

Smith, Theresa L.

From: Kim <kimbo851@hotmail.com>
Sent: Thursday, August 24, 2017 9:51 AM
To: City Clerk; Ward 7 Contact
Cc: Kara Hallett; Kim
Subject: [EXT] Re-zoning Application LOC 2017-0009

To Whom this may concern,

My name is Kim Gigante and I reside at 3216A Parkdale Blvd. N.W. Calgary. I am writing to voice my strong opposition to the re-zoning application LOC2017-0009.

I purchased my home in this neighborhood over ten years ago and plan to continue living here for years to come. Parkdale is an attractive and sought-after community for its prime location, large lawns (with front yard set back), lovely mature trees and green space. We've been able to enjoy and preserve these charming aspects of our neighborhood thanks to the current R-C2 zoning we have in place. It is my understanding that the property owner of 512 & 516 - 32 Street NW (who doesn't reside on either property) would like to change our zoning from R-C2 to R-CG, thereby destroying the charm and flow of our neighborhood. The owner plans to develop a large three-story row housing complex on these two properties which would diminish green space, destroy the integrity and allure of our neighborhood, encroach on the privacy of surrounding neighbors, create parking issues and devalue our properties at his profit. This is completely unacceptable!

We have zones in place for a reason. A complex like the one being proposed belongs in an area that is specifically zoned for this type of development. Please demonstrate to us that our City Council and Planning & Development departments can be trusted to abide by the zoning that is currently in place to protect our small community from undesirable, pure profit-seeking developments such as this.

Thank you for your time and consideration,

Kim Gigante.

RECEIVED
2017 AUG 24 AM 10:44
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Sharon D. Janzen <sharondjanzen@gmail.com>
Sent: Thursday, August 24, 2017 6:04 AM
To: City Clerk; info@BrentAlexander.ca; kara_inman@hotmail.com
Subject: Re: Development Across the Street 518 & 516 32nd street stating that the land use amendment request will be going to council for decision on Sept 11, perhaps as early as 9:30.
Attachments: PROJECT PROPOSAL 516 32 STNWdoc17 08 12.doc

Hi:

I am resending my objections to the development going in across the street from me. I'm not sure what your plans are in regards to rezoning.

But if you are planning on making the lot a free for all, I object strenuously as there is enough development in the area already.

We have a school a block away where parking is an issue. Single family homes are being ripped down at record levels; I have the neighbors looking straight into my yard as it is a three story and don't need a tall building across the street. As a result, have attached a letter to be included in addition to this email.

Thank you for your consideration.

Sharon D Janzen

403 875-7494

RECEIVED
2017 AUG 24 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

SHARON D. JANZEN
523 32 Street NW
Calgary, AB
T2N 2V8

August 13, 2017

ATTENTION: PETER SCHRYVERS

RE: DEVELOPMENT FOR DP 2017 - 2063

I have seen the drawings for the planned suite for the building across the street from us and have the following concerns:

1. The drawings of the roof hasn't improved much. Eliminate the third floor of the building and incorporate the roof space to create a loft development. This would lower the height of the building and create a more interesting roof with a bit of a pitch to it.
2. The outside of the building should be all brick for an exterior.
3. The units not being in a straight line is an improvement. However there needs to be some oversight to ensure the building will comply with the boundaries within the zoning guidelines.
4. With the height of the building being what it is, **has a shadow study been done to determine whether or not residents who live across the street and next door are going to be affected? I don't need someone being able to look directly into my front yard from the second story. Also, I'm not sure balconies are a great idea.**
5. **There needs to be more effort to preserve the trees currently on the property. If trees are to be removed, there is no reason mature trees couldn't replace the ones there.**
6. **The Developer needs to demonstrate why maple trees on the property currently can't be preserved.**
7. **Oversight needs to be written into the development permit to plant and care for mature trees to replace the ones removed.**

Your response to this matter is most appreciated. I can be reached at 403 875-7494.

Yours truly,

SHARON D. JANZEN

/sdj

Cc: Shane Gagnon
Kara Hallett

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2017 AUG 24 AM 8:24

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: kara hallett <kara_inman@hotmail.com>
Sent: Wednesday, August 23, 2017 9:41 PM
To: City Clerk; Ward 7 Contact; kara hallett
Subject: [EXT] LOC 2017-0009

To city clerk and Councillor Farrell,

Just as this is the second time this year the exact same 'land use change' is proposed, I am sending virtually the exact same letter that I sent in the past. I will also be attending council session Sept 11 to oppose this land use change.

