

LOC2019-0025 CPC2019-1145

CITY OF CALGARY
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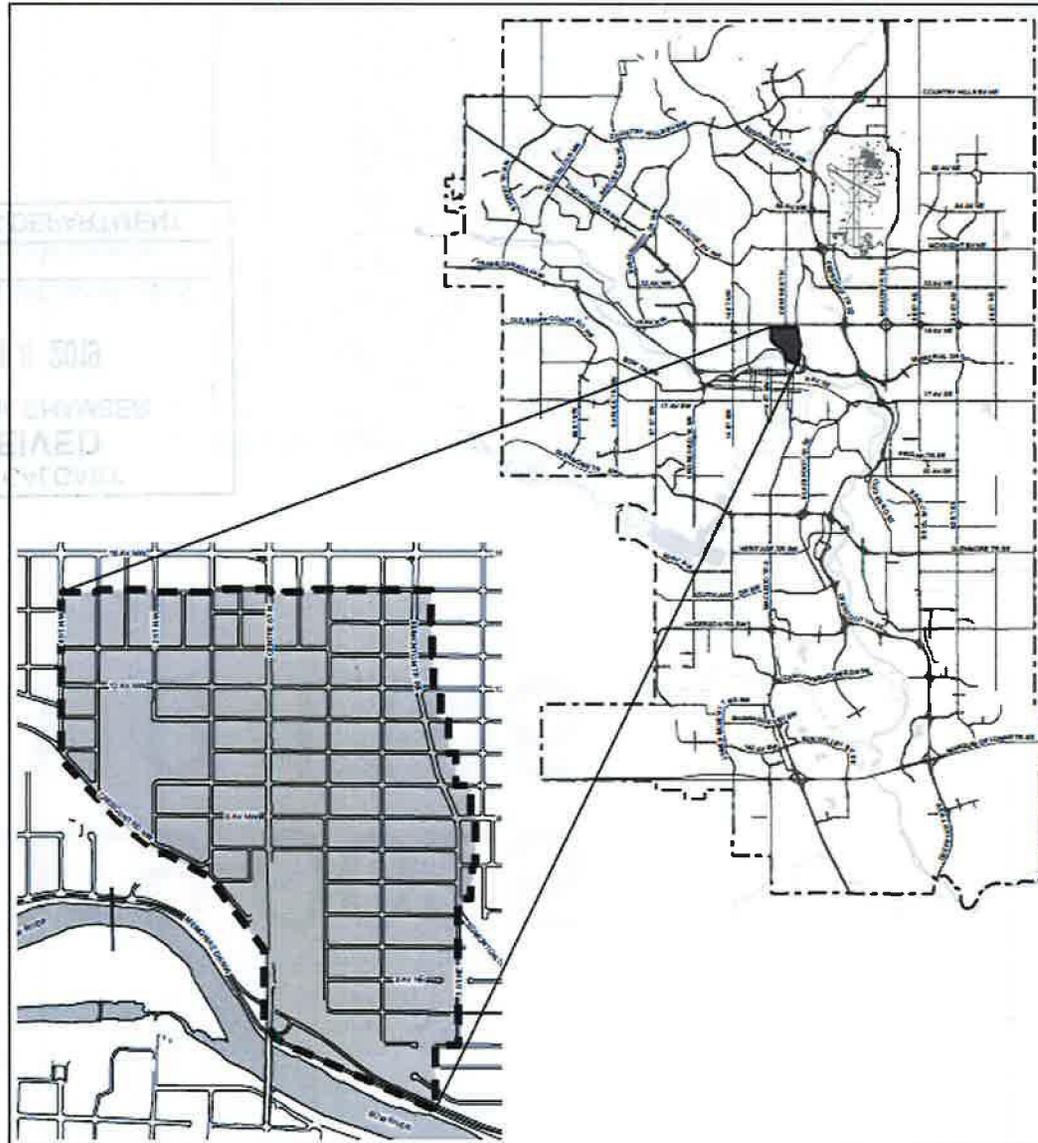
301 - 7TH Avenue NE

Policy and Land Use
Amendment (R-C2 to R-CG)

CRESCENT HEIGHTS

Crescent Heights (CH)

