

Gibb, Linda A.

From: Marilyn Kalman <kalmanm@hiregroundsoftware.com>
Sent: Thursday, July 11, 2019 1:15 PM
To: Public Submissions
Subject: [EXT] Concern Regarding Proposed Development 829 Royal Avenue SW - LOC2018-0257 and for the July 29, 2019 Public Hearing
Attachments: View from upper level master bedroom 828 durham ave sw.jpg; View from main level 828 Durham Ave SW.jpg; picture of current parking on 828 Royal Avenue.jpg

Dear City Council,

Our residence is directly above (south) of the proposed development site. We live at 828 Durham Avenue SW. We purchased our home due to its location to downtown and of course due to the view that we currently enjoy. We have completed several renovations on our home and we are very proud of our home. The main deck has a view of the downtown and currently we enjoy limited noise with a great deal of privacy. We spend a great deal of time in this space - it acts as an outdoor room for us.

The application from M-C2 to M-H1f3h21 (and now DC) indicates that this development could now extend the height of the development to 22 meters. I have attached two pictures of our current view area from #1 our main deck and #2 our master bedroom. The current height of the multi housing complex at 829 Royal Avenue is approximately 12 metres in height. This was based on the RM5 guidelines as determined by the height allowances at the time of building this complex. The new application for this site would add an additional 10 meters to the height of the new complex meaning our home would face a wall of rental units. Let me be clear – we are not concerned about rental units or a new building as the current build certainly is old and needs improvements. We are most concerned about our privacy which would certainly be impacted immensely by this new development. We would face many faces on every floor of our home.

Additionally this project is applying for an increase in the number of units from its current 18 to potentially 65 units in total. There is already significant noise coming from the current rental units due to a parking lot adjacent to the current structure and related activity (see picture #3 attached). Moving from 18 units significantly increases the activity at this location in number of cars, activity, privacy and noise levels. It would diminish the use of our home significantly and it contradicts all the reasons for why we purchased our home and why we live in the location that we do. In short, this proposed development would change our lifestyle and our love for our home resulting in a loss of privacy, view, and quiet enjoyment inclusive of likely loss of sleep. Parking lots and large numbers of residents do not pick use times.

In reviewing the redevelopment plans for both upper and lower Mount Royal, it does not appear that the cities' intent is to build large rental units for Royal Avenue and in fact when walking the streets below us, the highest structures are 4 stories. This proposed development therefore appears totally out of character for the area.

In summary, we do not approve of this application and we are very concerned with what will happen to our neighborhood and area as a result of this proposed development project.

Sincerely,
Marilyn Kalman, 828 Durham Avenue SW.



CPC2019-0834
Attachment 5
Letter 01b





Gibb, Linda A.

From: Dennis W Cornelson <dennis_cornelson@me.com>
Sent: Friday, July 12, 2019 2:30 PM
To: Public Submissions
Cc: Blied, Desmond; roanconsulting@shaw.ca; Woolley, Evan V.; info@seanchu.ca; CAWard8 - Zev Klymochko; Ward11 - Marina Mason; keithdv1@gmail.com; katharina.cassels@gmail.com; john@cassels.net; Janetlstgermain@gmail.com; sa.phdluxury@telus.net; smithens@telus.net; munch.theresa@gmail.com; Phdluxury@telus.net; edixon@bdplaw.com; remafarhat@gmail.com; jscarlett@shaw.ca; ghale@shaw.ca; terra.renton@gmail.com; sjnorman1@yahoo.com; david@werklund.com; christine@tigerpaw.co; kennywlcheung@gmail.com; jpechet@stagewest.com; szemanyip@yahoo.com; scott@northernstar.ab.ca; mcharron16@yahoo.ca; lcaltagirone@sunesis.ca; dschel@gmail.com; mmawer@telus.net; dennis_cornelson@me.com; mtonken91@gmail.com; kudryk@me.com; sarah.knowling@yahoo.ca; Jim Kalman; Marilyn Kalman
Subject: [EXT] June 29th Hearing Re Proposed Redevelopment of 829 Royal Avenue SW File LOC2018-0257
Attachments: attachment 1.pdf

To: The City of Calgary Councillors

We are writing to express our concern with the proposed redevelopment of 829 Royal Avenue.

The proposed redevelopment would increase the density on this lot from 18 units(6 units per floor for 3 floors) to 65 one and two bedroom apartments (11 units per floor for 6 floors) with a corresponding 3 to 4 fold increase in the number of residents on the same lot (to as many as 150 to 180) and a doubling of the height of the building from 10 meters (3 stories) to 22 meters (6 stories). This would create an exceedingly tall structure, vertically, incompatible with the escarpment topography and the neighbouring buildings (which are only 4 stories in height) and an extremely high density lot in a designated medium density community. This is in sharp contrast to the large single family dwellings on large lots on our street one block to the south of the proposed development and continuing south into Mount Royal.

Before ...









After ...

There is potential for a corresponding significant increase in the number of vehicles owned by tenants and their visitors not all of which can be accommodated by the 45 onsite parking stalls and for a disproportionate increase in noise from residents who, if they are not prepared to remain confined to their small apartments, will have limited access to public spaces in close proximity other than bars and restaurants.

The proposed development would further exacerbate significant parking issues that already exist due to the proximity of the neighbourhood to 17th Avenue and Western Canada High School. Our experience is that Parking Control is ineffective in controlling the designated restricted parking zones on neighbouring streets. The recent addition of Mount Royal West (with a Canadian Tire store and Urban Fare grocery store) at the corner of 8th Street and 17th Avenue) has already exacerbated this parking issue.

This is not the orderly transition from Lower Mount Royal to the Beltline called for in the ARP - it is a major discontinuity in the character and intensity of land use on Royal Avenue and the surrounding residential community. As such it would establish a disruptive precedent for further high density creep into the surrounding medium and low density neighbourhoods of historic Mount Royal.

Mount Royal is a historic neighbourhood built on lands originally owned by the CPR. It contains numerous historic homes and heritage sites. It is important that the city recognize and preserve the historic context of this community and its residents.

We respectfully request that you reject the proposed redevelopment as currently proposed.

Dennis and Cheryl Cornelson

815 Durham Avenue SW

Phone (403)660-3244

Gibb, Linda A.

From: Marilyn Kalman <kalmanm@hiregroundsoftware.com>
Sent: Friday, July 12, 2019 8:37 PM
To: Dennis W Cornelson
Cc: Public Submissions; Blik, Desmond; roanconsulting@shaw.ca; Woolley, Evan V.; info@seanchu.ca; CAWard8 - Zev Klymochko; Ward11 - Marina Mason; keithdv1@gmail.com; katharina.cassels@gmail.com; john@cassels.net; Janetlstgermain@gmail.com; sa.phdluxury@telus.net; smithens@telus.net; munch.theresa@gmail.com; Phdluxury@telus.net; edixon@bdplaw.com; remafarhat@gmail.com; jscarlett@shaw.ca; ghale@shaw.ca; terra.renton@gmail.com; sjnorman1@yahoo.com; david@werklund.com; christine@tigerpaw.co; kennylwcheung@gmail.com; jpechet@stagewest.com; szemanyip@yahoo.com; scott@northernstar.ab.ca; mcharron16@yahoo.ca; lcaltagirone@sunesis.ca; dschel@gmail.com; mmawer@telus.net; mtonken91@gmail.com; kudryk@me.com; sarah.knowling@yahoo.ca; Jim Kalman
Subject: [EXT] Re: June 29th Hearing Re Proposed Redevelopment of 829 Royal Avenue SW

Excellent Dennis

Marilynn

On Fri, Jul 12, 2019, 1:05 PM Dennis W Cornelson <dennis_cornelson@me.com> wrote:

To: The City of Calgary Councillors

We are writing to express our concern with the proposed redevelopment of 829 Royal Avenue.

The proposed redevelopment would increase the density on this lot from 18 units(6 units per floor for 3 floors) to 65 one and two bedroom apartments (11 units per floor for 6 floors) with a corresponding 3 to 4 fold increase in the number of residents on the same lot (to as many as 150 to 180) and a doubling of the height of the building from 10 meters (3 stories) to 22 meters (6 stories). This would create an exceedingly tall structure, vertically, incompatible with the escarpment topography and the neighbouring buildings (which are only 4 stories in height) and an extremely high density lot in a designated medium density community. This is in sharp contrast to the large single family dwellings on large lots on our street one block to the south of the proposed development and continuing south into Mount Royal.

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Royal West (with a Canadian Tire store and Urban Fare grocery store) at the corner of 8th Street and 17th Avenue) has already exacerbated this parking issue.

This is not the orderly transition from Lower Mount Royal to the Beltline called for in the ARP - it is a major discontinuity in the character and intensity of land use on Royal Avenue and the surrounding residential community. As such it would establish a disruptive precedent for further high density creep into the surrounding medium and low density neighbourhoods of historic Mount Royal.

Mount Royal is a historic neighbourhood built on lands originally owned by the CPR. It contains numerous historic homes and heritage sites. It is important that the city recognize and preserve the historic context of this community and its residents.

We respectfully request that you reject the proposed redevelopment as currently proposed.

Dennis and Cheryl Cornelson

815 Durham Avenue SW

Phone (403)660-3244

Gibb, Linda A.

From: Jeffrey Hickaway <phdluxury@telus.net>
Sent: Wednesday, July 17, 2019 11:22 PM
To: Public Submissions
Subject: [EXT] LOC2018-0257 Mount Royal

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Late Public Submission - Printed

After attending two presentations at the Mount Royal community association we are strongly opposed to the proposed increase in density and height of the application. The reason we feel it is a bad mix for an already fragile situation. The Royal Ave proposed development is exceeding the outline of the lower Mount Royal area redevelopment plan definition: of "a low rise, medium density land use policy will apply throughout the residential areas of lower Mount Royal". The proposal is for a medium density design that does not adhere to the low rise definition at 6 stories in height nor does it attempt to scaleback the structure at progressive floor levels at a 45 degree or 1:1 slope as the building rises. It offends the traditional rules of design for integrating multi use housing into a single family environment. With the current design towering over the neighbouring structures it has broken the peace that exists for privacy in your home, in some cases patios and balconies of existing buildings and condos will be a whisper away from the proposed units and balconies. The sky will no longer be visible for most (affecting 8 houses and 15 condos).

We are not opposed to a new development but this project needs to integrate itself into the neighbourhood not obliterate it.

The new project is tripling the density of the site and the sensitivity to acoustics must be considered, the current on grade parking will not be improved and the ramp to the parkade will be open along the west and portions of the south boundary.

This will cause a spike in the traffic noise on the ramps as well as doors opening and closing at all hours this will be audible in bedrooms 20 feet away. This plan should enclose the parking and contain the additional noise not add it to an already sensitive situation.

