Jeannie Dubetz**  
**T (403) 268-4658**

**From:** P and C Athparia [<mailto:parcol@hotmail.com>]  
**Sent:** Friday, February 16, 2018 1:18 PM  
**To:** Dubetz, Jeannie <[Jeannie.Dubetz@calgary.ca](mailto:Jeannie.Dubetz@calgary.ca)>  
**Subject:** [EXT] Regarding Redesignation of 1748-50th Ave.S.W.

I had sent this letter via the webpage but just heard that it was not received.  
Sending it again for this Tuesday morning's meeting.  
Colleen Athparia

To City Council,

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We are 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 we are not opposed to some increase in 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,

Colleen Athparia & Paresh Athparia  
1744-50<sup>th</sup> Ave. S.W. Calgary, T2T 2W1

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**From:** Dubetz, Jeannie  
**Sent:** Sunday, February 18, 2018 7:04 PM  
**To:** McDougall, Libbey C. <Libbey.McDougall@calgary.ca>; Rowe, Timothy S. <Timothy.Rowe@calgary.ca>  
**Subject:** Fwd: [EXT] Public Hearing Webpage Submissions (LOC2017-0155) - NOT included in Council Report for Feb 20, 2018

For distribution to Council, item 5.1.15 Altadore

Jeannie Dubetz  
403-268-4658

Begin forwarded message:

**From:** George Lyon <[glyon@mtroyal.ca](mailto:glyon@mtroyal.ca)>  
**Date:** February 18, 2018 at 12:29:08 PM MST  
**To:** [jeannie.dubetz@calgary.ca](mailto:jeannie.dubetz@calgary.ca), [scott@sdfawcett.com](mailto:scott@sdfawcett.com)  
**Subject:** [EXT] Public Hearing Webpage Submissions (LOC2017-0155) - NOT included in Council Report for Feb 20, 2018

HELLO,  
IT APPEARS THAT OUR SUBMISSION WAS NOT PLACED ON RECORD. PLEASE APPEND THIS TO THE AGENDA FOR THE HEARING:

Hello, I wish to register that my wife & I strongly object to the proposed 4-row-house development on 50 Avenue. We moved into our house -- around the corner from this property -- ca. 20 years ago, when this was a neighbourhood largely consisting of bungalows. We would prefer that it continue as such, but we acknowledge that the larger structures that are going in cannot be avoided. This developments should not include row houses -- 4 units, with the possibility of 4 secondary units -- all of it with attendant traffic & parking.

George Lyon, Lois Genge

1908 --49 Avenue SW  
[403-243-5307](tel:403-243-5307)

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**From:** Dubetz, Jeannie  
**Sent:** Monday, February 19, 2018 10:30 PM  
**To:** Rowe, Timothy S. <Timothy.Rowe@calgary.ca>; McDougall, Libbey C. <Libbey.McDougall@calgary.ca>  
**Subject:** Fwd: [EXT] Public hearing for (LOC2017-0155)

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Item 5.1.15 submission.

Jeannie Dubetz  
403-268-4658

Begin forwarded message:

**From:** Lori Deschuck <[ldeschuck@yahoo.ca](mailto:ldeschuck@yahoo.ca)>  
**Date:** February 19, 2018 at 10:11:28 PM MST  
**To:** Jeannie Dubetz <[jeannie.dubetz@calgary.ca](mailto:jeannie.dubetz@calgary.ca)>, <[Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)>, "[eaward8@calgary.ca](mailto:eaward8@calgary.ca)" <[eaward8@calgary.ca](mailto:eaward8@calgary.ca)>  
**Cc:** Lori Deschuck <[ldeschuck@yahoo.ca](mailto:ldeschuck@yahoo.ca)>  
**Subject:** [EXT] Public hearing for (LOC2017-0155)  
**Reply-To:** Lori Deschuck <[ldeschuck@yahoo.ca](mailto:ldeschuck@yahoo.ca)>

To City Councillors,

I am writing this letter to oppose the application for a policy amendment and land use amendment in relation to the development being proposed at 50th Avenue and 17th Street SW. In addition to the comments I will make below, I would like to echo the comments put forward by the Marda Loop Community Association in its letter on June 26, 2017.