Legend

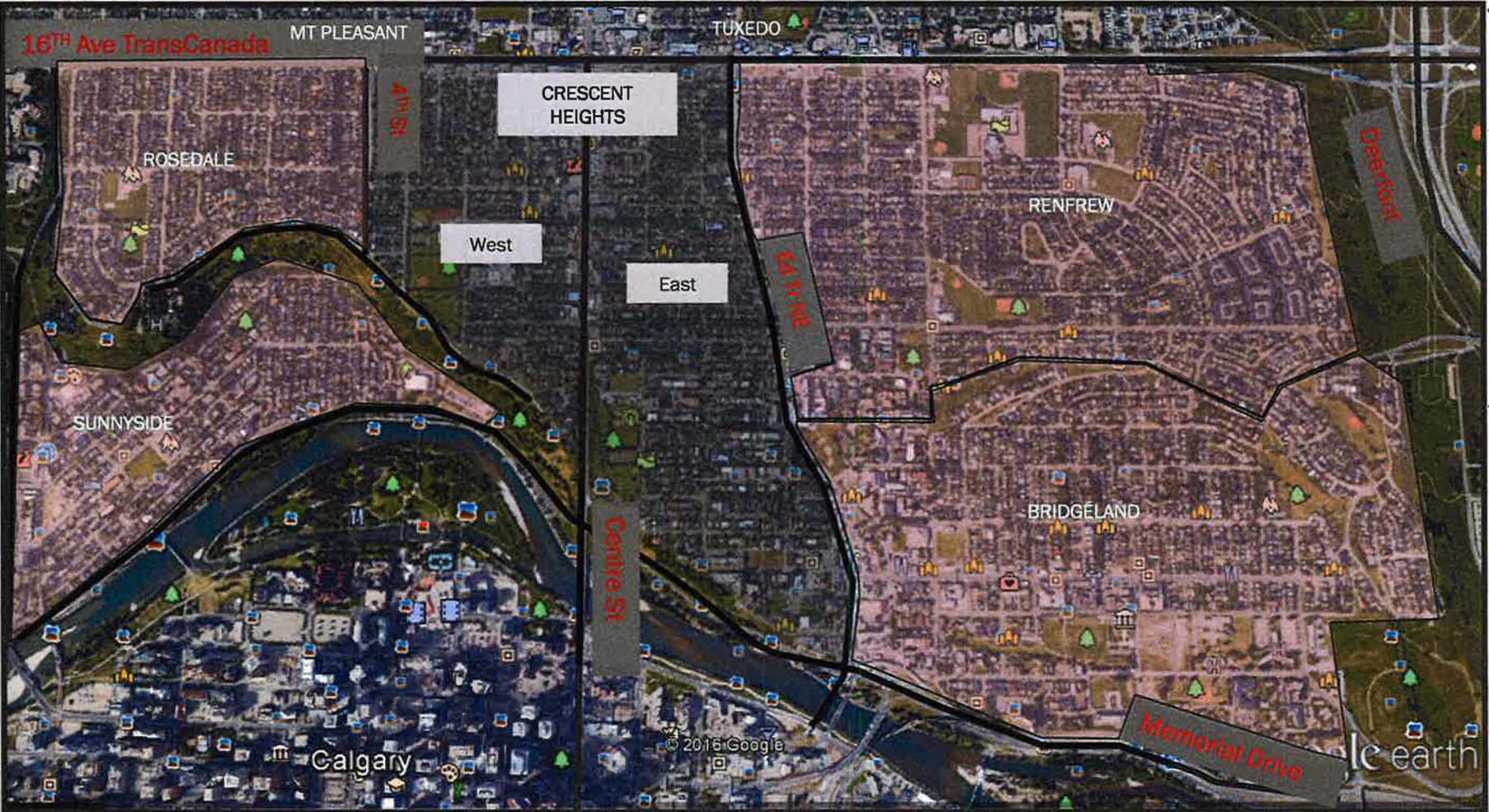


This map is conceptual only. No measurements of distances or areas should be taken from this map.



