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THE CITY OF CALGARY
CITY CLERK'S

December 31, 2018

To: OFFICE OF THE CITY CLERK,
RE: Land Use Redesignation
BANFF TRAIL
BYLAW 9D 2019
Reference Number: LOC 2018-0154
2005-22 Avenue NW

Lets dispence with the preamble and look at the Facts.

We have enclosed "City of Calgary" documentation presented to the members of Banff Trail Community at Public Engagements which directly expresses criteria for R-CG District.

Please direct your attention to "mid-block and Corner properties; It states; that these R-CG districts are proposed on "atypical 50 foot (15 metre) wide parcel of land...

Neither of these parcels 2005-22 Ave. NW (subject site) or 2001-22 Ave. NW (adjacent corner site) are 50 foot wide.

We have calculated that each parcel is under 45 foot wide.

(Based on hectares provided in Land Use Redesignation and Consolidation of 2005-22 Ave NW @ 0.05ha)

$$0.05 \text{ ha} = 5381.955 \text{ sq. foot}$$

$$5381.955 \text{ sq foot} \div 120 \text{ foot (length of parcel)} \\ = 44.849 \text{ foot (width of parcel)}$$

Neither of the parcels are consistent with City Land Use Redesignation rules for R-CG district and are not consistent with present area developments on typical 50 foot wide parcels.

These applications are setting a dangerous precedent and will have a long reaching impact on all innercity communities.

This is not a "unique opportunity", as stated by Banff Trail Community Assoc., it undermines adjacent property owners and sets out completely altered criteria for R-CG district. The fact that Banff Trail Community Assoc. is willing to Amend its ARP (Amendment 1P 2019), which is suppose to protect existing residential characteristics, only shows further manipulation of these rules.

These 4-7 unit Rowhouse structures do not meet a range of citizens needs, but are rather exclusive, limiting and cost prohibitive. They are a bulwark that are not inclusive of; individuals with disabilities, young families to grow or seniors to age in place. Accessibility is an utter failure in these developments.

R-CG district on "a typical 50 foot parcel", is what is directly expressed in City of Calgary documentation for "mid-block and corner property" rowhouse developments.

This criteria is not being met in this application and should be rejected, as well as, the Banff Trail Community Assoc. should not be requesting an Amendment of its ARP, which is only further manipulating the uses and rules that apply to R-CG Land Use Designation.

For the above mentioned reasons and facts, we respectfully request that Council members Reject this application to amend Land Use Redesignation of the property at 2005-22 Avenue NW.

We have enclosed a location map that better indicated the land discrepancies involved in this application.

Yours truly,

Lorraine Thies

Lorraine Thies

Howard Thies

Howard Thies

2 enclosures



What's an R-CG?

R-CG is a Residential –Grade-Oriented Infill (R-CG) District. The new R-CG district will allow for:

- Rowhouses, in addition to buildings and uses already allowed on your property (e.g. single detached, semi-detached and duplex dwellings, secondary suites);
- A maximum building height of 11 metres (an increase from the current maximum of 10 metres); and
- Approximately 3 to 4 dwelling units* (an increase from the current maximum of 1 or 2 units*).

** Individual "maximums" may vary based on the size, configuration and existing land use designation of each property.*

Why are we doing this?

On March 7, 2016, City Council approved amendments to the Banff Trail and the Capitol Hill portion of the North Hill Area Redevelopment Plans (ARP). Following the approval of the changes to both ARPs, Council directed City staff to undertake City-initiated redesignations of specific properties (identified by the revised ARPs as appropriate for 'Low Density Rowhouse') to the R-CG land use district (see the map attached).

I own one of the properties to be redesignated to R-CG. What does it mean to me?

- No action is required on your part;
- The City will not be redeveloping, subdividing, taking or buying your property; and
- The new R-CG designation will provide you with additional development flexibility, if you are thinking about redeveloping your property in the future.

