

CRESCENT HEIGHTS



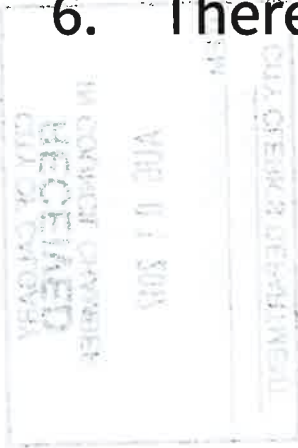
City of Calgary Public Hearing Monday July 31st, 2017

LOC 2017-0061 at 201 10 Ave NE
Rezoning from R-C2 to R-CG



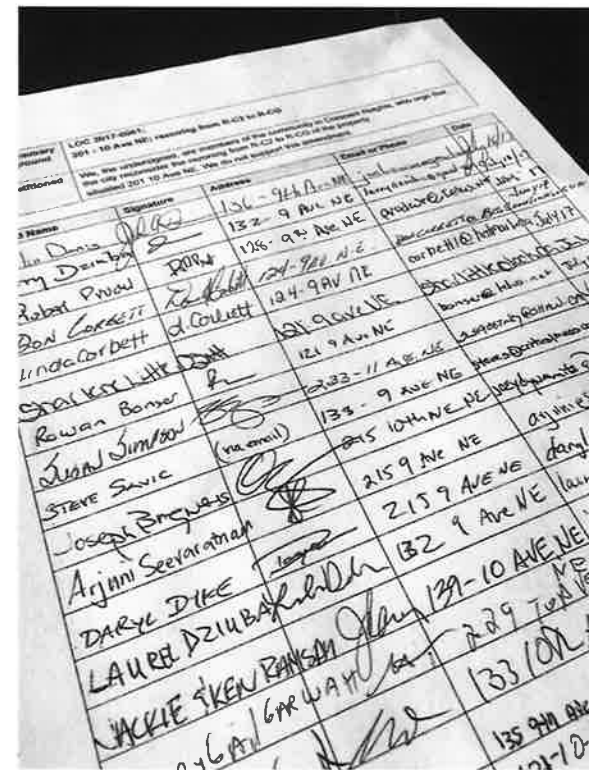
Why this application should be denied:

1. There is significant opposition
2. There has been no community engagement
3. This is not a 'modest' change
4. This is not an appropriate site for RC-G
5. The change is in conflict with the ARP
6. There is ample existing opportunity for density

