

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, February 13, 2018 9:57 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Public Hearing on Altadore Bylaw 40D2018

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

From: Lorne Wildeman [mailto:anchorout@shaw.ca]  
Sent: Monday, February 12, 2018 10:16 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Public Hearing on Altadore Bylaw 40D2018

Redesignating land at 1748-50th Ave. S.W. [Plan 5770 A. J. Block 8, Lots 23 and 24]  
from R-C2 to R-CG

Office of the City Clerk  
The City of Calgary  
700-MacLeod Trail S.E.  
P.O.Box 2100. Postal Station "M"  
Calgary, Alberta. T2P 2M5

February 12, 2018.

Mr. Richard van Wieren, the owner of a new home at 1739-49th Ave. Calgary has, in response to my request for a copy of the submission he planned to make in opposing the above referred to rezoning, provided me with a copy of his submission dated Feb. 12, 2018. I am a director of Lorne W. Wildeman Prof. Corp. , the owner of a home municipally known as 1743- 49th Ave. S.W., which is next door to the west of Mr. and Mrs. van Wierens home.

There would be little point in repeating the valid arguments made by Mr. van Wieren in opposing the redesignation but wish to state emphatically that we support his position.

The owners of 1739-49th Ave.S.W. and 1747-49th Ave.S.W. have each built new, high quality single family homes assuming, I believe, that the current zoning would remain in place for the area. To suddenly spot rezone the property at 1748- 50th Ave S.W. will immediately negatively impact these new homes and a successful rezoning will no doubt encourage others up and down 50th Ave. and even 49th Ave. to make similar applications using 1748-50th as a precedent. Even if this is what the city of Calgary wants or expects, the subject application should be rejected as a rejection is what is in the best interests of the area and it's home owners.

Lorne W. Wildeman Prof. Corp.

Per: Lorne W. Wildeman

e-mail address: [anchorout@shaw.ca](mailto:anchorout@shaw.ca)

February 12, 2018

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

**Re: Bylaw 40D2018 – Proposed Redesignation from R-C2 to R-CG @ 1748 – 50 Ave SW (Altadore)  
– LOC2017-0155**

Please find attached, my letter of objection to the proposed rezoning from R-C2 to R-CG, at the above property, for City Council's consideration at the February 20<sup>th</sup> Public Hearing (Bylaw 40D2018). The attached objection letter, dated June 19, 2017, was submitted to the Planner when the property was initially notice posted last year.

Since this time, I have learned that the City's Planning Department has identified a number of concerns/issues relevant to the current R-CG district, as outlined in a Monitoring Report that was presented to Calgary Planning Commission in November 2017 and, more recently, to City Council – including, but not limited to, the current Land Use Bylaw rules pertaining to the maximum 11m building height allowance, the allowance for provision of a secondary suite within each rowhouse unit and the zero parking requirement for secondary suites 45 sq.m. or less. It is my understanding that the Planning Department is currently undertaking a review of the R-CG district and will be preparing amendments to the Land Use Bylaw, for Council's consideration, later this year.

Hence, I am writing to provide the following additional comments, as an Addendum to the attached objection letter.

The attached June 2017 letter reflects the above same concerns, in addition to other concerns, that both myself and surrounding neighbours have identified through the submission of objection letters (and a petition signed by 30 neighbours) to the File Manager/Planner, many of which were copied to the Marda Loop Community Association and the Ward Councillors Pincott and Wooley, during the LOC application review process.

**Based upon the reasons in the attached objection letter, and those stated below, I am strongly opposed to the proposed rezoning of this adjacent property and respectfully request that City Council abandon the proposed bylaw.**

**Should City Council decide to support the proposed redesignation, I would like to respectfully request that it consider amending the bylaw to a Direct Control district to remove the allowed Permitted Use of a Secondary Suite (i.e. basement suite) within each Rowhouse unit and include a requirement for a garbage enclosure to be provided on site to address the problems that have**

**been cited, below and in the attached objection letter, with accommodating 12 bins (not including any bins for secondary suites) adjacent to the associated garages in the laneway.**

Whilst I understand that the issue with the City bins and a garbage enclosure are typically details that would be considered at a Development Permit stage, I am not aware of any rules, in the Land Use Bylaw, for a garbage enclosure for multi-residential developments (i.e. Rowhouses) within the R-CG district, hence my request for it to be considered at this Land Use Redesignation stage and written into a DC bylaw, if Council chooses to approve the proposed redesignation.