We are mixing 2M upper Mount Royal homes with rental housing within a few feet. This plan needs to step back and address the needs and the concerns of the residents who will live with the end results of the design.

We are trying to protect the investments in our homes and the quality of living which took a long time to attain. The projected loss of value to neighbouring properties is nearing 25 % based on our discussions with realtors.

With rental units staring into our bathrooms, bedrooms and kitchens you can't tell me the privacy of current home owners has been addressed with this design.

Jeffrey Hickaway & Shirley-Anne Jaques of 824 Durham Ave SW

Gibb, Linda A.

From: Barbara Robison <ba_robison@yahoo.com>
Sent: Thursday, July 18, 2019 9:11 AM
To: Public Submissions
Subject: [EXT] File LOC2018-0257, July 29 Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Late Public Submission - Printed

Office of the City Clerk
The City of Calgary

Dear Ms.Kennedy,

As the owner of condominium 502 Hardwood Estates, 823 Royal Avenue, I am writing to you in response to the application to amend the land use at 829 Royal Avenue. The building of 37 apartments in which I live is immediately east of the proposed development.

In 2011, I sold my house in Elbow Park and purchased this condominium in good faith, as I was well aware of the height restrictions in Mount Royal that are necessary to preserve this neighbourhood. The application to redesignate the land use for 829 Royal Avenue is in violation of the necessary height limit required to maintain privacy and light both of which are major concerns for apartment dwellers. A building of six stories is unacceptable and sets a dreadful precedent for this entire historic neighbourhood.

The Mount Royal Community Association comments in the December 16, 2018 letter sent by Roy Wright express my views. I am opposed to the rezoning and ask that City Council refuse the application to amend the land use.

Thank you for consideration of my request. If you have any questions please contact me.

Your truly,
Barbara Robison

Gibb, Linda A.

From: Anne McKinnon | Lead & Anchor <anne@leadandanchor.com>
Sent: Thursday, July 18, 2019 12:25 PM
To: Public Submissions
Cc: Barbara Robison; kalmanm@hiregroundsoftware.com; Barb Tait; Elle Toms | Lead & Anchor
Subject: [EXT] LOC2018-0257

This letter is in regards to building application number **LOC2018-0257**.

I live in Unit 506, Hardwood Estates, which is immediately adjacent to and looks directly onto the proposed build.

I wish to detail my concerns with the height of the proposed build should it go ahead as planned.

1. It will greatly diminish the natural west light and warmth that provide many known benefits to those of us on the East side of Hardwood Estates including:

- **Reduces energy consumption and slashes our carbon footprint.** In a typical building, lighting accounts for 25-40 percent of energy consumption by controlling a reliance on both artificial light and heat. The financial savings can be considerable and the impact must be considered to residents of Hardwood Estates
-
- Exposure to sunlight, especially early in the morning for at least half an hour, **increases your chances of a good night's sleep**
-
- Sunlight helps the body produce the "happy" hormone serotonin which **combats a type of depression called Seasonal Affect Disorder**

2. The 100 year old (heritage) fir trees to the South will be removed, which is not acceptable given **trees provide many environmental, public health, welfare and socio-economic benefits** to communities including:

- Improving air quality by removing gaseous pollutants and dust particulates from the atmosphere
- Absorbing carbon dioxide
- Moderating the climate and conserving energy
- Retaining storm water
- Facilitating wildlife habitats
- Adding aesthetic value to the urban landscape
- Increases property value

3. 50% of number of units proposed (65) will be forced to use off-street parking. Parking is a big challenge as it is on Royal Avenue SW and we struggle to see **what the plan is for additional permitted parking** to accommodate those without designated parking stalls.

4. The proposed building footprint will maximize the allowable percentage on the lot, which means that we will now be looking straight into a wall of windows and balconies and vice versa, which will reduce our privacy and increase **noise** (late night partying and music), **odour** (BBQs, cigarette and marijuana smoke) especially given it is destined to be a rental apartment likely occupied by a younger rental audience.

All of the above will impact our quality of life and our ability to enjoy our homes, which is not acceptable.

Thank you.

Anne McKinnon

Lead & Anchor

Anne McKinnon
FOUNDER & DIRECTOR OF
STRATEGIC PLANNING

403 998 1127
anne@leadandanchor.com
leadandanchor.com

BRANDING | MARKETING | DESIGN

Gibb, Linda A.

From: Rhiannon Davies <rhiannon.dvs@gmail.com>
Sent: Friday, July 19, 2019 3:11 PM
To: Public Submissions; City Clerk
Subject: [EXT] 829 Royal Ave SW Land Use Designation Council Submission
Attachments: 836 Royal Ave SW.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please see my submission for the 829 Royal Ave SW Land Use Designation application. This application is to be reviewed by City Council on July 29th, 2019.

Best,
Rhiannon

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

To Your Worship Mayor Nenshi and City Council Members,

My name is Rhiannon Davies and I am representing the condo building directly north of 829 Royal Ave SW, UNO 836 Royal Ave SW. I am a unit owner, a resident and the President of our Condo Board.

We welcome development in and around our neighborhood of Lower Mount Royal as we recognize the investment and opportunity for other Calgarians enjoy it as much as we do. Furthermore, it aligns with the adjacent rebuild efforts of 17th Ave and the Beltline Area Redevelopment Plan.

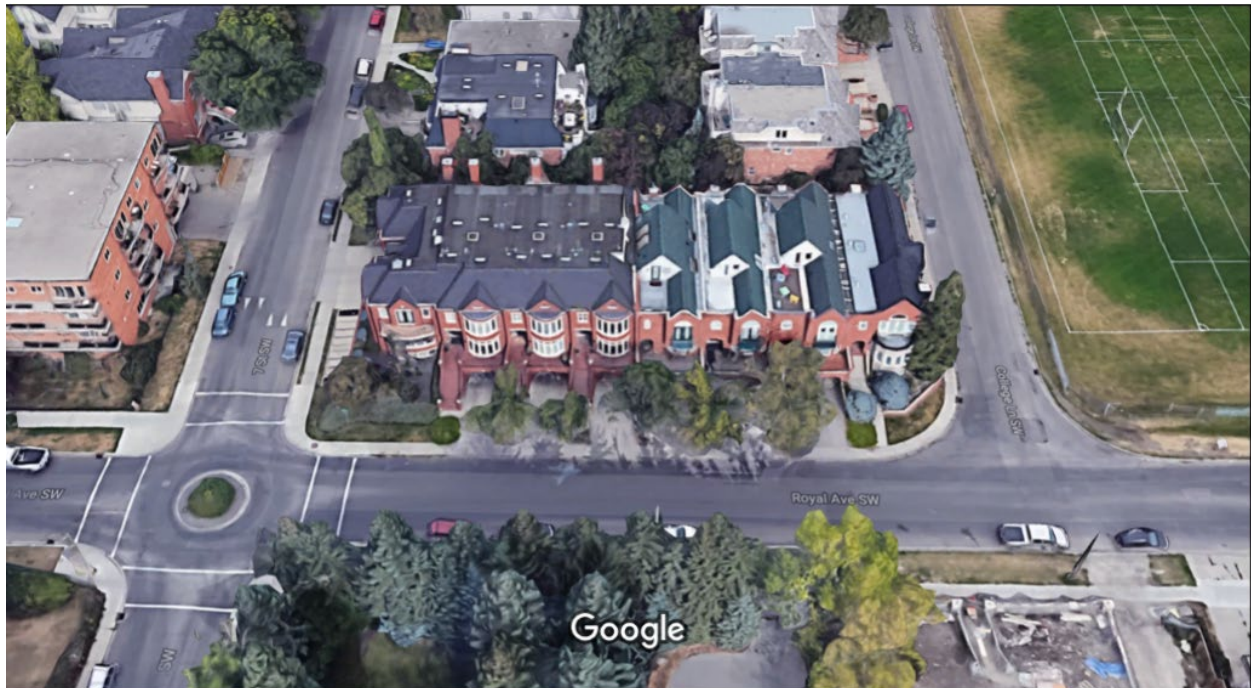
However, we welcome the development of 829 Royal Ave SW with a caveat: we do not support the rezoning from an M-C2 to a DC. Under the current land use designation, the maximum height is 16.0 meters equating 5 stories. Contextually, a 5-story building is cohesive with Royal Ave SW. Reviewing a 5-block radius of Royal Ave from Cliff Street to 10th Ave (please reference photos below) only 1 building exceeds 5 stories: 629 Royal Ave SW.

If City Council approves the rezoning from an M-C2 to a DC, we ask that a setback reduction of the 6th story is included in the Land Designation and Development Permit.

