

From: [Smith, Theresa L.](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Fwd: Re: 1914 Edmonton Trail NE Redevelopment
Date: Friday, March 02, 2018 3:20:14 PM

From: dwighttrimble35@gmail.com [mailto:dwrighttrimble35@gmail.com] **On Behalf Of** Dwight Trimble
Sent: Friday, March 02, 2018 2:27 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Fwd: Re: 1914 Edmonton Trail NE Redevelopment

Please see my thoughts.

----- Forwarded message -----

From: "Dwight Trimble" <dtrimble@shaw.ca>
Date: Mar 2, 2018 2:17 PM
Subject: Re: 1914 Edmonton Trail NE Redevelopment
To: "Rudi Bell" <mrbell@telusplanet.net>
Cc: "Nancy" <nancymackenzie@shaw.ca>, "walden Jennifer" <waldenj429@gmail.com>

Honestly, I don't have a problem with this.

What's wrong with having a little restaurant, cafe, convenience store, or retail space there on the main floor of a larger building? We live in the inner city, and Edmonton trail is being envisioned as a main St. design concept which sounds pretty good to me.

I'll be happy to see that old property knocked down and replaced with something new and vibrant.

If you take a walk further down between 8 and 14 avenues, it's pretty nice really. Lots of little restaurant and shops catering to a dense population in a walkable neighborhood.

Change isn't always bad.

I respect your feelings on this, but I can't argue against the redevelopment plans.

On Mar 2, 2018 2:08 PM, "Rudi Bell" <mrbell@telusplanet.net> wrote:

Hi Everyone,

Public hearing on this is not closed but has been bumped to March 19th. All online comments must be submitted by 11:59 AM March 12th.

The Area Redevelopment Plan has already designated this property as Residential only. No commercial.

The Winston Heights/Mountview Community Association has already approved this land use as Residential.

Now applicant, Steven Wong, has applied for allowing commercial space on main floor, with future commercial space fronting onto 19th Ave NE. as well as Edmonton Trail. He is also applying to increase the max height from 3-4 storeys to 4-5 storeys.

If you are against these new proposals and wish to keep this property as Multi-Residential only, you may submit your comments online and they will be included in the Public Hearing on March 19th.

Commercial development will:

Increase traffic on our residential streets

Increase traffic down the alley between 18th & 19th Aves.

Increase parking problems, especially on 18th and 19th Aves NE

Introduce commercial vehicles such as delivery trucks and commercial - sized waste removal vehicles constantly using the alleyway between 18th & 19th Aves.

No control over the type of businesses on the main floor (another porn shop, massage parlour or tattoo studio?)

Food service would introduce rotting waste, vermin and quite possibly human waste.

Councillor Druh Farrell, the Queen of High Density, doesn't live here, but we do. Make your voice heard to city council.

Let anyone else in the community know about this, especially our Association Committee.

Submit your comments via email to:

cityclerk@calgary.ca

Thank you!

Rudi

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Friday, March 02, 2018 3:16 PM
To: Public Submissions
Subject: FW: [EXT] Fwd: 1914 EDMONTON TRAIL REDEVELOPMENT PLANS BYLAW 47D2018
LOC 2017-0098

From: Rudi Bell [mailto:mrbell@telusplanet.net]
Sent: Friday, March 02, 2018 2:25 PM
To: City Clerk
Subject: [EXT] Fwd: 1914 EDMONTON TRAIL REDEVELOPMENT PLANS BYLAW 47D2018 LOC 2017-0098

Our comments regarding the above redevelopment proposal are being re-submitted. We understand that some online comments were not received due to some technical difficulties and that we again have the opportunity to ensure that these comments are received for city council to consider.

The Area Redevelopment Plan has already designated this property as Residential only. No commercial.

The Winston Heights/Mountview Community Association has already approved this land use as Residential.

This property must remain CONTEXTUAL LOW RISE, as previously approved.

Now applicant, Steven Wong, has applied for allowing commercial space on main floor, with future commercial space fronting onto 19th Ave NE. as well as Edmonton Trail. He is also applying to increase the max height from 3-4 storeys to 4-5 storeys.