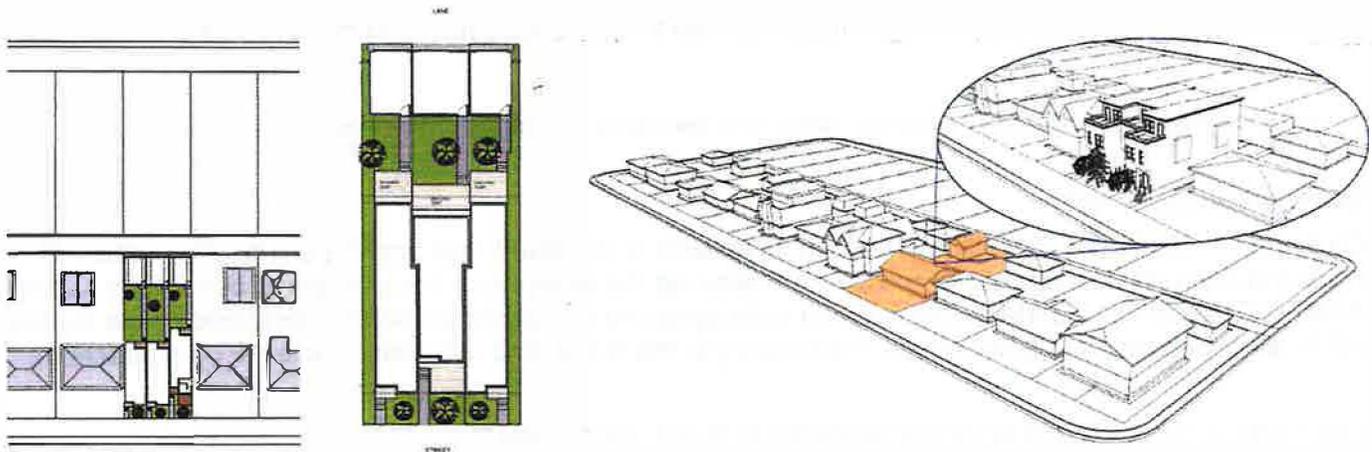
I own a property right next to this future R-CG area. Can I object to this or share my thoughts on the proposal with City Council?

- You may submit comments to the Office of City Clerk (City Council) starting on July 6, 2017. All comments must be submitted on or before 10 am on July 20, 2017.
- You may wish to address City Council in person at Council public hearing on July 31, 2017. Council typically limits all oral presentations to a maximum of five (5) minutes (exclusive of any time required to answer questions).

1. Mid-block properties

Under the proposed R-CG district, a typical 50 foot (15 metre) wide mid-block parcel of land may accommodate up to three (3) rowhouse units with access from a back lane. Each rowhouse unit may also include a Secondary Suite (one suite per rowhouse unit). In addition, mid-block parcels may be also suited to accommodate Backyard Suites. There are approximately 447 mid-block parcels within this application boundary.

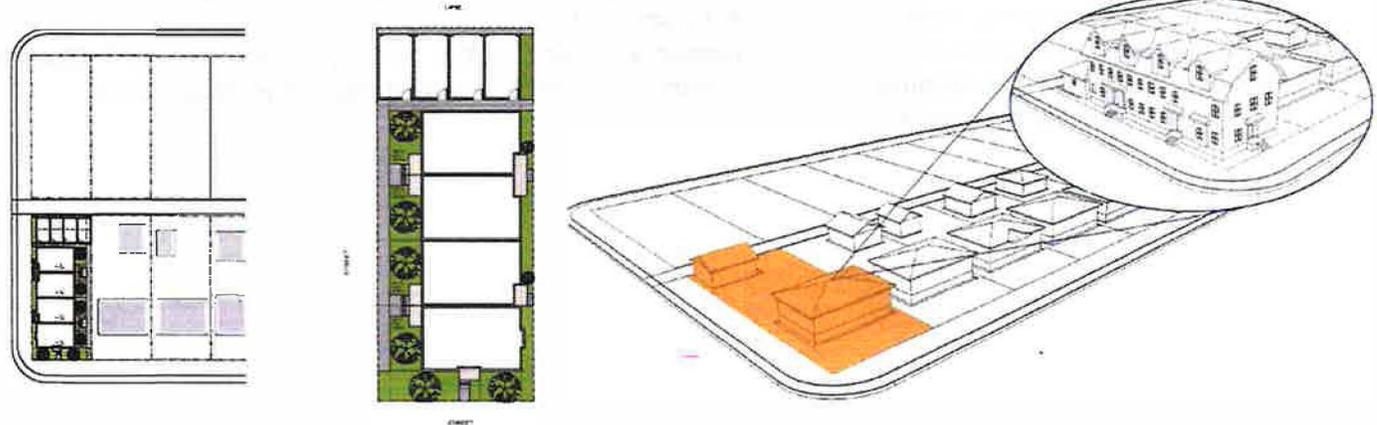
Conceptual example of an R-CG development on a mid-block property



2. Corner properties

Under the proposed R-CG district, a typical 50 foot (15 metre) wide corner parcel, may accommodate up to four (4) units with motor vehicle parking off the back lane (provided lane is available). Each rowhouse unit may also include a separate Secondary Suite within the R-CG district. Backyard Suites are also allowable. Suites do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are less than 45 square metres in size. There are approximately 150 corner sites within this application boundary.

