

**Smith, Theresa L.**

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**From:** Shonna <shonnalynne@shaw.ca>  
**Sent:** Tuesday, August 22, 2017 8:47 PM  
**To:** City Clerk  
**Cc:** brcaplanning@gmail.com  
**Subject:** [EXT] Office of the City Clerk, The City of Calgary- 643 4th Avenue NE - 647 4th Ave Land Use Designation  
**Attachments:** BDT - 647 4th Ave NE Land Use Designation.pdf  
**Importance:** High

To whom it may concern,

We recently had a owners meeting for Bridgedale Terrace, at 643-4th Ave N.E.  
The City of Calgary has sent the attached document to the owners. relating to the land use designation for 647 4th Avenue NE.

**Discussions at our meeting:**

An 8 unit development already has approval for 647, 4th Ave. N.E.  
The developer wanted to get 12 units put in, but we believe they could not provide adequate parking.  
As of January 2017, the City has a proposal for a 10 unit development with 12 parking stalls.

Regarding the house located in Bridgeland on 6st and 4th Ave. N.E., that will be replaced with a 12 unit condo in its place.

**Many of us who live here, and especially those who face the property, have many concerns/questions.**

**Here are a few of ours- that I would like to address:**

**Height of structure** - I believe it was planned to be 30-40 feet in height.

**Inadequate clearance between structure and the property line** - only 3 foot clearance from structure to property line-  
**Reduction of natural light** - due to height and **proximity to property line**, (this affects units 1-4, but worse for 5-14, that only have 1 side of windows.) **Reduction of any view** - due to previous items **Privacy** - due to height and proximity to property line, they can look right into our units.

**Parking** - needs to be adequate on-site parking for residents and visitors, as the street parking is already overcrowded and highly congested- All these factors will contribute to **reducing property values for Units 1-14 facing North, (this will have an indirect effect on Units 15-24.), as they face South.**

**What are the Landscaping choices?**

**What is the plan is for closing it in?- hopefully not a large wooden fence that will totally block off all/any view**

It's understood that construction will take a min. of 2yrs and that is a lot of noise and closed off road ways to get in and out of this complex.

I look forward to your response at your earliest convenience.

Thank you

Shonna Boles

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2017 AUG 23 AM 8:17  
THE CITY OF CALGARY  
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**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[www.calgary.ca/development](http://www.calgary.ca/development)

01 0 0000003\*

IMC 8062

SANDRA L JOHNSTON  
188 CITADEL CREST GREEN NW  
CALGARY, AB  
T3G 4W3

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2017 AUG 23 AM 8:17  
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*Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on Monday, September 11, 2017, commencing at 9:30 a.m.

*Can I review the application in more detail?*

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, August 17, 2017, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

*Can I submit my comments to City Council?*

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 10:00 a.m., Thursday, August 31, 2017, shall be included in the Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca).

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

*What if I submit my comments late?*

Late submissions will not be accepted in the City Clerk's Office.

*How will my comments/submission be used?*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them.

*Can I address City Council in person?*

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

*Can I distribute additional material at the meeting?*

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and bylaw 44M2006 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

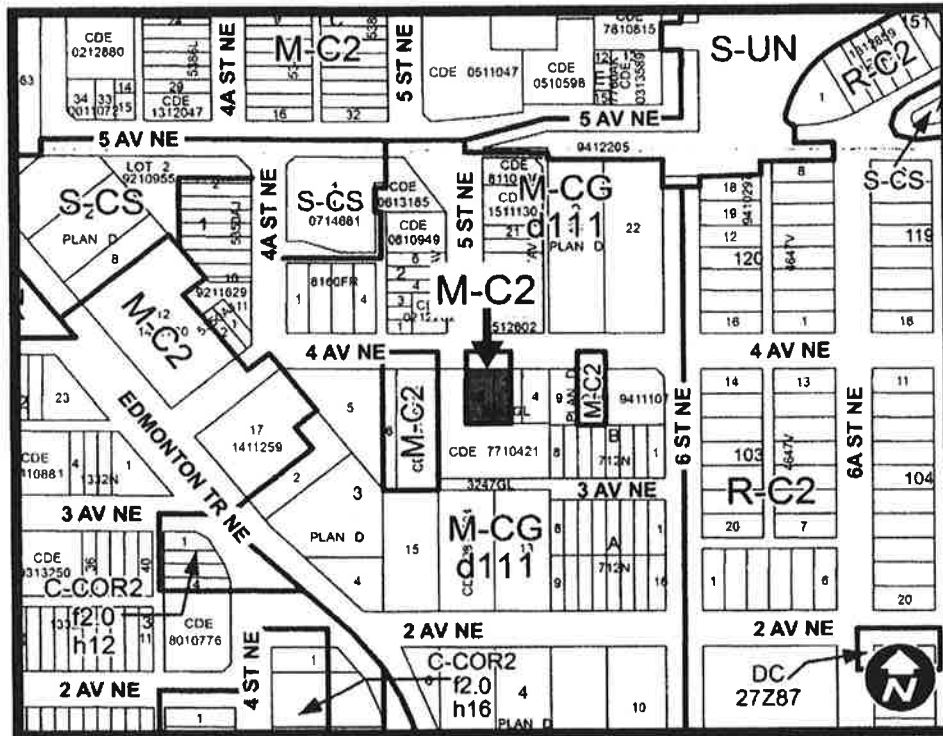
Susan Gray, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

