

RECEIVED

2017 JUL 10 PM 3: 19

THE CITY OF CALGARY
CITY CLERK'S

July 2017

Calgary City Council
The City of Calgary, PO Box 2100, STN M

RE: Opposition File # LOC2017-0061, 201 10 AVE NE, R-C2 to R-CG

Dear City Council,

I am the owner of the single family property located at 202 10 AVE NE (built 1932) which I purchased in 1987. I am directly impacted by the above noted request for rezoning, and am quite frankly confused as to why this is even being considered. The City of Calgary has spent large amounts of taxpayer dollars to research and develop plans for communities; now, a request for rezoning that clearly deviates from these plans is being considered.

I am opposed for the following reasons;

- 1) **The noted request is in direct violation of your own ARP**, approved in 2010, regarding this diverse community. The plan identified that density targets were reached and that the future focus should be on increasing single family larger dwellings. Currently, Crescent Heights east has only reached 34% single family dwellings. As well, this neighborhood currently meets your entire best practise for a great community, as stated in the January 2017 MDP. If we continue to change zonings, the mix will no longer accommodate either the historic feel or the family orientation of our community.
- 2) **Neither 10th Avenue nor 1st Street is a commercial thoroughfare.** Tenth Avenue ends directly at Crescent Heights School; 1st Street does not go through to 16th Avenue, nor is there a traffic light at Edmonton Trail for through access. Therefore, the requested rezoning does not meet your own expressed criteria for transportation corridors.
- 3) **There is appropriate density in this area.** The property on the northwest corner is a three-storey apartment building which has had rental units available for over 2 years, indicating there is not a need for more units. The rest of the surrounding properties are single-family units. As you near Center Street to the west and 16th Avenue to the east, the density increases.
- 4) **Parking is an ongoing issue.** With the Wing Kei Center around the corner at 11th Avenue, the Sharon Lutheran Church on 10th Avenue, the apartment complex across the street, and the upcoming new four-plex on the NW corner of 11 ave, (recently rezoned from single home) there are, and will continue to be ongoing parking issues. Another new four-plex in this location would add to this concern.

- 5) **The 9th Avenue Green Line stop has been cut from the plans**, eliminating the requirement for any TOD plans. The current DPs for this area include extensive redeployment of high density along Center Street to accommodate any needs. There is also high density currently being built at 16th Avenue and 1st Street.

On a personal note, I would like to provide you with some insight into what these types of money grabs can actually do, and have done, to our community.

Crescent Heights east is a vibrant caring community. I rented in this community when I moved to Calgary in the early eighties, and then purchased my first and I hope final home in the neighborhood. I felt welcomed as a renter and a home owner. Many of us raised our children in these small homes even as the School Board was closing schools. Our children currently rent in the area, as there is reasonable rental available with great access to their first jobs. Those of us who stayed in these homes, we did so because we wanted, and had personally invested in, that sense of community for our children.

In mid-2000, the apartment complex across the street from my property was sold with the hope that it could be transitioned to condominiums. This complex was an integral part of our community with mixed-use lower income renters and a high percentage of low income seniors. This complex was a significant benefit to the neighborhood – rent was affordable, the renters cared about and knew each other and were fully participating community members. In turn, the rest of the community looked after these seniors as they looked after us. They kept an eye on our properties when we were working; in turn, we shovelled their walks and mowed lawns if the caretaker was away or unwell. We took them to the store or doctors' appointments, and invited them to family barbecues and parties. We all knew them by name: Jo and Elroy the amazing caretakers, Beth, Bev, Don and many, many others. Unfortunately, after the sale of the building, the new owners fired the caretakers of 30 years and moved the tenants out so developers could realize their condo dream. In a heartbreaking turn of events, the economy slowed and the redevelopment never happened. So, the seniors and renters who were such a rich part of our community moved away or were sent to homes, while the building use remained the same and has had tenant vacancy ever since. A dollar-driven decision fundamentally changed our community not for the better at all; it ousted faithful neighbors and friends for nothing, just as it may in this case. These decisions are truly sad for all involved.

The owners who sold the property of this proposed rezoning lived there for 30+ years, raised their family there, and their daughter babysat the younger neighborhood children. The new owner clearly indicated to the sellers that they were going to build a larger single family home on the lot immediately, and we were all very happy to have a new family moving in. Instead, the new owner moved in an occupant who did not engage with the community. Did not maintain the property and was conducting criminal activity from the home. We as a community cleared his walks so the seniors nearby would not fall on the way to the post boxes. Last year the occupant was shot and killed in our neighborhood as the result of criminal activity. Now, after

the neighbors were placed in significant risk by this situation, the owner has applied to have the house rezoned. Does he not feel safe? When individuals purchase a property with a specified zoning, why should it be rezoned when it becomes an inconvenience for them? Why should they capitalize at the community's expense?

I am requesting that the City of Calgary follow the ARP and MDP guidelines by denying this rezoning request, and any other rezoning of this nature in our community. Instead, let's focus on the plans and look at how we can make all Calgary communities dense, vibrant and caring.

Norma-Jean Hogg

Owner: 202 10th Avenue NE

403.701.1334

njhogg@gmail.com

Smith, Theresa L.

From: njhogg@gmail.com
Sent: Friday, July 14, 2017 4:24 PM
To: City Clerk
Subject: Online Submission on LOC2017-0061

July 14, 2017

Application: LOC2017-0061

Submitted by: Norma Jean Hogg

Contact Information

Address: 20210 ave ne

Phone: (403) 276-3074

Email: njhogg@gmail.com

Feedback:

RECEIVED
2017 JUL 14 PM 4:25
THE CITY OF CALGARY
CITY CLERK'S

July 2017 Calgary City Council The City of Calgary, PO Box 2100, STN M RE: Opposition File # LOC2017-0061, 201 10 AVE NE, R-C2 to R-CG Dear City Council, I am the owner of the single family property located at 202 10 AVE NE (built 1932) which I purchased in 1987. I am directly impacted by the above noted request for rezoning, and am quite frankly confused as to why this is even being considered. The City of Calgary has spent large amounts of taxpayer dollars to research and develop plans for communities; now, a request for rezoning that clearly deviates from these plans is being considered. I am opposed for the following reasons; 1) The noted request is in direct violation of your own ARP, approved in 2010, regarding this diverse community. The plan identified that density targets were reached and that the future focus should be on increasing single family larger dwellings. Currently, Crescent Heights east has only reached 34% single family dwellings. As well, this neighborhood currently meets your entire best practise for a great community, as stated in the January 2017 MDP. If we continue to change zonings, the mix will no longer accommodate either the historic feel or the family orientation of our community. 2) Neither 10th Avenue nor 1st Street is a commercial thoroughfare. Tenth Avenue ends directly at Crescent Heights School; 1st Street does not go through to 16th Avenue, nor is there a traffic light at Edmonton Trail for through access. Therefore, the requested rezoning does not meet your own expressed criteria for transportation corridors. 3) There is appropriate density in this area. The property on the northwest corner is a three-storey apartment building which has had rental units available for over 2 years, indicating there is not a need for more units. The rest of the surrounding properties are single-family units. As you near Center Street to the west and 16th Avenue to the east, the density increases. 4) Parking is an ongoing issue. With the Wing Kei Center around the corner at 11th Avenue, the Sharon Lutheran Church on 10th Avenue, the apartment complex across the street, and the upcoming new four-plex on the NW corner of 11 ave, (recently rezoned from single home) there are, and will continue to be ongoing parking issues. Another new four-plex in this location would add to this concern. 5) The 9th Avenue Green Line stop has been cut from the plans, eliminating the requirement for any TOD plans. The current DPs for this area include extensive redeployment of high density along Center Street to accommodate any needs. There is also high density currently being built at 16th Avenue and 1st Street. On a personal note, I would like to provide you with some insight into what these types of money grabs can actually do, and have done, to our community.