We purchased our home with the zoning restrictions in our area well understood, and the fact that higher density developments would not be constructed in our neighbourhood was an important part of our decision. The increased density that these developments result in can become problematic for residents as it affects traffic and parking. Changing a property's dwelling capacity is a material change that should not be undertaken without the appropriate studies, consultation and justification. We are concerned that changing the zoning to RC-G would result in similar types of developments occurring throughout Altadore. Builders are interested in making money and the potential rezoning to the RC-G would be appealing to builders. Currently, the area is family friendly and we feel that the proposed development does not maintain the family friendly feel in the neighbourhood.

From our understanding, there is currently a study that is monitoring the RC-G developments and areas that require review such as parking provision, building height and the allowance of secondary suites.

Clearly, there are issues with the rezoning and the proposed type of development in the current RC-2 zones.

As well, the proposed building is not compatible with the surrounding residential development in the area.

The proposed development would be better situated closer to 33rd Avenue SW where there are similar buildings and would be situated within walking distance of services and amenities.

We live down the alley from the proposed development, and we already have issues with the water table and lack of storm sewers for sump pumps to connect to. Increased density will make the issue worse.

As well, this rezoning will lead to significant like developments, something that will negatively impact the property values of many taxpayers who made their purchase decision against the backdrop of the existing zoning requirements. These "spot rezoning" applications are troubling as the requisite planning for the increased density is not being done.

My husband and I do not support this application and ask that the city maintain the zoning that has been in place for years and has been the measuring stick for many recently built properties, including our own.

Kind regards,

Lori and Mark Paslawski

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**From:** Dubetz, Jeannie  
**Sent:** Friday, February 16, 2018 4:09 PM  
**To:** Rowe, Timothy S. <Timothy.Rowe@calgary.ca>; McDougall, Libbey C.  
<Libbey.McDougall@calgary.ca>  
**Subject:** FW: [EXT] Proposed rezoning of 1748 - 50th Ave SW

FYI, missed distribution attached. We will need to distribute to Council Tues at beginning of meeting. Item 5.1.15 Altadore

Jeannie Dubetz  
T (403) 268-4658

-----Original Message-----

From: Randy Tomilson [<mailto:randytomilson@shaw.ca>]  
Sent: Friday, February 16, 2018 4:01 PM  
To: Dubetz, Jeannie <[Jeannie.Dubetz@calgary.ca](mailto:Jeannie.Dubetz@calgary.ca)>; Joan Hearn <[jehearn@shaw.ca](mailto:jehearn@shaw.ca)>  
Subject: [EXT] Proposed rezoning of 1748 - 50th Ave SW

I understand from Joan Hearn that my online submission may not have been included in the agenda for the upcoming council meeting. I also understand that you are accepting resubmissions to overcome this issue.

I have attached a copy of the comments I previously submitted, together with the receipt from the City Clerk's Office, regarding the proposed rezoning application.

Randy Tomilson

## Proposed Rezoning of 1748 – 50<sup>th</sup> Ave SW from R-C2 to R-CG

I am against the proposed rezoning of 1748 – 50<sup>th</sup> Ave SW from R-C2 to R-CG for the following reasons:

One objective of the South Calgary / Altadore Area Redevelopment Plan (ARP) is *“to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings”*. The proposed rezoning and proposed row house development contravene this objective as this type of development is not in character with surrounding structures. There are presently no row houses on 50<sup>th</sup> Avenue SW between Crowchild Trail and River Park.

The proposed rezoning will set a precedent for this sector within Altadore. Input on this rezoning proposal should be sought from the entire Altadore community, not just the owners of sites adjacent to, or virtually adjacent to, the proposed rezoning site as the rezoning has the potential to have a far-reaching impact on the community.

Currently, there is a restriction on percent of lot coverage presently allowed in this sector of Altadore. This restriction allows for substantial green space. To maintain the character of the neighbourhood, any approval of redevelopment of the proposed rezoning location should maintain the percentage of coverage rules currently in place.

The proposed redevelopment could result in a wall of dwelling along 50<sup>th</sup> Avenue, a wall of development along 17<sup>th</sup> Street SW and a wall of garage on the alley behind the development. This is unacceptable as, again, it will change the character of the neighbourhood.

Approval of this precedent setting rezoning application will undoubtedly be referred to by subsequent developers.

The City of Calgary’s 50<sup>th</sup> Avenue SW Corridor Study proposes a roundabout be installed at the intersection of 50<sup>th</sup> Ave and 17<sup>th</sup> Street SW. The proposed rezoning site is also located at the intersection of 50<sup>th</sup> Ave and 17<sup>th</sup> Street SW. The traffic circle will negatively impact on-street parking at this intersection and in the immediate vicinity of the proposed development.

