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THE CITY OF CALGARY  
CITY CLERK'S

February 28, 2018

Dear Mayor and Councillors,

My wife and I own the house right across the street from the proposed development outlined in the Application for Land Use Amendment LOC2016-0322, DP2016-4874), located at 18<sup>th</sup> Street and 24<sup>th</sup> Avenue NW.

While we understand Calgary is a growing city and do not object to recent efforts to build mixed use residential high rises on empty lands and repurposed mall lands in the NW along C-train and other well developed transportation corridors, we object to attempts of the hyper densification in our existing neighbourhoods with narrow row houses. According to the existing ARP, this area is designated as an infill community. Why not stick to the original and costly recommendations provided there in that ARP? Why are we suddenly easing zoning to a point where four, and now 5 or more townhomes are being considered for corner lots?

Space for people, lawns, is being whittled down and down. Parking is getting strained. Snow berms from road clearing operations in winter make our street completely unusable for our own vehicles and for visitors. Each home/residential unit is now expected to find and provide space for green, blue, and black bins both on the property and on the street for some, or in the lane for other.

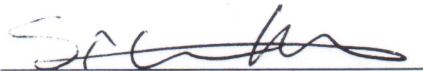
People are being squeezed into smaller and smaller boxes, and traffic is getting worse.

These smaller lots and boxes are also being given accommodation for rental suites, which further exacerbates the traffic, parking, privacy, transiency, and security problems. These have all been brought up during the various open-houses that were held over the past year for this project and for the city's general rezoning proposal. No answers to these issues have been provided.

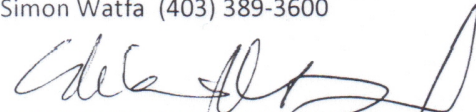
We do not have faith that city hall seeking higher land-use tax revenue nor the land developers seeking large profits have our best interests at heart and we object strongly to this and other similar proposed developments in our area.

Regards,

Simon Watfa and Edita Navratilova  
1831 – 24 Avenue NW



Simon Watfa (403) 389-3600



Edita Navratilova (403) 708-9865

**From:** [Sean Cao](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] redesignation of 2507-17A ST NW (LOC2016-0322)  
**Date:** Thursday, March 08, 2018 8:40:42 PM

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Hi,

I strongly oppose the proposal of redesignation of 2507 -17A ST NW (LOC2016-0322).

The redesignation will increase the population density dramatically which lead to many issues such as parking, school, and privacy.

Thank you,

Sean

**From:** [Kitty Dunn](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] update on redesignation of 2507-17A ST NW (LOC2016-0322)  
**Date:** Thursday, March 08, 2018 6:09:07 PM

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To whom it may concern,

I heard that our original letters were some how 'lost' so this is a repeat comment.

Significantly less than the average number of cars per house hold could still be more than 2 cars per household. Significantly less is a statistical term which says nothing about the important issue: How many more cars can this street hold with out severe parking issues resulting in the need for parking restrictions for everyone. I don't think the householders in this area who have given their approval of this rezoning have realized that. I'm sure the developer HAS realized this and the tentative buyers and renters will realize that there is parking available on the street. The fact that the householders drive to work less is great for the environment but means that there are even more cars parked on the street at all times.

This kind of development is great in places like like downtown or near LRT stations where there is not free parking or there is limited daytime parking, but this developer is trying to put this in what was designated for single family homes BECAUSE he can sell to people who want to have cars.

Why did our communities waste so much time agreeing to a development plan if the developers don't have to stick to the agreed upon locations? Why, at least, can't this little area of the community have more time to inform the people who already live here of the probable consequences of this development. Most people on the neighbouring streets which will be affected haven't had time to realize and respond to this rezoning application.

Sincerely,  
Kitty Dunn

**McDougall, Libbey C.**

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**From:** Neil Barss <neil@chrisdavislaw.ca>  
**Sent:** Wednesday, March 07, 2018 9:02 AM  
**To:** Public Submissions  
**Subject:** [EXT] redesignation of 2507-17A ST NW (LOC2016-0322)- March 19th Council Meeting  
**Attachments:** 2018 Feb 13 - Davis let for J Taylor - City Council (LOC2016-0322).pdf; 2018 Feb 16 - Davis addendum let for Janice Taylor - City Council (LOC2016-0322).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

Please find attached two letters on behalf of Janice Taylor for the above-referenced matter.