My particular concern, as the adjacent landowner whose garage would directly face the Rowhouse garages in the narrow laneway, is that the likely permanent placement of 12 bins in the laneway (due to the restrictive size of single car garages), not including any bins for any future secondary suites, would impede the ability to manoeuvre vehicles in and out of our garage, as well as restrict access, for residents of the Rowhouses, to the proposed 4 single car garages and traffic flow from the laneway to 17 St SW.. The parcel width (approx. 44 ft) simply cannot accommodate a 4 car garage and 12 City bins, without restricting access to the associated garages. The typical site design, associated with Rowhouses on similar sized lots, appears to exacerbate this problem as it currently lacks provision and/or a requirement for an on-site garbage enclosure. This has been observed in a similar, nearby Rowhouse development in North Glenmore Park at 5402 21 St SW, where the City bins are permanently placed in front of the garage doors, restricting access to the garages, whilst also creating an unsightly appearance from the streetscape along 21 St SW (being a corner lot), where it appears that the parking demand is rather being accommodated on 21 St (a collector road) adjacent to the front entries of each unit. As the proposed Rowhouses would be a Permitted Use, if the redesignation to R-CG is approved by Council, there may be no opportunity to address this issue at a Development Permit stage.

The above scenario is of particular concern relevant to the proposed development of Rowhouses at 1748- 50 Ave SW, considering the restrictions to street parking that will occur along both the 50 Ave and 17 St frontages with the City's future redevelopment of 50 Ave SW and the associated roundabout and pedestrian crossings, as detailed in the attached June 2017 objection letter. It should also be noted that 17 St SW, where the majority of the Rowhouse building would front (i.e 3 of 4 units, not including any future secondary suites), is NOT a collector street, and thus a less suitable location for the proposed redesignation.

Once again, I respectfully request that based upon the above and attached concerns, including the concerns expressed by other adjacent and surrounding neighbours, that City Council abandon the proposed Bylaw, or amend it to a DC Bylaw should Council decide to support the proposed redesignation to R-CG.

Thank you for considering my concerns as an adjacent property owner.

Sincerely,

J. Hearn

(Adjacent property owner at 1747-49 Ave SW)

**Attachment: Objection letter dated June 19, 2017**

June 19, 2017

**Attn: Brendyn Seymour, File Manager – City of Calgary, Planning & Development**

Dear Mr. Seymour,

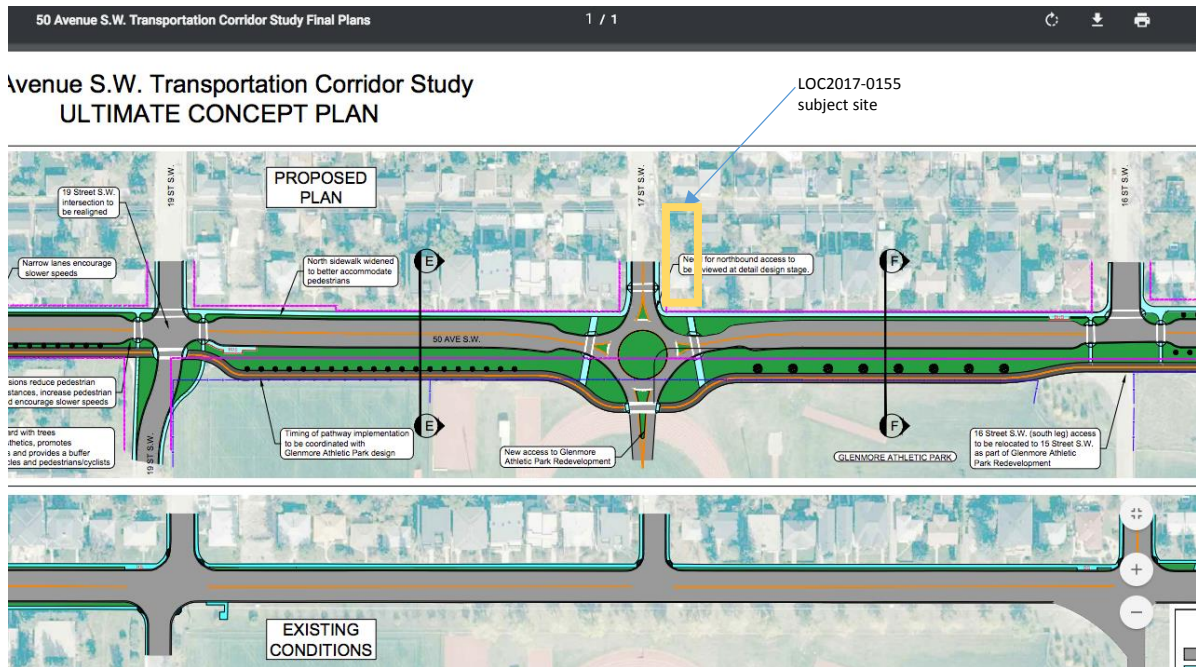
**Re: LOC2017-0155 - Proposed Redesignation from R-C2 to R-CG @ 1748 – 50 Ave SW, Altadore**