Learn more or comment  
[calgary.ca/development](http://calgary.ca/development)  
or 403.268.5311

**BRIDGELAND/RIVERSIDE  
BYLAW 289D2017**

To redesignate the land located at 647 – 4 Avenue NE (Plan 3247GL, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CG d111) District to Multi-Residential – Contextual Medium Profile (M-C2) District.



**Smith, Theresa L.**

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**From:** Helder Valente <HValente@bowvalleycu.com>  
**Sent:** Monday, August 28, 2017 9:09 AM  
**To:** City Clerk  
**Cc:** brcaplanning@gmail.com; Christy Valente  
**Subject:** [EXT] 647 4th Ave Land Designation  
**Attachments:** DOC082817.pdf

Hello,

Please review; please feel free to call or email if you have any questions.

Sincerely,

Helder Valente  
403.650.3456

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

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2017 AUG 28 AM 9:14

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CITY CLERK'S

Office of the City Clerk  
The City of Calgary  
PO BOX 2100 St M  
700 Macleod Trail SE  
Calgary, AB  
T2P 2M5

Dear Madams and Sirs,

We own Unit 3 643 4<sup>th</sup> Ave NE in Calgary and are opposed to a large 4 story building that has been approved in the adjacent lot. A building of this height and close proximity would block out all natural sunlight. Understand as minimum clearance between the building and property line are not being met, this also affects the privacy and enjoyment of the property.

Parking will also be greatly hindered as parking in the neighborhood is already very congested.

A building of this size next to our current property will decrease the value and hinder the enjoyment of our property. Please reconsider the allowable height of the approved building and the use of minimum allowable clearances between the building and property line.

Sincerely,



Christy and Helda Valente  
403.650.3465

**Smith, Theresa L.**

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**From:** Judith Harrison <Judith.Harrison@gov.ab.ca>  
**Sent:** Tuesday, August 29, 2017 9:13 AM  
**To:** City Clerk  
**Cc:** brcaplanning@gmail.com  
**Subject:** [EXT] 647 4th Avenue NE - land use designation

Good morning,

I live next door to this proposed development. The developer has applied to build 12 units. I object to the number of units for the following reasons:

Inadequate parking, inadequate street access for visitors. This area is incredibly population dense already.  
Shadow and shade will be near constant due to the height of the proposed unit.  
Density is already at the bursting point

Please keep this development to the eight unit already allowed for. Thank you

*Judith (Jude) Harrison*  
Paralegal  
Alberta Crown Prosecution Service  
Calgary Prosecutions  
Suite 600, 332, 6th Avenue SW  
Calgary, Alberta T2P 0B2

Tel 403.355.4382  
Cel 403.472.1474  
Fax 403.297.4311

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THE CITY OF CALGARY  
CITY CLERK'S

Office of the City Clerk  
The City of Calgary  
PO BOX 2100 St M  
700 MacLeod Trail SE  
Calgary, AB  
T2P 2M5

**RECEIVED****2017 AUG 29 AM 7:52****THE CITY OF CALGARY  
CITY CLERK'S**

Dear Madams and Sirs,

We own Unit 3 643 4<sup>th</sup> Ave NE in Calgary and are opposed to a large 4 story building that has been approved in the adjacent lot. A building of this height and close proximity would block out all natural sunlight. Understand as minimum clearance between the building and property line are not being met, this also affects the privacy and enjoyment of the property.