Crescent Heights east is a vibrant caring community. I rented in this community when I moved to Calgary in the early eighties, and then purchased my first and I hope final home in the neighborhood. I felt welcomed as a renter and a home owner. Many of us raised our children in these small homes even as the School Board was closing schools. Our children currently rent in the area, as there is reasonable rental available with great access to their first jobs. Those of us who stayed in these homes, we did so because we wanted, and had personally invested in, that sense of community for our children. In mid-2000, the apartment complex across the street from my property was sold with the hope that it could be transitioned to condominiums. This complex was an integral part of our community with mixed-use lower income renters and a high percentage of low income seniors. This complex was a significant benefit to the neighborhood – rent was affordable, the renters cared about and knew each other and were fully participating community members. In turn, the rest of the community looked after these seniors as they looked after us. They kept an eye on our properties when we were working; in turn, we shovelled their walks and mowed lawns if the caretaker was away or unwell. We took them to the store or doctors' appointments, and invited them to family barbecues and parties. We all knew them by name: Jo and Elroy the amazing caretakers, Beth, Bev, Don and many, many others. Unfortunately, after the sale of the building, the new owners fired the caretakers of 30 years and moved the tenants out so developers could realize their condo dream. In a heartbreaking turn of events, the economy slowed and the redevelopment never happened. So, the seniors and renters who were such a rich part of our community moved away or were sent to homes, while the building use remained the same and has had tenant vacancy ever since. A dollar-driven decision fundamentally changed our community not for the better at all; it ousted faithful neighbors and friends for nothing, just as it may in this case. These decisions are truly sad for all involved.

RECEIVED

Planning, Development and Assessment
The City of Calgary
3rd Floor, Calgary Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Postal Station "M", IMC #8108
Calgary, Alberta T2P 2M5

2017 JUL 12 PM 1:32

THE CITY OF CALGARY
CITY CLERK'S

Attention: Joshua A. De Jong,

To Whom It May Concern:

This is a letter **opposing** the application to rezone 201 10 Avenue NE from R-C2 to R-CG, file number: LOC2017-0061. I am writing on behalf of my parents, Rita and Antonio DeSantis, Italian immigrants who have been long time resident's of Crescent Heights having bought back in 1966 and who have been witness to many changes to their beautiful community over the years.

There are a number of reasons why we are contesting this rezoning which include the following, firstly we are concerned about the impact rezoning would have on their property value with the potential of decreasing current value. Crescent Heights has already evolved to become a high-density community given its proximity to the downtown core. While we can understand how this has been a focus of the City, we believe that increased density has already been accomplished. Based on 2014 civic census data Crescent Heights' dwellings are 34% single family or duplex while the city of Calgary average is 66%, which is an indication that there are substantial multi-unit dwellings in the neighborhood, arguably one could say that its been over saturated with them.

Further support of increased multi-unit dwellings and additional increased density within Crescent Heights are the recent developments along Centre Street, the Green Line and Main Streets projects and the Marquee off of 16th Avenue. As well, there are a number of new large multi-unit dwellings recently built along Centre Street and Edmonton Trail in neighboring communities such as Bridgeland and Tuxedo. Greater supply than demand will begin to drive down property values and given the recent economic downturn in Alberta and specifically in Calgary demand may start to diminish resulting in a surplus of vacant inner city properties.

Also, passing this rezoning would be inconsistent with the current Crescent Heights Area Redevelopment Plan (ARP).

The current ARP objectives state:

- **"Increasing the stability of inner-city neighborhoods and maintenance of a diversity of lifestyle alternative housing choices and house types"** existing single-family dwellings are

surely to become nonexistent if density creep continues or becomes a reality in Crescent Heights. There are predominately single-family dwellings around this lot.

- **“Construction of larger detached homes is encouraged to attract families with children to the community”** this property was advertised as a great location for a family home, the purchaser should have informed himself of the zoning when he purchased the land. There are other communities or parcels of land around the neighborhood that have zoning conducive to multi-unit dwellings which he should have explored, but perhaps this was not as profitable from an economic perspective.
- **“Ensuring an attractive and livable inner city environment”** should this go through we will lose green space and trees and diminish the character of the community in the streetscape. You lose the history and feel of the houses within the community.
- **“Ensure that new development which is important and welcomed in the community created with as few negative impact as possible and contribute positively to the neighborhood.”** this development will have a negative effect creating increased parking demands and an increase in traffic. It already is congested given the demand of parking for the church across the street, especially on the weekends. The structure going from 10 m to 11 m would negatively impact the privacy and natural light of homes as well as the potential for increased noise from multiple units from things such as A/C.

The developer has no regard for his neighbors, or the Crescent Heights community this is just another attempt from a developer to maximize his profits. He has not reached out to the neighbors, we've never met him and zero correspondence has been sent with respect to what his intent is with the rezoning, no discussions have been had. We believe a precedent was set on July 4, 2016 when the request to rezone 301 7th Ave. NE was rejected by city Council with a similar argument. Members in this community are opposed to this kind of rezoning and just as that developer did not make any effort with his neighbors to share his plans, this developer has done the same thing with his lack of engagement. As well, although this is a corner lot and R-CG is believed to make sense, 1st Street is not a through street and therefore not optimal for a R-CG rezoning, again a similar argument was made for the 301 7th Ave rezoning.

The current status of the property reflects his lack of concern, as it has not been maintained with boarded up windows, broken garage doors, and broken down vehicles being stored around the property. Over the winter season

snow was rarely shoveled.

Density creep weakens diversity of a community, reduces the amount of seniors or families with young children, which starts creating an imbalance that makes it difficult for it to thrive long term. For all the aforementioned reasons as well as from a very personal connection and long standing occupancy of the Crescent Heights community having raised a family and now welcoming many young grandchildren to their home my parent's strongly **OPPOSE** this application.

Kind Regards,
Teresa Contrada on behalf of
Rita and Antonio DeSantis
209 10 Avenue NE

Gee, Kristin

From: Claire Holmes <claire.j.holmes@gmail.com>
Sent: Sunday, July 16, 2017 3:25 PM
To: City Clerk; Office of the Mayor; Communications & Community Liaison Ward 7
Subject: LOC 2017-0061; 201 - 10 Ave NE - rezoning from R-C2 to R-CG
Attachments: 201-10 ave. NE rezoning from RC2to R-CG.docx

To whom it may concern,

Please find attached my letter opposing the rezoning of the above-mentioned property.

Claire Holmes
403-815-5725

"

THE CITY OF CALGARY
CITY CLERKS

2017 JUL 17 AM 9:01

RECEIVED

Claire and Dave Holmes

214 – 9 Ave NE. Calgary T2E 0V4(403)
815.5725



July 15, 2017

Sent by email to:

cityclerk@calgary.ca

themayor@calgary.ca

caward7@calgary.ca

Attention City Clerk

To whom it may concern,

I am writing to express my husband's and my opposition to the proposed rezoning of 201 – 10Ave NE from R-C2 to R-CG.

We oppose the rezoning for the following reasons:

1. It is our understanding that there are other RCG zones in Crescent Heights that currently exist and could be used to build to create higher density. For increasing the density in our area there is no need to rezone this property.
2. There are projects currently being built that will further increase the density in our neighborhood along Centre Street, Edmonton Trail, and on 16th and 15th Avenues. We are, currently, one of the highest density communities in Calgary. We don't see the need to increase density on a property that would be suitable for a single dwelling or a duplex. We are aware of other applications for rezoning R-C2 in this area; we see these as a troubling trend from the developers or owners (most do not live in this area). Single homes and duplex dwellings encourage families to our neighborhood and, as a young family, we are interested in maintaining the diversity of the populations and keeping our local schools operating with local students.
3. A beautiful and unique characteristic of our neighbourhood are the mature trees and green spaces; this is one of the reasons we purchased our home here and selected this community to live in. A property zoned R-CG will utilize the whole lot (4 units with a height of up to 11m). Destroying



the existing vegetation and impacting the lot to the east by decreasing the sunlight. As I mentioned in my last point, there seems to be a trend with developers looking to convert R-C2 lots to R-CG. Another application for rezoning is under way for a property on 7 Ave NE, a few blocks away from here. Our concern is it that this will begin to impact one of the features that has our community be such a beautiful, green place to live.

4. This proposed development will likely increase traffic in our area. This is of particular importance to us. We understand that living in a inner city neighborhood between Center street and Edmonton trail that there will be traffic through our neighborhood. However, we chose this street specifically because it was one of the quieter streets in this area. Increasing the density will impact the number of vehicles in our area.