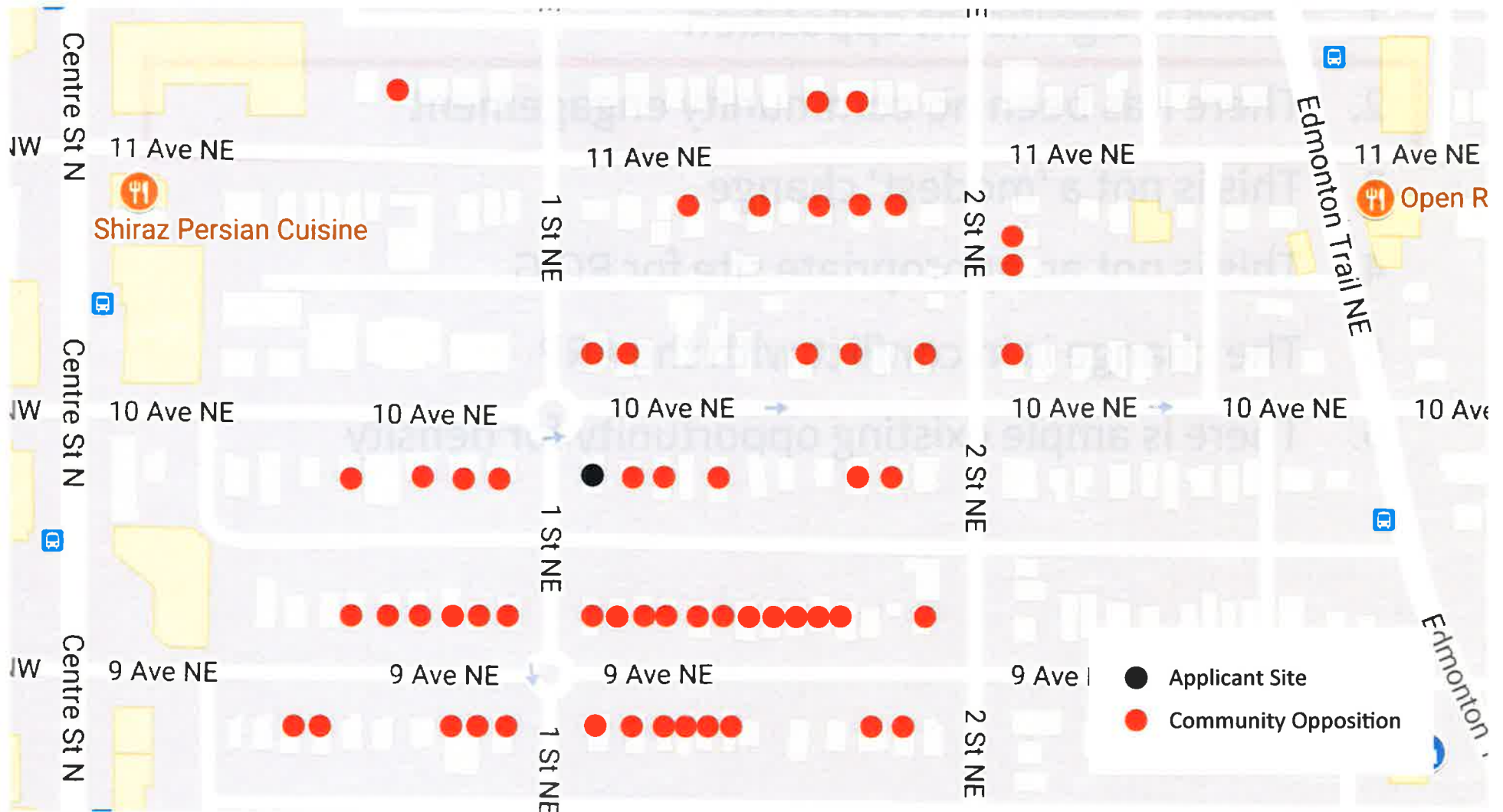


There is significant opposition within the community to this change in land use.

- There are 78 residents within a 2 block radius of the development that have signed a petition in opposition to the land use change.
- The Crescent Heights Community Association has formally stated they are opposed to the LOC.
- Over 200 residents signed a petition to oppose a similar LOC in Crescent Heights (Council turned down that application July 3rd.)



Every neighbour we were able to contact was opposed to this change in land use.



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There has absolutely no community engagement on the land use change.

- Not a single neighbouring property owner has been contacted by the owner, developer or architect.
- The Community Association has been approached by the architect to discuss the DP, but they have not engaged the CHCA on the land use change.
- The DP has now been applied for, but there hasn't been any public posting regarding the DP application on the site, nor has there been any engagement by the applicant.



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This is not a ‘modest’ change to what currently exists.

- Effectively it’s like moving from RC-1 to RC-G since we’re changing from a single family home to a 4 unit townhouse.



This is not “contextually sensitive to the character and scale of the neighbourhood.”

- This is not the actual plan. It is a rendering that shows the scale and coverage based on allowable massing for RC-G.



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RC-G is designed for community corridors, but the parcel is not on a thoroughfare.

- The site is not on a collector road on either frontage.
- It is not used as a through street because there is no light on Edmonton Trail and it dead ends at Crescent Heights High School.
- There is a traffic button on the intersection for traffic calming.



The parcel is not adjacent to a park, amenity or non-residential development.

- 10th Avenue is a quiet street in the middle of the community.
- The site is in the middle block of a three-block wide area of single-family homes that is flanked by commercial at Centre St and Edmonton Tr.
- If we keep building multi-dwelling in this area, there will be no single-family blocks in East Crescent Heights.



Apparently the plan includes curb-cuts, which does not support walkability and would sacrifice trees.

- The current design suggests driveways along 1st street which would destroy the walkability of 1st Street NE in the neighbourhood.
- The addition of driveways along 1st Street would mean the removal of several mature trees, which are significant old growth assets in Calgary's urban forest.



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The change is in direct conflict with the ARP and every other plan done for Crescent Heights.

- Crescent Heights is one of the most actively planned communities in the City.
- Consistently, area plans have provide the same direction:
 1. Maintain and protect the detached housing areas of the community.
 2. Focus density along the urban corridors.



The change is in direct conflict with the ARP and every other plan done for Crescent Heights.