There are no basic services such as grocery stores or professional services near the proposed redevelopment site. Cars are necessary here. Virtually all newly built residences near the site of the proposed rezoning have provision for off-street parking for at least two (some have provision for three) vehicles per residence. In keeping with the desire to have infill development compatible with surrounding dwellings, should the proposed rezoning be approved a condition of any redevelopment should be at least two off-street parking stalls per residence.

## Your submission was received by the City Clerk's Office

February 13, 2018 10:11 am

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](http://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

**NOTE:** Submissions received after the posted deadline may be included in the Council Agenda at the discretion of the City Clerk.

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**From:** Richard van Wieren [mailto:[rvanwier@telus.net](mailto:rvanwier@telus.net)]  
**Sent:** Friday, February 16, 2018 8:21 PM  
**To:** Dubetz, Jeannie <[Jeannie.Dubetz@calgary.ca](mailto:Jeannie.Dubetz@calgary.ca)>  
**Cc:** Woolley, Evan V. <[Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)>  
**Subject:** [EXT] COMMENTS FOR CITY COUNCIL MTG FEB 20, 2018, FILE NUMBER LOC2017-0155

Hi Jeannie

On Joan Hearts advice I am resubmitting my letter for the public hearing on Feb 20th per above subject since my electronic submission through City's webpage ([calgary.ca/development](http://calgary.ca/development) or <https://developmentmap.calgary.ca/#property/LOC2017-0155>) seems to have had problems as it did not make it to the agenda.

Note that I had reviewed the agenda yesterday and noticed my letter was absent so I telephoned the Office of the Clerk and explained the issue. She forwarded my call to Timothy Rowe who was to look into it with IT. He had no explanation by end of day so he asked me to resubmit. I emailed him the same attachment. He mentioned he would forward it to someone else to handle as he was off today. I just want to be doubly sure that it was handled as the letter took me a long time to write.

Thank you all.

Best Regards

Richard van Wieren  
1739 – 49th Avenue, S.W.  
Calgary, AB

587-888-2977  
[Rvanwier@telus.net](mailto:Rvanwier@telus.net)

February 12, 2018

1739 49<sup>th</sup> 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**

We would like to emphatically restate our strong objection to this proposal by "Inertia" to rezone the property at 1748 50<sup>th</sup> 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.

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. When we selected this property we were attracted to the space and the knowledge that development was restricted to preservation of existing community feel, space and density. The South Calgary/Altadore Area Redevelopment Plan and City of Calgary zoning restrictions allowed for single family developments including infills (attached or detached) at most. We invested in our new build based on what I see as a contractual obligation with the city to meet the zoning requirements. There was no mention of a plan to include row housing and to further increase densification on this city block or adjacent blocks.

We have attempted to outline some of our rationale for rejecting this application for rezoning to R-CG as follows:

1. This application is for a change in use to allow for row housing which neither fits with existing built form nor is not compatible with surrounding areas. Further, it is contrary to the conservation and infill policy as outlined in the South Calgary/Altadore Area Redevelopment Plan (ARP). Currently this includes a mixture of single homes, infills and duplexes. Rezoning simply makes no sense.
2. Existing residents should take precedence over the wishes of any developer. Rezoning to R-CG does not respect the existing residential landowner's rights to the use and enjoyment of our property. We have recently built a new home and we were constrained to the contextual guidelines, zoning restrictions and ARP at the time. I expect that the City of Calgary and new land owners do the same and respect the requirements that are already in existence.
3. We do not agree with spot rezoning in principal. In other words, single applications for rezoning of one property at a time introduces unsightly mixture of building types and does not follow the principals of good planning. It results in a development that is out of character with the neighbourhood, aesthetically unappealing, disorderly, inconsistent, and a complete lack of transition.

Significant rezoning changes such as this, needs to be planned as a neighbourhood. It is noted that there are existing areas in the community with higher densification where

perhaps this “row house” concept could be used to transition however it is not a fit at all in this case.

A good example of thoughtful design and redevelopment is the Garrison Woods development where row housing was used as a transition from shopping/retail areas to single family homes. The City of Calgary needs to approach redevelopment in the same manner, i.e. this requires an overall thoughtful plan that includes adequate transitions between different development densities.