In summary, we do not see any reason to increase the density on this property and oppose the application for rezoning.

Sincerely,

Claire and Dave Holmes

Albrecht, Linda

From: Rowan Bonser <bonser@telus.net>
Sent: Tuesday, July 18, 2017 6:31 AM
To: City Clerk; Office of the Mayor
Subject: [EXT] LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG

July 19, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 121 9th Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.
6. These RC-G and newer infill buildings are being built with total disregard to the existing design of the older existing buildings in the neighbourhood and destroy the existing community that the long term residents bought into.
7. There is already a shortage of parking space in the neighbourhood.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Rowan Bonser
121 9th Ave NE
Calgary
Alberta
T2E 0V3

RECEIVED
2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

July 19, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

CPC2017-263
Attachment 3
Letter 6

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 124 9 Avenue NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.
6. Increase in traffic affects the safety of the area as a lot of the properties are rented and the renters do not adhere to the traffic signs.
7. The yards and sidewalks are not cared for by all people and I personally broke my right wrist in three places because of an unshoveled sidewalk.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Linda Corbett
124 – 9 Avenue NE

RECEIVED
2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Cindy Murrell <cmurrell@ucalgary.ca>
Sent: Tuesday, July 18, 2017 10:05 AM
To: City Clerk
Cc: Office of the Mayor; Communications & Community Liaison Ward 7
Subject: [EXT] LOC2017-0061; 201 - 10th Ave. NE; rezoning from R-C2 to R-CG

Please distribute to all councillors.

I would like to add my voice to the objections already raised to the rezoning of this property: LOC2017-0061 at 201 10th Ave. NE.

For those of us who value this neighbourhood as a permanent family home rather than a financial opportunity, this rezoning would be a detriment to the character of the area.

Please do not approve the change in designation of this property.

Cindy Murrell
129 10th Ave. NE

Sent from my iPad

RECEIVED
2017 JUL 18 AM 11:36
THE CITY OF CALGARY
CITY CLERK'S

July 19, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 124 9 Avenue NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that that are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Donald Corbett
124 9 Avenue NE

RECEIVED
2017 JUL 18 AM 11:37
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jackie Ramsay <jackieramsay@shaw.ca>
Sent: Tuesday, July 18, 2017 2:40 PM
To: City Clerk
Subject: [EXT] Land Use Amendment Application LOC 2017-0061

RE: Land Use Amendment Application LOC 2017-0061

To whom it may concern.

I own and live at 139 - 10th Ave N.E. and I am writing this letter to formally register my opposition to the re-zoning of 201 - 10th Avenue N.E.

In my and the community's estimation, there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ART (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "To maintain and strengthen the detached housing areas of the community"
3. Significant Density Already: There is already considerable density in Crescent Heights - over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: It is a significant change in intensity since the property currently has a single detached home on it, effectively it's like moving from an RC-1 to an RC-G
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type developments in the community.

For these reasons we ask that you turn down the application to rezone the property to RC-G

The integrity of this rich and diverse community is in your hands
Sincerely

Jackie and Ken Ramsay
139 - 10th Avenue N.E.
Calgary, AB T2E 1W8

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Steven Savic <steve.savic@hotmail.com>
Sent: Tuesday, July 18, 2017 5:06 PM
To: City Clerk
Subject: Re: Land Use Amendment Application LOC 2017-0061
Attachments: Rezoning Opp LOC 2017-0061.docx

I own a house on 138, 9 Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

reference: **LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG**

I feel that there are several reasons that this property should not be rezoned:

- **Community Engagement:** There has been no effort by the property owner or developer to engage us as neighbours and community members.
- **Crescent Heights ARP (Area Redevelopment Plan):** This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
- **Significant Density Already:** there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
- **Not a modest increase in density:** it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
- **Existing Multi-Unit Zoning:** There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Steven Savic and Jennifer Savic
615, 30 Ave SW Calgary T2S0P5
403-471-9540

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

July 18, 2017

City Clerk

City of Calgary

700 Macleod Trail S.E.

Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

Reference: LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG

I own 138, 9 Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

- Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
- Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal “to maintain and strengthen the detached housing areas of the community”.
- Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
- Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
- Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Steven Savic and Jennifer Savic
615, 30 Ave SW Calgary T2S0P5
403-471-9540

Albrecht, Linda

From: Christine Pedersen <ot.christine.pedersen@gmail.com>
Sent: Tuesday, July 18, 2017 5:20 PM
To: City Clerk
Subject: [EXT] LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG
Attachments: letter LOC 2017-0061.pdf; Untitled attachment 00003.htm; signature.asc

Dear Sir or Madam,

Please find attached a letter indicating my opposition to the re-zoning of 201 10th Avenue NE from RC-2 to R-CG.

Thank you for adding this letter to the documents supplied to the agenda of the City Council Public Hearing on July 31, 2017.

Regards,

Christine Pedersen

Also being sent to: Mayor's Office, and for distribution to all City Councillors at:

<http://www.calgary.ca/citycouncil/Pages/Contact-the-Office-of-the-Councillors.aspx>

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

207 9 Avenue NE
Calgary AB T2E 0V5

July 18, 2017

City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

**Re: Land Use Amendment Application LOC 2017-0061
201 - 10 Ave. NE - rezoning from R-C2 to R-CG**

We own and live at 207 9th Avenue NE, and are writing this letter to formally register our opposition to the re-zoning of 201 10th Avenue NE.

We feel that there are several reasons that this property should not be rezoned:

- Contradiction of Crescent Heights ARP (Area Redevelopment Plan): this application contradicts the ARP, which clearly states as a goal "to maintain and strengthen the detached housing areas of the community";
- Dis-proportionate and un-fair application of planning guidelines in Crescent Heights: we have significant density – over 67% of our dwelling units are already multi-family dwellings. Please ensure that other areas contribute equally to the overall densification process over time;
- Not a modest increase in density: it is a very significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G;
- Existing multi-unit zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for row-house type development in the community;
- Community engagement: there has been no effort by the property owner or developer to engage us as neighbours and community members, and to propose options for the plot in keeping with the ARP and neighbourhood.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

 & 

Christine Pedersen & Robert Waite

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Sharlene Little <sharlittle@look.ca>
Sent: Tuesday, July 18, 2017 8:54 PM
To: City Clerk
Cc: Office of the Mayor
Subject: [EXT] Land Use Amendment Application LOC 2017-0061

2017 JUL 19 AM 7:56

THE CITY OF CALGARY
CITY CLERKS

July 19, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 121 9th Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: It is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.
6. Parking is already a problem in the neighborhood. With multi-family dwellings there will be no place to park and cars will spill down the street to neighboring streets.
7. Rowan and I have lived in the area for over 25 years and bought here for the old charm. The newer dwellings in the area do not fit in with the old feel of the community.
- 8.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Sharlene Little
121 9th Ave NE, Calgary AB T2E 0V3

Albrecht, Linda

From: Kent Jacobs <kent.jacobs@gmx.com>
Sent: Tuesday, July 18, 2017 10:30 PM
To: Office of the Mayor; City Clerk
Subject: [EXT] LOC 2017-006; 201 10th Avenue NE - rezoning from R-C2 to R-CG

From: Kent Jacobs (owner)
209 9th Ave. N.E.
Calgary, T2E 0V5

To: The Mayor,
City Councillors,
City Clerk Office,
City of Calgary Planning and Development Dept.

Re: LOC 2017-006; 201 10th Avenue NE - rezoning from R-C2 to R-CG

I wish to express my very strong opposition to the proposed rezoning of the property at 201 10th Ave. N.E. from RC2 to RCG. The proposal to build a fourplex on the property would be very detrimental to our neighborhood.

Crescent Heights already has a higher housing density than most other areas of Calgary and there are several proposals already in place to increase this further. Pockets of streets like ours, quiet, tree lined, with mainly single family homes, exemplify the nature of Crescent Heights but they are becoming the exception rather than the norm. This application contradicts the ARP (Area Redevelopment Plan) which clearly states as a goal "to maintain and strengthen the detached housing areas of the community." I feel very strongly that we do not need another multi family development here.