- “Maintain and strengthen the detached housing areas of the community.” – *Vision and Goals, Crescent Heights ARP*
- “The core of the Crescent Heights community is the low density R-1/R-2 areas. Maintaining the “stability” of these areas is vital to the health of the community” – *Crescent Heights ARP*
- “The neighbourhood has a significantly higher than average share of multifamily units, especially in low-rise apartments and detached duplexes.” – *Centre Street N, Mainstreet Plan*
- “Intensive redevelopment will occur in strategic locations such as a Main Street.” – *Land Use and Built Form, Developed Communities Guidebook*

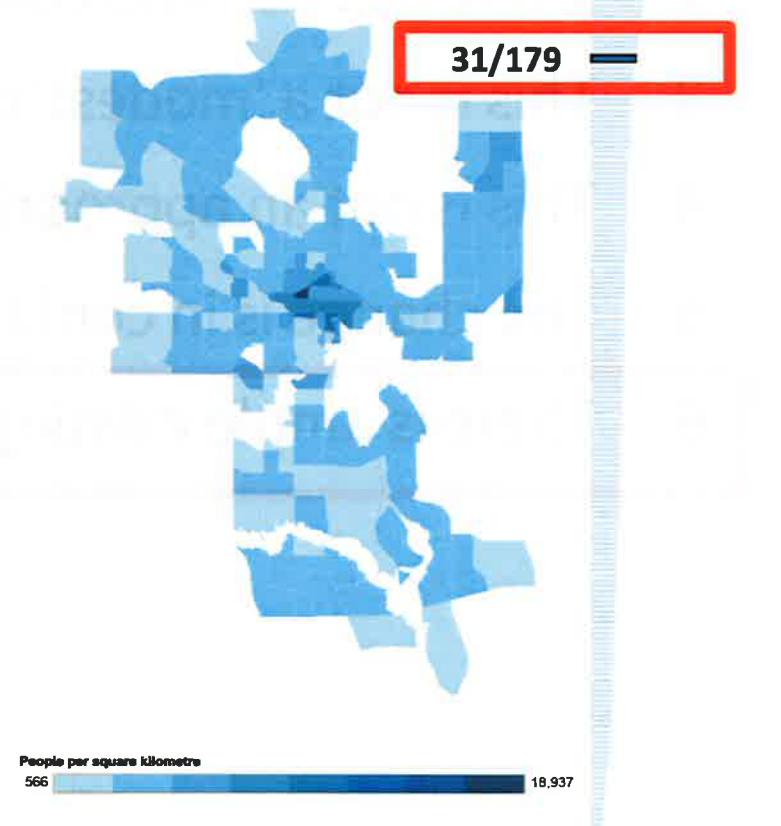
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Crescent Heights has always supported increased density.

- Crescent Heights is ranked 31/179 communities in Calgary on density (people/km²).
- We're in the top 20% of communities in Calgary based on density.

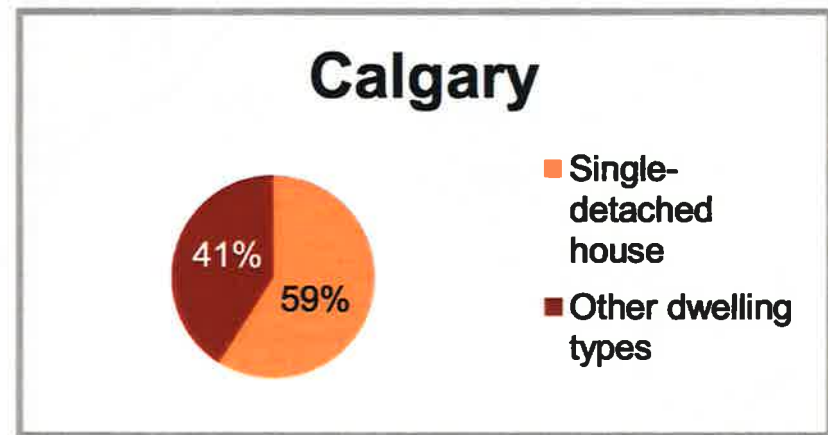
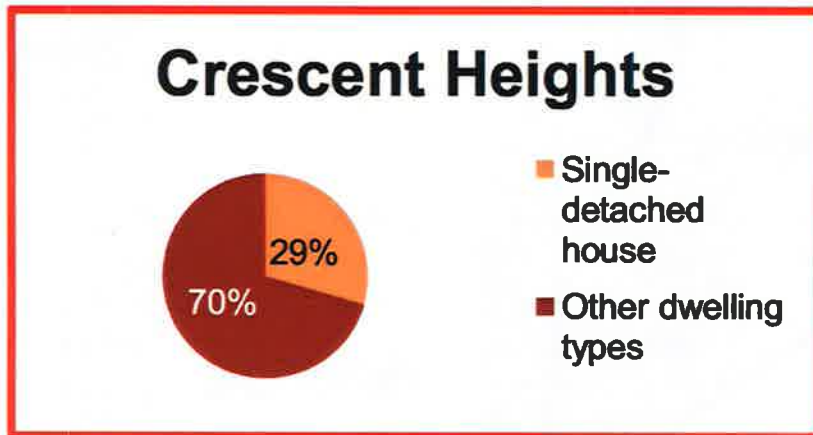
Move your mouse over a community to see the population density. The position of the community is reflected in the chart at right.