Parking will also be greatly hindered as parking in the neighborhood is already very congested.

A building of this size next to our current property will decrease the value and hinder the enjoyment of our property. Please reconsider the allowable height of the approved building and the use of minimum allowable clearances between the building and property line.

Sincerely,



Christy and Helder Valente



**Smith, Theresa L.**

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**From:** Carol Wooding <woodingc@telus.net>  
**Sent:** Wednesday, August 30, 2017 1:56 PM  
**To:** City Clerk  
**Cc:** woodingc@telus.net; brcaplaning@gmail.com  
**Subject:** [EXT] FW: Permit #: DP2016-3192 - 647 - 4 Ave NE

To Whom it May Concern;

I understand a ten unit building is now being considered. The concerns are still the same as my previous email of September 4, 2016. In addition it has been brought to my attention the city closes 5<sup>th</sup> street due to icy conditions in the winter and residents park on 4<sup>th</sup> Avenue which creates even greater congestion.

Overall, these issues will have an impact on our property values, and as a taxpayer this is of extreme concern to me.

Once again, I would like these concerns be taken into consideration during the approval process. Thank you.

Carol Wooding  
Unit 17, 643 – 4<sup>th</sup> Ave NE

Cc: Ali MacMillan - BRCA

**RECEIVED**  
2017 AUG 30 PM 3:07  
THE CITY OF CALGARY  
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**From:** Mulholland, David C. [<mailto:David.Mulholland@calgary.ca>]  
**Sent:** Tuesday, September 6, 2016 9:40 AM  
**To:** 'Carol Wooding' <[woodingc@telus.net](mailto:woodingc@telus.net)>  
**Subject:** RE: Permit #: DP2016-3192 - 647 - 4 Ave NE

Good morning,

Thank you for the comments you submitted regarding the proposed development at 647 4 Avenue NE – they will be taken into account during our review. The Development Permit is still in early stages of review, and I anticipate that it will be at least a couple of months before we are able to move to decision stage.

If you wish to review the plans that were submitted you can do so by contacting the Planning and Development Call Centre (403.268.5311). If you have any questions or concerns do not hesitate to contact me.

Regards,

**David Mulholland**  
Planner, North Planning Area  
Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.2264 | F 403.268. 3636 | E [david.mulholland@calgary.ca](mailto:david.mulholland@calgary.ca) | [calgary.ca](http://calgary.ca)  
Floor 5, Administration Building - C6, 800 Macleod Tr. S.E.  
P.O Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** Carol Wooding [mailto:woodingc@telus.net]  
**Sent:** Sunday, September 04, 2016 10:23 PM  
**To:** Mulholland, David C.  
**Cc:** brcaplanning@gmail.com  
**Subject:** Permit #: DP2016-3192 - 647 - 4 Ave NE

Dear Mr. Mulholland:

**Re: 647 – 4<sup>th</sup> Ave NE, Calgary**

As a resident of the building south of the proposed multi-unit building, referenced above I have some concerns. I understand the plan is to build a 12 unit structure, instead of an initial 8 unit structure in such a limited space. This will create problems and some of my concerns are as follows:

- The height and size of the building and the impact on the neighbors views; inhibition of natural light etc..
- Residents' Parking and ample stalls for visitors. Resulting in spill overs on the streets which is already overcrowded and congested as it is.
- The close proximity to this new structure and the current building directly south of it. This space will be better suited to a single or even a double dwelling unit.

Please consider the impact on current residents when deciding on whether this proposal should be permitted.

Thank you

Carol Wooding  
Unit 17, 643 – 4<sup>th</sup> Ave N E

Cc: Ali MacMillan - BRCA

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

**Smith, Theresa L.**

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**From:** Gregory Pastirik <gregory.pastirik@gmail.com>  
**Sent:** Wednesday, August 30, 2017 12:49 PM  
**To:** City Clerk  
**Subject:** [EXT] Public Submission - Bridgeland/Riverside - Bylaw 289D2017

Good day,

As a resident of Bridgeland living at #2, 505 5 Street NE, I support the re-designation of the land located at 647 - 4 Ave NE from M-CG d111 to M-C2.

A building of up to ~4 stories would be appropriate for the area.