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ROADS AND NEIGHBOURHOODS



RECAP

- The first LOC and policy amendment was **unanimously rejected** on July 6, 2016. LOC2015-0134
- Applicant reapplied for identical zoning change in 2017 and on July 4th, 2017 the LOC was **rejected by a vote of 8 – 4**. LOC2017-0059
- Today is the **third attempt** for the **identical rezoning** change w a new applicant. LOC2019-0025

LOC2017-0059

- Quote from Councillor Farrell in support of filing in 2017
 - *“this community is open to most change. Main street project along Centre with the green line. They work hand in hand with the City along 16th Ave; significant change along Ed Tr and base of the hill closer to down town. This is remarkable change and there is **a tiny enclave of stable single family homes and the community is saying and I agree, that they would like to preserve this small little portion of CH of single family homes** while change happens all around them. So it’s a **reasonable request that there is some stability in one tiny portion of a transforming community** and in that I will move to file and abandon the bylaw.”*

LOC2017-0059

■ Further Elaboration from Councillor Farrell

- *I'm a big fan of **RCG**, I think it is a great land use and it helps provide that missing mid that we've been talking so much about. **I don't believe it belongs everywhere.** There are a few I haven't supported **and this is one of them.** I will explain why.*
- *We've been going through the Green Line (GL) engagement with **CH** and they have been so open to **intensification along Centre Street.** When we did the GL charette, at the end of it the community, the people who were engaged were given three choices on a number of questions and one of them was on density and intensification and over 80% of the residents engaged in the workshops supported the significant intensification along the green line. **It was a remarkable day.***

LOC2017-0059

■ Further Elaboration from Councillor Farrell

- *This is a community that has one of the **highest density ratios of affordable housing, one of the highest number of units of affordable housing** and the community has supported that all along; when we looked at winter shelter in the Brick, the community sent a donation for a winter shelter in the Brick. I'd like to add also **this community welcomes laneway suites** as well. This is not, this is **not NIMBY**, this is a community trying to preserve a small enclave in a rapidly changing neighbourhood. I asked council with acknowledgement that the applicant has done better engagement, they stick with the original decision and vote this one down. **So I'm going to recommend to file and abandon this motion.**"*

2017 to 2019

- Fundamentally no change in this third amendment requeststill R-C2 to R-CG
- Change however within the community where single-family homes decreased from 38% in 2014 to 27% in 2016
 - *11% drop in two years*
 - *City of Calgary density is 56%*
 - *CH more densely populated than ever*
 - *Retain small enclave of single-family homes*



| Crescent Heights | | |
|----------------------------|--------|----------|
| | Number | Per cent |
| Occupied private dwellings | 3,275 | 100% |
| Single-detached house | 885 | 27% |