Commercial development will:

Erode residential neighbourhoods

Increase traffic on our residential streets

Increase traffic down the alley between 18th & 19th Aves.

Increase parking problems, especially on 18th and 19th Aves NE

Introduce commercial vehicles such as delivery trucks and commercial - sized waste removal vehicles constantly using the alleyway between 18th & 19th Aves.

No control over the type of businesses on the main floor (another porn shop, massage parlour or tattoo studio?)

Food service would introduce rotting waste, vermin and quite possibly human waste.

Begin forwarded message:

From: Rudi Bell <mrbell@telusplanet.net>
Subject: Fwd: 1914 EDMONTON TRAIL REDEVELOPMENT PLANS BYLAW 47D2018 LOC 2017-0098
Date: February 15, 2018 at 2:29:56 PM MST
To: mrbell@telusplanet.net
Cc: Murray Bell <mrbell12@icloud.com>, Jennifer Walden <waldenj429@gmail.com>, Nancy MacKenzie <nancymackenzie@shaw.ca>

Begin forwarded message:

From: Rudi Bell <mrbell@telusplanet.net>
Subject: 1914 EDMONTON TRAIL REDEVELOPMENT PLANS BYLAW 47D2018 LOC 2017-0098
Date: 15 February, 2018 2:27:57 PM MST
To: cityclerk@calgary.ca
Cc: planning@winstonheights.ca

From: "Brar, Sabrina K." <Sabrina.Brar@calgary.ca>
Subject: RE: [EXT] 1914 Edmonton Trail Redevelopment Plans Bylaw 47D2018 LOC 2017-0098
Date: 15 February, 2018 8:27:21 AM MST
To: Rudi Bell <mrbell@telusplanet.net>

Hi Rudi,

This item is going to City Council Public Hearing on Tuesday. Please forward your comments to the City Clerk's office, so that it can be distributed to all the Councillors and Mayor before the Public Hearing. You can email City Clerks at cityclerk@calgary.ca

Best Regards,

Sabrina Brar, RPP, MCIP

Planner | Community Planning - North
Planning & Development

The City of Calgary | Mail Code #8073

T. 403.268.2142 | **F.** 403.268.1997 | **E.** sabrina.brar@calgary.ca

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



From: Rudi Bell [<mailto:mrbell@telusplanet.net>]
Sent: Wednesday, February 14, 2018 2:14 PM

To: Brar, Sabrina K. <Sabrina.Brar@calgary.ca>
Subject: [EXT] 1914 Edmonton Trail Redevelopment Plans Bylaw 47D2018
LOC 2017-0098

Dear Ms. Brar,

I have forwarded, for your consideration, a letter sent to Mr. Kris Webb in response to the proposed re-zoning application for the above mentioned property.

Please feel free to contact me if you require more information.

Best regards,

Rudi Bell

403.289.6740

Begin forwarded message:

From: Rudi Bell <mrbell@telusplanet.net>
Subject: Kris Webb, 1914 Edmonton Trail Redevelopment Plans
Bylaw 47D2018
Date: February 14, 2018 at 1:42:28 PM MST
To: communications@winstonheights.ca

Dear Mr. Webb,

RE: Bylaw 47D2018

We are residents of 400 block of 19th Ave NE. We noticed the signs placed on the property at 1914 Edmonton Trail last week, before they were buried in the the snow bank.

It came as no surprise that the property was to be redeveloped, but it was shocking to see that the redevelopment is to include commercial space, and that the developer is also applying to increase the height and density of the building.

On the City Of Calgary website, we were able to find all the information submitted, including your letter on behalf of the Winston Heights/Mountview Association. Then to read that the "committee" has no objections to the re-zoning designation came as quite a shock.

Then further on (page 9 of 16), to read that "no comments were received from citizens" also came as quite a blow. Also that there were no public meetings.

