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**THE CITY OF CALGARY
CITY CLERK'S**

August 28, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE, P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Application for Land Use Amendment: Bylaw 288D2017
Location: 470 – 19 Avenue NW
Plan 21290, Block 16, Lots 31 & 32
From Residential – Context One/Two (R-C2) District to
Residential – Grade-Oriented Infill (R-CG)

Attention: Susan Gray

With regards to your letter on the above property I do not feel there should be a need for anything that does not fit into the current neighbourhood.

Following are the reasons for not wanting a Row of houses, or more than a duplex...

1. My home at 469 – 19 Ave NW was built in July 1912 and has been continually occupied by the same family since this time and we have my generation and another generation that would like to be able to live in this home.
2. I do not want my property devalued by Row Housing.
3. There are already too many duplexes in the area, along with the four (4) story apartment blocks on the South side of 17th Avenue NW.
4. With all of the duplexes you now have in the area there is not even enough parking for those of us already in the neighbourhood.
5. You would probably be looking at two cars per household and no parking for the extra cars.
6. I am a handicapped senior and therefore will need to get assistance from Access Calgary and also possibly the ambulance. How is this going to happen?

7. Most days and all evenings there is very limited parking available in front of my home for these services.
8. If Row Houses were to be built, where would these people be able to park and how would they have access to their garages.
9. Also **Please DO NOT ALLOW secondary suites** to be put in any of the homes along the corners on these properties...

Please accept this letter as my refusal for the Resignation of the property 470 – 19

Avenue N.W.

Yours truly:



Karen Louise Williams
469 - 19th Avenue NW
Calgary, Alberta T2M 0Y5

Telephone (403) 277-1305

E-mail: karen.williams@telus.net

To: Office of the City Clerk
The City of Calgary
700 Macleod Trail, SE
PO Box 1200
Postal Str'n'
Calgary, AB. T2P 2M5.

Thursday, Aug. 31/2017.
From: Pat Blair
449-19 Ave. NW
Calgary AB
T2M 0Y5
403-457-5814

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Re: Land Use Redesignation
Mount Pleasant
Bylaw 288D 2017

To Redesignate the land located at 470-19 Ave. NW (Plan 21290, Block 16, Lots 31 and 32 from Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade Oriented Infill (R-C6) District.

Objections:

- 1) This Redesignation would give the potential for at least 8 more vehicles ^{vehicles} + visitors requiring parking along 19 Ave. which is already very dense with parked vehicles.
- 2) The fact that the proposed blg. is on the corner of 19 Ave & 4 St. NW - ~~with~~ - no parking available on 4th St. ~~which~~ compounds the parking situation - as well as the fact that there is a STOP sign on the corner - requiring vehicles to park the required distance from the stop sign + forcing a build up of vehicles.

- 2) Depending on the placement of the proposed building (and height) it could impede visibility when making a Right hand turn from 19 Ave. onto 4th. North → Safety issue.
 - 3) Appearance - 19 Ave NW. is made up of a mix lovely homes from Heritage Homes to a few duplex Infills. I believe the Redesignation of the property @ 470-19 Ave NW. would detract from the beauty of the street.
 - 4) Another Safety issue - 19 Ave is already a busy residential street which is often used by ^{other} drivers to shortcut through to Centre St. to avoid the intersection at 4th & 20 Ave NW. The proposed redesignation adds more vehicles to an already heavily used Avenue.
- Thank you. Pat Blair

Peter & Joni Clarke
465 - 19 Ave. N.W.
Calgary, AB
T2M 0Y5

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Aug 28, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Station M
Calgary, AB
T2P 2M5

RE: Application of Land Use Amendment: LOC2017-0142 Bylaw 2980 2017
Location: 470 - 19 Avenue N.W.

Dear City Council of Calgary:

In response to the proposed **Land Use Amendment, from R-C2 TO R-CG** for the above-mentioned property, we are admittedly opposed.