The proposed rezoning would lead to a variety of negative factors for our neighborhood. The size of the building itself would cause problems for the surrounding homes. It would block sunlight to the other properties, negatively impacting the natural light to the homes and the use of gardens, it would require trees to be eliminated, and noise would be increased.

Parking is already an issue with the proximity to Centre Street and the church across the road. Any increase in traffic becomes an increased problem for the young children and elderly residents in our area.

The property under consideration has been a problem for some time. Snow is not cleared from the sidewalks in the winter, the yard is not maintained, and vehicles in various states of disrepair have been stored on the property. This year, the murder of a tenant created safety issues for our community. The owner has shown a lack of regard and consideration for the community while being responsible for just a single family dwelling, there is no indication that he will live up to his further obligations should he be allowed to develop a multiple family dwelling on the property. There has been no effort made by the property owner or developer to engage us as neighbours and community members in their proposal.

In conclusion, I reiterate that I strongly oppose the proposed change in zoning. Crescent Heights is already high density, a fourplex in this location is totally unnecessary, the negative impacts are multiple and there is no benefit whatsoever to the community.

I trust that this application for rezoning will be denied in the best interests of the community.

Thank you,
Kent Jacobs

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2017 JUL 19 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

July 19, 2017

City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 215 9 Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,



Daryl Dyke
215 9 Ave NE Calgary AB T2E 0V5

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2017 JUL 19 AM 9:07
THE CITY OF CALGARY
CITY CLERKS

July 19, 2017

City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 215 9 Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,



Arjuni Seevaratnam
215 9 Ave NE Calgary AB T2E 0V5

THE CITY OF CALGARY
CITY CLERKS

2017 JUL 19 AM 9:07

RECEIVED

Albrecht, Linda

From: David Bird <dbird@mtroyal.ca>
Sent: Wednesday, July 19, 2017 8:42 AM
To: City Clerk; Office of the Mayor
Subject: [EXT] LOC 2017-0061; 201 10 AVE NE

I write in opposition to the proposed rezoning of 201 10 AVE NE from RC-2 to RC for the following:

1. It is in opposition to the intent of the Crescent Heights ARP as it increases density dramatically in the region where RC-2 and 1-2 family homes is intended. This property is part of an entire block consisting of only single family housing, many of the houses are century-old homes, in good repair and worthy of preserving.
2. The increase in housing footprint, from a single family home to a row house will appreciably limit existing greenspace.
3. There are mature trees on the property that would not survive if the lot was converted to row housing.
4. This property, if developed to 11 metres as allowed in RC-G, would shadow the neighbouring houses to the west, cutting off sunlight to their properties.
5. Vehicular traffic in the block is already higher than other blocks as the presence of the Church at 210 10 AVE NE uses street parking extensively for Church events and booked events at the Church property (e.g. weddings, evening concerts). Additional density would only increase this burden further.
6. The Greenline planning has now removed the 9 AVE station from the future LRT line; removing this area from any transit-oriented development (TOD), thus amending the ARP to increase density in this local area is at odds with the removal of this station (and the corresponding planned development).
7. A similar application was recently turned down by city council (LOC2017-0059; 301 7 AVE NE) for the second time and we ask city council to likewise refuse this one. If the redevelopment plan for Crescent Heights is to mean anything, these amendments to the bylaws must be considered with great care and considerable skepticism. It is unfortunate that the greed of a few developers seems to drive what the character and health of the community as a whole will be.

Thank you for your consideration of our concerns,

RECEIVED
2017 JUL 19 AM 9:07
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Diane Shaw <dusky210@telusplanet.net>
Sent: Wednesday, July 19, 2017 9:08 AM
To: City Clerk; Office of the Mayor; Farrell, Druh
Subject: [EXT] Land use Amendment Application LOC 2017-0061...Distribute to ALL Councillors Please

I own and live at 210 9 Ave NE and I am writing this letter to formally register my opposition to the re-zoning of 201 10 Ave NE.

Several reasons that this property should not be zoned, in my opinion are:

1. Community Engagement: no effort has been made to meet or inter-act with their neighbours and community members.
2. Crescent Heights ARP (Area Redevelopment Plan): Concerns are that this application contradicts the ARP.
3. Significant Density Already.
4. Not a modest increase in density: property currently has a single detached home on it.
5. Existing Multi-Unit Zoning: There are many properties in this community already zoned for multi-unit dwellings.

For these reasons we ask that you with fairness and equality turn down the application to re- zone the property to RC-G.

Sincerely

Kurt Schulz
210 9 AVE NE.
CALGARY AB
T2E 0V4

Sent from my iPad

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2017 JUL 19 AM 9:07
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Amanda Pounder <apounder@telus.net>
Sent: Wednesday, July 19, 2017 12:14 PM
To: Office of the Mayor
Cc: City Clerk
Subject: LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG; documents attached
Attachments: 201city.pdf; 201cityplanning.pdf

Dear Mayor Nenshi,

I am attaching copies of two letters previously sent in regard to the proposal to rezone the property at 201 10th Avenue NE from R-C2 to R-CG.

I hope that you will seriously consider these and the other letters sent from members of the Crescent Heights community asking that this proposal be rejected. The arguments leading to Council's recent rejection of a similar rezoning proposal on 7th Ave NE apply here and even more strongly, which I hope you will appreciate.

I am aware that Councillor Carra has expressed the opinion that the avenues in Crescent Heights East between Centre Street and Edmonton Trail should all be regarded as "through streets", and thus open for high-density development. I would be very grateful if he could be reminded, when this matter comes up on July 31st, that this view is in direct contradiction of the ARP, a City of Calgary bylaw, which makes clear that non-local east-west traffic in the east side of our community is to be directed along 16th Avenue, and not on the avenues to the south of 16th. Traffic-calming measures have been implemented on our avenues specifically to discourage the "through traffic" that Councillor Carra is anxious to see.

yours sincerely,

A. Pounder

RECEIVED
2017 JUL 19 PM 3:34
THE CITY OF CALGARY
CITY CLERKS

206 10th Ave NE
Calgary, Alberta
T2E 0W9
March 28th, 2017

Mr. Joshua de Jong, Planner
City of Calgary
Municipal Building, 800 Macleod Trail SE
Calgary, Alberta

RECEIVED
2017 JUL 19 PM 3:34
THE CITY OF CALGARY
CITY CLERKS

Re: Application for Land Use Amendment LOC 2017-0061

Dear Mr. de Jong,

I am writing to express my opposition to the proposed zoning amendment that would allow the property at 201 10th Ave NE to be classified as R-CG as opposed to the current R-C2. As (to my knowledge) no specific plan for the site has been proposed, I will assume that the developer does not wish to put up a billboard, establish a church or a park, but rather to build some large multi-unit object filling up the property. My claims will be that such a unit would be totally inappropriate for this location, that this will contravene the agreement in the current ARP for Crescent Heights, and that R-C2 is the correct zoning for this location as it is for this block of 10th Avenue and the parallel blocks between 1st and 2nd Streets NE. The following presents my arguments.

10th Ave. NE in general (and this block in particular) is a quiet, pleasant, residential street, which has remained largely unspoilt in the 25 years I have lived here. Apart from two houses that have undergone remodelling, and the demolition of the house at 208, the streetscape has not noticeably changed on either side of 10th Avenue between 1st and 2nd streets in this time. There are several century homes, including mine, and one property, the Reader home, of historical significance. Besides the church on the north side, there are only single-family homes - no duplexes or modern infills - and attractive gardens. Ironically, the house at 201 appears to be the newest of them all. For the area, there is considerable stability: quite a few families (have) lived here for decades (including the Whytes, who brought up their family at 201 and only moved after the children had grown up and left home). Any large, modern building taking up the property would be sorely out of place in this block. I certainly have no desire to be confronted with such a thing when looking out my front windows. Not only would we have a contextual and aesthetic clash, of course, but the adjacent property-owners would see their yard shaded and their privacy intruded upon - I am sure they will elaborate on this in their own letter.