Regards,

Neil

--

**Neil Barss, B.Sc. (honours), JD**  
**Barrister & Solicitor**



**Christopher Davis Law**  
**315A - 39th Avenue SE**  
**Calgary, Alberta, Canada**  
**T2G 1X5**

**403-457-2100 - Main**  
**403-457-2616 – Fax**

**'Defining Development for Albertans'**

[www.chrisdavislaw.ca](http://www.chrisdavislaw.ca)

File: 2724.001

February 16, 2018

His Worship Mayor Nenshi & Members of Calgary City Council  
Historic City Hall and Municipal Building  
800 Macleod Trail S.E.  
Calgary, Alberta

By hand delivery (with Council's consent)

Dear Mayor Nenshi and Members of City Council:

**RE: Land Use Amendment and Policy Change (2507 - 17A St NW)  
Bylaw 6P2018 amending North Hill Area ARP (Bylaw 7P99); Bylaw 42D2018 / LOC2016-  
0322 redesignating R-C2 to R-CG  
Public Hearing (Tuesday February 20, 2018)**

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Further to our filed letter of February 13, 2018, we wish to correct a calculation error. Under the heading "Parking issues", the proposed change from R-C2 to R-CG would allow for a development with two additional living units (semi-detached vs semi-detached with two secondary suites) but with two fewer parking stalls than would be allowed in the existing R-C2 district. Increased density but with less on-site parking required. We had incorrectly suggested there would be a 4 stall differential versus a 2 stall differential. Ms. Taylor still remains concerned that there is insufficient parking for the density proposed for the subject site.

We understand that the Applicant, through a "concurrent DP" process, is suggesting a more modest built form under an R-CG designation over that possible under the current R-C2. Our client understands this fact. However, short of a "DC tied to plans", there is no assurance that this proposal will be built.

While any landowner has a right to apply for a redesignation, Ms. Taylor and her community place great stock on the recently completed community consultation that lead to amendments to the North Hill ARP and the subsequent Council directed City-initiated redesignations. Parcels immediately adjacent to 24<sup>th</sup> Avenue NW were redesignated to R-CG. The subject parcel remained as R-C2, consistent with the direction found in the ARP. Ms. Taylor sees a future where further densification may be warranted, but now is not that time.

Sincerely,

**CHRISTOPHER DAVIS LAW**



Per: Christopher S. Davis  
Barrister & Solicitor

Copies: (by email)  
Martin Beck (City of Calgary Planning Dept)  
Denise Jakal (City of Calgary Law Dept)  
Gravity Architecture (Attention: Trent Letwiniuk)

City Clerk (City of Calgary / [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca))  
Client

File: 2724.001

February 13, 2018

His Worship Mayor Nenshi & Members of Calgary City Council  
Historic City Hall and Municipal Building  
800 Macleod Trail S.E.  
Calgary, Alberta

By email: cityclerk@calgary.ca

Dear Mayor Nenshi and Members of City Council:

**RE: Land Use Amendment and Policy Change (2507 - 17A St NW)  
Bylaw 6P2018 amending North Hill Area ARP (Bylaw 7P99)  
Bylaw 42D2018 / LOC2016-0322 redesignating R-C2 to R-CG  
Public Hearing (Tuesday February 20, 2018)**

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Janice Taylor has retained Christopher Davis Law to provide planning and legal comments on the proposed policy and land use amendment for 2507 – 17A St NW. Janice Taylor resides at 2511 – 17A St NW, directly north of and adjacent to the proposed redesignation site. Ms. Taylor has several concerns about the application and therefore opposes the proposed land use change. <sup>1</sup> Ms. Taylor will be providing a letter with her own personal observations and concerns about this application. She hopes to be able to attend the public hearing on Tuesday February 20<sup>th</sup>.

The application proposes to redesignate one parcel of land located at 2507 – 17A Street NW <sup>2</sup> from R-C2 district to R-CG district. An amendment to the Capitol Hill portion of the North Hill Area Redevelopment Plan (ARP) is required to accommodate the proposed land use redesignation.