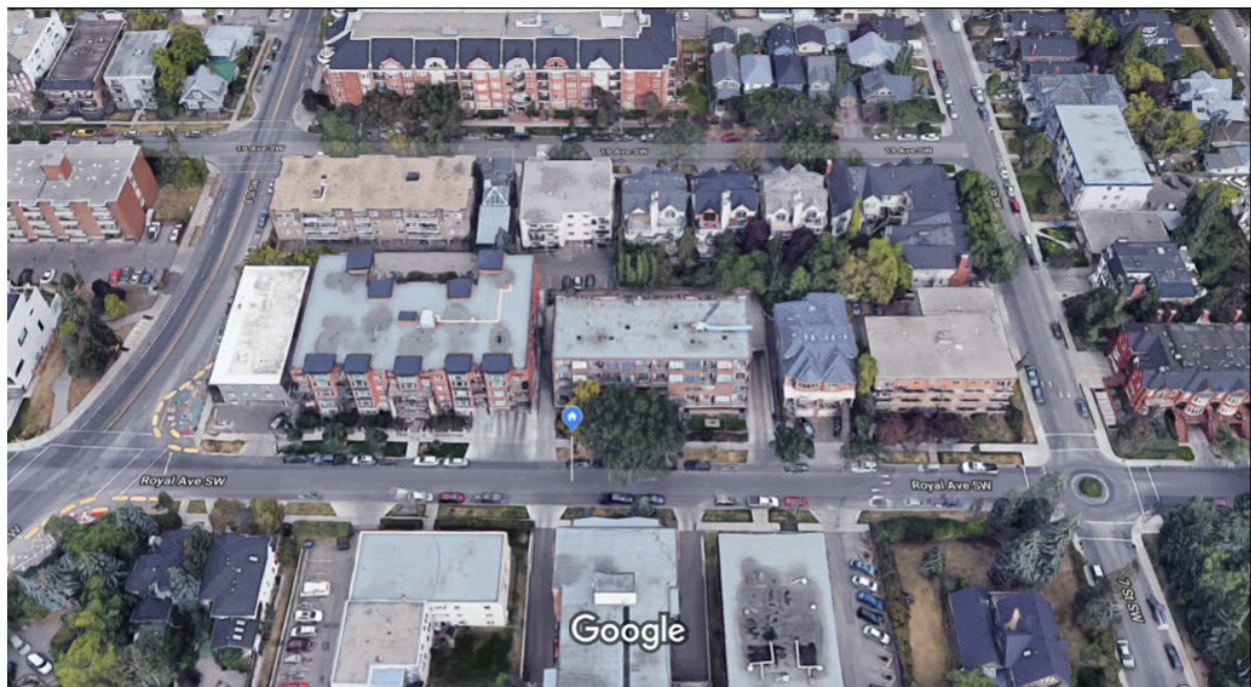
Thank you,

Rhiannon Davies

North, College Ln – 7th St SW



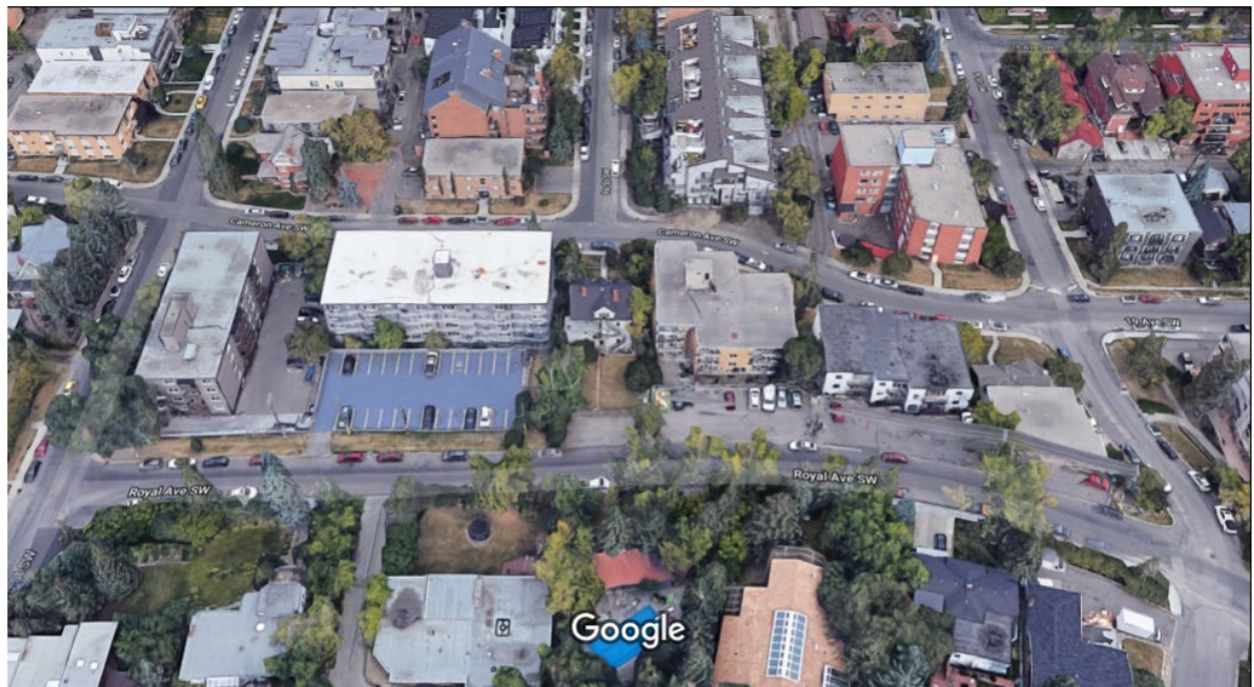
North: 7th St – 8th St SW



North: 8th St – 9th St SW



North: 9th St – 10th St SW



South: Cliff St – Hope St SW



629 Royal Ave SW

South: Hope St – 7th St SW



South: 7th St – 8th St SW



South: 8th St – 9th St SW



South: 9th St SW – 10th St SW



Gibb, Linda A.

From: Tom Yeoman <tom0340@gmail.com>
Sent: Friday, July 19, 2019 1:05 PM
To: Public Submissions
Cc: Barbara Robison
Subject: [EXT] Fwd: File LOC2018-0257, July 29 publichearing
Attachments: 828 Royal.docx; 828Drain Wall_20190719.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

When I opened the attachment (just sent), only a blank page showed up on page 2. The attached .jpg is the missing item. Perhaps it is too large for the software to handle. ---ty

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

From: Tom Yeoman <tom0340@gmail.com>
Date: Fri, Jul 19, 2019 at 12:53 PM
Subject: File LOC2018-0257, July 29 publichearing
To: <publicsubmissions@calgary.ca>

Please find attached my submission for the July 29 meeting.
(If anything needs to be changed, please let me know by eMail.)

Tom Yeoman
#306 823 Royal Ave SW, Calgary, AB T2T 0L3

Suitability of lot (for 828 Royal Av) for development

1. Is it `proposed' (or `the developers intention') to remove the trees in the SE corner of the property? (There are 4 magnificent evergreens which stand higher than 823 Royal (Hardwood) 5 storeys (by about 1 storey). East of the 4 are two smaller evergreens (probably from seeds of the big ones?); they too have years of growth, the smaller being a little higher than my 3rd floor balcony). Closer to the existing building which `fronts' on Royal Av, there are two large deciduous trees or large hedges; one may be a honeysuckle.



In these days of fostering trees as carbon `sinks' it would be extremely short-sighted to cut these; it would take years to `replace' them, ecologically.

2. There is a sort of berm which rises about 4' above the existing `back lawn' and (I'd estimate without access to the area) it is on this `built-up' soil that the big trees are living. Has there been any consideration to the structural importance of the berm? Has there been consideration of the drainage (an open cement trough runs west to east right up against retaining wall for the houses which face onto Durham Av. - 824 and 826) What would be the geological/engineering significance of removing the berm (if that is the Developer's intention?)

3. Continuing with the retaining wall (or back yard `platform' for the houses immediately to the west of Hardwood) which was **required** by the engineers when 824 Durham was being built, will the existing wall be sufficient to withstand the building `shocks' of heavy equipment and pile drivers at 828 Royal?



Traffic challenges

1. Royal Av is not a wide street; there are almost always parked cars, vans, trucks on both north and south sides. That leaves a barely-adequate driving area (no lane markings) east and west along Royal Av. The ingenuity of Calgary drivers has turned Royal into a short-cut either to turn south (i.e. left, up the hill) onto 8th St and go up into Mt Royal or continue, across 8th, towards 10th St. After 3 pm, the back-up of traffic east of 8th is often and consistently 6 to 10 vehicles. (The City thoughtfully provided one-ways further north at 15 Av and 14 Av while 17th is closed to traffic. Perhaps the Royal short-cut is closer to home for the short-cutters.) In summary, there is already considerable traffic congestion, especially in the afternoon. We understand that there is still more work to be done on 17th.
2. It is a mental challenge to imagine traffic on Royal if construction were to begin at #828. Perhaps the construction workers can be required just to shut down at 3 pm to make it all manageable. (If we have a repeat of the Great Snow of 2018, the news media should get some wonderful photographs)
3. It will also be almost impossible for regular parkers to find alternatives to where they have been parking for the last several years.



To: Mayor Naheed Nemshi and

July 20, 2019

Councillors:

- Joe Magliocca
- Ward Sutherland
- Jyoti Gondek
- Sean Chu
- George Chahal
- Jeff Davison
- Druh Farrell
- Evan Woolley
- Gian-Carlo Carra
- Ray Jones
- Jeromy Farkas
- Shane Keating
- Diane Colley-Urquhart
- Peter Demong

Re: Upper Mt. Royal Bylaw 172D2019

Land Use Amendment at 829 Royal Ave. SW-Loc 2018-0257

Thank you for your time and consideration to our opposition to the proposed rezoning of 829 Royal Ave SW. By way of Background, there was a Lower Mt. Royal study conducted over 2.5 years and had input from the community, residents and City Planners. The area extends from Western Canada High School to 12 St. on the west end and from Royal Ave. to 17th St. SW. The key elements laid out in a 51 page report(and updated over time) are as follows:

- low rise medium density development
- ensure high quality which complements the character of original homes in Mt. Royal
- attractive living environment with adequate parking
- to ensure new developments respect the Community's role as a transition between higher density uses and the single family character of Mt. Royal to the south-medium density residential policy
- minimum creation of wall effect on residents
- RM 5-maximum 12 meter building height

-strong guidelines are required to ensure redevelopments of a quality and character reflective of original structures of Lower Mt. Royal and adjacent Mt. Royal.

Mt Royal residents also commented that residential redevelopments should be primarily owner occupied for stability and the maximum height laid down must be enforced for new developments.

In 2008, the RM -5 (12 meter height) was amended to MC-2(16 meter height) without community consultation or regard to the rigorous constraints imposed under the Lower Mt. Royal Area Redevelopment Plan.

As you can see from the proposal to increase the proposed height of this new apartment building to 22 meters, this rezoning proposal violates ALL of the guidelines laid out in the Community plan.

We as a Community strongly oppose this application for a number of other reasons:

1.Lack of Community Engagement

Two open houses were held in Mt. Royal to outline the proposal. Unanimous opposition was expressed at the height and density of the building and the adverse impact it would have on the surrounding dwellings. The Developers response was to increase the number of apartment units from approximately 45 rental units to 66 units in the second proposal. There have been no further attempts to engage with residents or the Community.

2. Parking Issue

Currently there are 18 apartments in the existing apartment with 14 parking spaces, .78 parking spaces per unit. The proposal calls for 24 parking spaces for 66 apartments or .36 parking per unit a decrease of 54%. This will worsen the already overcrowded parking situation on Royal Ave.

3.The Role of Planning and Development

We have heard from several sources that City Hall has given the green light as far as increased densities and assessments in the City of Calgary. A true sign of this is City Planners increasing the allowable height of the building from 21 to 22 meters. There has been no pushback from City planners despite the very strong and vocal opposition to this rezoning and the impact this tall building will have on multi-million dollar homes to the south on Durham Ave and the impact on approximately 80plus condos to the north.

The project will be slightly positive with respect to assessments and City taxes due to the extra 48 apartments. However, the shadow and overlook issues will have a severe negative impact on the assessments of surrounding neighboring houses and condominiums offsetting the overall assessment increase.

4. Planning and Development Committee

The redevelopment appeal process is flawed. City Planner did a one-sided presentation and there was not an opportunity to refute his arguments. Only one member of the committee asked a couple of

questions with regard to the six story height of the proposed development. This matter should not be wasting the entire City Council's time although your consideration is appreciated.

5 Overlook and Shadow Issues

The proposed development will tower over three stories above seven multi-million dollar homes to the south on Durham Ave. Future apartment dwellers would look over and down in close proximity on our decks, living areas and bedrooms. Furthermore, the six storey building would dwarf the four story condo complex with 47 units to the north on Royal Ave. That building would be in shadows in the morning and from mid-afternoon on. This condo was developed about four years ago and the four storey height was adamantly defended as the maximum the City would allow.