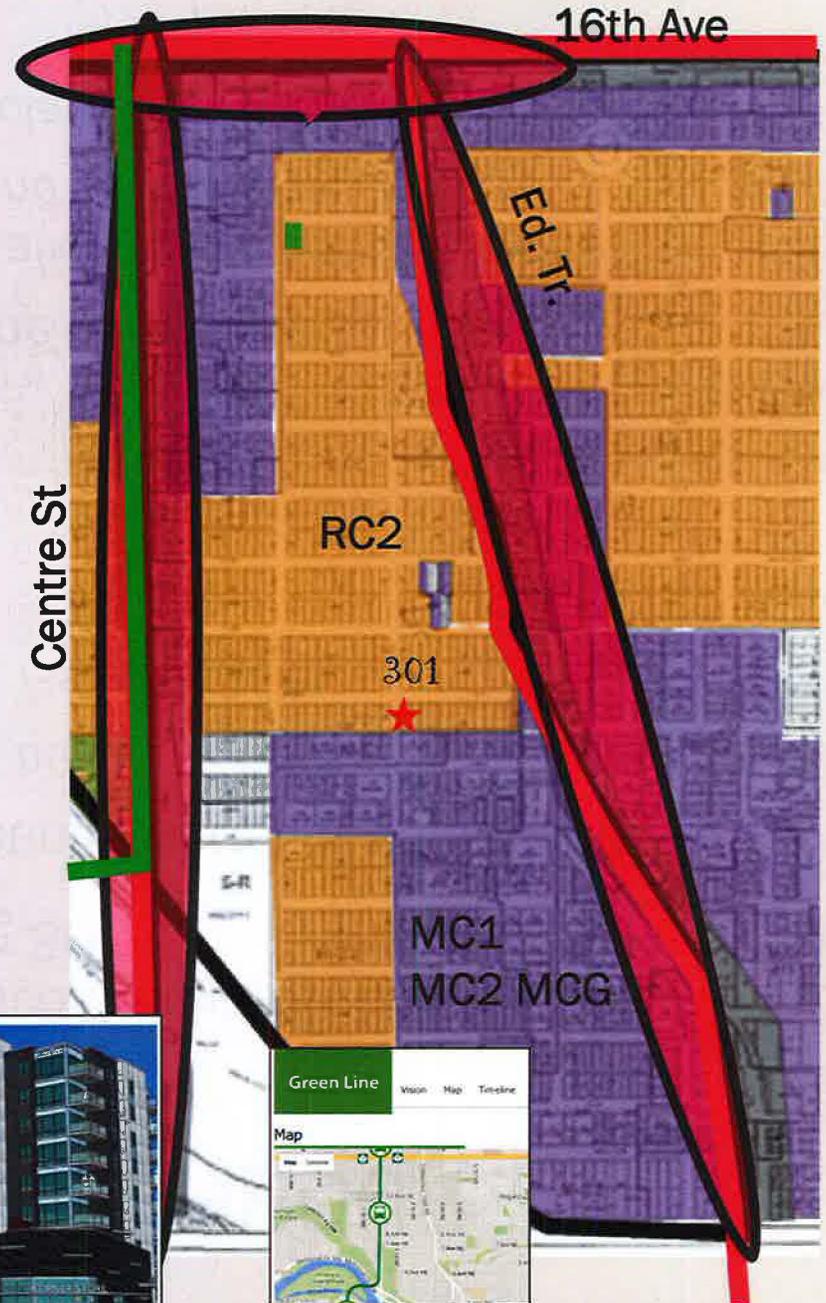
| Calgary | | |
|----------------------------|---------|----------|
| | Number | Per cent |
| Occupied private dwellings | 466,725 | 100% |
| Single-detached house | 262,965 | 56% |

DIRECTLY AFFECTED NEIGHBOURS

- Developer worked with the adjacent neighbor but not with other directly affected including 307
- Concerns from community meetings were not addressed:
 - *Sunshade reports for current build*
 - *How were garages oriented – issues in alley*
- Lack of engagement
 - *Concerns from 1st community meeting not addressed in 2nd*
 - *Zero engagement with 307*
- Long term impacts to me and the community
 - *Increased & unsafe traffic in alley, noise, parking, lack of privacy, AC/ventilation, sun and shade back yard*
 - *Dramatic change to small enclave of single family homes*

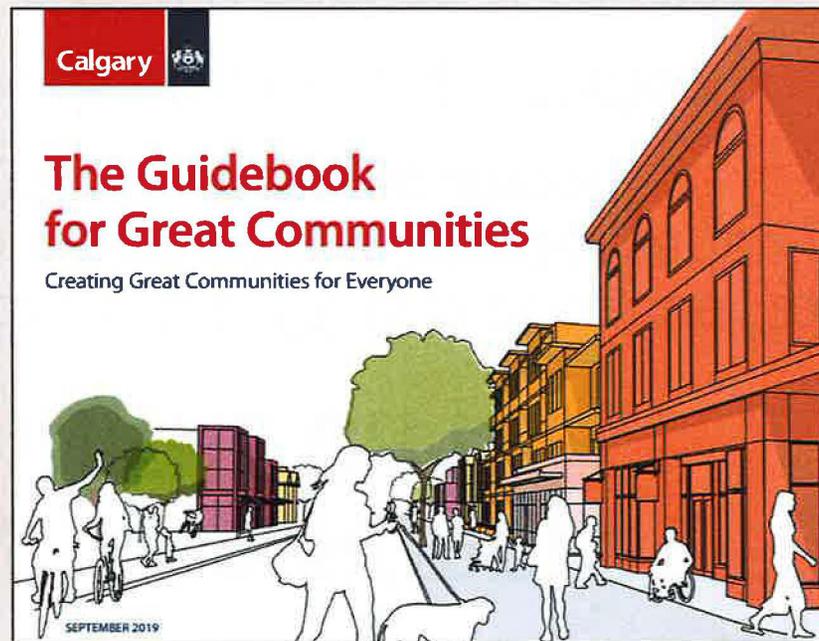
CH EMBRACES DENSITY

- More than contributes their fair share to the City's objectives of increased density
- Main Streets program
 - Centre St, 16th Ave, Ed Tr.
- Green Line along Centre St.