### ***Recent Planning History***

The North Hill ARP was recently and significantly amended by Council on 2016 March 7 to: <sup>3</sup>

- identify areas in both (Banff Trail and Capital Hill) which would be appropriate for modest redevelopment
- provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and DP stages

<sup>1</sup> Ms. Taylor also opposes the concurrent development permit application, which is currently unsupported by the existing land use.

<sup>2</sup> Title 161 271 685.

<sup>3</sup> Bylaw 12P2016.

- align the ARP with the Municipal Development Plan (MDP)
- ensure consistency with the "Location Criteria for Multi-Residential Infill" in low density residential areas.

Following on the changes to the ARP, Council directed staff to proceed with City-initiated redesignations to implement the ARP changes. As part of that process, on 2017 July 31 Council amended numerous parcels in the Capital Hill community, including the parcel immediately adjacent to the subject site, at 2503 – 17A Street NW.<sup>4</sup> This parcel was re-designated to R-CG. The subject parcel remained as R-C2, consistent with the direction found in the ARP.

### ***R-CG Density Limitation***

Ms. Taylor is concerned that the land use amendment and concurrent development permit application seek to manipulate the rules of the Calgary Land Use Bylaw ("LUB") to increase the allowable density at the recently redesignated 2503 – 17A Street NW.

Section 529 of the LUB states that:

The maximum density for parcels designated R-CG District is 75 units per hectare.

The CPC report (December 14<sup>th</sup>, 2017) noted that the R-CG district maximum density of 75 units per hectare would allow for up to three (3) dwelling units on 2507 – 17A Street NW.<sup>5</sup> The two units proposed for this site fall within the allowable density. The five (5) units proposed for 2503-17A Street NW do not.

Individually, 2503 and 2507 – 17A Street NW are each limited to 3 units per parcel. The LUB defines parcel as:

99(a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office

2503 and 2507 – 17A St NW have two distinct titles. They have the same legal and beneficial ownership. The concurrent development permit is treating these two separate parcels as one parcel – a fiction in order to increase the allowable density on the 2503 – 17A Street NW site.

By effectively treating two parcels as one, the developer seeks to increase the density on 2503 – 17A Street NW by 2 units, from 3 to 5 units.<sup>6</sup> We believe that this is an improper application of the LUB's density requirements. This seems to be the underlying rationale behind the land use amendment.

As acknowledged in the CPC report "Council's potential approval of the subject redesignation application does not guarantee that the intended comprehensive redevelopment will materialize". All this work is being done to shoe-horn a five unit rowhouse into a less than perfect R-CG site. And in the process push the R-CG district further into the adjacent R-C2 community than was likely intended by Council.

<sup>4</sup> Title 161 271 352.

<sup>5</sup> At page 4. As this parcel has a total area of approximately 513 sq m, the maximum dwelling density on this parcel is limited to 3.85 units. This would be rounded down in any application to 3.0 units.

<sup>6</sup> 60% over the LUB maximum.

### ***Problem for the Applicant***

It now seems apparent that the 2017 City-initiated redesignation ONLY included the "corner parcel" as described in the redesignation:

Municipal address

Legal Address

2503 17A St NW

Plan 6310AK; Block 3; Lots 1&2

It turns out that the designated parcel does not include the full width of Lot 2 – three feet of Lot 2 is included in the subject parcel (2507). It may have been an unintended outcome – but this sizing issue has had density limitation implications for rowhouse development on this parcel (2503).

Ms. Taylor and her Capital Hill community supported the 2016 ARP amendments and the resulting 2017 comprehensive City-initiated redesignation application. These changes, however, helped to minimize any negative impact (real or otherwise) from the intrusion of greater intensity of use and density into the neighbourhood surrounding 24<sup>th</sup> Avenue NW.