As an adjacent neighbour, living in a single-detached dwelling on an R-C2 lot, immediately to the north of the above property, I am opposed to the above land use redesignation application for the following reasons:

1. Whilst I am generally supportive of MDP policies, which encourage a more compact urban form and a variety of housing types to create complete communities, I am concerned that the local area plan for the community of Altadore (i.e. South Calgary/Altadore Area Redevelopment Plan) has not been comprehensively updated, since it was approved in 1986 and the MDP was approved in 2009, but is rather being amended on a site specific basis in response to continued development pressures, primarily through land use amendment applications that do not accord with the ARP and often result in 'spot zoning'. Consequently, there is an imperative need to comprehensively review and update the ARP, through a community wide consultation process, to reaffirm relevant ARP policies and update policies to enable better alignment with MDP policies and other relevant guidelines (i.e. Location Criteria for Multi-Residential Infill; and Developed Areas Guidebook), with specific consideration for the local context, thus providing more certainty to both residents and developers. Until then, the ARP remains a statutory document that must be duly considered in the review of all development applications.
2. The proposed redesignation represents 'spot zoning' in this community and is in direct conflict with the Area Redevelopment Plan (ARP) which identifies the site and surrounding area as 'Residential Conservation'. The policy intent of this area is to retain the R-1 and R-2 districts, in this part of the community, for single-family dwellings. The surrounding area, particularly south of 38 Ave SW, has been largely redeveloped with single-detached and semi-detached infill dwellings, in accordance with the ARP policy for this area, and maintains a smaller mix of older bungalows and duplex dwellings, as well as secondary (basement) suites. This established pattern of development, which continues to develop today, provides a variety of low density, single-family housing, within this particular area of the community, which contributes to the unique character and stability of the surrounding neighbourhood
3. Map 2 of the ARP identifies areas for 'Residential Low Density' land uses, which encourage a wider variety of housing forms including multi-residential developments. These areas were established, through a local planning process, to accommodate low density multi-residential developments in a planned and comprehensive manner and currently allow for Rowhouse uses, without the need for spot zoning or an amendment to the ARP. Any expansion of these areas, to accommodate increased density in the community, should occur in a comprehensive and planned manner, with community input, via a thorough review and updating of the local area plan. Consequently, the proposed redesignation is considered premature in the absence of a comprehensive review and updating of the ARP and alignment with city-wide MDP policies, which in addition to increasing

density in developed areas, also seeks to “reinforce the character, quality and stability of neighbourhoods” to create ‘complete communities’.

