

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Tuesday, September 17, 2019 12:26 PM
To: Public Submissions; robert.malach@gmail.com
Subject: FW: [EXT] Comments on LOC 2017-0369
Attachments: LOC 2017-0369 letter.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Saved in Council Folder

Hello Public Submissions,

Please find the attached concern regarding LOC 2017-0369 for Crescent Heights

Thank you

Jodie Stevens

Business & Logistics Liaison – Planning, Reporting, Finance, 311 & Safety
City Clerk's Office - Citizen and Corporate Services
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One City, One Voice



ISC: Protected

From: robert malach
Sent: Monday, September 16, 2019 11:44 AM
To: City Clerk
Cc: Cc: planning@crescentheightsyyc.ca
Subject: [EXT] Comments on LOC 2017-0369

Dear City Clerk:

Please find attached my letter outlining concerns with the proposed amendment to the ARP for Crescent Heights at 336 8th Ave. NE..The Community Petition sent concerning LOC 2017-0369 earlier still stands as the most recent proposal does not address the concerns of the community with respect to this proposed development but the amended proposal is actually worse than the original for all the same reasons.

This proposed amendment in our view is without merit as the original ARP has community support. We believe that this proposed amendment to the ARP runs contrary to the spirit of proper integration of commercial development adjacent to residential communities.

Sincerely,

Rob Malach

Jordan Furness, Calgary City Planning

Dear Jordan;

RE: LOC 2017 – 0369

I am a concerned resident of the Crescent Heights community. I am worried about the impact of the proposed amendment changing the zoning requirements for 336 8th Ave N.E.

The developers' proposed changes are our worst-case scenario for this lot and run contrary to present civic zoning intention. The proposed zoning opens 8th Ave. NE to commercial traffic changing the zoning requirement that access be from Edmonton Trail. As proposed, the amendments would allow the development to face on to 8th Ave. NE instead of Edmonton Trail.

We do not have an issue with the existing commercial zoning for that lot. As a community, we support the Main Street initiative and commercialization efforts on Edmonton Trail. But they must be implemented intelligently and comply with existing planning requirements. Our ongoing community support of existing planning has resulted in some of the highest density found in any of our inner-city communities. This proposal for a zoning change provides no compelling reasons for this exception other than furthering the developer's interests. One of the stated goals of the Municipal Development Plan is " (considering) the local context by maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development." This proposal runs contrary to these stated goals for the following reasons:

1. The proposed amendment runs contrary to C-COR2 states at clause 796 (a) The Commercial – Corridor 2 District is intended to be characterized by:

(a) commercial development on both sides of streets;

This proposed commercial development would side onto residential properties on both sides of its development and across the street from the development.

2. The proposed development does not have access to Edmonton Trail as required by the existing zoning requirements.

3. Pursuant to the requirements of the Crescent Heights Area Redevelopment Plan (ARP) and Municipal Development Plan, the proposed development has not consolidated the parcels that separate it from Edmonton Trail.

4, The developer wants an amendment increasing the floor area from the maximum 558 Square feet to 1.116 square feet, making a dramatic contrast of scale with the residences on either side. The lot coverage is grossly out of proportion to the residential properties on either side of this commercial/apartment mixed use proposal.

The developer also wants to increase the maximum height to 16 metres increasing it from the 10 metre maximum. Again this is inappropriate given that this site is situated between residential houses in a residential neighbourhood and is on property not connected to and is separated from the commercial corridor of Edmonton Trail.

5.. The ARP states that one of its objectives is to ensure a high standard of commercial development and minimize impact on adjacent housing. The developer has failed to consult with its neighbors about the potentially harmful impact on the affected residential properties between it and Edmonton Trail.

We hope our ongoing community support for existing city planning requirements will be reciprocated by a denial of the developer's proposed amendments to LOC 2017-3069 which run contrary to the spirit and stated intent of the existing zoning requirements for commercial development in our community.

Sincerely,

Rob Malach

Resident at 315 8th Ave. NE

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Monday, September 16, 2019 6:54 PM
To: Public Submissions
Subject: 336 8 AV NE – LOC2017-0369 – Comment from Development Map

Follow Up Flag: Follow up
Flag Status: Flagged

Application: LOC2017-0369

Submitted by: Brad Bulger

Contact Information

Address: 320 8 Ave and 315 9 Ave NE

Phone:

Email: Bradbulger@outlook.com

Feedback:

We would like to oppose the change in the develop of 336 8 Ave NE. Specifically, we oppose the ability to build a 16 metre building (an increase of 6 metres above the current allowance) and increasing the allowable floor area to 1,116 from the current 558. This significant increase to the building does not fit within the current neighbourhood design and would significantly cast shadows on the houses on either side of the property.

We also oppose amending the current Crescent Heights Area Redevelopment Plan.