The concurrent development permit proposes that a semi-detached dwelling and secondary suite will be developed at 2507 – 17A Street NW. The same development could be built under the current R-C2 district rules. The primary reason for the land use change must therefore be to increase the site density at 2503 – 17A Street NW – as it is currently restricted to 3 units by the LUB maximum.<sup>7</sup>

With respect, the Applicant could achieve a 4-unit rowhouse on 24<sup>th</sup> Avenue NW by a modest subdivision (boundary adjustment) – taking sufficient additional land from the subject parcel and incorporating it into the adjacent R-CG parcel for the necessary area. A land use amendment of this small portion would address several issues:

- it would provide sufficient area to accommodate a 4-dwelling rowhouse at 2503-17A Street NW
- a semi-detached building could still be constructed at 2507-17A Street NW
- Council's direction not to push the R-CG district further into the Capital Hill community would be respected; the community's expectations would also be met.<sup>8</sup>
- It would avoid the need to force a consolidation of the two parcels at 2503 and 2507-17A Street NW – they could remain as separate titles. The issue of ensuring that a "comprehensive" development would occur on the two parcels could be avoided.

### ***Parking Issues***

What is before Council is the land use amendment application. However, one of the potential weaknesses in accepting concurrent DPs is that it exposes the land use to the details associated with the DP.

The concurrent development permit proposes 14 units / suites (7 dwelling units with 7

<sup>7</sup> A subsidiary reason may be to reduce the required site parking.

<sup>8</sup> Council can amend the current application to reduce the area being amended to match that required by the Applicant for a rowhouse at 2303-17A Street NW. A subsequent subdivision can mirror this area.



secondary suites) split between 2503 and 2507 – 17A Street NW. The CPC agenda notes secondary suites are not counted towards density and do not require a parking stall in the R-CG district.<sup>9</sup> Based on this, it is our understanding that the proposed development is proposing 7 parking stalls only for the "comprehensive" development on the two parcels.

The proposed land use change appears to be motivated – in part - by not having to provide motor vehicle parking stalls. Under the current R-C2 district, a semi-detached house with a secondary suite could be developed on the subject site, 2507 – 17A Street NW; however, the LUB requires two parking stalls per dwelling unit and one for each secondary suite.<sup>10</sup> This is 6 parking stalls for an R-C2 development on the subject parcel. Under the proposed R-CG district, the same semi-detached house and secondary suites would only require one parking stall per dwelling unit and no stalls for the secondary suite.<sup>11</sup> This works out to only 2 parking stalls. The land use change from R-C2 to R-CG results in the same type of development (semi-detached house with secondary suites) with 4 fewer parking stalls.

According to Ms. Taylor and comments provided by the community, there is already limited available parking on 17A - St NW. Ms. Taylor is very concerned that the proposed development does not provide adequate parking for the 14 proposed units / suites. The lack of parking is a planning consideration that has not been appropriately addressed by the proposed land use amendment and development permit application.

***Consistency with the "Location Criteria For Multi-Residential Infill" In Low Density Residential Areas.***

Council has continued to refine "Location Criteria for Multi-Residential Infills" <sup>12</sup> It was noted by at least one member of CPC that the proposed land use amendment "(failed) to meet the majority of the (criteria)". Ms. Taylor understands that the criteria are not a checklist, but that they are to be considered based on the scale and type of development proposed in relation to the local context.

Respectfully, this application stretches the criteria. By way of one example, the definition of "corner parcel" in the LUB could include a parcel created by a consolidation of 2503 and 2507 – 17A Street NW. By this action – necessary to avoid the density limitations in the LUB - any limitation imposed by the definition of "corner parcel" is lost. Each parcel consolidated with the original "corner parcel" becomes part of the corner. The "domino" effect of a block shifting from low density to the greater intensity of use in R-CG is thereby promoted.

***Conclusion***

Ms. Taylor requests that Members of Council not support this application and vote against the proposed land use amendment. The intention of the land use change is to skirt the density requirements in the LUB and minimize the amount of required parking.

Alternatively, should Council wish to assist the Applicant and be consistent with their 2017 redesignation by supporting a rowhouse opportunity at 2503-17A Street NW, Council may wish to consider providing first reading to the application with a direction that prior to sec-

<sup>9</sup> Page 4; LUB section 546.

<sup>10</sup> LUB Section 443.

<sup>11</sup> LUB Section 546.

<sup>12</sup> PUD2014—0237; PUD2015-0364; and PUD2016-0405.

