



July 20, 2019

To: Mayor Naheed Nenshi and Councillors,

-Joe Magliocca  
-Ward Sutherland  
- Jyoti Gondek  
-Sean Chu  
- Jeff Davison  
- Druh Farrell

- Gian-Carlo Carra  
- Ray Jones  
- Jeremy Farkas  
- Shane Keating  
- Diane Colley-Urquhart  
- Peter Demong  
- *George Cahal*

- Evan Woolley

**Re: Upper Mt. Royal Bylaw 172D2019**

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

My name is Jim Kalman and I live at 828 Durham Ave SW. directly south of 829 Royal Ave.

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. While the plan might be considered old, the principles enunciated in that plan as listed below are timeless. I do not have time to read all of the guiding principles in the report but refer you to the three pages given to you. 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 required to ensure redevelopments of a quality and character reflective of original structures of Lower Mt. Royal and adjacent Mt. Royal.
- the building height should not unduly affect established communities

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 eight 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 in the first meeting. 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

This will be addressed by my fellow neighbors but is a significant issue 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 applied for 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 several expensive 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. Calgary Planning Commission

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, Shadow and Quality of Life 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. We as residents of Mt. Royal have a right to enjoy our properties and our quality of life. This proposed building will severely impact that quality of the seven houses to the south. How can one have confidence in City guidelines when buying a home with a terrific view and then to have it all blown away by a developer? Where is the right to quiet enjoyment of one's property?

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. That condo was developed about four years ago and the four storey height was adamantly defended as the maximum the City would allow. What has changed?

#### 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 four 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 two five storey buildings. 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. Six storeys is not a transition but a huge jump.

#### 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. We have circulated a petition and approximately 110 households have signed it. That represents close to 275 individuals.

In addition residents of 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 have already heard of some approaches being made to Royal Ave residents in single family homes.

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)

A handwritten signature in blue ink, appearing to read "Jim Kalman", is written over the typed name.

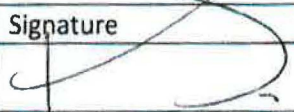
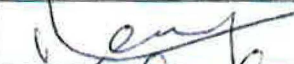










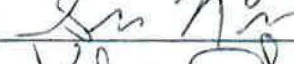



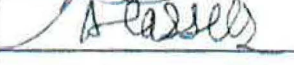

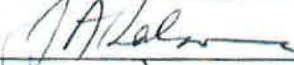
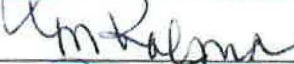
**PETITION OF OPPOSITION TO 829 ROYAL AVE REZONING**

**Submitted to City Council July 29<sup>th</sup>, 2019**

**PETITION OF OPPOSITION TO 829 ROYAL AVE REZONING**

To City Council:

We strongly oppose the proposed rezoning of 829 Royal Ave that would allow for a six storey apartment development.

	Name	Address	Signature
1	JOHN CASSELS	830 DURHAM AVE	
2	KENNY CHEUNG	823 DURHAM AVE	
3	Kim Bruce	819 DURHAM AVE	
4	DENNIS CORNELSEN	815 DURHAM AVE SW	
5	Sarah Hall	20217 St. SW	
6	STEPHANIE MARTIN	726 ROYAL AVE SW	
7	MARGOT MCKINNON	506-629 ROYAL AVE SW	
8	KERTIE DAVEY	826 DURHAM AV.	
9	Cheryl Cornelsen	815 Durham Ave SW	
10	Bill McKew	1028 PROSPECT	
11	E. Scarfe	836 West hawthorne	
12	SUSAN NORMAN	825 DURHAM AVE	
13	Katharine Cassels	830 Durham Ave SW	
14	Shirley Anne Juges	824 Durham Ave	
15	Jeff Lukowicz	824 Redman Ave	
16	All Cassels	830 DURNAM AVE	
17	Chris Cassels	830 Durham Ave	
18	JIM KALMAN	828 Durham Ave	
19	Marilynn Kalman	828 Durham Ave	
20	Molly Tomlin	823 Royal Ave	

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To City Council:

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	Name	Address	Signature
1	Barbara Robison	502, 823 Royal Ave SW	Barbara Robison
2	Mary Lawrence Ducey	<sup>501</sup> 823 Royal Ave SW	Mary Ducey
3	Anne McKinnon	<sup>506</sup> 823 Royal Ave SW	Anne McKinnon
4	Wendy Tait	<sup>507</sup> 823 Royal Ave SW	Wendy Tait
5	Jennifer Smith	<sup>508</sup> 823 Royal Ave SW	Jennifer Smith
6	Elizabeth Cameron	409, 823 Royal Ave SW	Elizabeth Cameron
7	Kyle Schulte	<sup>406</sup> 823 Royal Ave SW	Kyle Schulte
8	Cora C. Linderoth	<sup>407</sup> 823 Royal Ave SW	C. Linderoth
9	Fahad Baloch	404-823 Royal Ave	Fahad Baloch
10	Kelly Hendricks	305-823 Royal Ave SW	Kelly Hendricks
11	Tom Yeoman	306 - 823 Royal Ave	Tom Yeoman
12	Roxann Fedirko	209-823 Royal Ave	Roxann Fedirko
13	Paul Borschke	208 823 Royal Ave SW	Paul Borschke
14	Megan Hodgins	208 823 Royal Ave SW	Megan Hodgins
15	Lyndee Dunkley	206 823 Royal Ave SW	Lyndee Dunkley
16	Madeline Konecny	202 - 823 Royal Ave SW	Madeline Konecny
17	Megan McCathy	#101-823 Royal Ave SW	Megan McCathy
18	Jatal Knowling	309-823 Royal Ave SW	Jatal Knowling
19	Martin GERARD	309-823 Royal Ave SW	Martin Gerard
20	Erin Karlstedt	505 - 823 Royal Ave SW	Erin Karlstedt