At minimum, there should have been a public meeting. The re-zoning application was kept in the dark in order to avoid public consultation and discussion with the aim of sliding it through without anyone knowing about it until it was too late.

We strongly oppose the rezoning of this property to include addition of commercial development and also to the Increase in height from the current maximum of 4 storeys to 5 storeys.

COMMERCIAL:

1. Parking. Parking is already a nightmare on 19th Avenue for people who actually live there. With the addition of commercial space, parking will be a serious issue and become unsustainable for residents of 18th and 19th Ave NE .
2. Traffic. Traffic on 18th & 19th Ave will increase substantially. Another major concern are vehicles cutting through the back alley to access or leave the businesses in the building. Commercial vehicles using the back alley for deliveries. Waste management vehicles needing to access large commercial dumpsters behind the building.
3. Types of commercial allowed: Porn shop? Pot dispensary? Bar? If the re-designation from multi-residence to residential and commercial space is approved, what assurances would the residents of the immediate area have as to the type of businesses that would be allowed? We would suffer the consequences of human behaviour of certain types of businesses. Noise, trash, human waste, vomit, dumpster divers, criminal activity, just to name a few.

The residents of 18th and 18th Aves are deserving of a safe and quiet neighbourhood to live in. We are already surrounded by commercial developments. There would be an impact on Mountview Elementary School at the other end of the block.

All four corners of Edmonton Trail and 20th Ave are commercially developed (and none of them more than 3 storeys high).

The Coop/First Calgary site is slated for a huge redevelopment.

The first three lots on the north east corner of 17th Ave & 4 St NE are slated for a huge commercial and residential redevelopment.
And now we are faced with yet another huge building project one block over.

RESIDENTIAL:

The new development should be residential ONLY. The building should remain at 3 storeys in height. There are no other buildings anywhere nearby that are higher than 3 storeys, and that includes commercial buildings.

Anything over 3 storeys will be out of context with the neighbourhood. Emphasis must be placed on contextual design. Villa Maria on the corner of 18th Ave NE and Edmonton Trail is 3 storeys high. All residential. It is situated directly behind the new proposed development.

Two new residential buildings, one directly beside the proposed new development, and one directly opposite on the north side of 19th Ave, are multi-residence buildings at 2 storeys each in height.

A 4 or 5 storey building will completely overshadow the area to the detriment of the residents, especially those that live right next door to a much, much larger building.

We are not opposed to a multi-residential building that is limited to 3 storeys and residential ONLY. The developer is pushing the limits and is hoping for no blow-back from the community over the proposed addition of 2 - 3 storeys and the addition of commercial space.

Please take this into consideration for the residents that you represent.

Consider this as an official comment from a citizen in Mountview.

Respectfully submitted,

Murray and Rudi Bell
431 - 19th Ave NE
Calgary, Alberta
T2E 1P4

403 - 289 - 6740

Cc to City Of Calgary

From: Kris Webb <planning@winstonheights.ca>
Subject: Re: Kris Webb, 1914 Edmonton Trail Redevelopment Plans Bylaw 47D2018
Date: 14 February, 2018 4:25:26 PM MST
To: Rudi Bell <mrbell@telusplanet.net>
Cc: Communications Winston Heights-Mountview <communications@winstonheights.ca>

Hi Rudi,
Thank you for your email.

This applicant had originally wanted to apply for a Zoning Re-Designation of COR-1, which is strictly Commercial use and the Planning & Development Committee strongly opposed this and did not offer support. They then brought the plans back wanting the Zong Re-Designation of MU-1, which allows for multi-use (Residential with Commercial integration), which the Winston Height ARP supports Multi-use along Edmonton Trail. The bordering Avenue of 20th is already zoned MU-1.

At this time, they are seeking the re-designation to operate a home office from the site. There is **no intention or plans** to redevelop the site. Although the community association did not oppose the Zoning Re-Designation, we have made it very clear to the applicant and the City that we would require an Open House, Community Forum and Input IF and when the time comes that they seek re-development of the lot.