Our greatest concern is parking, parking, PARKING on 19th Avenue and the logistics of creating the parking/garage on the proposed lot size. The above-mentioned property has a STOP SIGN on the corner of 19th Ave and 4th Street, this automatically eliminates any front street parking on 19th Ave. for this dwelling. Also, on the 4th Street side of the lot, there is NO PARKING at **anytime**. Though theoretically, this is four more cars it is much more likely that some units will have more than one car further compounding the situation. The visitor/resident parking in the current situation is already challenging, this new development would just add to the problem already. If these units were allowed to have **SECONDARY SUITES** it would be disastrous to our street. With four units, each unit will have 3 garbage/recycling cans in the back lane, which makes 12 CANS. This combined with a proposed 4 bay garage on a corner lot formally housing one small bungalow seems problematic at best. We have no objection to a single or double occupancy residence on this site however we believe the above-mentioned issues make a 4-unit dwelling unreasonable to us.

To reiterate, we are **against** this application for the parking and laneway problems it would create for the residents of this block.

We would appreciate being informed on the status of this application.

Thank you for your consideration,



Peter & Joni Clarke
403.926.2490
j_brent@telusplanet.net

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

455 19th Ave NW
Calgary, AB, T2M 0Y5
Aug 30, 2017

To Whom It May Concern:

Re: 470 19 Ave NW, rezoning from R2 to R-CG

BYLAW 298D2017

I am writing to request that the above property remain zoned as R2. I am in favour of increased density housing and while living in this neighbourhood, it has become obvious that even a 2 unit development on this property would strain current safety and operative conditions in the area.

Currently there is insufficient street parking (secondary to increased cars per household / illegal suites / bus commuter parking) and adding 4 units, with each unit having the potential to subdivide to include a rental suite, increases the number of cars associated with this housing complex to 4-12 or greater. If the requirement is to only provide one off street parking space for each household, this places the remaining cars on the street. The street front for this property does not allow for any on street parking. There is a stop sign on 19th Ave. which eliminates safe and legal parking on 19th Ave., and there is no on street parking on 4th St.. These cars would be displaced onto a street already over capacity with vehicles.

Another concern is the placement of the property on the lot and its implications for the safety of motorists at the associated intersection. If the square footage of the building necessitates closer proximity than is already in place, it will be difficult to have a clear view to the north on 4th St when turning onto it from westbound 19th Ave.

In addition to the above safety and practicality concerns, there would also be considerable destruction of trees and shrubs. Although these are often replaced with newer vegetation, it requires dozens of years for these to fill the void of the original species.

Rezoning of this property to RCG would also set the precedent for having neighbouring lots similarly rezoned, which would exponentially exacerbate the illustrated issues.

For the above reasons, I would urge you to please consider retaining the original R2 zoning on 470 19th Ave NW.

Sincerely,



Michelle McTimoney

August 30, 2017

City of Calgary
Land Use & Planning
Corporate Planning Applications Group

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THE CITY OF CALGARY
CITY CLERK'S

RE: Application for land-use Amendment LOC2017-0142 Location 470 – 19 Avenue *Bylaw 388D2017*

Dear Sir or Madam

In regards to the above subject I am writing to express my concerns and objections with this application. I own and reside in 421 19 Ave NW. I have several strong objections and concerns about this particular application.

Parking:

My first objection to this application has to do with parking on 19 Avenue. This street has no permit parking and is congested by vehicles of non-residential traffic as they see it as free parking and then commute to downtown. Several historical homes such as my own do not have a garage let alone a garage large enough for two vehicles. Adding row housing will only exacerbate this already tenuous situation with the addition extra vehicles and visitor vehicles. 19th avenue is very narrow and is often used as a detour route for traffic due to ongoing roadworks again as a means of access to 16th Ave heading south east. Simply put, the road cannot support or sustain present traffic issues without problems such as damage to vehicles and is unlikely to support additional residential and visitor vehicles. As recent articles about commuter parking overtaking areas such as Edworthy park, the same applies to this street. Commuters overtake our street and leave residents little parking options when returning home after work. Contractor and builder vehicles are overtaking my street in front of my house as well as gigantic waste bins.

Waste:

The second objection I have is how the city plans to accommodate an estimated 12 waste, recycling and organic bins in this space. A ~ 50' lot cannot support this scope of population density let alone the waste management. The ability to provide space and access for garbage trucks is already limited as this neighbourhood is older and alleyways much narrower. After consulting a city of Calgary waste management employee on the issue, although the expectation of the city is that carts must be brought into the property line however this is generally not the case and can result in the destruction of private and public property. A lot this size with this type of population density cannot be effectively supported or sustained by present waste management protocols and in my opinion will result in urban decay.