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	Name	Address	Signature
1	Brittany Aoudet	507, 836 Royal Ave	
2	Ann Jivraj	208, 836 Royal Ave	
3	Dan Tyler	404, 836 Royal Ave	
4	BLAIR PATTON	307, 836 Royal Ave	BLAIR PATTON
5	Rebecca Bell Moratto	308, 836 Royal Ave	
6	Nancy Brown	409 836 Royal Ave	
7	Cosmin Popa	201 836 Royal Ave	
8	MINDY GUDZINSKI	107, 804 18 AVE SW	
9	Rebecca Kettle	304, 836 Royal Ave	
10	Jacquelyn Braxton	408, 836 Royal Ave	
11	Brittany Michaluk	408 836 Royal Ave	
12	Kelsey Butler	410 - 836 Royal Ave	
13	Nick Foxworth	408 "	
14	Kevin English	212 - 836 Royal Av.	
15	Lori English	212 - 836 Royal Av	
16	Andrea Seaw	107 - 836 Royal Av	
17	Yi Yin Cheng	406 <del>836 Royal Ave</del>	
18	Toni Lin	406 - 836 Royal Ave	
19	Kathy Frances	407 - "	
20	Katie Smith	312, 836 Royal Ave SW	















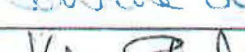





105 "

Please Sign - Any Question UNIT 110 Thank you

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	Name	Address	Signature
1	SIMON YIP	2010 - 8th S.W	
2	ANGEL MAK	2010 - 8th S.W	
3	David Cinats	411, 836 Royal Ave.	
4	Allison Onati	411, 836 Royal Ave	
5	Brianne Bartlett	403, 836 Royal Ave	
6	Lada Annett	110 836 Royal Ave.	
7	SONYA BERTUM	109 836 Royal Ave	
8	Margo Mee	836 Royal Ave	
9	Andrea Seave	107 836 Royal Ave	
10	Echo Cheng	406, 836 Royal Ave SW	
11	Keanne Gloss	103, 836 Royal Ave	
12	Benjamin Ladell	103, 836 Royal Ave SW	
13	Michael Jolie	401, 836 Royal Ave SW	
14	Lorraine Innes	405, 836 Royal Ave SW	
15	Kelsey Potter	410 - 836 Royal Ave SW	
16	Charles Truckan	111 - 836 Royal Ave SW	
17	Ilving D'ambrosio	205 836 Royal	
18	Ⓜ Michaelchuk	205 836 Royal Ave	
19	Andre Mehanik	836 Royal Ave	
20	Jordan Haldeman	836 Royal Ave SW	



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	Name	Address	Signature
1	Derek Cosijn	1110 Prospect Ave SW	<i>[Signature]</i>
2	Carla Cosijn	1110 - Prospect Ave.	C.B. Cosijn
3	Isobel Lyman	3005 Champlain St	<i>[Signature]</i>
4	George W. LaBorde	1102 PROSPECT AVE S.W	<i>[Signature]</i>
5	FATRICIA LA BORDE	1102 PROSPECT AVE SW	P. LaBorde
6	L. F. valentine	1326 Frontenac Ave S.W	L. F. valentine
7	Kate Valentine	1326 Frontenac Ave SW	M.C. Valentine
8	Vina S. G. Christie	1112 Sydenham Rd SW	<i>[Signature]</i>
9	<del>Vina S. G. Christie</del> Isobel Lyman	1024 PROSPECT AVE	<i>[Signature]</i>
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	Name	Address	Signature
1	Tom Hendrickson	509, 823 Royal Ave.	[Signature]
2	Mark Kudryk	204, 823 Royal Ave	[Signature]
3	Sharon Smith	203, 823 Royal Ave	[Signature]
4	Dawn Schellenberg	807 19 Ave SW	[Signature]
5	Jennifer Johnson	807 19 Ave SW	[Signature]
6	Mark Schindler	2015 7 St. SW	[Signature]
7	Tony Grace	730 Royal Ave SW	[Signature]
8	LAVAL ST. GERMAIN	832 DURHAM AVE SW	[Signature]
9	Dr. Chander Gupta	831 DORHAM AVE SW	[Signature]
10	Maximo E. Inouera	718 ROYAL AVE SW	[Signature]
11	Bill Doherty	717 Royal Ave	[Signature]
12	Heather Waddell	1311- Montreal Ave	[Signature]
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