6..Existing Heights in Lower Mt. Royal

We walked all of lower Mt. Royal along Royal and Cameron Avenues which are at the base of Mt. Royal Hill and thus serve as the "buffer zone" to upper Mt. Royal. There were;
-seven two storey buildings and 24 three storey ones ,
eleven four storey buildings, six five storey buildings and only one six storey building. Because of the steep slope, the six storey building was only four storeys at street level and five of the six five storey buildings were three storeys at street level.

This analysis shows that there is not one building in lower Mt. Royal that is six storeys tall at street level and only one five storey building. The applicant's request and the approval of the Planning department is unprecedented and serves to create a significant height intrusion on Lower Mt. Royal.

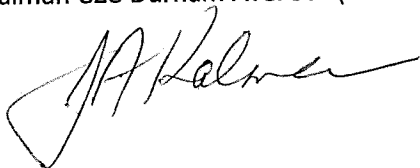
7.Opposition of Residents and the Communities of Lower and Upper Mt. Royal

We have canvassed residents within 250 meters of the proposed development and there is unanimous and strong opposition to the rezoning for the reasons set out above. In addition residents of Upper Mt. Royal are concerned about the serious precedent and intrusion this development would have on their community and the flood of applications for six storey condos and apartments along the Mt. Royal escarpment.

We are not opposed to redevelopment of this property but request that City Council turn this application down and ask the Developer to stay within existing laws and bylaws. The current zoning would allow a five storey building to be built. Thank you for your consideration and valued support.

Respectfully submitted,

Jim Kalman-828 Durham Ave. SW.(403-209-0960)



Gibb, Linda A.

From: Szeman Yip <szemanyip@yahoo.com>
Sent: Friday, July 19, 2019 5:45 PM
To: Public Submissions; Evan.Wooley@calgary.ca; Blied, Desmond
Cc: keithdv1@gmail.com; katharina.cassels@gmail.com; Janetlstgermain@gmail.com;
sa.phdluxury@telus.net; smithens@telus.net; munch.theresa@gmail.com; edixon@bdplaw.com;
remafarhat@gmail.com; jscarlett@shaw.ca; roanconsulting@shaw.ca; ghale@shaw.ca;
terra.renton@gmail.com; cornelson@shaw.ca; sjnorman1@yahoo.com; christine@tigerpaw.co;
jpechet@stagewest.com; szemanyip@yahoo.com; scott@northernstar.ab.ca; mcharron16@yahoo.ca;
lcaltagirone@sunesis.ca; dschel@gmail.com; mmawer@telus.net; kennylwcheung@gmail.com;
kudryk@me.com; sarah.knowling@yahoo.ca; phdluxury@telus.net
Subject: [EXT] 829 Royal Avenue SW re-designation/re-classification - file LOC2018-0257 - OPPOSED

Dear Councillors:

My family and I have lived in our current residence 2010 - 8 st S.W for the past 25 years. My 2 children were raised here and went to school in the area. Now my two grand kids come to visit and stay with us as often as they are. We love and cherish our neighbourhood.

Over the course of the past 25 years, my wife and I have witnessed a number of redevelopments in the vicinity of a two block radius around our house. Such as: 818 Royal ave, 836 Royal ave, 902 Royal ave, 838 - 19 ave and 910 - 18 ave sw, just to name a few.

In all of the cases, the approved redevelopments complimented or even enhanced the neighbourhood in terms of esthetics, building height, density allowance and the importance of transition between high density to the North and single family homes to the South. As a result, not once have we complained nor objected to these redevelopments in the past 25 years. We understand redevelopment is part of urban planning and sometimes progress is much needed .

However, the 829 Royal Ave s.w Lynnbrooke on 829 Royal Ave changed all that. In principle, it is proposing to go from medium density to high density 18 units to 65 units and is seeking for the height restriction be extended to 21 meters.

This particular proposal gravely concerns our family with the inevitable raised traffic level, noise pollution, and the destruction of the transition elements originally designed for Royal Ave.

Prior to moving into our current home on 2010 - 8 st sw back in 1995, we had also lived in the York House building on 824 Royal ave S.W (directly across from 829 Royal ave) from 1990 to 1994. So we know first hand what traffic is like on Royal Ave particularly in between 7th street and 8th street. In Winter, you can hardly squeeze the 2 way traffic that is on the road with cars parked to the maximum on both sides of the Avenue and vehicles often have to side step each other to make their way through this particular block.

As you are aware, Royal Ave over the years have become the de facto East and West thoroughway between 4th and 8th street - essentially a short cut between Mission and Lower Mount Royal. The traffic circles on Royal ave have not alleviated this congestion problem at all. So, this proposal from the Lynnbrooke building will definitely make a bad situation much worse and severe. I can not imagine what the traffic jam and chaos the additional 47 families (18 units to 65 units) will bring to this one block between 7th and 8th street on Royal avenue. The area will definitely become a danger zone and a ticking time bomb for serious accidents.

Further, this application sets a precedent for all future applications on Royal Avenue and nearby areas, which has the serious potential of creating a harmful "Partition Panel Row" effect for all the single family residents South of Royal Avenue.

If Council approves this application for 6 stories in 2019, then what is stopping applications for 8 stories in 2022 ? or maybe 12 stories in 2025 ? We must draw the line now.

In closing, I sincerely urge you and your fellow Councillor NOT to approve this Land use amendment and reject the

current proposal in it's current form.

B. Regards,
Angel and Simon Yip

Gibb, Linda A.

From: Carol Duborg <caduborg@gmail.com>
Sent: Saturday, July 20, 2019 3:49 PM
To: Public Submissions
Subject: [EXT] LOC2018-0257 - July 29 public hearing

RE: LOC2018-0257 July 20, 2019

Dear Committee,

My name is Carol Duborg. I own rental apartment at 823 Royal Ave. SW – (a.k.a. Hardwood Estates). I am writing to voice my concern re: the proposed 6-story 66-unit building at 829 Royal Ave. SW.

My concerns:

1) A 6-story complex with 66 units

Looking at our building (823 Royal Ave. SW) (5-story) side by side with the current 3-story building (829 Royal Ave.) in situ, there is not a great difference in height. This is because the apartment block at 829 Royal has an elevated build site (at least 1-story or more) higher than ours. A 4-story build at 829 Royal let alone a 6-story, would probably eclipse ours so please make note of this.

Also, across the street, there is a relatively new condo building that is, I believe, 4-stories and illustrates the changing mores of interior floor-to-ceiling dimensions that render new builds' floors taller (higher?) than those in our 1962-circa building.

I understand the inner-city density issues and that 829 Royal is a lot in a transition height area but as a resident of the area I believe this proposal lacks an understanding of some of the particulars unique to this proposed site.

2) Shadowing

The petition to change the land use seeking a 6-story edifice would dramatically impact the shadowing on the street. (This is particularly pertinent during our recent winters and seeing the freeze/ice and thaw effects on the sidewalks and street.) Of particular concern is the proximity to the S.E. corner of 8th St. SW and Royal Avenue of this building.

3) From 18 apartments to 66/Congestion/Parking

I read about some accommodation for parking (one underground level of parking and a side strip). I did not see any explanation of the number of stalls being offered. This is an extremely important consideration as parking in our inner city neighbourhood is challenging at best.

4) Retaining wall

5) Loss of privacy for all the neighbours surrounding the build

Thank you for allowing me to voice my concerns.

Respectfully,
Carol Duborg
(403-243-5576)

Gibb, Linda A.

From: donotreply@calgary.ca
Sent: Monday, July 22, 2019 10:22 AM
To: Public Submissions
Subject: 829 ROYAL AV SW – LOC2018-0257 – Comment from Development Map

Application: LOC2018-0257

Submitted by: Brendan McNeill

Contact Information

Address: 829 Royal Ave SW

Phone: 6479734780

Email: brendansmcneill@gmail.com

Feedback:

Hello, I am a new resident to 829 Royal Ave SW (so I may be biased) - but I don't think that redesignating this land to make way for a larger building with more residents is in the best interests of the current residents or the neighbourhood. Royal Ave is a small street with limited room, the construction on 17th ave has rerouted traffic onto Royal ave and although I don't mind it too much, I have spoken to quite a few residents of the street who are not happy about it. I imagine populating this area even more would have a similar effect. Additionally, although I wouldn't be around to experience it, I don't think that the surrounding residents would enjoy the construction or the obstructed view once this taller building was to go up.

On a more personal note, I moved to Calgary from Toronto at the beginning of the year, where gentrification is running rampant and forcing out a lot of people out. Toronto is a city that is already expensive and leaving less and less quality living opportunities for people, those that do exist are subject to intense competition because of the high demand. This among other reasons is why I relocated to Calgary.

I currently rent a bachelor at 829 Royal Ave SW and securing a place in such a wonderful neighbourhood and living alone was a huge victory for me, I couldn't dream of living alone in Toronto and even in Calgary I thought it would be a stretch, yet here I am. I understand the desire for upgrading and that money has to be made, but please consider this, Toronto is becoming an increasingly inhospitable place because not enough attention is given to modest working-class young people trying to get their life going (in my case) or just modest working-class people in general, and it would be a shame to see the same thing start to happen here too. I have seen the worst brought out in myself and others when a fundamental need like decent quality of living is out of reach, it is not conducive to a healthy society.

Thank you for taking the time to read this and I hope you also take the time to consider what I said.

All the best,

Brendan McNeill

Gibb, Linda A.

From: Barb Tait <barbie.tait@gmail.com>
Sent: Monday, July 22, 2019 10:15 AM
To: Public Submissions
Subject: [EXT] LOC 2018-0257 (829 ROYAL AVENUE SW)
Attachments: LOC2018-0257.docx

Please find attached my submission for the July 29th public hearing.

Barb Tait

RE: LOC 2018-0257 (829 ROYAL AVENUE SW)

I was born and raised in Calgary (Mount Royal) and have spent all my 65 years living in this area. All apartments I have rented and the two other condos I have owned and lived in prior to 823 Royal Avenue were in either Lower Mount Royal, Cliff Bungalow or Mission. The house my mother grew up in still stands at 1919 – 5A Street SW.

I purchased my condo at 823 Royal Avenue 20 years ago as I loved the mixed neighborhood. At that time our street was a mix of beautiful old houses (since demolished for a condo), low rise apartment rentals, condo conversions and a few stand-alone single-family homes.

The thought of adding so many more units to this street is overwhelming. Our traffic nightmares go on and on. Some days it is nearly impossible to get in or out of our driveways, especially during school hours. Many times, if I come from 5th Street SW, heading west on Royal I will go up Hope Street, head west on Prospect and come down 8th to enter from the other direction as traffic is backed up on Royal. It was much worse when 17th Avenue was under repairs between 5th and 8th Street, but even with the reopening of our end of 17th the traffic has only eased up a little. Our street is not wide enough to accommodate all the traffic and street parking.