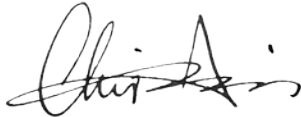
ond reading:

- the Applicant subdivide sufficient land from the subject parcel to accommodate a four unit rowhouse at 2503-17A Street NW <sup>13</sup>
- that the land use amendment area be reduced to mirror the adjusted parcel

Thank you for taking the time to consider Ms. Taylor's comments and concerns.

Sincerely,

**CHRISTOPHER DAVIS LAW**



Per: Christopher S. Davis  
Barrister & Solicitor

Copy:  
Martin Beck (City of Calgary Planning Dept)  
Denise Jakal (City of Calgary Law Dept)  
Gravity Architecture Corporation (Attention: Trent Letwiniuk)  
Client

<sup>13</sup> An amount sufficient to increase the site area on the parcel at 2503 – 17A Street NW from the current 0.0513 ha to approximately 0.053 ha.

**From:** [prabha.sri](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Re designation Application 2016-0322, 2507-17A St. NW from R-C2 to R-CG  
**Date:** Thursday, March 08, 2018 9:35:00 PM

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Dear Mayor and Councillors,

The proposal for the 2507 for a development of 7 unit row house each unit with basement suites. I am strongly opposed to redesignation of the lot. I am a resident of Capitol Hill.

The present ARP which would allow an attached infill at 2507 17A St. NW. In these unit secondary suites is not allowable, how can they do? This development is coming like a complex that is too large for the size of these properties. There is 7+7=14 units and there is no parking place on 24<sup>th</sup> Avenue, parking is an issue. Say 14 units will have 14 barbeques, 14 garbages+14 blue bins+14 green bins and no play yard how it looks for the area imagine !!!

The Capitol Hill school is at full. The classes at Capitol Hill are congested, there are 33 students in the class. Increasing too much density will have an impact on kids' education and community in general. In Capitol Hill community we have only one Elementary English School.

Crossing the road on 24<sup>th</sup> Avenue and 18<sup>th</sup> street, morning and evening is a real problem for the adults and children who go to Capitol Hill School and St. Pius X School. On 24<sup>th</sup> Avenue there is so much traffic that vehicles do not stop.

Hence, we strongly oppose going beyond the approved ARP.

Hope you will consider all facts before the approval process. Thanks.

Sincerely,

Sriram and Prabha Sriram.

2526 18<sup>th</sup> Street NW

Calgary, AB T2M 3T6.

**Rowe, Timothy S.**

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**From:** caoshen2000@yahoo.com  
**Sent:** Monday, February 26, 2018 10:55 AM  
**To:** Public Submissions  
**Subject:** March 19, <web submission> LOC2016-0322

February 26, 2018

Application: LOC2016-0322

Submitted by: SHEN CAO

Contact Information

Address: 2527 17A st nw, calgary

Phone: (403) 270-2274

Email: caoshen2000@yahoo.com

Feedback:

I strongly oppose this application. First, this will make the parking issue much worse as it doesn't solve it properly. Second, it violate the ARP.

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2018 MAR -1 AM 9:08

THE CITY OF CALGARY  
CITY CLERK'S

Feb. 27, 2018

1909 – 24 Ave N.W.  
Calgary, AB T2M 1Z4

**Attention: The City of Calgary**

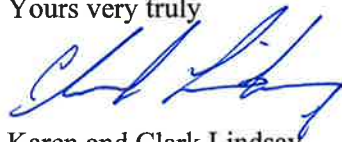
Dear Sir/Madam:

**Re: Redesignation Application 2016-0322  
(Application to Redesignate 2507 – 17A St. NW  
From R-C2 to R-CG)**

As homeowners and residents near 2507 – 17A St. NW, we oppose the redesignation application for the following reasons:

1. The application makes a mockery of the time and resources expended in the development of the original ARP and renders the value of an ARP as questionable.
2. The application sets a precedent for other similar applications resulting in unintended development creep at the expense of existing residents of the community.
3. Approval of the application and resulting development will have a negative impact on parking, especially in the winter when city snow clearing operations compromise the amount of available parking on 24<sup>th</sup> Avenue NW.