One of the stated goals of the current ARP for Crescent Heights - a bylaw of the City of Calgary - is to "maintain and strengthen the detached housing areas of the community" (p.9). The block in question, as well as the adjoining parallel blocks between 1st and 2nd Ave, belong to such areas. Clearly, the building of a large multiunit development on a block where there is not

even a single duplex or infill makes that goal impossible to achieve. We read on p.16 of the ARP that "...the large proportion of multiunit dwellings reduces home ownership... to... well below the Calgary average...Lower levels of home ownership are associated with higher transiency rates as well as lower levels of community identification and support for various community programs": building a large multiunit object here would decrease the stability I described above. As defined by the ARP (p.18), the blocks on either side of 10th Ave between 1st and 2nd Streets NE, zoned R2, constitute part of the "core of the community". Once again, the document emphasizes stability: "Maintaining the "stability" of these areas is vital to the health of the community and encompasses such areas as: minimizing traffic and overspill parking impacts...ensuring new development does not reduce the quality of life in adjoining buildings ...". I have already mentioned that my neighbours across the street would surely see their quality of life, not to mention their property values, affected by any large building being erected at 201. With regard to traffic and parking, we already have to contend with people working at or visiting the commercial buildings on Centre St. parking on our street during the daytime, and with periodic congestion and shortage of parking due to church services and social activities at the church in the evenings and on weekends; it can easily be imagined that the existence of a large multiunit building on our corner would make the parking shortages we experience even worse.

It is clear from the ARP that the intent is to increase density along the major transportation corridors (Centre St., 16th Ave, Edmonton Trail), and increased density has been allowed in the blocks adjoining Centre St. or Edmonton Trail. (Now that it looks as if the new rapid transit line up Centre St. will bypass Crescent Heights entirely, with no station here, it may be that trying to increase density in the community yet further makes no sense, however.) Thus, on the north side of 10th Ave in the 100-block next to us, adjoining Centre St. and ending in a large commercial block, there is nothing but multi-unit housing. It is not the case, therefore, that 10th Ave does not participate in contributing higher density to the community; there is higher density where it is appropriate, and lower density where it is not. The "central" blocks such as ours, those that do not adjoin either Centre St. or Edmonton Trail, are R-C2 and should stay that way. However high a value the City places on increasing density in a community that is already far above the average for inner-city communities in this regard, you must remember that for every gain in density, we must lose something else. If we fill a small lot originally intended for a single-family dwelling with a large multi-unit object, we must lose green space with its benefits to many. We lose the ability for a family to conserve energy and protect the environment by using a clothesline instead of a clothesdryer; we lose the ability for a family to be more self-sustaining by maintaining a vegetable garden. We lose a coherent, appealing streetscape. We lose stability. We lose desirability of a street as a place for new potential homeowners to want to live. The pleasure of the current inhabitants of the area in living there is decreased, decreasing their attachment to the community. I suggest to you that the price is too high to pay, in this case at least.

What I would like to see in the lot at 201 NE is either a new family moving into the current home, or, if it must be replaced or remodelled, a single detached residence of modest height in keeping with others in the block. This would be in keeping with the relevant policies as stated in the ARP, e.g. (p.19) that redevelopment in the R1 and R2 areas should be "compatible with the surrounding streetscape", with the reminder on p. 20 that "builders will have to take extra efforts to minimize the impacts of new housing", recognizing that "larger homes may not fit as well into the existing streetscape as smaller ones".

It would seem that the current application for a change in zoning to 201 10th Ave NE is based upon a developer's greed and not upon need. I urge the City to reject this application and to adhere to the principles and policies outlined in the current ARP for Crescent Heights in ensuring that the character of blocks like ours remains unthreatened by development applications that would destroy it.

Yours sincerely,

Amanda Pounder

206 10th Ave NE
Calgary, Alberta
May 17th, 2017

Dear Members of the Planning Commission,

I understand that the Planning Commission is meeting tomorrow to discuss proposals presented to the City of Calgary in recent months, and am writing in response to the recommendation for Item 5.07, LOC2017-0061, a request to change zoning of a property in Crescent Heights from R-C2 to R-CG. I'm attaching the letter I submitted in March and adding a few comments here. I observe that the City staff have not applied much differentiation to the large set of proposals before it, every single one being recommended for approval by the Planning Commission, and hope that you, the members of the Planning Commission, are better equipped to do so.

The City staff's comments in support of the proposal make clear that they are not considering the particular context of the property in question. "Crescent Heights" is referred to as a monolithic whole, whereas the ARP makes clear that it is important to distinguish different zones within the community. The ARP differentiates between blocks adjacent to major traffic corridors, i.e. Edmonton Trail, Centre Street, and 16th Avenue, and "core" areas farther removed from these; increased density is to be encouraged in the former blocks and not the latter. However, the proposal in question concerns one of the "inner" blocks of Crescent Heights, not adjacent to any major traffic corridor. ~~We should thus not be encouraging or supporting~~ increased density in this particular location. Furthermore, as I make clear in my original letter, in this block, and more particularly in the stretch of 10th Ave NE between 1st St. and 2nd St NE on either side, the zoning might as well be R-C1; every house is a detached single-family dwelling. In the next block, 10th Ave between 2nd St. NE and Edmonton Trail, there is just one duplex. The immediate context of this property, then, is one of single detached housing, to which a change to R-CG would be a jarring adjustment. R-CG here is simply not appropriate.

I find it disturbing that the City staff is seemingly ignoring the ARP. It is clearly not using the ARP, a city bylaw, as a set of principles to be adhered to in planning development in this part of the city, or as a guide in evaluating proposals submitted to the City. We ought to be able to expect staff to consult the ARP, and in a case such as this, to quickly determine that the proposal is not suitable and move on. Why is this not happening? I find it further disturbing that the City staff is seemingly ignoring the comments made by the Crescent Heights Community Association and the residents who wrote letters. The letter written by the Community Association is provided and other comments received are summarized, but there is no attempt to engage with the arguments made in these documents. The message I distill from the City staff presentation is that all these things do not matter: the ARP does not matter, the Community Associations of Calgary do not matter, and citizens whose living spaces are potentially affected by development do not matter. This is not what I want to see in the administration of the city I live in.

Yours sincerely,

Amanda Pounder

Albrecht, Linda

From: Nina Smith <nina.smith975@gmail.com>
Sent: Wednesday, July 19, 2017 2:18 PM
To: City Clerk; Office of the Mayor; Communications & Community Liaison Ward 7
Cc: Dennis Marr; Marie Evans; Dan Evans; kgscom@telusplanet.net; David Bird; Amanda Pounder; Nina S
Subject: LOC 2017-0061; 201 - 10 Ave NE; rezoning from R-C2 to R-CG
Attachments: Petition Signatures LOC 2017-0061 July 2017.pdf

Ref: LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG
Council Public Hearing on Monday July 31st, 2017.

To: The City Clerk Office,
cc: The Mayor
cc: The Councillors

Dear Sir, Madam

Please find attached a list of 78 signatures from members of our Crescent Heights community who are not supportive of the amendment referenced above, situated on 201 - 10 Ave NE.

We appreciate this petition to be considered and added to other public comments related to this application on the Council Public Hearing agenda for Monday July 31st, 2017.

Regards,

Nina Smith


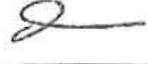
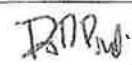

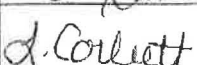
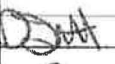




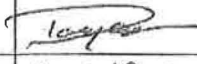

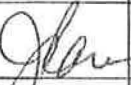
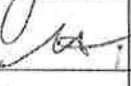

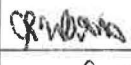
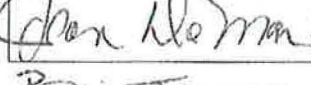
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THE CITY OF CALGARY
CITY CLERK'S

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2017 JUL 19 PM 3:33

THE CITY OF CALGARY
CITY CLERK'S

Petition summary and background	LOC 2017-0061; 201 - 10 Ave NE; rezoning from R-C2 to R-CG
Action petitioned for	We, the undersigned, are members of the community in Crescent Heights, who urge that the city reconsider the rezoning from R-C2 to R-CG of the property situated 201 10 Ave NE. We do not support this amendment.