4. R-CG row housing allows up to 4 units, increased building height, increased lot coverage for buildings and zero clearances to the property line of adjacent (future) R-CG developments. This significant massing is not only unsightly but will result in excessive shadowing of existing neighbour properties to the north whom currently enjoy their sunny south back yards. Further shadowing would be unacceptable.
5. R-CG row housing has a very large footprint on an existing lot size that drastically reduces the green space in contrast to the surrounding homes.
6. Rezoning to R-CG promotes further applications for rezoning. Should multiple adjacent row house developments be approved this will significantly increase massing and result in unacceptable shadowing of neighbours. This in turn will further promote densification in the neighbourhood, increase in traffic, restrict alley way access, limit parking and further strain local parks and community resources. Long term planning need to address these long term impacts and unintended consequences.
7. R-CG row housing essentially takes a single 50ft wide property and allows up to 4 units to be developed as well as the option for secondary suites. This will dramatically increase the requirements for additional parking space that would be required. It is noted that if a secondary suite is provided under a certain size that the city does not require additional parking for that unit. This ignores reality where most adults drive. All told there is potential for a 50ft wide lot to occupy up to 8 parking spots versus the traditional two parking spots.  
It is noted that the Altadore has already allowed infill development which has dramatically increased density within the existing zoning guidelines. Street parking is already an issue and this type of development will quickly amplify an already frustrating problem.
8. It is the responsibility of the City to protect the public interest at large by managing growth and development including understanding impacts on existing infrastructure. I am not aware of the impact studies that have been completed that addresses increased traffic (as well as the alleyway), parking, alley, garbage bins. In addition, I expect existing community parks and services need to be expanded to handle the increased population impacts.
9. We suggest that any consideration for rezoning must require that the applicant demonstrate the positive impacts from the rezoning to its neighbours and the community at large. From our perspective the positives are only to the developer.
10. Greater consideration should be given to the resident's objections rather than to the developer. The developer purchased the lot knowing full well the existing land designation and is now attempting to alter it at the expense and frustration of many residents.

My neighbours and I have discussed the proposed Land 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 immediately impacted residents to communicate their plans or address our concerns.

We would like to express our disappointment that the City of Calgary has allowed this proposal to come this far. Though we are not professionals when it comes to land use planning we are certainly stakeholders and are impacted greatly by this proposed rezoning. The City of Calgary needs to enforce current ARP and zoning requirements. I see no good arguments for introducing spot row housing. I would strongly suggest that common sense prevails and that the City of Calgary reject this proposal to revise current zone from R-C2 to R-CG.

My last request is to be communicated directly on all aspects of this rezoning application and build. I can be contacted by email [rvanwier@telus.net](mailto:rvanwier@telus.net) or by phone 587-888-2977.

Respectfully,

RDV

Richard and Sherry van Wieren  
[rvanwier@telus.net](mailto:rvanwier@telus.net)

**From:** Dubetz, Jeannie

**Sent:** Sunday, February 18, 2018 7:05 PM

**To:** Rowe, Timothy S. <Timothy.Rowe@calgary.ca>; McDougall, Libbey C.  
<Libbey.McDougall@calgary.ca>

**Subject:** Fwd: [EXT] URGENT ACTION REQ'D: Public Hearing Webpage Submissions (LOC2017-0155)

For distribution to Council, item 5.1.15 Altadore

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Jeannie Dubetz

403-268-4658

Jeannie Dubetz

403-268-4658

Begin forwarded message:

**From:** Scott Fawcett <[scott@sdfawcett.com](mailto:scott@sdfawcett.com)>

**Date:** February 17, 2018 at 12:26:14 AM MST

**To:** "jeannie.dubetz@calgary.ca" <[jeannie.dubetz@calgary.ca](mailto:jeannie.dubetz@calgary.ca)>

**Cc:** "[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)" <[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)>, "[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)"  
<[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)>

**Subject:** [EXT] URGENT ACTION REQ'D: Public Hearing Webpage Submissions (LOC2017-0155)

Jeannie,

I understand that there have been a number of problems with the City of Calgary's IT systems regarding receiving and confirming the receipt of objections to the proposed re-designation application of LOC2017 - 0155. I am sending this email to show that we have submitted the 30 person petition (attached) against this proposed development. There are many others that have reached out to the city and we are all scrambling to get these previously sent communications to you before Tuesday morning.

I have not heard back from Evan Woolley's office and many in our community have not heard a reply from his office as well.

We hope to have a fair say in this matter since we have not found a citizen within a 3 block radius of this proposed development that wants to see a 4 unit, let alone an 8 unit development being built in an R2 family community.