Yours very truly



Karen and Clark Lindsay



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THE CITY OF CALGARY  
CITY CLERK'S

February 28, 2018

Dear Mayor and Councillors,

My wife and I own the house right across the street from the proposed development outlined in the Application for Land Use Amendment LOC2016-0322, DP2016-4874), located at 18<sup>th</sup> Street and 24<sup>th</sup> Avenue NW.

While we understand Calgary is a growing city and do not object to recent efforts to build mixed use residential high rises on empty lands and repurposed mall lands in the NW along C-train and other well developed transportation corridors, we object to attempts of the hyper densification in our existing neighbourhoods with narrow row houses. According to the existing ARP, this area is designated as an infill community. Why not stick to the original and costly recommendations provided there in that ARP? Why are we suddenly easing zoning to a point where four, and now 5 or more townhomes are being considered for corner lots?

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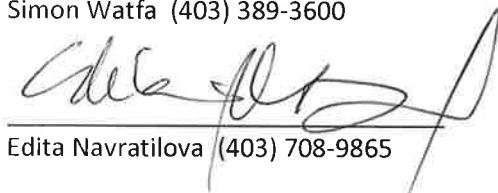
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Regards,

Simon Watfa and Edita Navratilova  
1831 – 24 Avenue NW



Simon Watfa (403) 389-3600



Edita Navratilova (403) 708-9865

Feb.28, 2018

Dear Mayor and Councillors,

**Sub: Re designation Application 2016-0322, 2507 – 17A St. NW from R-C2 to R-CG**

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Sriram and Prabha Sriram.  
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Calgary, AB T2M 3T6.

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CITY CLERK'S

Robert and Maureen Allen  
2524 18<sup>th</sup> Street NW  
Calgary, AB T2M3T6  
Feb.27.2018

Dear Mayor and Councillors

I have been resident of Capitol Hill since 1960 having moved here with my parents and have been a residing home owner since 1974. We have raised our children here and now have grandchildren living here. We are starting the fourth generation of continuous living in Captiol Hill. ( if that counts for anything, I don't know). We obviously enjoy and care about this community. We presently have attached infills on each side of our bungalow, and a very large 2 story home being built right behind us. We are not opposed to revitalization and a healthy mix of housing. However, I am writing to speak against the re designation of the property at 2507 17A St NW Calgary (LOC2016-0322) and the increased density of the property at 2503 17 A Street NW (DP2016-4874).

My neighbors and I have attended the ARP meetings starting in 2000 and have attended numerous area meetings since then. We were assured that the privacy and enjoyment of living in our existing homes would not be compromised.

After attending the development meetings at Banff Trail and Capital Hill communities centers and having attended the Open House meetings for the possible re designation of this property as well as the proposed townhouse development at 2503 17A St NW it appears that very little consideration is being given to existing home owners.

I believe the present ARP should be honoured which would allow an attached infill at 2507, or better yet replace the existing bungalow.

Re designation of this property to allow it to become part of the proposed townhouse development is creating a complex that is too large for the size of these properties. Parking is already an issue. Possible rentals of the proposed separate entry basement suites will greatly affect the density of this area. These properties do not meet the checklist for a desirable complex development of this size.

It is difficult Imagine that right next to an existing bungalow this could be the " picture" if the proposed complex including 2507 and 2503 is full to capacity.-- Possibly 21 garbage bins, 14 bbqs, no play space, possibly 24 vehicles, high second story windows all facing the back yards of the existing homeowners, population possibly 25+ in this small space. Garages replace existing yard trees. Garages on 17 A Street are often rented for storage and are not used for parking vehicles thus vehicles are parked on the street side.

The community is not a walkable as some people think. Every rental property on our street has at least 2 vehicles, those with basement suites or room rentals have 3 or more vehicles per house which indicates that people need to drive to get to work etc. even if they are living in crowded conditions. Maybe this will change in the future but this is the reality now.

This type of living is not likely sustainable for long term residential, family living.

Please, since townhouses are already a reality for 24 Ave NW, ensure the second house on a Street is not allowed to be incorporated into the townhouse complex mix. In this case 2507 17 A Street NW. If this is allowed now what is to stop the next house and then the next from being absorbed into a townhouse complex on any other corner lot.