Printed Name	Signature	Address	Email or Phone	Date
Julia Davis		136 - 9th Ave NE	jacobswine@gmail.com	July 16/17
Larry Dziuba		132 - 9 Ave NE	larrydziuba@gmail.com	July 16/17
Robert Prodan		128 - 9th Ave NE	prodanr@telus.net	July 17
Don Corbett		124 - 9th Ave NE	DONCORBETT@BOS Solutions.ca	July 17
Linda Corbett		124 - 9th Ave NE	corbettl@hotmail.ca	July 17
Shirley Little		121 9 Ave NE	shirleylittle@shaw.ca	July 17
Rowan Bonser		121 9 Ave NE	bonser@telus.net	July 17
Susan Simpson		233 - 11 Ave NE	susansimpson@shaw.ca	July 17/18
STEVE SAVIC	(via email)	138 - 9 Ave NE	steves@criticalmass.ca	July 17/19
Joseph Brignone		215 10th Ave NE	joebrignone@shaw.ca	July 17, 2017
Arjuni Seervathan		215 9 Ave NE	arjunieshau.ca	July 17, 17
DARYL DYKE		215 9 AVE NE	daryl.dyke@gmail.com	July 17/17
LAUREL DZIUBA		132 9 Ave NE	laurel.dziuba@gmail.com	July 17,
JACKIE STEWART RAMSAY		139 - 10 AVE NE	jackieramsay@shaw.ca	July 17
MARY GAIL GARWATH		229 7th Ave NE	403-270-5612	July 17/18
George Wink		133 10th Ave	403 262 8777	JUL 2017
James Hilbert		135 9th Ave NE	403 277 6000	July 19 2017
Don Norman		121-10-Ave NE	403 276-6699	July 19/2017
BRIAN JESMER	(via email)	130 - 9 Ave NE	bdjesmer@telus.net	July 19/2017

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2017 JUL 19 PM 3:33



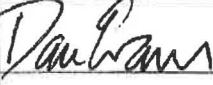

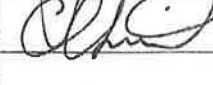
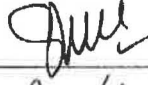


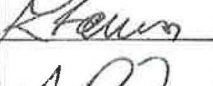


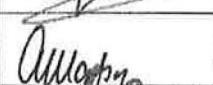
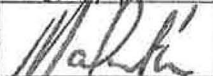

THE CITY OF CALGARY
CITY CLERK'S

Petition summary and background	LOC 2017-0061; 201 - 10 Ave. NE; rezoning from R-C2 to R-CG
Action petitioned for	We, the undersigned, are members of the community in Crescent Heights, who urge that the city reconsider the rezoning from R-C2 to R-CG of the property situated 201-10 Ave NE. We do not support or approve this amendment.

Printed Name	Signature	Address	Email or Phone	Date
Deimon Johnston		208 9 Ave N.E.	dej52etelos.net	Mar 23/17
Kevin Smith		213 9th Ave N.E.	403-667-8498	Mar 24/17
Natasha Smith		213 9 Ave NE	403 667 8054 natashasmith@shaw.ca	March 24/17
Nicole Corner		206 9 Ave NE	(403) 988-3767 ncorner@shaw.ca	Mar 24/17
Matt Corner		206 9 Ave NE	(403) 660-6249 cento403@gmail.com	Mar 24/17
SORAYA NELSON		201-9 Ave NE	403 230 7208	March 24/17
Nathan Flanders		226-9 ave NE	403-330-1287 nathan.flanders@shaw.ca	Mar 24/17
Carolyn Horwitz		228 9th Ave NE	403-616-5805	Mar 27/17
KENDI MACINTOSH		224 9 Ave NE	403 352 0953	Mar 27/17
CHRISTINE PEDERSEN		207-9 AVE NE	403 993 5144	Mar 24/17
ROBERT WAITE		207-9 AVE NE	403 283 2273	Mar 24 2017
VALERIE CALACADO		211-9 Ave NE	587 499 3095	MAR 24 2017
Christine Roberts		200 9 Ave NE	403 370 4680	MAR 24/17
Hazel Birch		233 9th Ave NE	403 276 5402	24 04/17

RECEIVED

Petition summary and background	<p>LOC 2017-0061;</p> <p>201 - 10 Ave. NE; rezoning from R-C2 to R-CG</p> <p>THE CITY OF CALGARY CITY CLERK'S</p>	2017 JUL 19 PM 3:33
Action petitioned for	<p>We, the undersigned, are members of the community in Crescent Heights, who urge that the city reconsider the rezoning from R-C2 to R-CG of the property situated 201-10 Ave NE. We do not support or approve this amendment.</p>	

Printed Name	Signature	Address	Email or Phone	Date
KURT SCHULZ		210 - 9 AVE NE	403 230-7823	24-03-17
DIANE SHAW		210 - 9 AVE NE	403 - 230-7823	24-03-17
DAN + MARIE EVANS		208 - 9 AVE NE	403-230-4516	24-03-17
CLAIRE + DANE HOLMES		214 - 9 ave NE	403-815-5725	24-03-17
Teresa Contrada		1047 Varsity Est. PL NW	403-874-9533	24-03-17
Antonio DeSantis	ANTONIO	209 10 Ave NE	403-230-7564	24-03-17
Rita DeSantis	Rita DeSantis	209 10 Ave NE	403-230-7564	24-03-17
CHRIS + NINA SMITH		205 10 Ave NE	nina.smith.975@gmail.com	24-03-17
Robert Gauthier		211 10th Ave NE	403 615 8843	24.03.17
Veckie Rawn		139-10 AVE NE	403-230-9166	25.03.17
Ken Rawn		139-10 AVE NE	403-230-9166	26.03.17
A. Pounder		206 10 th Ave NE	apounder@telus.net	25-03-17
David Bird		206 10 th AVE NE	dbird@mtroyal.ca	25-3-17
Kevin Stewart		233 10 th AVE NE	KASstewart22@gmail.com	25-3-17
ALISON MARTIN		229-11 Ave NE	403-245-5401	26-03-17
MARIE SERENICK-EMAN		139 - 9 AVE NE	403-629-6563	16-07-17

RECEIVED

Petition summary and background	LOC 2017-0061; 201 - 10 Ave. NE; rezoning from R-C2 to R-CG	2017 JUL 19 PM 3:33 THE CITY OF CALGARY CITY CLERK'S
Action petitioned for	We, the undersigned, are members of the community in Crescent Heights, who urge that the city reconsider the rezoning from R-C2 to R-CG of the property situated 201-10 Ave NE. We do not support or approve this amendment.	

Printed Name	Signature	Address	Email or Phone	Date
NT Hocking	[Signature]	202 10 AVE NE	17hogg@gmail.com	March 25/17
JW BROWN	[Signature]	202 10 AVE NE	jwbrown@shaw.ca	March 25/17
ELANOR LAFORME	[Signature]	222 10th AVE NE (228-10th AVE NE)	36.laforme@gmail.com	Mar 25/17
Alex Miawinder	[Signature]	236 10 AVE NE	March 25/2017	2017/03/25
Alison Robertson	[Signature]	306 10 AVE NE	403-606-6711	2017/03/25
Aron Bull	[Signature]	1116 2nd AVE NE	403-973-4068	2017/03/25
Andrew Jordan	[Signature]	1112 2nd St. NE	403-660-2999	2017/03/25
Zahir Damji	[Signature]	235 11 AVE NE	403-903-7279	2017/03/25
Chenette Shum	[Signature]	211 11th Ave NE	587-228-9565	2017/03/25
Randy Ennals	[Signature]	217 11th AVE NE	403-519-7981	2017-03-25
Nancy Brooks	[Signature]	217 11th AVE NE	403-519-7981	2017-03-25
Cindy Murrell	C. Murrell	129 10th Ave. NE	403-230-0643	17-3-25
Meg Murrell-Pelquin	M. Murrell-Pelquin	129 10th Ave. NE	403-230-0643	Mar. 25, 2017
Julia Smith	[Signature]	226 11th AVE NE	587-356-1829	MAR. 25/17

Enrollment Phone D
2017 JUL 19 PM 3:33
403-614-1506
THE CITY OF CALGARY
403 CITY CLERKS

[illegible]

Albrecht, Linda

From: Nicole <ncorner@shaw.ca>
Sent: Wednesday, July 19, 2017 1:46 PM
To: City Clerk
Subject: [EXT] Land Use Amendment Application LOC 2017-0061

July 19, 2017
Office of the City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 206 9 Avenue NE and am directly across the alley from the proposed re-zoning site. I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that that are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members. I am very concerned about the potential design of a new property and how that might fit into our historic neighbourhood.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP, which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in density since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Nicole Corner (nee Rendek)
206 9 Avenue NE
Calgary, Alberta
T2E 0V4

RECEIVED
2017 JUL 19 PM 3:34
THE CITY OF CALGARY
CITY CLERKS

July 19, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

CPC2017-263
Attachment 3
Letter 21

Re: Land Use Amendment Application LOC 2017-0061

I have been a long time resident of Crescent Heights. I raised my three children here and I now enjoy having my grandchildren over to visit to enjoy our beautiful neighbourhood.