Sincerely,

Scott Fawcett  
1728 50<sup>th</sup> Ave SW  
Calgary

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**From:** Scott Fawcett  
**Sent:** February 10, 2018 11:06 AM  
**To:** '[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)' <[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)>  
**Cc:** '[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)' <[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)>  
**Subject:** Hi Evan. Who should we talk to in order to help residents in Altadore?  
**Importance:** High

Hi Evan,

I understand that you are our new councillor. There has been a development within the last year that has angered many residents in Altadore. A developer is working to take what is a R2 lot on a family R2 environment (all R2 for several blocks in all directions) and is sneaking the application to allow for a 4 unit rowhouse with an additional 4 separate suites, totalling 8 units. This development will significantly detract from what the citizens of Altadore have experienced as a quiet family neighborhood with a uniform density.

Following the City of Calgary review process in 2017 we filed a 40+ person petition against this proposed re-designation application of LOC2017 – 0155 (see attached). The City lost some of the communications along the way so we (residents of Altadore) sent the City the documents again. To date it looks like no one at the City is taking into account the concerns expressed by the citizen of Altadore (not enough available parking, no alley room for the 24 garbage and recycling bins, etc.).

Evan, if you felt that if we increased the petition size to 100 Altadore residents would convince you that this proposed development is not what Altadore citizens want we would be happy to get you the additional 60 signatures.

The developer of this unit is already marketing and selling the complex as if it has already been approved. We in Altadore feel the developer of this unit has an upper hand with the process and we feel our efforts are in vain.

Please help us.

Thanks,

Scott Fawcett

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**From:** Scott Fawcett  
**Sent:** November 27, 2017 7:38 PM  
**To:** '[joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca)' <[joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca)>  
**Cc:** 'Joan Hearn' <[jehearn@shaw.ca](mailto:jehearn@shaw.ca)>; '[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)' <[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)>  
**Subject:** FW: Petition against the proposed redesignation application of LOC2017 - 0155  
**Importance:** High

Hi Joseph,

**I understand from my neighbor Joan Hearn that this petition list was not included in the file that was handed over to you. I have included below the original correspondence with Brendyn Seymour and I have attached the confirmation of receipt email from Brendyn. Please relay this information to the Calgary Planning Commission at their meeting this Thursday (Nov 30th) so they have an accurate count of those opposed to the proposed development. If you believe we need more numbers than the additional 30 attached please let me know since there are many concerned people in the 1 block radius.**

**Please do not hesitate to contact me if you have any questions.**

Thanks,

**Scott Fawcett**  
**1728 50 Ave SW**  
**Calgary**  
**T2T-2W1**  
Cell 403 909 1564

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**From:** Scott Fawcett  
**Sent:** June 16, 2017 4:23 PM  
**To:** '[brendyn.seymour@calgary.ca](mailto:brendyn.seymour@calgary.ca)' <[brendyn.seymour@calgary.ca](mailto:brendyn.seymour@calgary.ca)>  
**Cc:** '[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)'; '[development@mardalooop.com](mailto:development@mardalooop.com)' <[development@mardalooop.com](mailto:development@mardalooop.com)>  
**Subject:** Petition against the proposed redesignation application of LOC2017 - 0155  
**Importance:** High

Hi Brendyn,

It was good talking to you last week. Since we talked I have worked with a team of neighbors to encourage them to send you letters expressing their concerns or to sign the attached petition from 30 close proximity neighbors. Please read the attached document and let me know if this meets your needs.

Also attached is a letter from the Van Wieren's who asked me to send it in. One of them is also part

of the petition so please take note of that potential duplication.

Please call me if you have any questions or concerns.

Sincerely,

Scott

Scott Fawcett  
1728 50 Ave SW  
Cell: 403 389 4400  
[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)



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](mailto:Brendyn.Seymour@calgary.ca)**

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

I am in opposition of the proposed redesignation (rezoning) of 1748 – 50 Ave SW. The reason I oppose the redesignation is as follows:

1. **It is not in keeping with the character of the surrounding area**, which is primarily comprised of single-detached and semi-detached infill dwellings and older bungalow style dwellings with an established pattern of rear yard amenity space.
2. **It conflicts with the South Calgary/Altadore Area Redevelopment Plan (ARP)**, which identifies the site and surrounding area as 'Residential Conservation' in order to retain the R-C1 and R-C2 land uses (which allows single-detached dwellings, semi-detached dwellings and secondary suites and a maximum of 2 dwellings per property) within this part of the community.
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 and further erosion of the 'Residential Conservation' area.**
4. The potential to develop a basement suite within each rowhouse could result in a total of 8 separate residential units, 4 parking stalls and very minimal outdoor amenity space for each residence, resulting in an **overdevelopment of the site.**
5. **The potential for provision of only 4 on-site parking stalls is considered inadequate.** At a minimum, parking should be provided in accordance with the ARP (i.e.: 1.25 resident parking stalls and 0.15 visitor parking stalls per dwelling unit, not excluding any basement suite).
6. The City's plans for construction of a roundabout and pedestrian crossings, at the intersection of 17 St and 50 Ave SW, will **restrict the availability of street parking along both frontages, thus pushing the demand for any additional parking further along 50 Ave SW and/or potentially spilling onto 49 Ave** which is already congested with parked cars.
7. If the redesignation to RC-G is approved by City Council, a 4 unit rowhouse, with or without a basement suite in each unit, would become a Permitted Use, requiring the City to approve a Development Permit 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 decision.**

I respectfully request that City Council NOT approve the proposed redesignation to R-CG within the ARP's Residential Conservation Area based upon the these concerns.

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

Sincerely,

Name SHERRY AND RICHARD VAN WIJZEN

Address: 1739 - 49 AVENUE, SW

Telephone: 587-888-2977

Email: rvanwier@telus.net

Date: JUNE 11, 2017



Copy of this letter is also being sent to:

Marda Loop Community Association Development Committee (Email: [development@mardaloop.com](mailto:development@mardaloop.com))

Councillor Brian Pincott: P.O Box 2100, Station M#8001A, Calgary, AB, T2P 2M5, Canada

Councillor Evan Woolley: P.O Box 2100, Station M#8001B, Calgary, AB, T2P 2M5, Canada

**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](mailto: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](mailto:sdfawcett@shaw.ca)**

**Copy of this letter is also being sent to:**

1. Marda Loop Community Association Development Committee (Email: [development@mardaloop.com](mailto: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.**




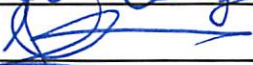


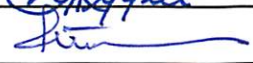
PETITION

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@l2plaw.com	<i>John Wilson</i> June 11, 2017
Caroline Wilson	1732 50 Ave SW		<i>Caroline Wilson</i> June 11, 2017
MICHAEL GORMAN	1730 50 AVE SW	JUNE 11/17 mike.gorman@djges.com	<i>Michael Gorman</i>
RUTH RIEB	1724 50 AVE SW	403 243 4493	<i>Ruth K. Rieb</i>
ANDREW LITTEL	1720 - 50 AVE S.W.	alittel@shaw.ca	<i>Andrew Littell</i> 06/11/17
Sherryl Littell	1720- 50 AVE SW	sherrylittell@shaw.ca	<i>Sherryl Littell</i> 06/11/17
Christy Leslie	1716 - 50 Ave SW	chleslie@uoguelph.ca	<i>Christy Leslie</i>
Sandra Funtasz	1712 - 50 <sup>th</sup> Ave SW	jsfuntasz@gmail.com	<i>Sandra Funtasz</i> 06/11/17 06/11/17
Rick Platz	1704 - 50 Ave SW	asplatz@shaw.ca	<i>Rick Platz</i> 06/11/17
Shannon Rutherford	1909 48 AVE SW	Shannon.Skidmore@yahoo.ca	<i>Shannon Rutherford</i> 06/11/17
DAVID JAMBORSKI	<del>1716</del> 1716 50 AVE SW	403-975-5915	<i>David Jamborski</i> 06/11/17
Loren Jauwett	1728- 50 <sup>th</sup> AVE SW	403-216-1520	<i>Loren Jauwett</i> 06/12/17
SCOTT FAWCETT	1728 - 50 AVE S.W.	403 836 1520	<i>Scott Fawcett</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
Bonnie Bechard	4124 18 <sup>th</sup> St. SW		B. BECHARD
TOBY HENDRIE	1747 49 <sup>th</sup> Ave SW		Toby Hendrie
Randy Tomlinson	1904 - 49 <sup>th</sup> Ave SW		R Tomlin
George Lyon	1908 - 49 Ave SW		
Lois Genge	1908 - 49 Ave SW	ldgenge@shaw.ca	Lois Genge
John Irmandia	1740 - 49 Ave SW		
Ricarda van Kesteren	1739 - 49 Ave SW	rvanwier@telus.net	
JOAN HEARN	1747 49 Ave SW		
Lori Paslawski	1727 49 Ave SW		L Paslawski
Maene Townsend	1743 49 Ave SW		Maene Townsend
MADDY MILLS	1724 49 <sup>th</sup> Ave SW		maddy mills
Trevor Eagle	1728 49 <sup>th</sup> Ave SW		T Eagle
Jennifer Wong	1732 49 <sup>th</sup> Ave SW		J Wong
DONNA RYGIEL	5003-17 STREET S.W.	WRYGIEL@TELUS.NET	D Rygiel
Parash Athparia	1744 - 50 Ave. S.W.		
Colleen Athparia	1744-50 Ave.S.W.		Colleen Athparia