Accessibility, Safety and Crime:

The access to 4th street will become more dangerous for pedestrians and drivers alike. It will be problematic especially with snow accumulation and disposal. 4th street is at present is a busy means of access to 16th avenue heading south and McNight heading north as well as within the block the road is restricted from two lanes to one entering a school zone. There are no pedestrian crossings on 4th street at 19 avenue and it is the corner of 4th and between 19th Ave where the bus stop heading south is located. At present it is hazardous to cross this intersection. Reduction of sightlines are increased and serve to encourage crime. Increasing population density serves to invite more crime against residents and property. The constant influx of builders and contractors invites opportunity for crime. My personal vehicle has been broken into this year and in my opinion it is due to the large number of contractors working directly across from my home erecting yet another gigantic duplex.

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These people do not live here they work here so it can be assumed they have free run of the neighbourhood while residents are away from their homes at work.

Noise:

Noise tunnels are created by the addition of infrastructure with limited space between buildings. The constant clamour of builders, power tools, excavators, constant chatter and radio noise is destroying my ability and right to enjoy a peaceful existence on my property.

Aesthetics and Property Value:

The aesthetics and ability to enjoy the neighbourhood are presently diminished by the construction of enormous towering infills on a yearly basis. The reduction of green space and front/back yards and obstruction of sunlight for adjacent older homes and gardens are unappealing, ugly and carry environmental consequences. The reduction of established trees and plants detracts from the urban canopy, the production of oxygen, supportive environments for bees, birds and other urban wildlife. This in conjunction with the noise and pollution and waste already produced by the construction and development companies in the area detract from our ability as residents to enjoy a quality of life associated with owning a single family home in this established area of the city. The change to RCG will in my opinion destroy the quality and character of this neighbourhood.

Secondary Suites:

If secondary suites are allowed within the proposed structure this will magnify and exacerbate the aforementioned issues to a point of total unsustainability. At present there are 217 listings for Mount Pleasant and surrounding area and several empty lots and numerous properties already available for rent. In my opinion this application is nothing more than a money grab by a developer giving no thought or consideration to the heritage and infrastructure of this community.

I expect to your office to keep me apprised and informed in this process and application progress.

Regards,



Stephanie Fawcett
421-19 Ave NW
SFAWCETT10@GMAIL. COM
403-966-1732

Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, PO Box 2100, Station M, Calgary, AB T2P 5M5

RE: Application for land use Amendment LOC2017-0142 Location 470-19 Avenue NW, Bylaw 28802017

August 31, 2017

In regards to the above subject I am writing to express my concerns and my strenuous objections to this application. I reside at 421 19 Ave NW thus share the street, sidewalk, transit and general access to the amenities of both this particular block as well as the surrounding neighbourhood. As an inner city resident, I support and promote the well thought out implementation of inner city urban density. This plan is neither well thought out nor does it support inner city living and density. The plan is dense in the worst possible manner.

First and foremost, parking on this street is limited, overused and frankly dangerous – without the addition of more cars, traffic and residents. Parking for residents is inadequate for existing homes, vehicles – to say nothing of visitors nor the construction crews whom have been present every week on 19th Avenue (at different sites) for the past six (6) years that I have been a resident. This street has no permit parking and is congested by vehicles of non-residential traffic as unlimited street parking is a rare commodity and then commute to downtown. This situation is, of course, exacerbated during the warm weather when commuters park from 4th Street through to 2nd Street on 19th Avenue, unload their bikes and use the bike path on 2nd Street or walk down 2nd Street to the downtown core. As these commuters do not reside on 19th Avenue, which is a very narrow and is often used as a rapid (we have ineffective speed bumps and each day there are motorist travelling in excess of 60 kph on our street) cut through for motorists seeking access to 4th Street heading west or Centre Street heading east, as well as the only detour route (including for Calgary Transit) for the endless waterworks and road work on 4th Street (particularly between 16th Avenue and 20th Avenue NW) as well as the emergency vehicle alternative route, especially for Calgary Fire Department and the rebuilt station on 4th Street NW. At this time, 19th Avenue is a dangerous, unregulated and overused residential street. Adding this proposed multi-residential building will worsen the parking, increase the risks to safety of residents and pedestrians, and lower the quality of living on the street. This plan does nothing for the residents, the neighbourhood or the goals of increased inner city density.