CITY OBJECTIVE RE DENSITY

- Guidebook for Great Communities – Sept 2019
 - *to “promote varied, inclusive and equitable housing options”*
 - *That the “number & variety of houses to accommodate enough people to support and help nearby commercial areas”*
 - *Fits the “major, minor and local” housing policies*



RC-G IS NOT APPROPRIATE FOR EVERY CORNER IN THE CITY

- According to the City RC-G is designed “to better enable new development that adds a broader variety of housing into exiting low density neighbourhood”
- *CH is not a low density neighbourhood*
- Already have many varieties of housing **including multiple examples of row housing (below)** in CH
- The context of the “small enclave” of single family homes does not support RC-G zoning



RC-G IS NOT APPROPRIATE FOR EVERY CORNER IN THE CITY

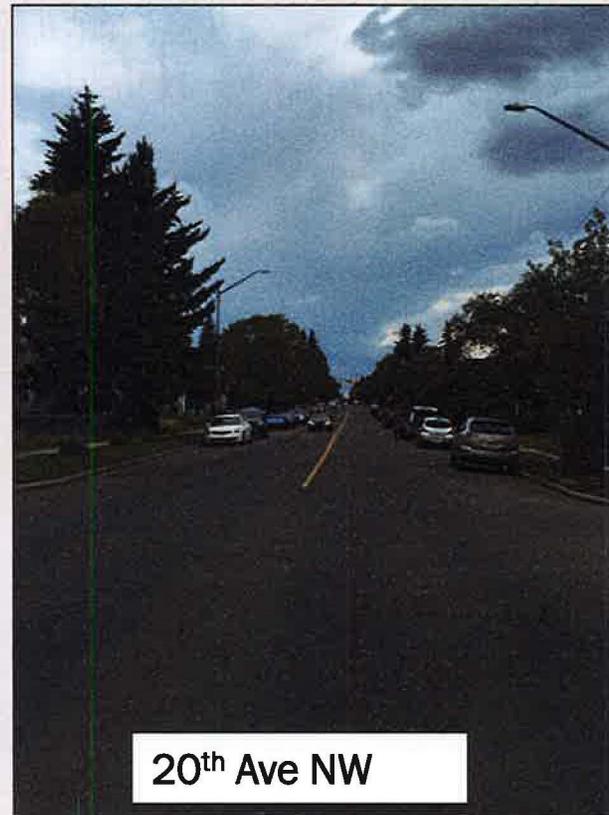
"This type of infill is ideal for corridors like 20th Ave NW".