DISPATCHING THE PROPOSED APPLICATION (NOCCS) (A) (2) FOR A FURTHER REDEVELOPMENT OF THE PROPERTY

PARTICIPANTS

Name	Address	Phone Number	Signature
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
George Thompson	1804 4th Ave SW	813-222-4444	[Handwritten Signature]
George Fisher	1804 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]
John Hendrick	1741 4th Ave SW	813-222-4444	[Handwritten Signature]

1741 4th Ave SW

1804 4th Ave SW

813-222-4444

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]



PETITION

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

Item# 8.2.10  
OP# 2018-042  
Attachment 5

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

**From:** [Seymour, Brendyn](#)  
**To:** [Scott Fawcett](#)  
**Subject:** RE: Petition against the proposed redesignation application of LOC2017 - 0155  
**Date:** Monday, June 19, 2017 9:10:14 AM

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Thanks Scott. This will suffice.

**BRENDYN SEYMOUR** MAUD, RPP, MCIP  
Planner II, Centre West Area  
Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8075  
**T** 403.268.1543 | **F** 403.268.2941 | [calgary.ca](http://calgary.ca)  
5th Floor, Municipal Building, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

*ISC: Protected*

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**From:** Scott Fawcett [mailto:[scott@sdfawcett.com](mailto:scott@sdfawcett.com)]  
**Sent:** Sunday, June 18, 2017 9:06 AM  
**To:** Seymour, Brendyn  
**Cc:** [sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)  
**Subject:** [EXTERNAL] RE: Petition against the proposed redesignation application of LOC2017 - 0155

Hi Brendyn,

Please confirm that you received this communication and supporting petition information sent Friday afternoon. Please also let me know if what I provided is suitable and also if you need the original signature sheet (or a print mailed to you). As you can imagine this is a lot of work for our community to discuss and formally express our opposition to this redesignation proposal so we want to be 100% sure what we have provided from the 30 signatories is compliant with your requirements.

Thanks,

Scott

Scott Fawcett  
1728 50 Ave SW  
T2T-2W1  
[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)  
403 389 4400 Cell  
403 243 5626 H

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**From:** Scott Fawcett  
**Sent:** June 16, 2017 4:23 PM  
**To:** 'brendyn.seymour@calgary.ca' <[brendyn.seymour@calgary.ca](mailto:brendyn.seymour@calgary.ca)>

**Cc:** [sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca); 'development@mardaloop.com' <[development@mardaloop.com](mailto:development@mardaloop.com)>

**Subject:** Petition against the proposed redesignation application of LOC2017 - 0155

**Importance:** High

Hi Brendyn,

It was good talking to you last week. Since we talked I have worked with a team of neighbors to encourage them to send you letters expressing their concerns or to sign the attached petition from 30 close proximity neighbors. Please read the attached document and let me know if this meets your needs.

Also attached is a letter from the Van Wieren's who asked me to send it in. One of them is also part of the petition so please take not of that potential duplication.

Please call me if you have any questions or concerns.

Sincerely,

Scott

**Scott Fawcett**  
1728 50 Ave SW  
Cell: 403 389 4400  
[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)

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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.

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**From:** Scott Fawcett [mailto:scott@sdfawcett.com]  
**Sent:** Sunday, February 18, 2018 11:30 PM  
**To:** Dubetz, Jeannie <Jeannie.Dubetz@calgary.ca>  
**Cc:** sdfawcett@shaw.ca; Joan Hearn <jehearn@shaw.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>  
**Subject:** [EXT] FW: Hi Evan. Who should we talk to in order to help residents in Altadore?  
**Importance:** High

Hi Jeannie,

As a Calgarian I am very impressed with your Saturday night response to my email.  
Thank you!

A couple of clarifications to my previous email below.