My name is kara and I am writing as a concerned neighbour to oppose the application to change land use to rcg at 512 & 516 32nd street.

My family fell in love with the 'park' feel of parkdale . Maintaining front yard setbacks throughout the community is an important part of keeping the park feel coherent throughout the neighbourhood . Rcg zoning reduces green space in front of residences.

Furthermore, I am concerned about the potential increase in population density, particularly as it relates to the number of vehicles our already over saturated streets and alleys must accommodate.

My backyard privacy and my easter neighbours exposure to natural light could be negatively impacted if the property is developed to maximum height.

Finally, potential developers who have an interest in building higher density should invest in land that is already designated for higher zoning. It isn't fair to people who have invested both financially and emotionally in a community to sacrifice the neighbourhood character to suit a developers profit motive.

Sincerely kara hallett

Sent from my mobile

RECEIVED
2017 AUG 24 AM 8:25
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: John McInnes <John.McInnes@altagas.ca>
Sent: Thursday, August 24, 2017 6:56 AM
To: 'kara hallett'; City Clerk; Ward 7 Contact
Subject: [EXT] land use amendment

Hello

My name is John McInnes and I am writing to oppose the application regarding the proposed change in the land use to RCG at 512 & 516 32nd street.

I have a number of concerns with this proposal.

Firstly, having a 3 story townhouse complex tucked within 32nd Street does not blend at all (aesthetically) with the surrounding residences which currently consist of bungalows and 2 story houses.

Secondly, the height of the structure is a very great concern. This structure is proposed to be so much higher than the surrounding houses. This will ensure that adjacent back yards will no longer have any type of privacy. Not to mention the blockage of light and shadow casting.

Thirdly, I am very concerned with the increase in population density in the community. We have recently seen the addition of condominium complexes (the Henry, Riviera on the Bow) adding to the density of the community. With this proposal, there will be a further increase in the number of vehicles driving throughout the neighborhood. Parkdale, while considered inner-city, does not boast the amenities found in other neighborhoods. Any day-to-day errands still require a trip outside the neighborhood for main groceries, restaurants or shopping.. We're still very much car dependent and increasing neighborhood density is guaranteed to increase traffic and add to limited street parking.

As well as all these concerns, the setback proposed (10 feet), is not adequate in the least. The proposal plans to remove many mature trees with this development. With having only a 10ft setback, how are any of the trees lost with the development going to be replaced? The normal setback in the community adds to the overall community aesthetic, with increased green space and natural curb appeal.

With all of these concerns, I feel that the land use amendment precedent should be avoided and the current zoning designation maintained. The designer should go back to the (literal) drawing board to come up with a design that would be of benefit to the community as a whole.

Sincerely,

John McInnes

RECEIVED
2017 AUG 24 AM 8:27
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Brenda McInnes <bmcinnes60@gmail.com>
Sent: Thursday, August 31, 2017 8:30 AM
To: City Clerk; kara hallett
Subject: [EXT] LOC 2017-009 and DP 2017-2063

My name is Brenda McInnes and I own and reside at 525 31 Street NW. I am writing to express my opposition to the land use amendment application LOC 2017-0009 and my concerns regarding DP 2017-2063.

Let me state outright that I have no issue with increased density for inner city neighborhoods. It is a laudable goal provided it is done in a well-planned and controlled fashion. I oppose the land use amendment for the following reasons:

1. Granting ad hoc requests to land-owners who are looking to make some additional cash on their properties is neither planned, nor controlled. In addition this would set an unwanted precedent for other land owners in the area.
2. Past experience with developments - In the last 10 years since we've moved into Parkdale, the neighborhood has undergone considerable changes with respect to bungalows being replaced with infills as well as the addition of several condominium complexes. Density is increasing with current land use designations as it should. Unfortunately, in some cases, this has occurred at the expense of our urban forest with developers removing mature trees despite protected designations as well as the building of a couple of non-compliant lane houses that have had considerable impact on neighboring residences. The track record for the neighborhood is less than stellar and there seems to be enough uncontrolled and undesirable variables with new developments without altering land use, therefore I believe a conservative approach should be taken.
3. Neighborhood Amenities - although Parkdale could be considered inner city, any day-to-day errands still require a trip outside the neighborhood if the goal is to spend less than \$5 on a litre of milk. We're still very much car dependent and increasing neighborhood density is guaranteed to increase traffic and add to limited street parking. Again, precedent becomes a concern with increasing density on an ad hoc basis with no regard to impact on the overall community.