Second and related, the access to 4th Street will become even more dangerous for pedestrians, vehicular traffic and Calgary Transit. The sightlines at the intersection of 4th Street and 19th Avenue NW are already limited and dangerous. There are no pedestrian crossings on 4th street at 19 Avenue and it is the corner of 4th and between 19th Avenue where the bus stop heading south is located. At this location, the proposed access to 4th Street from the potential building will mean additional vehicles accessing either or both of 4th Street and 19 Avenue. At present it is hazardous to cross this intersection, the visibility for drivers seeking to enter 4th Street is limited and turning into or onto 19th Avenue is challenging, especially with the cramped parking of existing residents, commuters and construction vehicles. There is no benefit in adding additional vehicle congestion or endangering more pedestrians by approving this proposed building.

1/2

Third, there is no upside to a four (4) unit building on a crowded, busy residential street. Each residence on this street, as well as all others in Calgary, is allocated three (3) bins by the City of Calgary – waste, recycling and organics. There is no feasible manner to accommodate twelve (12) waste, recycling and organic bins in this proposed building space. The existing lot cannot be seriously considered to be a workable, realistic size for such a number of bins – without adding greater complexity to the space available for the building, parking, safe distances between neighbouring properties, and the ability of City of Calgary personnel to collect these bins. Again, the density does not add to the quality of living in the neighborhood or of the pragmatics of existing structures within the street.

Lastly, the addition of four (4) homes on this property, on the existing street, where it is possible to apply for and receive permission for a secondary suite, is ludicrous. It becomes possible for eight (8) distinct parties to reside on this one site, doubling the aforementioned issues of parking, safety issues and responsible citizenship vis a vis garbage, recycling and organic waste collection. Approving this proposed LOC will only serve to worsen existing issues and problems of the residents on 19 Avenue NW, between 4th Street and 2 Street. The sheer density of this proposal is staggering.

I am seeking a response to my objections and anticipate receiving said response in a timely manner.

Sincerely,



Matt Christison
421-19 Ave NW
mwchristison@gmail.com
403-651-6414

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August 31, 2017

Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station M,
Calgary, Alberta
T2P 2M5

RE: Bylaw 288D2017

To Whom it may Concern;

I am **opposed** to this change in use.

The proposal for 4 attached, row house units on the property negatively impacts both my property and the neighbourhood. My issues specific to this development, the location and size of the proposed structure, are:

Parking. The property is on the corner of 19th avenue and 4th street NW. There is a stop sign immediately in front of the property on 19th avenue which means there is no parking in front for 5 meters. This means the property would have to provide parking for any residents on the property and not rely on street parking. The current requirement for the CRG zoning requires one on site parking space per unit. That means that there would be a total of 4 spaces provided. Our experience is that most households in the neighbour have not one but two cars, so that would mean that 4 additional vehicles would need to be absorbed into an already over crowded parking situation. So with the change we would go from 2 anticipated vehicles for the current single family home to a likely 8, which doesn't count visitors. If the change to CRG is granted then we also face the likely situation of secondary suites, which would increase the pressure on the street parking situation to as many as 16 vehicles or more.

There are already more cars than available street parking. We are currently working to change to permit parking and while that will help to address the commuter parking, it will not alleviate the the problem. The re-designation will compound that problem exponentially.

Safety. Given the number of units proposed for the site it is reasonable to assume that this structure will be essentially lot line to lot line with no setback to allow for the number of units. That corner is a busy one for traffic both entering and exiting off 4th street. It is frequently used as a short cut for traffic going both North/South and East/West. Having a building of that side will reduce visibility of traffic entering the neighbourhood and exiting on to 4th street. Add to that the parked cars which narrow the street and further impede visibility the street becomes even more unsafe for pedestrians, children, pets and motorists.

Light. The overwhelming size of the proposed structure will obliterate the west light for the immediatly adjacent property and will contribte to the overall reduction of sunlight to homes in

the general area. Elm trees have been planted, increasingly replacing the existing shrubs which means that as they grow we can expect a canopy to be created, similar to that on 19th avenue east of 4th street, which effectively blocks the light to the avenue and all the homes lining it. The increase in the number of properties and their close proximity already severely reduces the light from both the east and west. A dense structure, row homes on the west most corner insures a reduction of light immediately, not eventually as the trees do.

Sound. Every increase in the size and number of properties has resulted in a decrease in the space between structures. This has perhaps inadvertently created sound tunnels. Noise from traffic and even downtown events is carried into the neighbourhood where it bounces off the surfaces which effectively amplifies it. Not only is it noisier, the bouncing of the sound makes it difficult to determine where it originated, meaning it impacts safety from a whole new and unanticipated level.