If you would like to read the Area Re-Development Plan in more detail, it can be found here <http://winstonheights.ca/wp-content/uploads/2014/10/Winston-Heights.pdf>

In addition, this has not yet been approved and anyone is welcome to go through the appeal process. You can find more information about that process here <http://calgarysdab.ca/> and/or I encourage you to participate in the public hearing on February 20th.

If you have any further questions, please do not hesitate to reach out.

Thanks,
Kris

Kris Webb
Chair, Planning and Development Committee
Director, WHMV Community Association
Winston Heights/Mountview Community Association
Cell: 403-589-2662
planning@winstonheights.ca
www.winstonheights.ca

On Wed, Feb 14, 2018 at 3:36 PM, Rudi Bell <mrbell@telusplanet.net> wrote:

From: Rudi Bell <mrbell@telusplanet.net>
Subject: Re: Kris Webb, 1914 Edmonton Trail Redevelopment Plans Bylaw 47D2018
Date: February 14, 2018 at 5:19:19 PM MST
To: Kris Webb <planning@winstonheights.ca>

Kris,

Thank you very much for your quick and kind response. I have been losing sleep over this since I saw the sign on the property. To say that I am relieved would be a an understatement.

Although the development plan for the area calls for commercial all along Edmonton Trail doesn't mean it's what's needed on every corner. I would certainly hope if it ever came to developing that site, that all the residents, especially those within immediate proximity, are consulted as it would have a direct impact on everything in their everyday lives.

Inner city residential neighbourhoods seem to be targeted for commercial redevelopment at the risk of losing those very same neighbourhoods and the relief they provide from the hustle of city life. They are worth preserving and protecting from encroachment.

Thanks again and best regards,

Rudi Bell

From: Rudi Bell <mrbell@telusplanet.net>
Subject: Re: Kris Webb, 1914 Edmonton Trail Redevelopment Plans Bylaw 47D2018
Date: February 14, 2018 at 7:11:29 PM MST
To: Kris Webb <planning@winstonheights.ca>

Hi Kris,

I have a further question.

It occurred to me that the developer, once he was turned down for the strictly commercial zoning, is hoping for MU-1. But who needs an MU-1 for a home office? An MU-1 isn't required for a home office.

This leads me to believe that he is using the excuse for a home office as a loophole to get to get the property re-

zoned to MU-1. Once it's re-zoned, then he can proceed with his plans, even though he claims no intention of developing the site. The notice board on the property states that the developer is asking to increase the max height from 3 to 4 storeys to 4 to 5 storeys. Why apply for this change if he has no intentions to develop?

The very first paragraph of the submission made to the City Of Calgary reads as follows (page 1 of 16):

"This land use amendment application seeks to pre-designate 0.07 ha from Mutt-Residential - Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3h16) District to allow for a mixed use development. ***The applicant intends to convert the existing dwelling on the property to an office in the short term, and in the longer term, develop the property with a mixed use development.***"

The developer has every intention to develop the site once the MU-1 is granted. He does not want it to remain M-C1, as it is now. He is using the excuse of a "home office" to have the property re-zoned, when in fact, he can run a home office from the existing M-C1 designation.

We are being led down the proverbial garden path. I do not believe the developer's intentions to be as he has stated. Once the re-zoning has been approved, it's a done deal. This is what he wants. He does not want the M-C1 designation.

But what can the residents of this neighbourhood do once the approval for the change has been granted? Nothing. It'll be too late. It has to be stopped now so the property remains low-rise contextual multi-residential.

Please advise,

Rudi

From: Rudi Bell <mrbell@telusplanet.net>
Subject: 1914 Edmonton Trail
Date: 15 February, 2018 2:09:58 PM MST
To: Kris Webb <planning@winstonheights.ca>
Cc: Rudi Bell <mrbell@telusplanet.net>

Good Morning Kris,

When the developer was denied re-zoning designation of the property to Commercial COR from the existing Multi-Res Contextual Low Profile M-C1, he then applied for Mixed Use MU-1, which includes commercial space.