As for the building itself, the height of 36+ feet remains of concern to me and more effort needs to be made to decrease it to ensure it is more in keeping with the surrounding residences. Backyard privacy and shadow casting remain an issue.

Thank you for your attention.

Sincerely,

Brenda McInnes

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2017 AUG 31 AM 8:32

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

Smith, Theresa L.

From: Amanda Affonso <affonsoyyc@gmail.com>
Sent: Wednesday, August 30, 2017 7:50 PM
To: Bill Biccum; City Clerk; kara hallett; Ward 7 Contact
Subject: [EXT] Fwd: Parkdale Land-use amendment application LOC 2017-0009 and DP application 2017-2063
Attachments: Land-use amendment application LOC 2017-0009 and DP application 2017-2063.pdf

Please find attached my original letter and email of opposition. I am still opposed to the development.

Amanda Affonso
537 32 Street NW
403-837-6332

----- Forwarded message -----

From: <affonsoyyc@gmail.com>
Date: Wed, Aug 16, 2017 at 9:26 PM
Subject: Parkdale Land-use amendment application LOC 2017-0009 and DP application 2017-2063
To: dp.circ@calgary.ca <dp.circ@calgary.ca>, shane.gagnon@calgary.ca <shane.gagnon@calgary.ca>
CC: Bill Biccum <bill.biccum@parkdalecommunity.com>, kara_inman@hotmail.com <kara_inman@hotmail.com>

Please find attached my letter of oppositions for the land-use amendment application LOC 2017-0009 and DP application 2017-2063 located in Parkdale.

Thank you,

Amanda Affonso
affonsoyyc@gmail.com
403.837.6332

RECEIVED
2017 AUG 31 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

August 15, 2017

Dear Councillor Druh Farrell and Mr. Shane Gagnon,

Re: Land-use amendment application LOC 2017-0009 and DP application 2017-2063

My name is Amanda Affonso and I am a resident in the community of Parkdale (owner of 537 32 Street NW). I am writing to express my opposition to the land-use amendment application LOC 2017-0009 and DP application 2017-2063

I live adjacent to the proposed development and have several concerns with the application. Please accept this notification as my opposition. If you have any questions, please do not hesitate to contact me at 403-837-6332.

Sincerely,

Amanda Affonso
537 32 Street NW
affonsoyyc@gmail.com
403.837.6332

RECEIVED

2017 AUG 31 AM 8:22

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

Smith, Theresa L.

RECEIVED

From: Steven Martin <martin.sr@shaw.ca>
Sent: Wednesday, August 30, 2017 6:29 PM
To: City Clerk; Ward 7 Contact; kara_inman@hotmail.co
Subject: Fwd: 512&516 32 St NW Land use proposal
Attachments: PastedGraphic-4.pdf; ATT00001.htm

2017 AUG 31 AM 7:52

THE CITY OF CALGARY
CITY CLERK'S

Good Afternoon,

My wife and I own the property at 517 31 ST NW across the lane from the proposed redevelopment of 512 and 516 32 ST NW.

We have reviewed the proposed land use amendment and application for a development permit - DP 2017-2063 - and would like to state that **we are opposed to this proposal.**

We have been residents in the Parkdale community for 8 years and have witnessed what appears to be a haphazard approach to redeveloping a mature neighborhood. In line with the City of Calgary's Municipal Development Plan we are in favour of the City's interest in increasing housing density in certain sectors of the city aligned with major transportation corridors. Parkdale has undergone redevelopment for many years increasing the density of housing in the community. In general, the new developments have been sensitive to the original feel and look of Parkdale, a neighborhood that attracts people for its trees and greenspace, gardens and walkability. The 2015 Community Development and Design Study produced by the Parkdale Community and the University of Calgary filled an unmet need to promote a vision for our community in which **"The continued development of Parkdale will strive to further the shared community values of safety, beauty and diversity through effective, thoughtful and innovative planning."** Design concepts within this document should guide proposals for re-development in our neighbourhood and we respectfully suggest that this particular application misses that standard completely. What we have looks remarkably like an attempt to shoehorn the biggest piece of construction on the site to ensure the biggest returns.