We are requesting that the townhouse development on the 2503 property be limited to four houses without separate entry basement suites. This development would then conform to the other new townhouses built within the last year or two. We would suggest that this proposed complex would be better suited on the land set aside for this type of density - on 25 Ave NW and 15 Street NW at the existing Maintenance Yard.

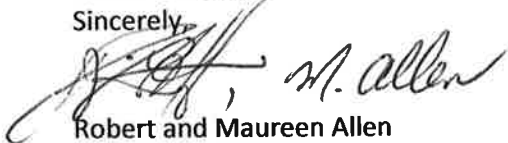


If the community is to have a mix of housing then consideration should be given to replacing some of the bungalows that are being torn down. Many people from the suburb who are looking to downsize would welcome a newly built bungalow rather than all two story infills.

Capitol Hill community does have a unique character which need to be respected, a mix of housing choices, yes, but not precedent setting developments as this one is.

Please also do not mistake a lack of being personally in attendance for the Council Meeting as a lack of caring or concern. We are very concerned and care very much about our community, but some may not be able to attend the March 19<sup>th</sup> meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Allen, M. Allen". The signature is written in a cursive style with a large initial "R" and "M".

Robert and Maureen Allen

## Regarding: LOC2016-0322 & DP2016-4874 at 2503 & 2507 17A ST NW

Dear Mayor and Councillors.

My husband and I have lived at 2525 18 Street NW Calgary for many (40+) years and have supported many infill developments over the years including next door to our home. I am now writing to oppose the proposed land use amendment at 2503 & 2507 17A ST NW, the next street to mine, although I have already voiced these concerns at public meetings.

I ask that you reconsider the issue of rezoning 2507 17A Street NW and refuse the request. I also ask that you refuse the increase in density on the South Lot (2503 17A Street NW) to any more than 3 row houses. I would like to raise the question of suitability regarding an un-buffered condominium rear yard door to an established single family home.

I have great concerns in general with the recent move to allow row housing on spot re-zoned corner lots within the North Hill ARP area. Among other things, the original version of the North Hill ARP (printed in 2000) required a maximum 45% lot coverage to ameliorate drainage problems. It addressed privacy issues such as overlooking from balconies, or placing window on window. It required 2 on-site parking spaces for each house on a 25 foot lot. It was concerned with community sustainability and quality of life. It does not allow for secondary suites on lots the size of this application.

Row houses take up a greater amount of lot coverage with little space for the traditional 4 foot side yard, which is in effect the new rear yard.

Drainage is no longer addressed.

Corner lot row houses are now effectively imposing 4 neighbours onto an existing single family home and stripping them of privacy.

Parking is minimally addressed; we have even told by developers that the owners will only walk.

We now have the situation where a "4 pack" of row houses are allowed on many of the corners in the North Hill ARP area with little recourse from the adjacent neighbour who purchased in good faith believing that they would be impacted by one neighbour per side, or at most, one neighbour and that neighbours' tenant from the secondary suite while said tenant was using the back yard.

The development in question goes further by proposing 5 units, all shown with a private basement entry for easy conversion to secondary suite, and proposed 2 or 3 units on the lot to the north. All to be owned in a condominium manner giving full right of use of the rear yard to all units, with residents, of whom all can now be considered neighbours, who may use this back yard, adjacent to the existing bungalow next door whenever they wish.

The density of this proposal is too close for comfort when considering fire, emissions of toxic fumes (for example carbon monoxide, noise and any anti-social event one imagines).

Parking will continue to be an issue until walking is the preferred option, which at the moment it isn't at the moment. Capitol Hill is considered to be a walkable neighborhood but unlike Tuxedo or Mount Pleasant we have little to walk to: a few shops nearby, Confederation Park across 14 Street or west of 19<sup>th</sup> Street. Further away we have North Hill Center. LRT is a 20 minute walk from this site. Our density is increasing without increasing our amenities.

The 2000 NH ARP was very clear on the intent to create a sustainable community by creating desirable neighbourhoods. The proposal here appears to be contrary to this intent. If an adjacent neighbour, whether to this, or to any other row house, is uncomfortable with lack of privacy or an increase in noise level or increase in activity they will move. My experience with 2 storey infill development is that owners stay a few years until they have children then move on. Renters with families exhibit similar behaviour... many if not most want a yard for

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the children. This has played a role in the transient nature of this community and I believe this proposal with so many units crowded together will increase the turnover rate in the area.