The residents of Winston Heights/Mountview had already agreed to and approved the M-C1 designation, Multi-Res Contextual Low Profile.

This new application to MU-1 was then decided and accepted by "the committee" and rubber-stamped on behalf of the residents of Winston Heights/Mountview.

Why were the residents not made aware, or consulted about this re-designation to MU-1 before it was approved by the committee?

And now the developer wants to change it yet again to increase the height from 3/4 storeys to 4/5 storeys?

We are being played here. The developer has stated he needs the MU-1 designation to run a "home office", but he isn't happy with a max of 4 storeys, he may now need 5 storeys to do so.

He does not need the MU-1 5 story development to run a home office. He is quite capable of doing so from an M-C1 designation.

To your committee he has stated that he has no intentions of developing the site, as you have said in your previous email to me. On the application to the City, he has stated that he intends, "in the longer term, redevelop the property with a mixed use development".

This developer is using this as an end game to get what he wants by manipulating the system to his advantage.

The property needs to remain as M-C1, as previously approved by the residents of WH/MV.

Closing the barn door after the horse has escaped won't do anyone any good, except for the person (developer) who opened the barn door.

We emphatically oppose the new re-designation of MU-1 which was not put forth to the residents of WH/MV for consultation.

We emphatically oppose the new application to increase the height to 5 storeys.

The property needs to remain as M-C1 as previously approved by WH/MV residents.

At the very least, all of this should have been put to the residents before the re-designation of Mu-1 was approved by only a handful of people on a committee, none of which, I can safely say, do not live on 18th or 19th Avenue NE.

On page 9 (of 16) in the application to the City, it states:

1. "No response has been received to date regarding the amended application to use a Mixed-Use - General (MU1f3h16)."

Why not?

2. "Citizen Comments: No comments were received by citizens".

Because we didn't know about it.

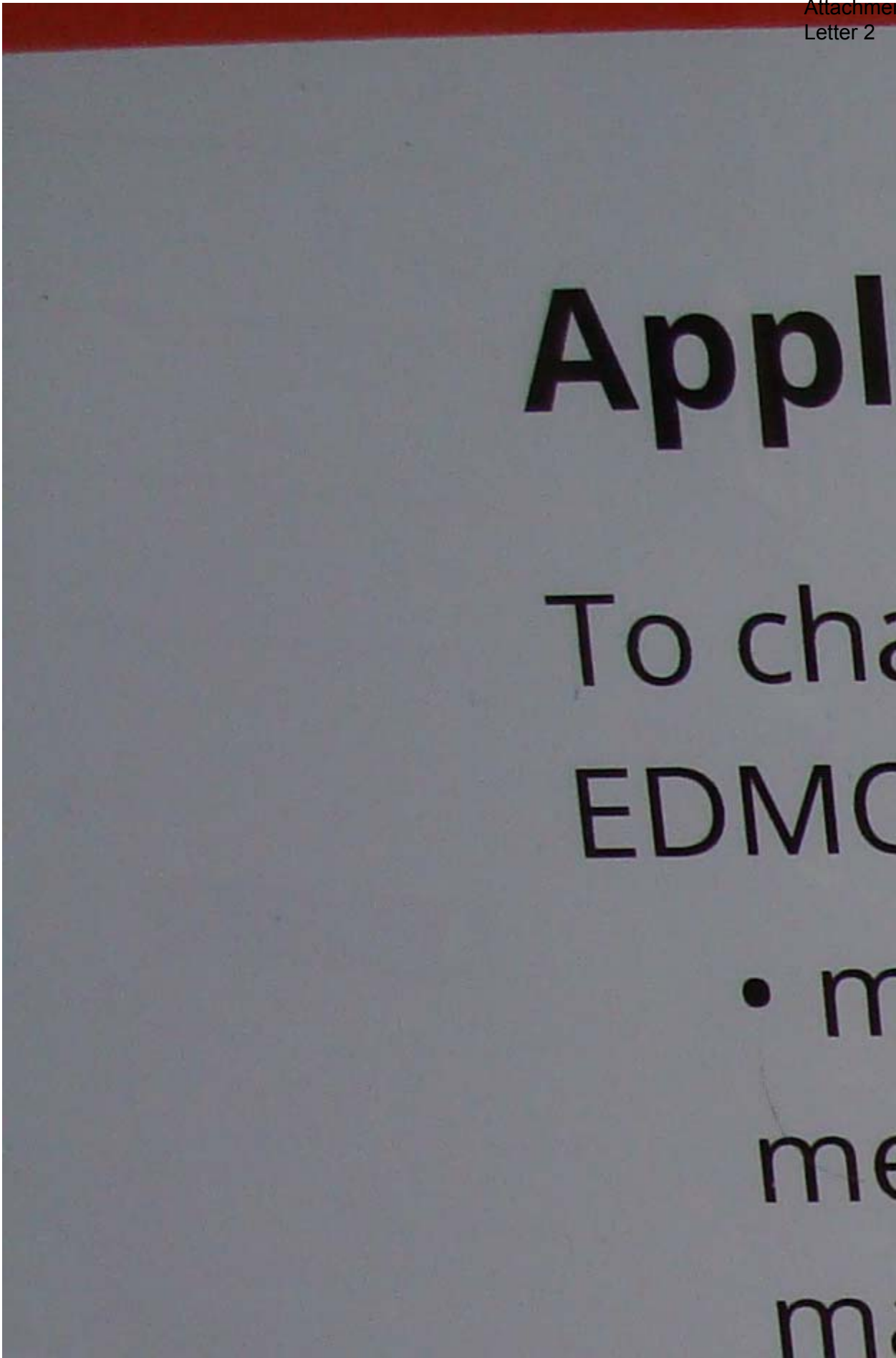
3. "Public Meetings: No public meetings were held regarding this application".