4. The proposed redesignation would allow for the development of 4 rowhouse units, in addition to allowing for a secondary suite within each rowhouse unit, resulting in a potential total of 8 residential units, on a single (existing R-C2) site measuring approximately 44ft x 138 ft., currently occupied by a single detached dwelling. It is considered that this form of development, which essentially allows for doubling the number of residential units by allowing a secondary suite within each rowhouse unit, is too intensive for a site of this size, particularly at this location, and does not reflect the true intention of the R-CG district.
5. By allowing secondary suites as a Permitted Use within rowhouses in the R-CG district, there is limited opportunity, at a Development Permit stage, to consider whether the increased intensity would have a negative impact on surrounding properties, particularly in relation to any parking concerns. Thus, it is necessary to determine, at a Land Use Amendment stage, whether the addition of up to 4 secondary suites, currently allowed as a Permitted Use within each rowhouse unit, would be appropriate at this location on a site of this size. Based on the concerns and comments provided in this letter, I do not believe that a redesignation to an R-CG land use would be appropriate at this particular location.
6. Although the site is located within 400m of a transit stop, it is also located at the southernmost edge of the community, approximately 2km from Marda Loop’s local shopping area along 33 Ave, where walkability is much lower and high frequency bus service is limited to morning and evening peak hours, making this part of the community more car dependent compared to sites located within a reasonable walking distance of the amenities located along 33 Ave SW (identified as a future ‘Main Street’ project). Considering the potential to develop each rowhouse unit with 3 storeys and 3 bedrooms (based on an 11m height with a modern, flat roof), plus the potential for a secondary suite within each unit, it is more than likely that the demand for parking (i.e 2 per rowhouse unit, plus 1 per secondary suite = 12 parking stalls) will far exceed the minimum by-lawed parking requirement (i.e. 1 on-site parking stall per rowhouse unit; and 0 parking stalls for a secondary suite less than 45 sq.m. = 4 stalls). Consequently, the limited size of the site and its inability to accommodate any additional parking accessed from the lane, could result in a need for 8 on-street parking stalls, not including any demand for visitor parking.
7. The availability of on-street parking, adjacent to the site, will be severely restricted by the City’s plans for the future redevelopment of 50 Ave SW, which includes the construction of a roundabout at the intersection of 17 St and 50 Ave SW, in addition to pedestrian crossings immediately adjacent to both of the site’s frontages at 17 St. And 50 Ave SW. (*Refer to image below – portion of ‘Final Recommended Plan’ from 50 Ave SW Study available on City’s webpage*). The presence of an existing fire hydrant, in addition to the construction of the roundabout and future pedestrian crossings adjacent to the 50 Ave frontage, will essentially eliminate on-street parking availability along this frontage. This will likely result in pushing the demand for on-street parking both further along 50 Ave (which may be subject to additional parking restrictions) and into the community along 17 St (beyond the site’s restricted frontage), and potentially 49 Ave SW, where on-street parking is already limited which residents attribute to the presence of multiple secondary suites between 17 St and 16 St SW. For this reason alone, I do not support the redesignation to R-CG at this particular location, due to the potential negative impact that spillover street parking will have on the surrounding streetscapes.



8. Without the benefit of viewing a concept plan, or concurrent Development Permit application, at this stage, it is difficult to determine whether the intended development (4 rowhouse units, plus an enclosed building for parking accessed from the lane) could accommodate the minimum required number of parking stalls on site, considering the lot width (approx. 44ft or 13.4m) and required setback adjacent to 17 St.; and, moreover, where garbage bins (4 units x 3 bins per unit = 12 bins, not including any garbage bins for secondary suites) could be accommodated on-site for this multi-residential development. Recent construction of similar developments indicate that there is typically inadequate space available adjacent to a detached garage, providing 4 parking stalls, accessed from the lane on these typical 50 ft wide (or less) lots to accommodate the placement of 12 bins. **Are there any requirements for garbage collection space requirements for multi-residential units specifically applicable to the R-CG district? I would like reassurance that, in accordance with the Permitted Use rules applicable to the R-CG district, that this design consideration can be appropriately addressed at a Development Permit stage, to avoid the potential for garbage bins being placed in front of the units along the 17 St. streetscape, as has occurred along 21 St in the neighbouring community of North Glenmore Park on an R-CG site that has been recently developed with 4 rowhouse units and a 4 parking stall detached garage, off the lane.**

I trust that you will take these comments, and the comments provided by other adjacent neighbours and surrounding residents, into consideration and will support our concerns to not recommend approval of this proposed redesignation.

Thank you for your consideration.

Kind regards,

J. Hearn



(Adjacent property owner at 1747 – 49 Ave SW)

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cc: Marda Loop Community Association – Development Committee