- There should be documentation of over 40 people opposed to the proposed development. The petition (attached) has 30 people and there should be 10+ additional individual submissions. We can easily add to this number of people opposed if we go beyond a block of this proposed development. Please let us know if we should approach those citizens of Altadore.
- The petition was based on asking residents within a 1 block radius (not 4 blocks as mentioned). We could easily extend the polling to the people beyond the 1 block east and west along 50<sup>th</sup> Ave and the south side of 49<sup>th</sup> . Please advise what you feel is compelling at your end.
  - The developer has not approached any residents based on feedback to date. Evan Woolley has also not responded to people the citizens of altadore as far as we know. We really want to make sure that council has an accurate depiction (detail) of the opposition to this proposed development so any guidance from you with respect to # of people in opposition would be appreciated.

Sincerely,

Scott Fawcett  
1728 50<sup>th</sup> Ave SW

T2T-2W1

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**From:** Scott Fawcett  
**Sent:** February 10, 2018 11:06 AM  
**To:** 'evan.woolley@calgary.ca' <[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)>  
**Cc:** 'sdfawcett@shaw.ca' <[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)>  
**Subject:** Hi Evan. Who should we talk to in order to help residents in Altadore?  
**Importance:** High

Hi Evan,

I understand that you are our new councillor. There has been a development within the last year that has angered many residents in Altadore. A developer is working to take what is a R2 lot on a family R2 environment (all R2 for several blocks in all directions) and is sneaking the application to allow for a 4 unit rowhouse with an additional 4 separate suites, totalling 8 units. This development will significantly detract from what the citizens of Altadore have experienced as a quiet family neighborhood with a uniform density.

Following the City of Calgary review process in 2017 we filed a 40+ person petition against this proposed re-designation application of LOC2017 – 0155 (see attached). The City lost some of the communications along the way so we (residents of Altadore) sent the City the documents again. To date it looks like no one at the City is taking into account the concerns expressed by the citizen of Altadore (not enough available parking, no alley room for the 24 garbage and recycling bins, etc.).

Evan, if you felt that if we increased the petition size to 100 Altadore residents would convince you that this proposed development is not what Altadore citizens want we would be happy to get you the additional 60 signatures.

The developer of this unit is already marketing and selling the complex as if it has already been approved. We in Altadore feel the developer of this unit has an upper hand with the process and we feel our efforts are in vain.

Please help us.

Thanks,

Scott Fawcett

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**From:** Scott Fawcett  
**Sent:** November 27, 2017 7:38 PM  
**To:** 'joseph.yun@calgary.ca' <[joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca)>

**Cc:** 'Joan Hearn' <[jehearn@shaw.ca](mailto:jehearn@shaw.ca)>; 'sdfawcett@shaw.ca' <[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)>

**Subject:** FW: Petition against the proposed redesignation application of LOC2017 - 0155

**Importance:** High

Hi Joseph,

I understand from my neighbor Joan Hearn that this petition list was not included in the file that was handed over to you. I have included below the original correspondence with Brendyn Seymour and I have attached the confirmation of receipt email from Brendyn. Please relay this information to the Calgary Planning Commission at their meeting this Thursday (Nov 30th) so they have an accurate count of those opposed to the proposed development. If you believe we need more numbers than the additional 30 attached please let me know since there are many concerned people in the 1 block radius.

Please do not hesitate to contact me if you have any questions.

Thanks,

Scott Fawcett  
1728 50 Ave SW  
Calgary  
T2T-2W1  
Cell 403 909 1564

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**From:** Scott Fawcett

**Sent:** June 16, 2017 4:23 PM

**To:** 'brendyn.seymour@calgary.ca' <[brendyn.seymour@calgary.ca](mailto:brendyn.seymour@calgary.ca)>

**Cc:** [sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca); 'development@mardalooop.com' <[development@mardalooop.com](mailto:development@mardalooop.com)>

**Subject:** Petition against the proposed redesignation application of LOC2017 - 0155

**Importance:** High

Hi Brendyn,

It was good talking to you last week. Since we talked I have worked with a team of neighbors to encourage them to send you letters expressing their concerns or to sign the attached petition from 30 close proximity neighbors. Please read the attached document and let me know if this meets your needs.

Also attached is a letter from the Van Wieren's who asked me to send it in. One of them is also part of the petition so please take not of that potential duplication.

Please call me if you have any questions or concerns.

Sincerely,

Scott

Scott Fawcett

1728 50 Ave SW  
Cell: 403 389 4400  
[sdfawcett@shaw.ca](mailto:sdfawcett@shaw.ca)