Loss of Mature Trees and Boulevard Shrubs. There are existing large mature trees on this property, in particular a blue spruce, which provide noise reduction from the traffic on 4th street. The size of the proposed development will require the removal of those trees. The boulevard has existing shrubs, which provide a visual break from 4th street as well as reducing noise. If they are removed for re-development, the city parks department no longer plants shrubs on boulevards, so they would be replaced with trees, which instead of reducing noise and providing a visual break will grow to create a canopy and will shade the street and eliminate light.

Transience. That particular location, due to the high volume of traffic going by it, makes it a less desirable place to live, so it is reasonable to assume the residency of that property will become transient. Since the original owner of the property passed away the property has been re-sold at least twice with the most recent owners staying only about 2 years. That means turn over or transience. It is one thing when we are talking about 2 residents in the home and entirely another if we are discussing 4 units where we can expect 1-2 residents per unit in a best case scenario. In a worst case scenario, it could be more. That can impact all of us in terms of crime and desirability.

Character and make up of the neighbourhood. The change to include attached row home development represent a fundamental change to the structure and fabric of the neighbourhood. This neighbourhood, at least our part of it has previously been designated R2. That zoning allowed for single family homes and semi detached dwellings. The change to RCG represents a major change in the make up of who lives in the neighbourhood, it does not encourage families of more than 1 or 2 people. It also changes how people live in the neighbourhood. Currently we interact with each other as it is walkable and many homes have front porches which encourages that interaction. The proposed development would reduce that and would set a precedent that we are opposed to. Realistically, if it is approved for this location there will be greater pressure to approve similar developments on all properties in the neighbourhood.

These are by no means the only objections and they are the immediate and most pertinent.

As a property owner I am invested in the neighbourhood and as a resident I am interested in, and committed to, the viability and quality of life of the neighbourhood. I request you include me in communications regarding proposed development of this property and keep me informed of the process and progress of any application.

Thank you,

Mike Shrimpton
459-19 avenue NW
(403)276-8929

A handwritten signature in cursive script, appearing to read "Mike Shrimpton", written in dark ink.

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Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station M,
Calgary, Alberta
T2P 2M5

RE: Bylaw 288D2017

I would like to go on record as saying I am opposed to the re-designation of the property at 470-19 ave NW from R2 to RCG. I believe that R-C2 is adequate and reasonable.

I and my neighbours, understand that increased density is a fact of life in our inner city neighbourhood and that is not where our objection lies. Our primary issue with the proposed land use change is parking. We are already experiencing severe parking difficulties, there are simply too many cars and too little parking and the addition of 3 units will exacerbate this. We are aware that the developer must provide one, on site, off street, parking space for each unit, however our experience is that most residences have not, one but two or more vehicles and that does not include visitors and guests. So we are looking at the addition of a likely 8 vehicles not the 4 that are planned for. There is also no guarantee they will use their on site parking space to park in. Given the tight parking situation, we can not accommodate more.

We are currently working on creating permit only parking, however that only deals with the commuter parking. One neighbour who works shifts, has shared that she has frequently arrived home after midnight only to have to park 2 blocks away requiring her to walk home alone. Not a good situation and not uncommon on our Avenue.

Certainly any development would impact neighbourhood parking, however this property has some challenges that are unique to its location. Being on the North East corner of 4th street and 19th Avenue, there is a complete lack of on-street parking adjacent to the property. There is no parking at any time on 4th street and since there is a stop sign in front of the property there is no parking on 19th avenue either.

Unfortunately, should the re-designation go through, and it looks likely, despite our objections, then we face a greater challenge in that the RCG zoning also permits secondary suites and no provision for additional off street parking is required. So where we now have one home and a reasonable expectation of 2 vehicles, the change will increase that to 8 and 16 as each step of the change is implemented. I would request that if this re-designation and development goes

ahead that no secondary suites be permitted and ask that a caveat to that effect be placed on any re-designation.

We also have the misfortune to be a straight shot between 4th Street and Centre Street and 2nd street provides an excellent feeder route between 20th and 16th avenue so, we are the preferred short cut route from all directions. The volume of traffic that we experience and the speed at which it travels borders on ridiculous.