Mayor Nenshi, Calgary Herald

Oct, 18, 2014



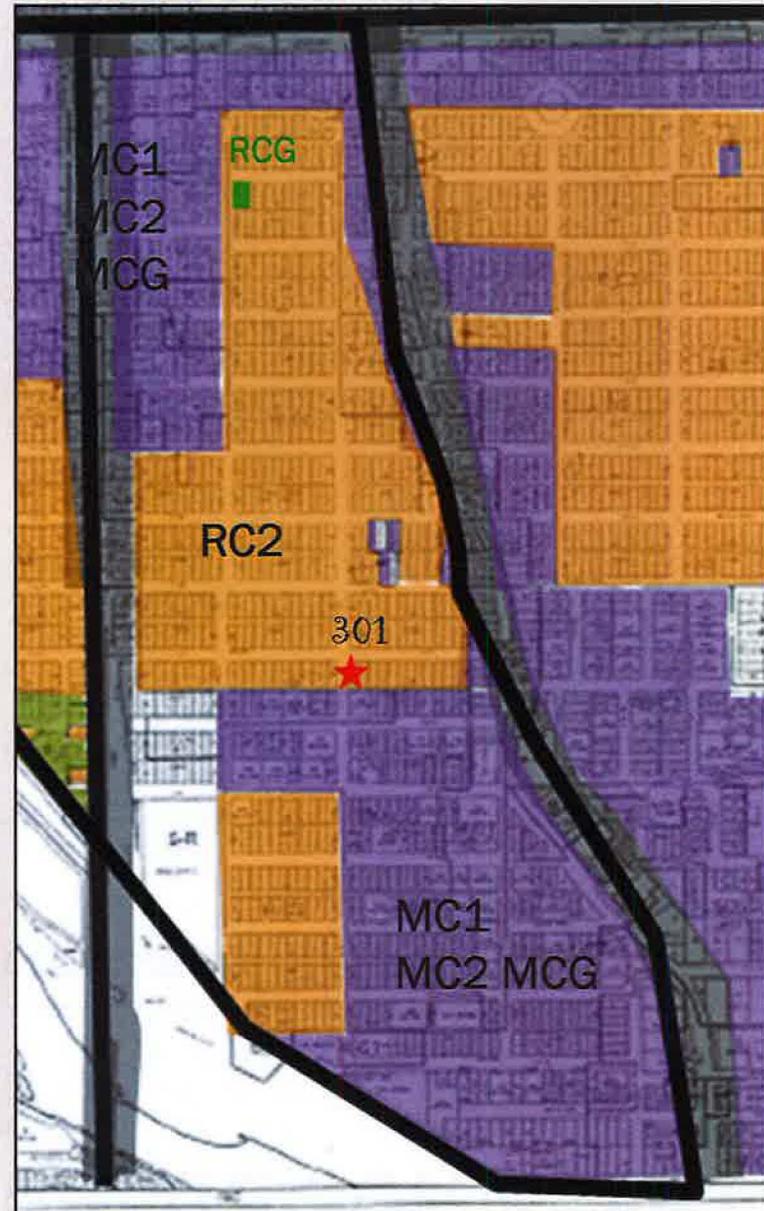
301 -7th Ave NE



20th Ave NW

OPTIONS

- There are still over 200 parcels of land (empty lots & single family homes) in the MC-1, MC-2, MC-G area available for this type of development without any need to change the zoning (and we don't have to keep meeting like this)
- Other developers have built and are building R-CG in our community without changing any zoning





Parking Lot

3rd Ave NE

10 Single Family Dwellings

Empty Corner Lot

© 2016 Google

ONCE MORE INTO THE FRAY.....

- Developer can keep re-applying for the same rejected land-use change with no regard for the continued overwhelming opposition
- Community residents “volunteers” have to take time off work, adjust lives, devote time to respond (repeatedly)
 - *challenge to rally residents again and again and again which works in a developer’s favour as we get burnt out*
- It’s hard not see, here for a third time for the exact same LOC, that this is a waste of city resources in a time of fiscal responsibility
- CHCA Planning Committee suggests that up-zoning is time consuming & most inner city neighbourhoods are experiencing more of it than they want
- CH is open and collaboratively work on these issues; in exchange we expect *meaningful* dialogue