Specific comments:

1. This development with 3 stories and a peaked roof, a flat front and minimal setback does little to protect the existing neighbourhood character. The massing is totally excessive especially when you consider that the existing older and newer dwellings are either single story or modest two story buildings. The height is in the order of 11 feet higher than any of the neighbouring houses in direct contrast to the suggested guidelines in the Community Design Study. There is no valid justification for a three story complex in this location, unless the third floor, in a demonstration of innovative design were confined to the attic space. In attempting to squeeze as many units (five rather than four if the RC-2 zoning were retained) on the site as possible the developer demonstrates a complete lack of sensitivity to the surrounding community. Furthermore, the RCG zoning permits lesser setbacks appropriate to buildings on major thoroughfares but not to buildings within the community where this design leaves the building a tenement-like appearance.
2. The current site has a number of mature trees that the developer intends to remove prior to construction. Only two trees, a sapling and larger tree on the corner are marked for preservation. The proposed zoning cannot result in any substantial replacement of these trees as the front and back space on the lot is insufficient for medium or large trees to grow. The Community Design Study points to the destruction of the Parkdale tree canopy as a failing of many current infill construction projects. The City has a central role in preventing this happening by requiring the protection of mature trees in the re-development of mature inner city neighbourhoods.
3. The increase in height allowance with this proposal, results in expanded direct sight lines to our back yard, second floor bedroom and bathroom resulting in substantial loss of privacy. The mass of this construction will, particularly in winter months, block the afternoon sun to our yard and house, which are westerly facing (see photo).

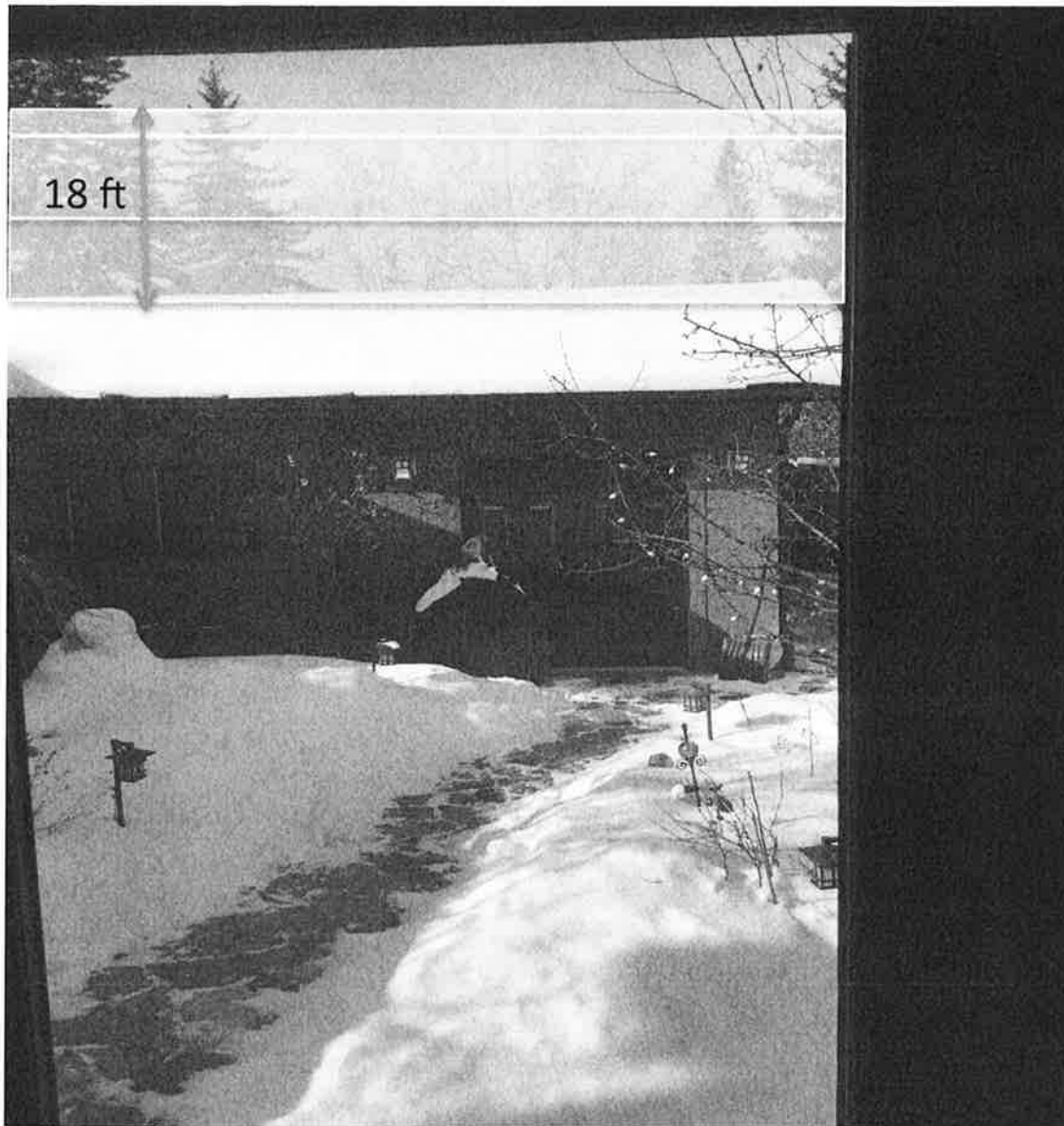
4. There is little to re-assure the neighbourhood that development of this site will be sensitive to communities wishes. In the initial design submitted, possibly now re-designed, the fifth unit would have a garage fitted sideways onto the remaining land. Once again this contrasts with the recommendations for development in our community in that this garage will not be confined to the rear of the property on the laneway but will be sideways on to the front of the property on 32 street. This garage also lends itself to a future laneway house that would be permitted in this district but would not in fact be confined as it should to the rear of the property on the lane. In addition, There was no indication of the developer re-surfacing the lane with permeable material hence we can anticipate increased runoff downhill from the massive new development to the drain in the road at the end of the lane. The tendency of the end of lane to become pothole ridden will only be exacerbated.