More people living in a community is what gives it vibrancy and makes it a desirable community, as services and business pop up to support the increased population that density brings, and there are more eyes on the street to help guard against petty crime.

While visitor/nonresident parking in the area may be raised as a concern, reduced available parking is the price we pay for productive use of the limited parcels in a community, and it is absolutely a price worth paying.

I support the re-designation and urge others to do so as well.

-Gregory Pastirik  
#2, 505 5 Street NE, Calgary

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2017 AUG 30 PM 1:09  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** Michelle Baker <bakerm1312@gmail.com>  
**Sent:** Wednesday, August 30, 2017 8:00 AM  
**To:** City Clerk  
**Cc:** brcaplanning@gamil.com  
**Subject:** [EXT] Land Use at 647 4th Ave NE

Dear Sir or Madam,

My name is Michelle Baker. I currently reside at Unit #14, 643 4th Ave NE, and I wish to address issues concerning the proposed land use at 647 4th Ave NE.

There are two huge issues, creating several other issues---those being height and parking.

4th Ave is already heavily congested and is ALWAYS fully occupied with parked cars. In the winter 5th Street and 4A (?) Street (one street East) are often blocked off due to it being to icy to drive on, forcing occupants to attempt to park on 4 th Ave, increasing difficulty to find availability. During the summer, people already park on 4th Ave and walk downtown or catch the bus.

With the proposed units tenants will quite likely have more than one vehicle, and visitor parking is already highly unprovided for residents in this area. Visitor parking is essential and at a high premium for space---and availability. Our visitor parking is ALWAYS full.

As for the height of the proposed structure, this will block all natural light in out units, as we only have windows on this side. This will reduce what little view we do have, making tenants able to peer directly into out units, taking away any privacy.

This will also decrease our property values for all units that will face this structure.

There are also concerns regarding the distance between the structure and the property line---an allowance of only 3 feet? How can this be? Where will all the garbage/compost/recycle bins be placed? Where is the green space for the property?

Please submit my concerns.

Thank you for your time,

Michelle Baker  
Unit 14, 643 4th Ave NE  
Calgary AB  
T2E 0J9

RECEIVED  
2017 AUG 30 AM 8:35  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

**From:** Michael Wright <mikeyjune11@gmail.com>  
**Sent:** Tuesday, August 29, 2017 10:59 PM  
**To:** City Clerk  
**Subject:** [EXT] Public Hearing on Planning Matters (Bylaw 289D2017 -- to redesignate Lots 2 and 3 at 647 -4th Ave NE)

My name is Luisa Terte. I own Unit 12, at 643 4th Ave NE. My son is living in this condo.

The lane between my front door and the back of Lots 2 and 3 is very narrow (less than the width of a normal back alley). Three sides of my condo are also the walls of other condos (i.e. I am separated from the condos beside by a common wall between us; and I am separated from the condo behind me by a common wall between us). The only side with windows and a door is the side facing Lots 2 and 3.

If this re-designation is allowed, and a taller building is permitted to be built, I would be left looking in their bedrooms (and vice-versa) as this would be the only view we each would have left. Plus, less daylight would reach my condo (and vice-versa).

My condo complex is over 35 years old. I suspect the City (at that time) allowed my condo to be so close to that narrow lane because the buildings on Lots 2 and 3 (at that time) were not that tall, and they had backyards between them and that narrow laneway. Now: tall buildings, very close that laneway, are being proposed for Lots 2 and 3.

My guess is that, if Lots 2 and 3 had tall buildings that close to the laneway 35 years ago, then (35 years ago) the City would not have allowed my condo to be built that close to the laneway.

In short: buildings that close to the laneway should not be allowed on both sides; and we were approved first.

Another major concern that I have, has to do with parking. The cost of buying or renting in Bridgeland is high. Quite often, you get young adults sharing this high cost. The resulting reality is two or more vehicles per unit, with the excess vehicles being parked on the street.

5th Street N.E, is quite steep between 4th Ave and 6th Ave. The City closes this 2 block stretch of 5th Street whenever it is deemed too icy/slippy. The people that live on this affected street have to park at the top or bottom of the hill. Even if they have off-street parking, they can't get to it because the road is closed.

For the above two reasons, it would be nice if any and all new developments in this area provided more off-street parking -- more than is required for other areas of the city.