The rental rate for Capitol Hill is at about 60%, one of the highest in the city. This means we have only 40% of the community which is owner occupied and that leads to a low turnout at public meetings. It is not that we aren't interested but many people in this area feel their input is overshadowed by developers and owners of the rental properties. We feel our comments are overshadowed by those who make a living here while we are just trying to live here.

We have been told repeatedly that this development is Low Cost, or Low Income but with a sale price of over \$500,000 neither case is true. It is likely that occupation of these units will turn over as often as the infill houses do, if not faster due to their small size.

There are many homes, both old and new, for sale in this area, many of which have been on the market for many months. There are many houses, basement suites, apartments and even single short-stay / long-stay rooms for rent which, again, have been on the market for a very long time. There is no demonstrable financial or social need for this project in our community at this time.

The 2000 NH ARP also addressed increasing the number of households in Capitol Hill and some areas were identified. This corner was not one of those areas. The areas that were identified have not been developed to the extent they could be. I see no reason to over develop this site.

We have come a long way from an ARP that considered all people in the community. It was designed to create a sustainable neighbourhood with an assortment of housing types suitable for a wide variety of needs. This project does not supply the community with low cost housing and appears to only consider people who may choose to live here in the future, not those of us who are already here.

Again, I ask that you refuse the request of re-zoning on the North lot (2507 17A Street) and you refuse the increase of density on the South lot (2507 17A street) to any more than 3 row houses. I do not believe that it will add any sustainability to this Community and could, at worst, be detrimental.

Respectfully,



Robert and Mardelle Morris

**McDougall, Libbey C.**

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**From:** Mardelle Morris <mardellem@gmail.com>  
**Sent:** Wednesday, March 07, 2018 8:02 PM  
**To:** Public Submissions  
**Subject:** [EXT] redesignation of 2507-17A ST NW (LOC2016-0322) and 2503 17A ST NW

I am opposed to this application for the following reasons:

-The lot size allows for only 3 town houses, not the requested 4 or 5.

-The separate entry basement doors only encourage a secondary suite in each town house which is not allowable at the moment. I believe small basement suites, combined with small living area above, encourages a quicker turnover in occupants in the units leading to less stability/sustainability in the neighbourhood.

-The condominium-ly owned rear yard of the (potentially) 14 unit project imposes a undue loss of privacy, peace and quiet onto the adjacent neighbour. This only encourages the affected neighbours to move on, causing less stability in the neighbourhood.

-Parking is a current problem on 24 avenue, the front street of the planned town houses, and has not been sufficiently addressed. People in Capitol Hill drive. It is that simple. There will be cars.

-Drainage from this development will be a problem I believe as no yard space will remain to absorb runoff. The rear lanes in this area already fill with ice in the winter from allowed garage roof drainage into the laneway. This site will have drainage from the houses as well.

My main concern is that this project will crowd too many people into a small space. The downside to this is that the occupants of the units will not remain in them long (currently people in infill housing in this area move on in a few years, especially if they have children wanting a larger yard). I expect the residents of these units will move quicker.

The secondary suites will be small... the whole town house will be small. The proposed semi-detached houses will be small, and be required to share the yard with the town houses. Again, I don't think the occupants will stay long. The result is a lack of sustainability on the site.

The site would be more suited to having a longer foot print on the semi detached and no sharing of the rear yard. This, at least, would not impact the adjacent neighbour as much.

We have been told that this is a Low Income development, or a Low Cost development. This is not really the case as each town house will sell for "somewhere in the low 500s" according to the person representing the developer, at one of the open houses.

I maintain that a small townhouse costing more than half a million dollars is not low cost and we should not bend any rules or regulations for it.

Capitol Hill has an inordinately high amount of rental homes (approximately 60%) leading to a lower than expected amount of public engagement on public issues. I ask that you consider that when making decisions based on public input.

Lets plan for two liveable sized semidetached homes with three sensitively designed town houses next door, on 24 avenue. This then could then a project I think many more people would be happy to support.

Mardelle Morris