We strongly urge the City to reject this proposal and to insist on a development that respects the context of the surrounding properties, shows some degree of innovative design, retains the mature trees existing on the property and attempts to enhance the re-development of Parkdale in line with our Community's own vision.

Thank you

Steven Martin and Mireille LeMay

517 31 STNW



R-CG code allows for 11m height (36ft). The view from our garden will be disrupted, the trees removed and afternoon sun eliminated.

RECEIVED
2017 AUG 30 AM 9:01
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Jillian Walsh <jwals@ucalgary.ca>
Sent: Tuesday, August 29, 2017 10:45 PM
To: City Clerk
Cc: Ward 7 Contact
Subject: [EXT] Land Use Amendment - 512-516 32nd Street NW

To Whom It May Concern:

My name is Jillian Walsh. My partner (Eric Stevenson) and I are emailing you regarding the proposed land use amendment at 512 & 516 – 32nd Street NW (DP 2017-2063). As home owners on the west side of 31st, we are concerned about the re-zoning and proposed development. **We writing to oppose land use amendment and development proposal for this site**

In general, we have the following concerns about any development with associated increased density beyond the current designation of R2 (ie. > 4 homes):

- **Infrastructure issues:** increased density will cause issues with increased traffic through the back alley, which is already suffering from high traffic with associated large potholes and erosion at several points. To add another 5 garages/ 10 parking stalls from the alley will only make the situation worse.
- **Parking Issues:** :Increasing the density of these lots will also cause issues with parking. This is already a serious issue during school drop off and pick up times. Moreover, there are already an increase in the number of vehicles parked on the road since the development on 30th street was initiated.
- **Traffic Issues:** Increased density will lead to an increase traffic on 31st and 32nd street as well as 5th Ave. Memorial drive is a very busy road and many people already turn left into Parkdale between 30th – 32nd Street to bypass the light at 29th street when going to the hospital or university. Any increase in local traffic will only make the situation more dangerous (for both pedestrians- often children- and drivers), especially during school hours which are already extremely congested.

While we would be open to certain types of development at this site, we are not happy with what has been proposed thus far. We have reviewed the two proposed developments and have the following issues:

- All of the proposed development plans have been for three story townhomes. Having a third story will impact the **privacy** of the surrounding neighbors as the third story rear facing windows and roof top patios would allow sight lines into surrounding yards. One of the reasons people chose to live in community with infills, duplexes and single homes is that provides home owners with a certain amount of privacy which will be compromised with the current proposal. We have already moved from 30th street because of concerns with privacy related to the recent development at 29th street and memorial drive.
- Second, the taller row houses would increase the **shade** over properties on 31st. A large building at the north end of the property 3210 Parkdale Blvd has already increased the shade in this area. We purposefully purchased a west facing back yard because of our desire for afternoon/ evening sunshine and are worried this will be compromised by such a tall structure to the west.