WHY NOT?

ARE WE NOW STUCK WITH THE MU-1 designation because of lack of consultation with the community?

Please advise,

Rudi



Appl

To cha

EDMO

- m

me

m



[Skip to main content.](#) [Skip to search.](#)



[] **Submit Search**

- [Programs and services](#)
- [Events](#)
- [Engage](#)
- [Council](#)
- [Our organization](#)
- [Maps](#)
- [Careers](#)
- [311](#)

Relaxation of home based business class rules



Issue

A residential land use district does not accommodate stand-alone retail use because the land use district requires the residential component to be the primary use on site, with supporting commercial activity. This means the dominant activity on site cannot be primarily commercial in nature as this goes against Land Use Bylaw (1P2007) and potentially conflicts with local area policies.

Status: Not feasible

Explanation

Within the Land Use Bylaw, there are specific land use districts that accommodate mixed –use development. Sometimes these land use districts are found in areas of transition, situated between residential and

commercial zones. By changing the rules in these districts, there is a risk that it can conflict with existing policy and vision for these areas.

Upon further investigation, it was determined that the subject issue was not pertaining to particular rules for Home Occupations. Rather, it applies to rules within the Land Use Bylaw which restricts the amount of support commercial activity within a land use district that is predominantly residential. If changes were to be made within the Land Use Bylaw to accommodate such situations, there is a risk that commercial uses could become the dominant activity on site, causing potential negative impacts to nearby low-density residential neighbourhoods. ***There is also a risk that such rule changes may inadvertently change the land use to a commercial district.***

Share this pagePrint

Quick links

- [eServices](#)
- [Contact Us](#)
- [Media](#)
- [Careers](#)
- [City Online](#)

Login

- [Employee Portal](#)
- [myID](#)

Social

- [Twitter](#)
- [Facebook](#)
- [YouTube](#)
- [Linkedin](#)
- [Instagram](#)
- [Flickr](#)

Tell us how to make this page better.

This should only take a minute.

Give feedback

- [Privacy Policy](#)
- [Terms of Use](#)
- [Accessibility](#)
- [Site Map](#)
- [Search Tips](#)

© 2017. All rights reserved. Official web site of The City of Calgary,
located in Calgary, Alberta, Canada.