I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

There are several reasons why I believe that this property should not be rezoned:

First, there has been no community engagement. There has been no effort by the property owner or developer to engage us as neighbours and community members.

Second, I am concerned that this rezoning is not aligned with the Crescent Heights Area Redevelopment Plan. This application contradicts the ARP which clearly states as a goal "to maintain and strengthen the detached housing areas of the community"

My third point is that there is already significant density in our neighbourhood of East Crescent Heights. In Crescent Heights I believe that over 67% of our dwelling units are already multi-family dwellings and when you look at a map, most of that falls on the east side of the community.

My fourth belief is that this is not a modest increase in density. It is a significant change in intensity since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.

And my final point is that there is already existing multi-unit zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons I am asking that you turn down the application to re-zone the property to RC-G.

Sincerely,

Julia Denis
136 9 Ave NE, Calgary, AB

RECEIVED
2017 JUL 19 PM 3:34
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Dan Evans <dan@evanshunt.com>
Sent: Wednesday, July 19, 2017 11:05 PM
To: City Clerk
Cc: Office of the Mayor
Subject: [EXT] Fwd: Public Feedback on LOC 2017-0061; Public Hearing on July 31st

I had previously sent this letter but forgot to reference that it is for the Public Hearing on Monday, July 31st.

From: Dan Evans <dan@evanshunt.com>
Subject: Public Feedback on LOC 2017-0061
Date: July 19, 2017 at 10:57:44 PM MDT
To: cityclerk@calgary.ca
Cc: themayor@calgary.ca

July 19, 2017

City Clerk
City of Calgary
700 Macleod Trail SE
Calgary, AB, T2P 2M5

RECEIVED
2017 JUL 20 AM 8:09
THE CITY OF CALGARY
CITY CLERK'S

Re: Land Use Amendment Application LOC 2017-0061

We're writing this letter to oppose the rezoning of 201 10th Avenue NE from RC-2 to RC-G.

As long-time residents of Crescent Heights, we've seen a significant amount of development happen in our community, and on our own block. That's not necessarily a bad thing.

We support inner city living and the further densification of our community, but given the amount of "underdeveloped" land (for example, detached homes on parcels zoned RC-2 or higher), we believe there is potential for significant additional dwelling units in the community without up-zoning current RM-2 properties.

Unlike other inner-city communities where densification has been restricted (Rosedale, Elbow Park and Mount Royal are good examples), our small pocket of diverse homes on the east side of Crescent Heights already has a large portion of high-density housing. In 2014, 67% of Crescent Heights residents lived in multi-unit structures compared to 33% in other Calgary neighbourhoods.

Future development needs to encourage and protect the variety of housing types within our community, including single detached and semi-attached homes. Existing zoning already allows for a doubling of densification on many existing sites, including the one in this application. And there are other areas within Crescent Heights that are currently zoned and better suited for multi-unit redevelopment activities. The integrity of our neighbourhood needs to be protected from the drive to increase zoning densification even further.

Re-zoning from R-C2 to RC-G is not a modest increase in density. It is significant because the property currently has a single detached home on it, so it's effectively like moving from one unit to four units on the property. The re-zoning of this site will have a significant negative impact on adjacent neighbours, the streetscape of this heritage block, and the existing sense of community. It will also have a negative impact on

the community since green space and treed areas will be significantly reduced by maximizing lot coverage and massing on the site.

Like most residents of Crescent Heights, we carefully selected and purchased homes in this area based on the existing zoning and the character of this pocket of single detached and semi-attached homes. We're asking City Council to help defend our community and uphold the existing by-laws and area plans. We acknowledge the desire to see more inner city densification, but Crescent Heights is already zoned to accommodate our fair share of densification.

Rezoning sites on a one-off approach is inefficient, a wasteful use of City and community member's time, is not a comprehensive approach to area planning, and creates significant risk and uncertainty for both developers and residents. The application contradicts the ARP which clearly states as a goal 'to maintain and strengthen the detached housing areas of the community.' Decisions on where zoning should change should not be ceded to developers through the application process when often their primary motivation is simply maximizing financial gain. It's worth mentioning that we have been developers ourselves in the neighbourhood, building semi-detached homes on 9th Avenue NE, so we're confident that sensitive, economically viable densification can happen within the existing zoning guidelines.

Furthermore, there has been absolutely no consultation by the applicant with neighbours in the vicinity of the development. We live immediately south (across the lane) from the property in question, and we have never even met the builder, developer or architect, let alone been consulted on the development. I know from speaking with our neighbours that not a single person in the neighbourhood has been consulted.

We are writing this letter to formally register our opposition to the re-zoning of 201 10th Avenue NE, and we, with the support of many community members and neighbours, intend to make a presentation at the public hearing at City Council.

Sincerely,

Dan and Marie Evans

202 9th Avenue NE

Calgary, AB

**DAN
EVANS**

Managing Partner

d. 403.444.7512 m. 403.830.8252
200, 805 10 Ave SW, Calgary, AB, T2R 0B4

evanshunt.com

Albrecht, Linda

From: Matt Corner <cento403@hotmail.com>
Sent: Wednesday, July 19, 2017 7:56 PM
To: City Clerk
Subject: [EXT] Land Use Amendment Application LOC 2017-0061

July 19, 2017
Office of the City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB, T2P 2M5

Re: Land Use Amendment Application LOC 2017-0061

I own and live at 206 9 Avenue NE and am directly across the alley from the proposed re-zoning site. I am writing this letter to formally register my opposition to the re-zoning of 201 10th Avenue NE.

I feel that there are several reasons that this property should not be rezoned:

1. Community Engagement: There has been no effort by the property owner or developer to engage us as neighbours and community members. I am very concerned about the potential design of a new property and how that might fit into our historic neighbourhood.
2. Crescent Heights ARP (Area Redevelopment Plan): This application contradicts the ARP, which clearly states as a goal "to maintain and strengthen the detached housing areas of the community".
3. Significant Density Already: there is already considerable density in Crescent Heights –over 67% of our dwelling units are already multi-family dwellings.
4. Not a modest increase in density: it is a significant change in density since the property currently has a single detached home on it. Effectively it's like moving from an RC-1 to an RC-G.
5. Existing Multi-Unit Zoning: There are many properties in Crescent Heights that are already zoned for multi-unit dwellings that are available for rowhouse type development in the community.

For these reasons we ask that you turn down the application to re-zone the property to RC-G.

Sincerely,

Matt Corner
206 9 Avenue NE
Calgary, Alberta
T2E 0V4

RECEIVED
2017 JUL 20 AM 8:10
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Nina Smith <nina.smith975@gmail.com>
Sent: Wednesday, July 19, 2017 4:31 PM
To: City Clerk; Office of the Mayor; Communications & Community Liaison Ward 7
Subject: [EXT] Re: LOC 2017-0061; 201 - 10 Ave NE; rezoning from R-C2 to R-CG
Attachments: Loc2017-0061 201 10 AVE NE to City Clerk 07192017 .pdf

Ref: LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG Council Public Hearing on Monday
July 31st, 2017

To: The City Clerk Office,
cc: The Mayor
cc: The Councillors

Dear Sir, Madam

We are writing in respect to the application referenced above situated on 201 - 10 Ave NE as we are strongly opposed to this application.