It is not unreasonable to assume that given the large footprint this development will require to make it feasible, they will request a relaxation in the setback. Should the setback be altered, it will reduced sight lines and effectively create a blind spot for traffic entering and exiting 4th Street endangering the safety of the neighbourhood.

If this were proposed for the property on the South side of the Avenue, there would still be negative impacts, but the directional flow of the traffic, as in, entering off 4th street vs. exiting on to 4th street would be less. For that matter the same North corner property on 18th Avenue, would have the similar parking difficulties, however, the potential negative impacts would be lesser, given the lower and slower volume of traffic on that roadway due to more effective traffic calming and an extended school/playground zone.

Certainly my/our issues are not limited to these. Other issues include the creation of noise tunnels, the loss of light for adjacent properties, the loss of mature trees and boulevard shrubs which create a visual break and act as a noise buffer for 4th street, laneway safety with increased traffic due to parking access for the property and the number of collection bins that will need to occupy that same laneway.

Leaving the property at the current designation will have an impact when developed, it's unavoidable, and the negative impacts increase exponentially with every increase in the number of permitted units.

Sincerely,



Margaret Langford
459-19 Avenue NW
Calgary Alberta
403-276-8929

Smith, Theresa L.

From: Leann Soon <leann.soon@gmail.com>
Sent: Wednesday, August 30, 2017 7:56 PM
To: City Clerk
Cc: Daniel McGreevy
Subject: [EXT] 470 19 Avenue NW

I am submitting this written statement on behalf of me and my husband, Dan McGreevy, cc'd. We own and reside at 417 19 Avenue NW, further east on 19 Avenue from 470. We have serious concerns about redesignated that property to R-CG, and the potential for the owner to build rowhouses.

First of all, 19 Avenue is an increasingly busy street. A lot of traffic travels along it to get back and forth between Centre Street and 4 Street. 18 Avenue has a playground zone, so many people avoid that, and 20 Avenue is a more major street that has numerous traffic lights, so people try and avoid that too, making 19 Avenue quite busy. Adding a rowhouse would only serve to increase this. Since the house is at the corner of such a busy intersection, making it a high occupancy building doesn't make sense for people who live in the area, and definitely not people who live on the street.

Secondly, many non-residents already park on our streets to be closer to downtown for work. I can't tell you the number of times a car has also been left over the weekend or longer in front of our house and our neighbours' houses. Permit parking is not required on our block, but is on the block closer to Centre Street, so again we get a lot of additional traffic from people taking advantage of this.

Lastly, we have concerns about the effect a rowhouse will have on our property values, as well as the type of residents it will attract. As I'm sure you know, the houses on our street are either very old (our house is over 100 years old) or are new infills. Having a rowhouse will detract from this.

We strongly **oppose** this application and believe that it would not be in the best interest of the neighbourhood and other residents to redesignate this property.

Thanks,

Leann Soon

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Smith, Theresa L.

From: Kevin Wipond <kevin.wipond@shaw.ca>
Sent: Wednesday, August 30, 2017 11:19 PM
To: City Clerk
Subject: [EXT] bylaw 288d2017

re LOC2017-0142 470 19 Ave nW

We have lived in a 106 year old home on 19th Ave NW for 27 years, arriving as a young couple, raising 3 kids and now moving into retirement. We know the community well and have loved living here - one of the reasons we have stayed so long. We now own two houses on the street (457 19 ave NW, 452 ave NW). We have seen the community change over the years as many of the older bungalows were torn down and new modern larger homes and semi-detached buildings have been put up.

Although we don't always agree with the look and size of some of these newer buildings, in general we recognize that they have attracted new, young families to the neighborhood with parents who want to get to know the neighbors and young kids playing in the yards and nearby fields - a good thing.

However, along with these changes, the average number of vehicles per home has increased over the years to the point where now there is often

4 or more vehicles associated with the two semi-detached dwellings that occupy the same lot that a bungalow with a single car used to. And though they sometimes build these new houses with double garages, it often seems to be the case that garages are used for storage or workshops at least in part and so the vehicles end up on the street. In addition, there continue to be a number of rental properties on the street with 2-4 associated vehicles as well and sometimes no off-street parking provided. The result is that we have seen on street parking grow to become a concern over the past few years - even escalating to disputes between neighbors as people become defensive about what they perceive to be their own portion of the street.