Trying to cross Royal Avenue at 8th Street in the crosswalk is a nightmare. I once had to help a little girl from Earl Grey school cross the intersection as no one seemed to take notice of her and she was scared to venture into the cross walk. I parked my car in a nearby driveway and got out and helped her across the street.

I cannot understand how the City can even consider adding such a high density building without parking for each unit. As we all know, Calgarians love to drive and own cars.

I am aware that Calgary is in need of rental apartments, but small 500-600 sq ft units will not ease the need for 2 and 3 bedroom units that could help families looking to rent.

I supported the high-rise senior building on the corner of 5th Street and 25th Avenue SW. Senior housing is a welcome addition to the neighborhood.

There are many options to build high rise apartment rentals on the north side of 17th Avenue. The south side of 17th Avenue should remain low rise, less density.

It isn't easy to make the right decision, but I'd encourage you to join me in saying **NO** to this application.

I do not support this application to break the 5-storey height limit and permit building a denser structure than we have now.

**Barb Tait
#507, 823 Royal Avenue SW
(403) 861-4394**

Gibb, Linda A.

From: terra.renton@gmail.com
Sent: Monday, July 22, 2019 11:19 AM
To: Public Submissions
Subject: [EXT] Royal Avenue development

Dear City Councillors,

As a resident of Mount Royal and a homeowner adjacent to the property on Royal Avenue, I strongly oppose this development.

First, until a letter was placed in my mail box by our community association, I had no idea that this development was being proposed. As I understand it, community engagement is part of the process. I live at [2015 7th St.](#) and strongly feel that I should have been notified much earlier.

Second, when I asked a representative for the developer why the company had selected this location on Royal Ave for their proposed building, she responded, "because it is 17th Avenue." This is false. It is in fact Mount Royal. We may be close to 17th Ave, and happily so, but we are one of Calgary's earliest and most established neighbourhoods. Old homes, old trees, and a mix of townhomes and small buildings make this a wonderful, diverse neighbourhood where families, retirees and single people of different income levels can live and experience being in a neighbourhood and community right beside the heart of downtown.

Twice a day, I walk my two toddlers and my dog along Royal Avenue to take them to Cliff Bungalow for school. Besides the traffic from the teenagers heading to Western, the street is calm and I feel secure with my little ones. The area between Royal Ave and 17th [Avenue is a nice](#) buffer between a community and a street teeming with life and noise and bars and restaurants. This is important for it preserves the integrity and history of this neighbourhood. I strongly support urban living and density for downtown but there are many areas that are zoned to support larger buildings in areas that are not filled with single family homes. If we allow these neighbourhoods to become filled with tall, dense buildings we are doing irreparable damage to our neighbourhoods. When I purchased my home, it was my understanding that the buildings lining my yard were zoned to stay the same size. If all of a sudden dozens of units are looking right into my yard, it really changes our whole outlook and comfort level.

Third, the sewage system is not able to sustain the current level of use. My sister, who lives at 19th Ave and [7th st.](#) has been flooded several times during snow thaws and rain storms. This has been an ongoing problem for those residents that would be further exacerbated by adding 49 additional units to the area. There was also a recent traffic calming attempt on 8th and Royal in order to help protect people on foot from speeding cars. How many additional cars will be using those roads with 49 more units. Also, with such a large building, there is a large increase in noise. This is not a problem in a busy centre, but it is in a quiet neighbourhood.

Finally, please allow the unique, historic, residential neighbourhood of Mount Royal, which has been here since Calgary was born, to remain the special place that it is: a combination of homes and small buildings and townhomes, a buffer

between residential and urban, a special place for families and individuals who love the downtown but enjoy a cohesive and close-knit community which can only remain being such if the buffer between us and the city is maintained.

Thank you for your careful consideration,

Terra Renton

Gibb, Linda A.

From: Sarah Knowling <sarah.knowling@yahoo.ca>
Sent: Monday, July 22, 2019 11:34 AM
To: Public Submissions; Evan.Wooley@calgary.ca; Blied, Desmond
Subject: [EXT] Re: Upper Mt. Royal Bylaw 172D2019 - Land Use Amendment at 829 Royal Ave. SW-Loc 2018-0257
Attachments: Rezoning2.docx

Please see the attached letter regarding:

Re: Upper Mt. Royal Bylaw 172D2019, Land Use Amendment at 829 Royal Ave. SW-Loc 2018-0257

Kind regards

Sarah Knowling

309 - 823 Royal Avenue SW

To: Mayor Naheed Nemshi and

July 20, 2019

Councillors:

Joe Magliocca
Ward Sutherland
Jyoti Gondek
Sean Chu
George Chahal
Jeff Davison
Druh Farrell
Evan Woolley
Gian-Carlo Carra
Ray Jones
Jeromy Farkas
Shane Keating
Diane Colley-Urquhart
Peter Demong

Re: Upper Mt. Royal Bylaw 172D2019

Land Use Amendment at 829 Royal Ave. SW-Loc 2018-0257

Thank you for your consideration to our opposition to the proposed rezoning of 829 Royal Ave SW. This opposition is based on the following considerations:

Impact of increased density on traffic and parking:

- The intersection of 8 Street and Royal Avenue is known to be a dangerous intersection (<https://sneckdowncalgary.com/2016/12/08/8th-st-and-royal-ave-sw/>). In addition, the 40k p/h speed limit on 8 Street is not enforced. North bound traffic turning right onto Royal Avenue from 8 Street regularly is travels faster than the limit and is moving from a very wide street with little or no parking onto a very crowded street. Add to this the consideration that from September to June there are a high percentage of new drivers, students from Western Canada High School.
- I personally know of one car accident where a car exiting 823 Royal Avenue was t-boned by a driver coming off 8 Street.
- Another factor to consider is that due to the large number of cars already parking along Royal Avenue drivers exiting a driveway frequently have little or no view of oncoming traffic. Drivers exiting 829 would be even closed to this dangerous intersection and serious accidents are a possibility.

Besides causing a dramatic increase in traffic, a greater demand for parking and endangering resident drivers the proposed change will have additional risks for pedestrians. I walk to work every day and in winter it is already dangerous to walk along or attempt to cross Royal Avenue due to ice and snow both on the road and on the sidewalks. The increased height of the proposed development will leave thr

road and sidewalks in shadow for a greater part of the day. This, combined with Calgary's freeze-thaw cycle means snow and ice will remain in place longer and there will be a greater danger of slips and falls. This significantly degrades the safety of pedestrians using Royal Avenue.

Preservation of the area's character:

- The proposed development does not respect the City's current guidelines and will create a precedent for further unsuitable proposals.

The greater density of the proposed development will result in a number of nuisances which will degrade the quality of life for all residents:

- Odors (smoke from cigarettes, pot and barbeques on balconies)
- Noise from balconies
- Loss of privacy due to nearby windows and balconies

We are not opposed to redevelopment of this property but request that City Council turn this application down and ask the Developer to stay within existing laws and bylaws. Thank you for your consideration and valued support.

Respectfully submitted,

Sarah Knowling – 309, 823 Royal Avenue SW

Gibb, Linda A.

From: Martin Christopher Gerrard <MartinsJobs@hotmail.com>
Sent: Monday, July 22, 2019 11:35 AM
To: Public Submissions
Cc: Sarah Knowling
Subject: [EXT] RE: 829 Royal Avenue SW re-designation/re-classification - file LOC2018-0257 - OPPOSED
Attachments: 829 re-designation letter.docx

Importance: High

Dear Councilors

Please see attached for word version of my response to amend the Land Use Designation (zoning) 823 Royal Av SW

I also include the contents of the attached below in case you are unable to open the document

Martin Gerrard
Unit 309, 823 Royal Avenue SW
Calgary
T2T 0L4
MartinsJobs@Hotmail.com

Public Hearing for land Use Designation (July 29 2019)

RE: Upper Mount Royal Bylaw 172D2019, for re-designation of land located at 829 Royal Avenue SW

21 July 2019

Dear Mayor Nemshi and Councillors,

Please consider the issues below when making a decision on the re-designation of 829 Royal Avenue SW:

Impact of greater Density on Parking

Parking on Royal Avenue SW has already reached maximum capacity during peak times 8am to 4pm week days, and during special events, including but not limited to (Lilac Festival, Stampede, events at the nearby school, school time traffic, peak time traffic, etc.) and in my opinion more traffic due to this re-designation will take it past breaking point.

Grid-lock on move-in move out days

The last day of every month already brings a concentration of moving trucks along Royal Avenue, for which the street is not designed. The proposed building will be rental apartments and with higher density there will be an associated increase in the already frequent monthly “move-in/outs”. Currently there need be only two such move in/outs at

once between 7 and 8 Streets to almost completely block all traffic. If you add in the any of the following situations: unplowed snow, ongoing 17th Street road development, Lilac festival, Stampede overflow, a fire or emergency, postal deliveries, garbage pickup and recycling, building maintenance and contractors, private deliveries (furniture, appliances, etc.) Royal Avenue is completely blocked. As an example on October 2 2018 a number 13 bus was stuck outside 823 for almost a day because of icy conditions on 8 Street. The bus simply slid off 8th Street and along Royal Avenue – highlighting the need for major redesign of the intersection. In our opinion this development would be the final straw, as parking and access is already at full capacity, and we would advise a complete ban on all parking between 7 and 8 Streets if this re-designation is approved.

We would also advise that some simplification of the Mt Royal street layout, with clear signage on major routes to avoid re-routed traffic, delivery trucks, etc., wandering round and round the Mt Royal maze to circumnavigate the expected regular blockages on Royal Avenue if this proposal is to go ahead.

Second-hand-Cigarette and BBQ smoke

Smoke is a known carcinogen – the balconies of the proposed new building will be very close to 823 Royal Avenue. Due to general westerly direction of the wind; the whole building and particularly units of the east side will be exposed to second hand smoke from 829 Royal Avenue. Dust from building materials during demolition and construction will also be blown directly downwind to 823.

In our unit we have repeatedly found second hand smoke from neighbouring balconies a problem.

This proposed build/re-designation will only add to the ongoing exposure of our balcony and windows to poisonous materials, which not only frequently makes our balcony unusable, but also blows into our unit, making it increasingly difficult to live here.

If this building goes ahead we would strongly request that smoking and BBQ'ing on balconies be banned to mitigate the increasingly concentrated health risk to which we are being exposed.

Increased crime

Crime is a factor of concentration of persons, and this build can therefore be expected to increase the level of crime in our area.