Please find attached to this email our written opposition to this application.

We appreciate that our letter is added in the Council Public Hearing agenda for Monday July 31st, 2017.

Regards,

Nina & Chris Smith
205 10 Ave NE

RECEIVED
2017 JUL 20 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2017 JUL 20 AM 8:11

THE CITY OF CALGARY
CITY CLERK'S

Sent by email to:

Office of the City Clerk
The City of Calgary
cityclerk@calgary.ca

Application for Land Use Amendment:

LOC 2017-0061;

Location:

201 - 10 Ave NE; rezoning from R-C2 to R-CG

Date: July 17, 2017

Attention to: The City Clerk

To whom it may concern:

Our property is adjacent to the re-zoning application. This property was sold last year and we learned of the new owner's application from the signs posted by the City in front of the property.

My husband and I are strongly opposed to the application Loc 2017-0061 rezoning from R-C2 to R-CG for the following reasons:

1. ~~This small portion of the street is zoned for R-C2 (single family dwellings and duplexes).~~

The Crescent Heights Area Redevelopment Plan (ARP) encourages a diversity of housing. There are several Multi-Residential Properties with rental availability and there are designated R-CG zones available in Crescent Heights that can be used for this type of development.

Crescent Heights is one of the highest density communities in Calgary. Preserving stability and balance in our inner-city residential area in respect of the current R-C2 zoning while the whole continues to transform into a dynamic location with high-density developments is important to the community.

2. Changes affecting the community require communication, information, consultation, and planning with the community. There is no information available to the community and the neighbors.

We are highly supportive and welcoming a new development and wish for this to be completed sooner than later, however, an R-CG designation of the land is a **significant change** from the current single-family home (R-C1 type).

The community is also concerned about the future use of the property with the current slow market demands and a very high supply in this area. The rezoning to add more Multi-Residential Properties to this area does not make sense.

3. Crescent Heights' ARP objectives are to *"ensure that new development which is important and welcomed in the community created with as few negative impacts as possible and contribute positively to the neighborhood"*.

An R-CG will require a maximum use of the land. It will allow up to 4 units – a huge change from the current single home on the property. The R-CG development will need a maximum use of the land, trees will be significantly reduced, a huge change to the neighborhood.

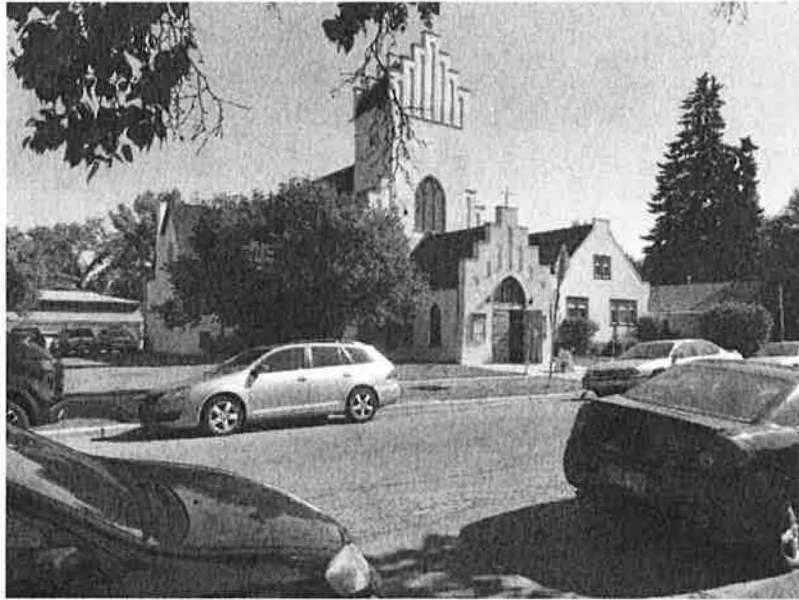
3. The proposed development is at a corner of a small roundabout:

- The location is **not a through street** and not an appropriate corner lot for R-CG zoning,

- The property is closed to two busy main roads, between Centre Street and Edmonton Trail, with a High School at the end of the road,
- The street is used as a **short cut** between Centre Street and Edmonton Trail.
- It's a **school bus route** with the High School 350 metres down the road.
- Visitors like to use the street as parking to walk to Centre Street and Downtown.
- There are several Multi-Residential Properties facing this property and a Church facing on the other side which brings families' activities on weekends and festive season's.
- This street section is used for traffic diversion from Centre Street. Cars, school and public buses are diverted to 10 Ave NE. Traffic at the roundabout is horrendous. **It is already a dense corner.**

Aerial view of the property, several Multi-Residential Properties (left) and the Church (right):





The Church across the road from the property



Multi-Residential Properties across the road and school bus route



We are strongly opposed to this application, with support of our community and from the Crescent Heights Planning Committee.

We ask the City, the Mayor, and the Councillors to support stability and diversity in our Crescent Heights residential area with the current R-C2 houses zoning and deny this application.

Nina & Chris Smith
205 – 10 Ave NE

CC: The Mayor
The Councillors

View street of the houses on 10 Ave NE # 1st Street NE
This portion of the street is zoned for R-C2 (single family dwellings and duplexes)



Seen on the next corner of 11th Ave NE # 1st street NE:
current 4 units' development needing maximum use of the land.



Other RC-G developments:



Smith, Theresa L.

From: Nathan Flanders <nathan.flanders@gmail.com>
Sent: Wednesday, July 05, 2017 9:58 PM
To: City Clerk
Subject: [EXTERNAL] LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG

Re: LOC 2017-0061; 201 - 10 Ave. NE - rezoning from R-C2 to R-CG

Good evening,

I'm writing with respect to the r-CG proposal at 201 10th Ave NE. Currently it is RC2 zoning. I'd like this document to be added to the file regarding this proposed rezoning application.

I live on 226 9th Ave NE; sharing the alley with this residence. I'm opposed to this application. Despite the recent activity around the house - "sketchy" is the right description - I do support a form of revitalization. In fact, putting in 2 units or having an owner put any effort into the property would help with its appearance. It would be a welcome sight to not walk/bike past the broken-down cars or trash that current owners or tenants choose to leave in the alley.

My opposition primarily stems from the clear density creep that this proposal has. This property was zoned RC2 with good reason;

- not a "through" street
- "central" part of crescent heights (between 1st st and 2nd st), most multi unit dwellings in this area are on the outskirts or south of 5th ave
- impact on neighbours; people who purchased in the area knew the zoning and buy homes on the basis of the zoning not changing based on the dream of a developer

Specific to this proposal, there has been:

- no engagement of the property owner with neighbours
- a complete lack of respect for the community which, if a precedent, will continue once any development is done on the property. The care of the property (sidewalks, lawn, alley, general maintenance) has been negligible since under the care of the current owner
- No support of the community association, or engagement of the association

Crescent Heights has ample opportunities for developers to purchase r-CG zoned properties, or multi-unit dwellings. Supporting a zoning change will set a clear path forward for waves of development within the inner core of Crescent heights (between 1st and 2nd st NE, and 5th and 13th ave.) Edmonton Trail, Centre st, and 15th/16th aves are well established high density areas as well. There is no need to increase density with this proposal. In fact, a recent development on a similar sized lot one block south (SW corner of 9th Ave/1st St. intersection) turned a single home into an attached 2 unit structure, which enhances the neighbourhood and had consultation of the neighbours, and support of of the community.

Finally, with the proposal the neighbours around 201 10th ave will lose all West sunlight which, being on an elevated part of the city, is a highlight of the community. Although my inner city backyard is small, I take care of it and value the sunlight I receive. The mature trees and single family homes in the inner part of Crescent heights NE define the community. This proposal ignores the spirit of the ARP, the community, and most importantly the neighbours of the property.

If you have any questions, please let me know.

Thank you for your time,

Nathan Flanders

226 9th Ave NE

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2017 JUL -6 AM 9:19
THE CITY OF CALGARY
CITY CLERK'S