Thanking you in advance for your consideration of my concerns,

Luisa Terte  
Unit 12, 643 4th Ave NE  
Calgary, AB T2E 0J9  
E-Mail: [mikeyjune11@gmail.com](mailto:mikeyjune11@gmail.com)  
Phone: (403) 512-5986

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2017 AUG 30 AM 8:36  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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**From:** Leanne Salt <Leanne.Salt@tidal-energy.com>  
**Sent:** Wednesday, August 30, 2017 7:42 AM  
**To:** City Clerk  
**Cc:** brcaplaning@gmail.com  
**Subject:** 643 4 avenue NE Land Use Designation  
**Attachments:** City of Calgary.docx

Leanne Salt  
NGL Accountant

Tidal Energy Marketing Inc. | An Enbridge Company  
TEL: 403-205-7732 | FAX: 205-7740 |  
2000, 237 – 4<sup>th</sup> Avenue SW, Calgary, AB T2P4K3  
Yahoo L.Salt

[tidal-energy.com](http://tidal-energy.com)

Integrity. Safety. Respect.

RECEIVED  
2017 AUG 30 AM 8:58  
THE CITY OF CALGARY  
CITY CLERKS

August 30, 2017

Office of the City Clerk, The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Stn M  
Calgary, AB T2P 2M5

RECEIVED

2017 AUG 30 AM 8:59

THE CITY OF CALGARY  
CITY CLERK'S

Re: To redesignate the land located at 647 – 4 Avenue NE (Plan 3247GL, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented District to Multi-Residential – Contextual Medium Profile District

I am very opposed to this location being changed to Multi-Residential Contextual Medium Profile for the following reasons:

- Height of structure – this will block all sunlight to the north side of our units. This will cause a huge issue in the winter as snow will not melt due to lack of sunlight and we will constantly have to deal with the buildup of ice and snow.
- Inadequate clearance between structure and property line - only 3 foot clearance from structure to property line. We only have a small lane to drive in, so it is not like having a road and sidewalks between the two complexes.
- Reduction of natural light - due to height and proximity to property line, (this affects units 1-4, but worse for 5-14, that only have 1 side of windows.)
- Reduction of any view - due to previous items
- Privacy - due to height and proximity to property line, they can look right into our units.
- Parking - needs to be adequate onsite parking for residents and visitors, as the street parking is already overcrowded and congested
- Parking – during the winter 5<sup>th</sup> Street between 4<sup>th</sup> and 5<sup>th</sup> Avenue is often closed due to the hill being too slippery. The people on 5<sup>th</sup> Street then park on 4<sup>th</sup> Avenue and walk to their homes.
- Parking – with the two new condo complexes at Edmonton Trail and 4<sup>th</sup> Avenue, we now have more cars vying for parking on 4<sup>th</sup> Avenue and 5<sup>th</sup> and 6<sup>th</sup> Street, by adding another high density unit, the city will only be adding to the problem.
- All these factors will contribute to reducing property values, (this will have an indirect effect on Units 15-24.)

#### Construction

- We have also dealt with the pain of the construction at Edmonton Trail and 4 Avenue for two years. Roads were closed and constantly blocked, mostly with no warning or proper flag people to warn of the dangers on the corner.
- We had construction workers parked on the streets in the neighborhood illegally, 7 days a week and starting at a very early hour.
- We dealt with garbage from workers having lunch at their cars, the noise and the dirt from construction.
- We **cannot** have our main driveway blocked by vehicles as in the winter the other entrance is too hard to get in and out of due to the snow and ice buildup on 3 Avenue. This avenue never gets cleared as it is too narrow with cars on either side, so ruts form and cars can high-top or slide.
- Construction cannot start early on weekends and should not go 7 days a week.
- What happens if they start building and then stop? Are we stuck looking at an eye sore for years to come? We have a multi-building complex behind us that is now in year 3 of being built. It was stopped for two years, a quarter of the way done and attracted a lot of homeless people.

I would like to see the zoning stay the same, have them put a duplex or fourplex on the lot with adequate parking. I really believe that the residents of 4<sup>th</sup> Avenue have contributed enough to high density living with the addition of the 2 new condos on 4<sup>th</sup> Avenue and Edmonton Trail.

Leanne Salt  
6, 643 – 4 Avenue NE  
Calgary, AB T2E 0J9