The level of increase is complex to quantify as there are many variables, one of which is the turnover of occupants. Increasing the numbers of people living at 829 and catering to a demographic of single, or young working couples (1 to 2 bedroom rentals) will be likely to result in a permanent higher turnover of inhabitants (moving in and out), as well as a higher daily level of movement (work and back).

We are certainly not suggesting that the occupants themselves will generate crime, but rather the number and frequency of such moves (all in such a concentrated block of similar developments) will result in an escalation of opportunistic crime (doors left open for move in out's, and visitors/contractors/ deliveries, etc., being 'unknown' to occupants).

We would strongly advise, if this development goes forward, (with its increased number of units) that a permanent security/concierge be sought by the development to mitigate the expected increase in crime that will otherwise impact the rest of the area.

Increased fire risk

Fire risk will be increased by the greater number of balconies with smoking, barbeques and propane storage. In addition the wind direction will increase the risk that a fire and/or explosion will impact the units directly east and south east of this building at 823 Royal Avenue.

If this development is allowed to go ahead we would strongly request that the bylaws be amended to ban smoking, BBQ'ing, and propane storage on balconies to mitigate the increased risk of fire.

Health of 823 residents during build concerns (Structural)

Structural concerns regarding the proposed development of 829;

Due to resident concerns, investigations regarding the impact on adjoining property walls were completed during the build of the two new family homes on Durham Avenue. During the Durham builds the whole of the 823 Royal Avenue building physically shook "like an earth quake", with cups etc. falling off shelves. This shaking may have already weakened the internal structural integrity of the building and further disturbance from the proposed build at 829, a much larger building than the ones on Durham, is likely, especially if pile-driving and other methods associated with a build of this size are utilized in its construction. We are concerned that damage to the structure of 823 Royal Avenue may occur.

Health of 823 residents during building demolition (Asbestos)

The proposed redevelopment of 829 will include the demolition of the existing building.

829 is not a new building, and like 823 will presumably contain asbestos (a known carcinogen) in its original construction.

We would strongly request a full survey of 829 be completed before any demolition take place. Finding such materials after demolition has commenced is not acceptable.

I, Martin Gerrard, owner occupier of unit 309 - 823 Royal Avenue SW respectfully request councillors to reject this re-designation of zoning.

Downtown Calgary is already hugely oversupplied with rental units, (many of which are unoccupied), and, while accepting there will be changes in the area, I see no reason, given that oversupply, for the City to consider destroying the character of the area and undermining the well-being of the residents of Lower and Upper Mount Royal.

Thank you for your consideration

Martin Gerrard
823 Royal Avenue SW

With thanks
Martin Gerrard

Martin Gerrard
Unit 309, 823 Royal Avenue SW
Calgary
T2T 0L4
MartinsJobs@Hotmail.com

Public Hearing for land Use Designation (July 29 2019)

RE: Upper Mount Royal Bylaw 172D2019, for re-designation of land located at 829 Royal Avenue SW
21 July 2019

Dear Mayor Nemshi and Councillors,

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Thank you for your consideration

Martin Gerrard
823 Royal Avenue SW

Gibb, Linda A.

From: Charron, Michael <Michael.Charron@tdsecurities.com>
Sent: Monday, July 22, 2019 11:50 AM
To: Public Submissions; Evan.Wooley@calgary.ca; Blied, Desmond
Cc: keithdv1@gmail.com; katharina.cassels@gmail.com; Janetlstgermain@gmail.com; sa.phdluxury@telus.net; smithens@telus.net; munch.theresa@gmail.com; edixon@bdplaw.com; remafarhat@gmail.com; jscarlett@shaw.ca; roanconsulting@shaw.ca; ghale@shaw.ca; terra.renton@gmail.com; cornelson@shaw.ca; sjnorman1@yahoo.com; christine@tigerpaw.co; jpechet@stagewest.com; szemanyip@yahoo.com; scott@northernstar.ab.ca; mcharron16@yahoo.ca; lcaltagirone@sunesis.ca; mmawer@telus.net; kennywlcheung@gmail.com; kudryk@me.com; sarah.knowling@yahoo.ca; phdluxury@telus.net; dschel@gmail.com; Amanda Charron (amcharron16@gmail.com)
Subject: [EXT] File LOC2018-0257 - 829 Royal Ave SW Re-Designation - OPPOSED

Councillors,

I understand that the proposed land use re-designation for the above address has been approved by the Calgary Planning Commission despite significant opposition from the neighbouring landowners. I further understand that this matter is to go before city council at a public hearing on July 29. Please consider this my opposition to the proposed re-development in question.

I've been a resident of 19th Avenue SW for four years now, and live in a walk-up semi-detached home with my wife and young son. We thoroughly enjoy living in Lower Mount Royal, and feel that the proposed re-designation will negatively affect our neighbourhood for a number of reasons, namely:

- 1) **Density** – the increased density of the proposed development (18 units to 65) and attendant increase in street parking, noise levels, etc. will negatively affect all of the current landowners in the area. Street parking shortages on Royal and 19th Avenues will be exacerbated, causing potential safety issues for pedestrians as vehicles are forced to park closer to intersections. One of my family's favourite features of our neighbourhood is its walkability and we feel that an increase in street parking raises potential safety concerns that lessens the area's walkability. Furthermore, the increased density of the proposed structure will almost certainly increase the amount of noise emanating from the building, an unacceptable consequence of this proposed redevelopment. We specifically chose to live where we do because, while "close to the action" on 17th Avenue, our street is remarkably calm and quiet. Tripling the number of homeowners in a single dwelling around the corner from us will jeopardize that.
- 2) **Precedent** – the proposed development sets a worrying precedent for our neighbourhood. Specifically, the increase in height of the proposed structure (12 meters to 22 meters) is completely out of character with the rest of the neighbourhood, and the City's stated plan definitions for the area. On Royal Avenue and 19th Avenue there are a number of aging, low-rise structures similar to the current building at 829 Royal Ave. Were they to be re-developed over time with a comparable increase in permitted height, the result would be perpetual darkness and no privacy for those of us in single dwellings (to say nothing of the aforementioned problems associated with increased density).
- 3) **Value Destruction** – the City's willful permission of a development that causes home value destruction for a large number of tax-paying homeowners is concerning. While this development is unlikely to affect my family's property value as much as others, it is nonetheless disturbing that the rules of the game with respect to re-development can be changed at random and that homeowners' property value losses can be completely ignored.

The proposed re-zoning is understandably opposed by all adjacent landowners. It will have a number of significant negative consequences for those of us that live in the area. I strongly urge you, Councillors, to please consider the views

of all of us that have made submissions such as these and reject the proposed land use re-designation at 829 Royal Avenue SW.

Sincerely and respectfully,

Michael Charron

Michael Charron | Vice President | Investment Banking | Global Energy & Power Group | **TD Securities Inc.**
Suite 3600, TD Canada Trust Tower | 421 - 7th Avenue SW | Calgary, AB | T2P 4K9
T: 403-299-8505 | C: 403-836-8051
E: michael.charron@tdsecurities.com

Gibb, Linda A.

From: Molly Tonken <mtonken91@gmail.com>
Sent: Monday, July 22, 2019 11:59 AM
To: Public Submissions
Subject: [EXT] LOC2018-0257 and for the July 29, 2019 Public Hearing

Dear City Council,

I am writing to express my opposition to the proposed rezoning from MC-2 to Direct Control at 829 Royal Ave, specifically the increased height allowance from 16m to 22m. I previously wrote letters to Mr. Desmond Bliet and Councillor Evan Woolley, arguing that the proposed height increase would negatively impact the street's character and sets a dangerous precedent for future developments.

A main argument in the City Administration's report claims that the Direct Control Guidelines are aligned with the *Municipal Development Plan* (MDP), particularly to encourage "redevelopment and modest intensification of inner-city communities to make more efficient use of estimate infrastructure, public amenities and transit" (Administration report pg. 10). I respect and agree with the principles of the MDP. I have rented in Mission and Lower Mount Royal for years, mostly in older multi-unit buildings, and absolutely understand the desire to build quality mid-density rental units. I agree that densification in the inner-city is important, and would welcome development that will enhance the street and encourage people to live (and rent) on Royal Ave.

However, the height increase of proposed DC Guidelines is absolutely unnecessary to accomplish these goals. In O2 Planning + Design's *What We Heard Report* (Attachment 4 from the July 4 CPC), they claim that the DC Guidelines are based on MC-2. Yet, the FAR (Floor Area Ratio, a densification measure) and height restriction increases have been modified on vastly different scales. The FAR was increased from 2.5 to 2.7 (a modest increase of 8%), but the height was increased from 16m to 22m (an increase of 37.5%). I cannot understand the disproportionate relationship between the FAR and height: if you are only increasing the FAR by 8%, why do you need 37% more height? This is an unnecessary indulgence, and has the potential to disrupt the character of the low-rise street.

I would instead argue that the MDP's objective of "redevelopment and modest intensification of inner-city communities" can quite effectively be accomplished under the current MC-2 zoning. The current zoning permits five stories, taking the number of units from 18 to 53 (based on O2's conceptual rendering for a ground floor of five units, and upper floors of 12 units each).

As this is my third letter on the subject, it extremely frustrating to witness general disregard for the unanimous neighbourhood opposition. Administration's report did acknowledge stakeholder concerns, but claims they were resolved by the contextually specific setbacks or could be addressed in the development permit stage. In speaking with O2 Planning + Design, I was told the 7m south setback would "force the developer to be respectful," yet O2's conceptual renderings show this setback may be used as a parking garage ramp. Essentially, our serious concerns about height are being deferred to a later permit process.

I urge City Council to recognize the excessive nature of the height restriction increase, listen to the unanimous stakeholder opposition, and reject the proposed rezoning. Thank you for your consideration.

Best regards,
Molly Tonken

Gibb, Linda A.

From: J. Scarlett <jscarlett@shaw.ca>
Sent: Monday, July 22, 2019 11:59 AM
To: Public Submissions
Subject: [EXT] Fwd: June 29th Hearing Re Proposed Redevelopment of 829 Royal Avenue SW File
LOC2018-0257
Attachments: 20190729 Letter.docx

Attached please find a letter to Councillors for the June 29 public hearing. Thank you in advance for your attention to this matter. Have a wonderful week.

Sincerely,

Eugenia scarlett.

June 22, 2019

To: His Worship Mayor Naheed Nenshi, Mayor of Calgary,
The City of Calgary Councillors

From: Joe and Eugenia Scarlett

We are writing this letter as homeowners on Durham Avenue SW to offer our thoughts about the proposed redevelopment of 829 Royal Avenue SW that will be discussed at the City Council meeting on July 29th. Having owned the house in the neighbourhood for the last 15 years, we understand why more and more people are choosing this area to settle in, start their families and enjoy every amenity that the inner city has to offer.