The proposed zoning change for the property in question from R-C2 to R-CG is very concerning for us from a number of perspectives including:

setting a precedent for future undesirable changes; reducing yards/green space/trees in the neighborhood and; attracting a more transient population to the neighborhood.

However, our largest concern has to do with the parking situation.

Adding these 4 units to a single property has the possibility of bringing 8 more cars to the street, and since parking on 4th street is not permitted in many hours, the cars will have nowhere to go but the west end of 19th ave. That area is already parking congested and it is inconceivable that 6-8 more cars could be accommodated. Everyone reasonably wants/expects to park in front of, or close to, their own home and when they can't, relationships between neighbors can get strained and sometimes ugly. In addition, on-street parking congestion obscures driver visibility and increases the risk for pets, children playing and other pedestrians crossing the street, as well as for drivers making their way down a street that is so congested it only allows a single lane of traffic for larger vehicles.

Another concern that has just occurred to me relates to the location of waste bins. Our alleys have become congested with 2 waste-bins per household over the years and we are about to get a 3rd. This proposed building will require 12 waste bins by my figuring. Each has to be separated from another by 3' or the city will not empty the container. That means some 60' of space would be required to put out these 12 garbage containers for pick up. How is that even possible? Has that even been thought through here?

For these reasons and others, we are strongly opposed to the proposed zoning change and hope that the city will reconsider and maintain the current zoning.

thanks for your time

Kevin Wipond

457 19 Ave NW

403-467-4753

Smith, Theresa L.

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From: smw2@shaw.ca
Sent: Wednesday, August 30, 2017 11:20 PM
To: City Clerk
Subject: [EXT] re bylaw 288d2017

2017 AUG 31 AM 7:54

THE CITY OF CALGARY
CITY CLERK'S

re LOC2017-0142 470 19 Ave nW

We have lived in a 106 year old home on 19th Ave NW for 27 years, arriving as a young couple, raising 3 kids and now moving into retirement. We know the community well and have loved living here - one of the reasons we have stayed so long. We now own two houses on the street (457 19 ave NW, 452 ave NW). We have seen the community change over the years as many of the older bungalows were torn down and new modern larger homes and semi-detached buildings have been put up.

Although we don't always agree with the look and size of some of these newer buildings, in general we recognize that they have attracted new, young families to the neighborhood with parents who want to get to know the neighbors and young kids playing in the yards and nearby fields - a good thing.

However, along with these changes, the average number of vehicles per home has increased over the years to the point where now there is often

4 or more vehicles associated with the two semi-detached dwellings that occupy the same lot that a bungalow with a single car used to. And though they sometimes build these new houses with double garages, it often seems to be the case that garages are used for storage or workshops at least in part and so the vehicles end up on the street. In addition, there continue to be a number of rental properties on the street with 2-4 associated vehicles as well and sometimes no off-street parking provided. The result is that we have seen on street parking grow to become a concern over the past few years - even escalating to disputes between neighbors as people become defensive about what they perceive to be their own portion of the street.

The proposed zoning change for the property in question from R-C2 to R-CG is very concerning for us from a number of perspectives including:

setting a precedent for future undesirable changes; reducing yards/green space/trees in the neighborhood and; attracting a more transient population to the neighborhood.

However, our largest concern has to do with the parking situation.

Adding these 4 units to a single property has the possibility of bringing 8 more cars to the street, and since parking on 4th street is not permitted in many hours, the cars will have nowhere to go but the west end of 19th ave. That area is already parking congested and it is inconceivable that 6-8 more cars could be accommodated. Everyone reasonably wants/expects to park in front of, or close to, their own home and when they can't, relationships between neighbors can get strained and sometimes ugly. In addition, on-street parking congestion obscures driver visibility and increases the risk for pets, children playing and other pedestrians crossing the street, as well as for drivers making their way down a street that is so congested it only allows a single lane of traffic for larger vehicles.

Another concern that has just occurred to me relates to the location of waste bins. Our alleys have become congested with 2 waste-bins per household over the years and we are about to get a 3rd. This proposed building will require 12 waste bins by my figuring. Each has to be separated from another by 3' or the city will not empty the container. That means some 60' of space would be required to put out these 12 garbage containers for pick up. How is that even possible? Has that even been thought through here?

For these reasons and others, we are strongly opposed to the proposed zoning change and hope that the city will reconsider and maintain the current zoning.

thanks for your time

Shauna Wilson-Wipond

452 19 Ave NW