Conceptual example of an R-CG development on a corner property



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Attention: Jennifer Cardiff

Re: Application for Land Use Amendment LOC2018-0154

Following our recent telephone conversation and subsequent letter from the City of Calgary regarding the Land Use Amendment, I am submitting our comments and concerns for your review and consideration.

The application proposing redesignation of land use from R-C2 to R-CG applies for the property 2005 22 Ave NW. Based on the developers (Eagle Crest Construction Ltd) development plans, our understanding is there will be a four unit row housing complex built at this address with fronts facing 22 Avenue NW. There will also be a three unit complex built facing 19 Street NW with a common yard for residents. There will be garage access to these units entering on the alley way.

Based on this understanding we do not support this application for the following reasons:

1. Our home is directly adjacent to this proposal of land use. This proposed development will result in intensity of use moving into the interior of the block face. The resulting destabilizing factors can negatively affect character and community stability. Based on the rezoning approved by the City of Calgary and Banff Trail ARP, modest intensification and enhancement of the existing community character provided the rezoning development of four unit complexes to be built facing 19 Street N.W. Presently there are two developers building these complexes within a two block radius.
2. Even though the developer may be providing conceptual plans with the land use redesignation application, we understand there is no guarantee this is the development that will be built unless it is concurrent with a development permit application. This leaves us and surrounding homes with no idea what the final result will be.
3. Based on the rezoning application, we will be negatively affected by the proposed redesignation. The resulting impact potentially influences the enjoyment of our property by allowing a higher density pattern. Added to this concern, the potential for long term value depletion of our home (refer to attached evaluation letter from community realtor).
4. We are long term home owners and now senior citizens who have pride of ownership. Located in our front yard are four mature fir trees, three of which in close proximity of the proposed redevelopment. Concerns for the continued health and viability of these valuable trees along with mature vines and apple tree in the backyard need to be addressed by the developer. A plan for protection during excavation and construction needs to be the responsibility of Eagle Crest Construction Ltd.
5. The potential height of the new structures will affect privacy and shading of our property.
6. Questions regarding contextual set back of proposed units, will this be congruent with existing block appearance?

7. Collection of city provided garbage, composting and recycling bins will increase from the current six bins to twenty-one. The resulting density of these bins within limited space has the potential to decrease lane access particularly in the winter months when snow and ice ruts develop in the alleyway.
8. Increased street parking within close proximity can create a safety concern for school children walking to neighbourhood Branton Junior High, pedestrians and visitors.
9. According to the Real Property Report for the two lots pertaining to the development proposal, they are both forty five foot lots. If the proposed seven unit complex is built with existing four foot side setbacks, this only leaves eighty two buildable feet on the two lots.

Based on the above items, we recommend the following guidelines be adhered to and adopted:

- Referring to the Banff Trail Redevelopment Plan, Figure 2, Land Use Plan, the lots facing 22 Avenue reflects Low Density Residential (R-C2) Designation.
- To support the existing R-C2 designation, future residential development should continue to allow low density with a modest increase of density. This would allow construction of single family or semi-detached housing resulting in less density of use and support the family oriented nature of our community.
- No secondary suites or detached suites (above garage).

Thank you for the opportunity to comment on this application. I should end by noting that we are not opposed to new development plans that compliment the scale and vitality of our neighbourhood and realize the vision for the residents Banff Trail Community.

Yours truly,

Charles and Donna Semmens

Cc: Banff Trail Community Planning Committee

Druh Farrell- Alderman Ward 7

October 10, 2018

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P.O. Box 2100, Postal Station "M"
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Attention: Matthew Atkinson

RE: Development Application
File: DP2018-4373

Further to our letter to Jennifer Cardiff regarding the Application for Land Use Amendment LOC 2018-0154 (copy attached), we are submitting our comments for your review pending this proposed application.

Referring to the City of Calgary documentation that was presented to an Open House 2017 @ Banff Trail Community about Zoning Bylaw changes from R-C2 to R-CG, clearly states proposed R-CG districts are based on a "typical 50 foot wide parcel."

It is our understanding the two parcels located at 2001-22 Avenue N.W. and 2005-22 Avenue N.W. are under 45 feet wide and therefore should not be re designated under the proposed application to allow a 7 unit rowhouse building which would wrap around the corner from 22 Avenue and along 19 Street.

We are long term home owners directly adjacent to this proposed application. We strongly believe this proposed development will result in intensity of use moving into the interior of the block face and sets a dangerous precedent for the future of our community.

The Banff Trail Community is a vital family oriented neighbourhood supported by existing and future development being allowed under the R-C2 designation. This will continue to allow construction of single family or semi-detached housing.

Yours truly,

Charles and Donna Semmens

Cc: Jennifer Cardiff, City of Calgary
Druh Farrell, City of Calgary Alderman
Kathryn Davis, Banff Trail Community