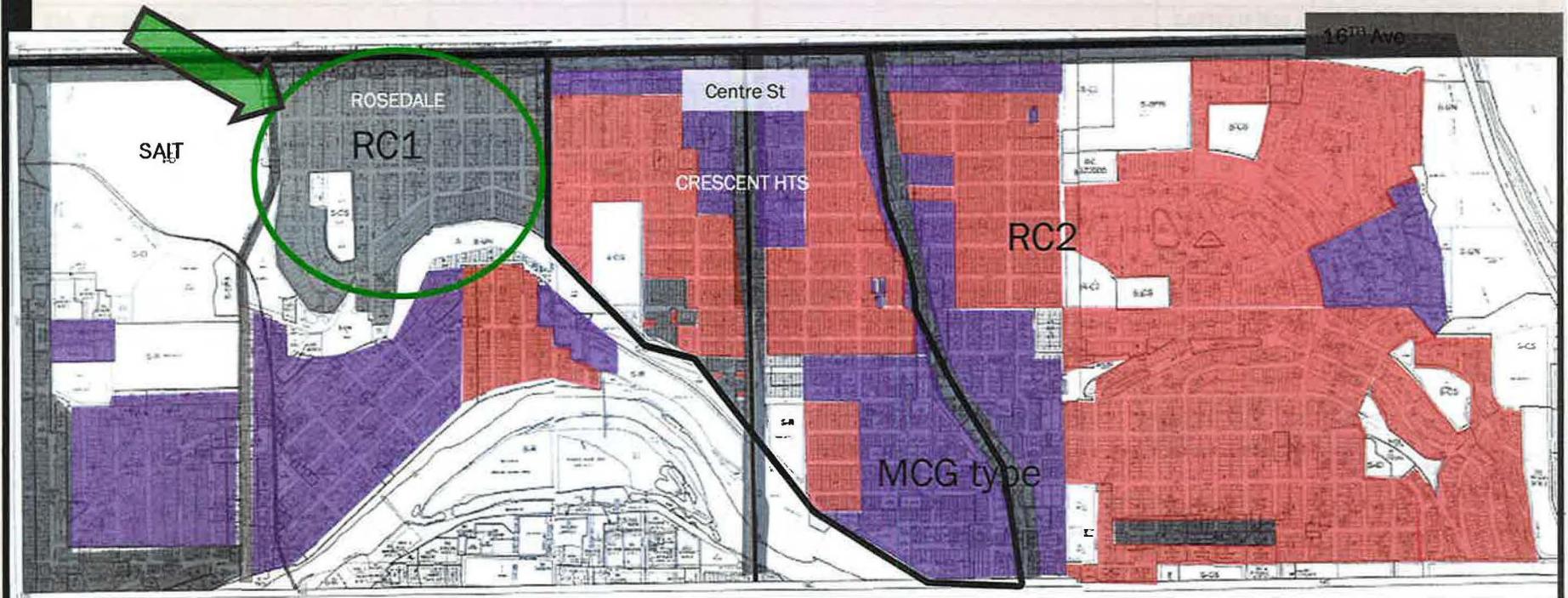
APPLICANT/DEVELOPER CONSULTATION

- Acknowledge applicant met with the community twice at the Community Hall
- Directly affected residents (other than 305 directly next door) lacking

This doesn't address the issue at hand (that we've reiterated in this presentation) that R-CG zoning doesn't not fit everywhere; is unnecessary to meet the City's objective for higher density in this particular spot and developer-initiated up-zoning is not acceptable

DENSITY NEEDS TO BE APPLIED EQUITABLY THROUGHOUT ALL AREAS

- CH is happy to carry more than their share of density initiatives for the City..... actions speak to that
- However, Rosedale, right next door do not; this is not only unfair to CH but to all surrounding neighbourhoods and to residents of the entire City of Calgary



DENSITY NEEDS TO BE APPLIED EQUITABLY THROUGHOUT ALL AREAS

| Rosedale | | |
|--------------------------------------|------------|-------------|
| | Number | Per cent |
| Occupied private dwellings | 600 | 100% |
| Single-detached house | 520 | 87% |
| Semi-detached house or duplex | 40 | 7% |
| <i>Semi-detached</i> | 0 | 0% |
| <i>Duplex</i> | 40 | 7% |
| Row house | 0 | 0% |
| Apartment | 45 | 8% |
| <i>Less than 5 storeys</i> | 45 | 8% |
| <i>5 storeys or more</i> | 0 | 0% |
| Other dwelling | 0 | 0% |

- Recent trend of amalgamating 2 or 3 R-1 lots into one large R-1 and building a single family home- exact opposite to City objectives

| Crescent Heights | | |
|--------------------------------------|--------------|-------------|
| | Number | Per cent |
| Occupied private dwellings | 3,275 | 100% |
| Single-detached house | 885 | 27% |
| Semi-detached house or duplex | 270 | 8% |
| <i>Semi-detached</i> | 60 | 2% |
| <i>Duplex</i> | 210 | 6% |
| Row house | 90 | 3% |
| Apartment | 2,020 | 62% |
| <i>Less than 5 storeys</i> | 1,740 | 53% |
| <i>5 storeys or more</i> | 280 | 9% |
| Other dwelling | 0 | 0% |

SUMMARY

Councillor Farrell's 2017 comments remain valid

CH fully supports increased density and affordable housing – not NIMBY

This LOC is unnecessary to achieve City's objectives of higher density

R-CG, although low density, does not fit everywhere

This development cannot be considered "affordable housing"

Only 27% of CH residents live in single-family homes - 11% drop in 2 year span from 2014 to 2016

Numerous examples of row-type housing already built in CH w/o zoning change - 200+ lots available

This LOC would amend ARP without community consultation

CH strongly supports development but equally as strongly oppose this LOC

Developer initiated up-zoning does not have community interests at heart