Given that historically Calgary has been growing at the expense of an urban sprawl, we agree with the City's philosophy that any future development has to come from a combination of new neighbourhoods, as well as development and densification of the Established Communities (as proposed in Municipal Development Plan ("MDP"), and various Area Redevelopment Plans ("ARPs")). Given the statutory nature of both documents, we believe that MDP and Lower Mount Royal ARP set out principles for future redevelopment and densification of the area.

Upon review of both documents we believe that the proposed height relaxation to 6 stories is **not suitable** to the proposed parcel, but would be more appropriate to a location alongside Neighbourhood Main Street or Neighbourhood Activity Centre, as defined in MDP. Section 3.5 of the MDP (that deals with the Developed Residential Areas) states that new development has to "recognize the predominantly low density, residential nature of Developed Residential Areas and support ... moderate intensification in a form and nature that respects the scale and character of the neighbourhood". (Section 3.5. Land use policies). In addition, "redevelopment within predominantly multi-family areas should be compatible with the established pattern of development". As many of my neighbours have stated before, the 800 block of Royal Avenue consists of the mixture of residential homes and low-rise apartment buildings (up to 4 stories at its maximum), and as such, the 6 story building will be incongruent with the street scape of the block, and will dominate its surroundings, affecting neighbours to the north, south, east and west. Had this development been proposed for a street such as 17 ave (similar to the new boutique hotel that has been recently approved in the 800 block of 17 ave) the opposition to the development would have been minimized. In addition, section 2.2.1 of the MDP states that Activity Centers and Main Streets will increasingly act as priority locations for "Higher density residential and employment concentrations outside of the Centre City". Royal Avenue can be defined as neither Activity Centre nor Main Street. Alternatively, had the developer proposed a building congruent with the parcel's current MC-1 zoning, the development might have been more palatable to the neighbours.

Section 3.5.1 of the MDP in its Land Use Policy further states that the development should "recognize the predominantly low density, residential nature of Developed Residential

Areas”, and should “support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development”. Proposed doubling of the number of stories and nearly four-fold increase in the number of units **can not** be considered a moderate intensification, or be considered compatible with the surrounding buildings. As it applies specifically to the Inner City Area, Section 3.5.2 in its Land use policies subsection states that “A range of intensification strategies should be employed to modestly intensify the Inner City Area”. Increasing the plot density as proposed by the developer, **can not** be considered a “modest intensification”.

We understand that our city is evolving and changing to reflect the demographics and demand. In 2007, and 2009, when Lower Mount Royal ARP and MDP have been adopted by the city, we were comforted by what we thought were clear guidelines for future development. As it states in the Lower Mount Royal ARP, one of the main goals of the document was to “ensure that new developments in Lower Mount Royal respect the community’s role as transition between higher density commercial/residential uses in Connaught/West Victoria to the north, and the single character of Mount Royal to the south” (Section 3.1.1 (4)). We believe that relaxing the allowable height and zoning amendment will negate this goal. More than that, it will create a precedent that will allow height relaxations and as a result, such intended “transition zone” will become obsolete. Furthermore, the ARP provides that the development should control the impact of growth on neighbouring communities (Section 2.0(1)). The proposed height relaxation will create a towering structure, and the increased number of units will drastically change the privacy of the neighbouring buildings. On a personal note, the proposed building will overlook the east part of our home, and will obliterate any privacy in our living room and the master bedroom. We understand that the use of the word “obliterate” might sound somewhat dramatic, but we are not sure how else to describe an addition of at least 12 windows overlooking the most private spaces of our home.

To summarize, we support a general idea of redevelopment and densification of the inner city, however we believe that such redevelopment has to be balanced and congruent with the guidelines that were established but he city itself. Given all of the above, we are opposed to the proposed development, and respectfully ask the city council to refuse the application in its current form.

Sincerely,

Joe and Eugenia Scarlett.

June 22, 2019

To: His Worship Mayor Naheed Nenshi, Mayor of Calgary,
The City of Calgary Councillors

From: Joe and Eugenia Scarlett

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Given that historically Calgary has been growing at the expense of an urban sprawl, we agree with the City's philosophy that any future development has to come from a combination of new neighbourhoods, as well as development and densification of the Established Communities (as proposed in Municipal Development Plan ("MDP"), and various Area Redevelopment Plans ("ARPs")). Given the statutory nature of both documents, we believe that MDP and Lower Mount Royal ARP set out principles for future redevelopment and densification of the area.

Upon review of both documents we believe that the proposed height relaxation to 6 stories is **not suitable** to the proposed parcel, but would be more appropriate to a location alongside Neighbourhood Main Street or Neighbourhood Activity Centre, as defined in MDP. Section 3.5 of the MDP (that deals with the Developed Residential Areas) states that new development has to "recognize the predominantly low density, residential nature of Developed Residential Areas and support ... moderate intensification in a form and nature that respects the scale and character of the neighbourhood". (Section 3.5. Land use policies). In addition, "redevelopment within predominantly multi-family areas should be compatible with the established pattern of development". As many of my neighbours have stated before, the 800 block of Royal Avenue consists of the mixture of residential homes and low-rise apartment buildings (up to 4 stories at its maximum), and as such, the 6 story building will be incongruent with the street scape of the block, and will dominate its surroundings, affecting neighbours to the north, south, east and west. Had this development been proposed for a street such as 17 ave (similar to the new boutique hotel that has been recently approved in the 800 block of 17 ave) the opposition to the development would have been minimized. In addition, section 2.2.1 of the MDP states that Activity Centers and Main Streets will increasingly act as priority locations for "Higher density residential and employment concentrations outside of the Centre City". Royal Avenue can be defined as neither Activity Centre nor Main Street. Alternatively, had the developer proposed a building congruent with the parcel's current MC-1 zoning, the development might have been more palatable to the neighbours.

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To summarize, we support a general idea of redevelopment and densification of the inner city, however we believe that such redevelopment has to be balanced and congruent with the guidelines that were established but he city itself. Given all of the above, we are opposed to the proposed development, and respectfully ask the city council to refuse the application in its current form.

Sincerely,

Joe and Eugenia Scarlett.

Gibb, Linda A.

From: Carol Duborg <caduborg@gmail.com>
Sent: Saturday, July 20, 2019 3:49 PM
To: Public Submissions
Subject: [EXT] LOC2018-0257 - July 29 public hearing

RE: LOC2018-0257 July 20, 2019

Dear Committee,

My name is Carol Duborg. I own rental apartment at 823 Royal Ave. SW – (a.k.a. Hardwood Estates). I am writing to voice my concern re: the proposed 6-story 66-unit building at 829 Royal Ave. SW.

My concerns:

1) A 6-story complex with 66 units

Looking at our building (823 Royal Ave. SW) (5-story) side by side with the current 3-story building (829 Royal Ave.) in situ, there is not a great difference in height. This is because the apartment block at 829 Royal has an elevated build site (at least 1-story or more) higher than ours. A 4-story build at 829 Royal let alone a 6-story, would probably eclipse ours so please make note of this.

Also, across the street, there is a relatively new condo building that is, I believe, 4-stories and illustrates the changing mores of interior floor-to-ceiling dimensions that render new builds' floors taller (higher?) than those in our 1962-circa building.

I understand the inner-city density issues and that 829 Royal is a lot in a transition height area but as a resident of the area I believe this proposal lacks an understanding of some of the particulars unique to this proposed site.

2) Shadowing

The petition to change the land use seeking a 6-story edifice would dramatically impact the shadowing on the street. (This is particularly pertinent during our recent winters and seeing the freeze/ice and thaw effects on the sidewalks and street.) Of particular concern is the proximity to the S.E. corner of 8th St. SW and Royal Avenue of this building.

3) From 18 apartments to 66/Congestion/Parking

I read about some accommodation for parking (one underground level of parking and a side strip). I did not see any explanation of the number of stalls being offered. This is an extremely important consideration as parking in our inner city neighbourhood is challenging at best.

4) Retaining wall

5) Loss of privacy for all the neighbours surrounding the build

Thank you for allowing me to voice my concerns.

Respectfully,

Carol Duborg
(403-243-5576)

Gibb, Linda A.

Subject: FW: 829 Royal Avenue SW re-designation/re-classification - file LOC2018-0257 - OPPOSED

It is our understanding that the proposed land use re-designation at 829 Royal Avenue has been recommend for approval by the City of Calgary administration and unanimously approved by Calgary Planning Commission, despite **significant** opposition from all of the current landowners adjacent and near to this property. We further understand that this will go before city council at a public hearing on July 29.

We are VERY opposed to a land use amendment from Multi-Residential – Contextual Medium Profile (M-C2) District that would change the current land use from a maximum of 16 metres to a maximum building height of 21 metres to allow for a new 6 story apartment building as well as a change in land use density. We are asking council to understand the needs of many citizens in that area and deny the proposed land use change request for the following reasons:

1. We do not believe that the planning commission has a clear understanding that this application sets a precedent for all future applications on Royal Avenue and nearby areas. This entire area is already marked by dense population with significant parking issues which will be further exacerbated by such a major increase in residency on this street.
2. The 829 Royal Ave proposed development is exceeding the outline of the lower Mount Royal area redevelopment plan definition: of “a **low rise**, medium density land use policy will apply throughout the residential areas of lower Mount Royal”.
 - a. The current bylaws set out standards for low-rise apartments at 16 metres, yet the new proposed changes set out standards for a mid-rise apartment at 21 metres.
 - b. The new project is tripling the density of the site - an increase in the number of units from its current 18 to potentially 65 units in total – this certainly seems higher than medium density.
3. The height of the current 829 Royal Avenue building is 10 metres. The proposed “application is intended to accommodate a modest increase in building height and FAR relative to the current land use designation” An increase of 12 metres to 22 metres is not a modest increase. This is a significant change. Increasing the allowable height of apartments building in this neighbourhood will restrict the amount of air and light available to the single-family homes already located on this block. (This height increase will effect 8 houses and 15 condos). The application says that shadow studies will have to be performed? At what cost and will it be too late as they build the 5th and 6th floors?
4. This current application does not take into consideration or address the needs and the concerns of the residents who will live with the end results of the design. It is completely inappropriate for any municipality, including the City of Calgary to facilitate private development for profit at the expense of other taxpayers.
5. We purchased a view lot of the downtown skyline and built a new home with consideration of the current bylaws and zoning. We did not anticipate new zoning changes that would restrict our view of the downtown skyline. Our lot was purchased for a premium and continues to form part of the value of our home. The proposed land use change adds 12 meters to the existing maximum height and will eliminate the view of the skyline, thereby depreciating the value of our property located at 825 Durham Avenue SW and others located on Durham Avenue.

We trust that you will take this into consideration when reviewing the land use change at 829 Royal Avenue SW and that the City of Calgary will make a prudent decision and reject the proposed redevelopment.