The housing prices in Parkdale reflect people wanting to live in a community with lower density and privacy and the proposed development will only decrease surrounding properties values for the reasons listed above. We are not against development on these lots but we think whatever is built needs to fit into the surrounding community while not creating issues with traffic or overtaxing of infrastructure. We strongly urge you to not approve the current land use amendment proposal for this site.

Sincerely,

Jillian Walsh & Eric Stevenon

(Homeowners at 513 31st NW)

Smith, Theresa L.

From: Corbyn Horning <corbyn.horning@gmail.com>
Sent: Thursday, August 31, 2017 8:06 AM
To: City Clerk; Ward 7 Contact; kara hallett
Cc: Katherine Horning
Subject: Fwd:
Attachments: Parkdale - Email of Concern _ Feb 11, 2017.docx

RECEIVED
2017 AUG 31 AM 8:18
THE CITY OF CALGARY
CITY CLERK'S

Hello,

We wanted to resend our position regarding the land use amendment for the 512 and 516 property on 32nd Street NW, Calgary AB leading up to the council decision.

We are opposed to this land use amendment for a variety of reasons listed below. Please let us know if you have any questions.

Regards,

Corbyn and Katherine Horning
515 31 Street NW, Calgary AB
403-200-4766

----- Forwarded message -----

From: **Corbyn Horning** <corbyn.horning@gmail.com>
Date: Sat, Feb 11, 2017 at 10:19 AM
Subject:
To: peter.schryvers@calgary.ca
Cc: dcurlley@shaw.ca, bill.biccum@parkdalecommunity.com, Katherine Horning
<katherinemhorning@gmail.com>

To Whom it may Concern,

My wife and I were recently informed of the new development that is proposed for 512 & 516 – 32nd street NW. We recently purchased our first home – at 515 31 Street NW. We are **strongly opposed** to the increased zoning proposal from RC-2 to RC-G for the following reasons:

- **Increased Shade in our Backyard & House** – the increased zoning proposal is designed to handle row style buildings. We are AVID gardeners – have a beautiful yard full of plants that will not thrive in the shade. Finding a west facing yard was one of our big requirements for sunlight when purchasing this home. We also have amazing afternoon light in our main living area and deck through the rear windows. The sunlight would be reduced with up to 5 x 3 story houses built directly on the alley.
- **Privacy** – Having a 3 story building on that property will certainly reduce the privacy in our main living area, bedroom and master bathroom. Row houses can be built up to 11m tall – creating sight lines directly into our backyard and house.
- **Increased Congestion** – increased housing density will only compound the busy alley way and street parking in the neighborhood.

- **Precedent for the Neighborhood** – the area of Parkdale we are living in has great variety in the homes – which drives up the property values and makes for an attractive aesthetic (for walks around the neighborhood etc). There are regions that are zoned for this type of development in Parkdale; therefore, developers should stick to these areas.
- **Removal of mature trees**

Overall – this development will impact our living quality, impact our privacy and potentially reduce our home value. We saved our money for 5 years to afford the down payment on this house – which aligns with our lifestyle and desire for a quiet home life. We looked into the zoning on the 512/516 32nd property before buying this house which impacted our choice of homes. Changing that now is not reasonable – and sets a poor precedent for the neighborhood zoned at RC-2.

We are not opposed to new developments; however, developers should work within the rules that we all live within. Don't change the rules at our expense – to make a profit.

Please feel free to contact us with any questions or comments. Thank you,

Corbyn and Katherine Horning

Corbyn.Horning@gmail.com

403-200-4766

February 10th - 2017

To Whom it may Concern,

My wife and I were recently informed of the new development that is proposed for 512 & 516 – 32nd street NW. We recently purchased our first home – at 515 31 Street NW. We are strongly opposed to the increased zoning proposal from RC-2 to RC-G for the following reasons:

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- **Privacy** – Having a 3 story building on that property will certainly reduce the privacy in our main living area, bedroom and master bathroom. Row houses can be built up to 11m tall – creating sight lines directly into our backyard and house.
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- **Precedent for the Neighborhood** – the area of Parkdale we are living in has great variety in the homes – which drives up the property values and makes for an attractive aesthetic (for walks around the neighborhood etc). There are regions that are zoned for this type of development in Parkdale; therefore, developers should stick to these areas.
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We are not opposed to new developments; however, developers should work within the rules that we all live within. Don't change the rules at our expense – to make a profit.

Please feel free to contact us with any questions or comments. Thank you,

Corbyn and Katherine Horning

Corbyn.Horning@gmail.com

403-200-4766