Best regards,

David Werklund and Susan Norman
825 Durham Avenue SW
403-650-2226

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WKG-03-11-2011

Gibb, Linda A.

Subject: FW: 829 Royal Avenue SW re-designation/re-classification - file LOC2018-0257 - OPPOSED

It is our understanding that the proposed land use re-designation at 829 Royal Avenue has been recommend for approval by the City of Calgary administration and unanimously approved by Calgary Planning Commission, despite **significant** opposition from all of the current landowners adjacent and near to this property. We further understand that this will go before city council at a public hearing on July 29.

Our residence at 830 Durham Avenue SW is immediately south of the proposed redevelopment site at 829 Royal Ave SW. We have lived at this location since 1990 and we have enjoyed an unobstructed view of downtown with little or no privacy issues. However, there have been, over the years, a number of noise issues emanating from the existing building and the parking lot, usually at night.

The existing structure is an apartment building 12 meters high (3 stories) with 18 suits. The proposed structure will be 21 meters high (6 stories) and will have 65 suits.

While we are of the opinion that the site could be redeveloped to reasonably accommodate new residents in an new apartment complex, the proposed development goes well beyond our reasonable expectations.

Our primary concern is that the application from M-C2 to M-H1f3h21 provides that the structure could now extend the height of the development to 21 meters. If approved and once constructed, we will be looking at very large wall of apartments with balconies.

The result will be zero privacy for us on our outdoor deck (north facing) and the interior bedroom and living room and the loss of the view forever.

Another of our concerns is the significant increase in the population density. Going from 18 units to 65 units is going to result in a dramatic increase in tenants, visitors, vehicles, activity and noise levels, day and night.

We are all for increased density in the inner city, but this is beyond reason.

And perhaps the most significant impact on us will be the immediate loss of market value to our property. Experts are advising us that our market value will likely be in the range of 30-50%!

The potential destruction of the value of our home is inexplicable to our family.

Sincerely,

John & Katharina Cassels

Gibb, Linda A.

Subject: FW: [EXT] LOC2018-0257 Land Use Redesignation for 829 Royal Avenue SW
Attachments: Memo to Desmond Blik.docx

To whom it may concern;

We are enclosing the original letter that we sent to Desmond Blik on December 28, 2018 regarding the above proposed land use redesignation and our objection to it.

Some very important points for us are the fact that we will have zero privacy if this is allowed to go through. Taking the existing apartment building, which is approximately 12 meters high and giving the developers approval to construct a building that will be 21 meters high with approximately 65 units is beyond comprehension for us. We will have residents of the proposed apartment building looking down on us which will greatly affect our lifestyle. In addition to the lost and never to be regained privacy, there will be a great increase in noise that will come with having 65 rental suites next door to us. Our views, which we have enjoyed since building our house 5 years ago, will be a thing of the past and will result in not only lost privacy but also in a significant loss in value of our home. We understand that growth of our city is inevitable and we support that but we do not believe that it should have such a significant impact on people's lives and lifestyles, all in the name of profit for a huge development company.

Please take the time to review our original letter and try to put yourself in our shoes and realize the negative impact this redesignation will have on our lives.

Thank you for your time and consideration.

Sincerely,

Keith and Donna Davey
826 Durham Avenue SW

Memo to: Desmond Blik

Date: December 28, 2018

Re: Application for land use amendment LOC2018-0257 829 ROYAL AVE SW

Thank you for your interest and the City's interest in how the proposed re-designation of 829 Royal Ave SW by Western Securities Ltd. will affect us and our quality of life. Our house is 826 Durham Ave SW which is situated directly south (above) the property in question. We back directly on the existing building.

We have owned our land since approximately 1993 and we began building a brand new home on the land approximately 5 years ago. At the time, we were required to meet many regulatory requirements set out by the city and the community which took close to a year and a half to complete before we were able to start to build. Within a couple of years, our new home was completed and we began to enjoy the quiet street it was located on along with the very nice views of downtown Calgary and the river valley which has been priceless.

The existing 3 story apartment building that is currently situated on the land in question was there when we designed and built our house so we have always known that we would be backing onto tenants from that building who would be coming and going, enjoying their backyard area and outdoor living spaces, etc. and that, occasionally, we would come in contact and may interact with them. We have always accepted that and have no problem with that.

But NOW, we have been informed that, in 2008, the city re-designated the land that the existing apartment building is situated on to allow for more density and more floors. We were not aware of this.

If this new re-designation is allowed to happen, our privacy will be drastically compromised (if not eliminated entirely) and enjoyment of our home will be gone forever. The existing building at 829 Royal Ave SW currently has 3 floors and approximately 18 suites. The proposal is for 6 floors and 55 suites which will mean that WE WILL NO LONGER BE ABLE TO OPEN OUR BLINDS AT ALL IN THE MASTER BEDROOM AND ENSUITE BATH, OUR LIVING ROOM AND KITCHEN. Even the top floor, where we have a lovely deck, will be entirely exposed. We will have tenants from the new building looking down on us and right into our house on every level!

Please refer to the attached photos which show the impact this re-designation and subsequent building proposal with its increased height and density would do to our existing privacy and quality of life. Also, worth mention, is that this proposed increased density in an already very dense area is sure to create spill over for additional parking and elevated noise levels, both of which will also affect our privacy and ability to enjoy the home.

IMAGINE A LITERAL WALL OF WINDOWS AND/OR BALCONIES BEING WHAT ONE WOULD SEE FROM ALL WINDOWS IN THESE PICTURES AND THE INVASION OF PRIVACY THAT WOULD CREATE...



THIS PHOTO IS TAKEN FROM OUR ROOFTOP DECK. IF THE REDESIGNATION AND PROPOSED BUILDING ARE APPROVED, THE NEW BUILDING WOULD EXTEND WELL ABOVE THIS DECK WITH TENANTS LOOKING DOWN ON THIS LIVING SPACE.



We have invested a lot of time and money in ensuring that our home is secure, quiet and provides a private, comfortable place to live. We are totally opposed to the re-designation of this land in that these qualities we have striven for in a home will be drastically compromised as a result.

Sincerely,

Keith and Donna Davey

826 Durham Ave SW

Gibb, Linda A.

Subject: FW: [EXT] 829 Royal Ave SW re-designation - file LOC2018-0257 - OPPOSED

Dear Councillors,

It is my understanding that the proposed land use re-designation at 829 Royal Avenue has been recommended for approval by the City of Calgary administration and approved by Calgary Planning Commission, despite opposition from all of the current landowners adjacent to this property and many others within the neighborhood. I further understand that this will go before City Council at a public hearing on July 29, 2019.

I am writing to express my opposition to the land use amendment from Multi-Residential – Contextual Medium Profile (M-C2) District, that would change the current land use from a maximum building height of 16 meters to 21 meters, allowing for a new 6 story apartment building combined with a change in land use density.

I live with my wife and young son on 19th Avenue SW, one block around the corner from the proposed development. I have lived on this block for 12 years now, first in an apartment style condo, and for the last number of years, in a walk-up townhome.

I am opposed to the proposed zoning re-designation for the following reasons:

1. The zoning re-designation is completely inconsistent with the current neighborhood context and long-range plan. Lower Mount Royal is a transitional neighborhood, from higher density development north of 17 Ave SW, to single family homes beginning just south of Royal Ave SW. It is a neighborhood of single family homes, duplexes, adjoined townhouses, and low rise (3 and 4 story) multi-unit dwellings. The proposed 6 story development would be significantly taller and higher density than the remaining neighborhood and set a precedent that would drive a significant change in the neighborhood character going forward.

Further, there is significant history and heritage in this neighborhood, including historical single family homes, preserving which the City has prioritized within its longer range plan for the area. It is my understanding that the current plan and zoning governing the area was updated as recently as 2007, which itself increased the building height limits in the area by ~33% (from 12 meters to 16 meters) along with related building density. The height of the proposed development is inconsistent with the density and height of the larger community, as evidenced by the fact that the developer is seeking a further ~33% increase in the height limits which were already increased in 2007. Those limits were put in place for a reason and should continue to be honored. Approving this application will set a new precedent for development in the neighborhood 33% taller than current structures and likely drive significant change not supported by the long-range plan or existing infrastructure.

2. The level of increased density will further exacerbate traffic and parking challenges that exist in the neighborhood. As a transitional neighborhood, density is already quite high relative to street parking availability, which results in challenges in finding a spot, often pushing people to exceed the limits of parking guidelines, impeding visibility of pedestrians and oncoming traffic at street corners. As someone who uses these streets, and Royal Ave in particular, to walk and bike to nearby parks with my young son, increased traffic and the likely implications of further stress on street parking will reduce the safety of those activities in our neighborhood. Being in a walk-able and bike-able neighborhood with reasonable proximity to downtown was a key driver in choosing to live here, and those enjoyment factors, which are consistent with many of the City's longer-term priorities, will be weakened with the proposed re-zoning and future development.

3. Storm water drainage issues. We have experienced a number of episodes of overland flooding resulting from rainwater coming down the Mount Royal hill on the streets that has overwhelmed the local drainage

infrastructure. I worry that further increased density of development uphill from our street and others in the neighborhood will further overwhelm the existing storm water infrastructure resulting in increased flooding and property damage in the area.

The proposed re-zoning is opposed by a significant number of community members for good reason -- it will have a number of negative consequences to the neighborhood and enjoyment of the community going forward. It is inconsistent with zoning standards that have already been reviewed and revised quite recently, which itself should raise significant questions for Council regarding the need for this revised zoning application. I strongly urge you to listen to the concerns of the community members and property owners in the area, and reject the proposed re-zoning at 829 Royal Avenue.

Respectfully submitted,

Duane Schellenberg

Gibb, Linda A.

Subject: FW: 829 ROYAL AV SW – LOC2018-0257 – Comment from Development Map

Application: LOC2018-0257

Submitted by: Rebecca

Contact Information

Address: 836 Royal Avenue SW

Phone: 4035544426

Email: Rj@gmail.com

Feedback:

Hi, I live across the street from the building in question and have some concerns about the proposed re-zoning.

The first is that while I am not opposed to a 6 storey building that would match the rest of the street and surrounding neighbourhood, a permit that would allow any higher than that would create the opportunity for a high-density building in a mid-density neighbourhood. I'm not opposed to density, but the important thing is for the building to match the feel and character of the street. I am all for density, while keeping things on a human scale. Furthermore, the street isn't designed to handle the traffic that it already has, let alone any greater volume that would come with a higher density building. The street is barely wide enough for two directions of travel with parked cars on either side, especially consider the trucks we get using it as an alternative to 17th ave. In addition, if this building were to be more than 6 storeys, there would be an uneven transition from mid to high density and the aesthetics of the street would greatly decline. Not to mention, it would block the sun for all the south facing units across the street.