There is significant multi-family housing already in Crescent Heights.

- 69% of residents in Crescent Heights live in multi-family dwellings.
- Crescent Heights has ½ the average percentage of single family homes in Calgary communities, and we're close to losing any character that has defined the community to date.

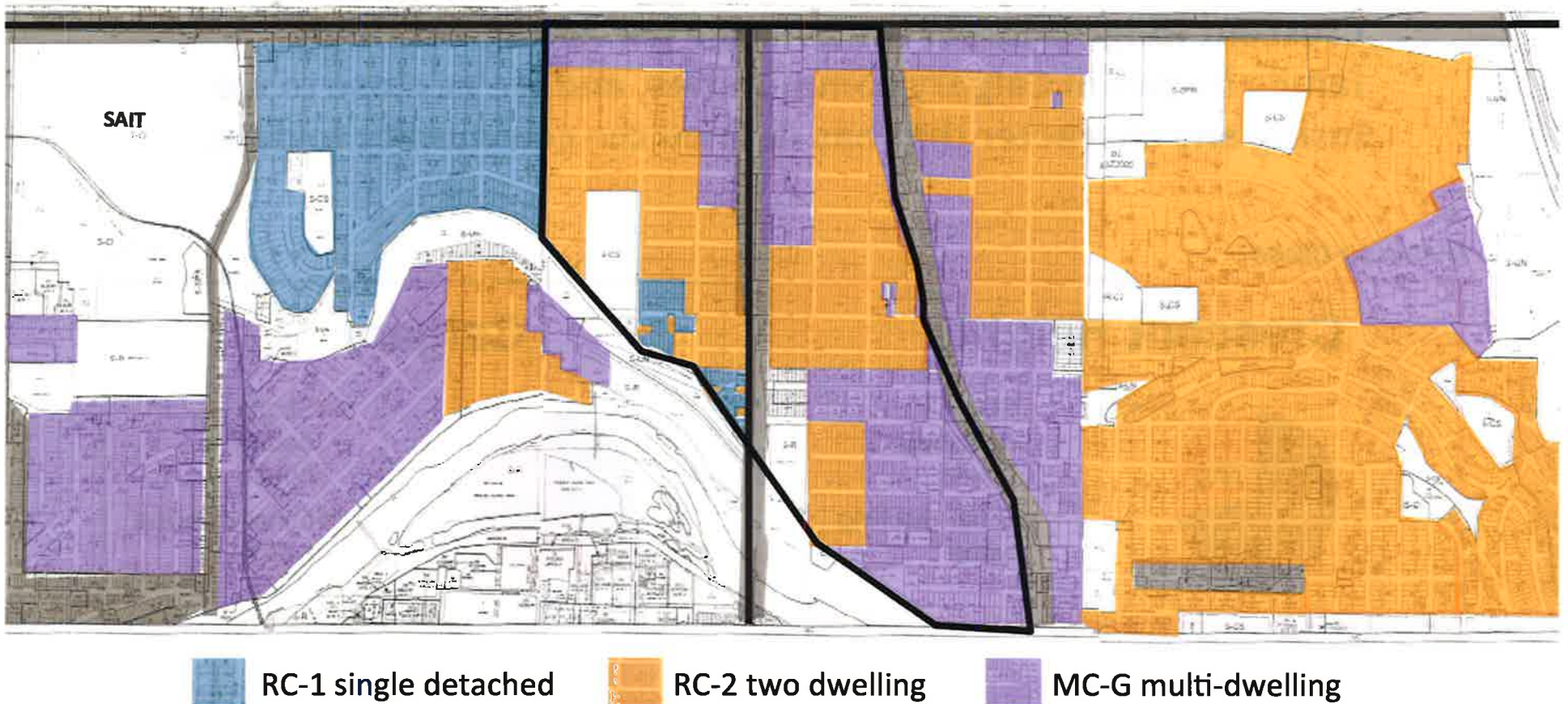
Dwelling types



Source: Census of Canada, 2011

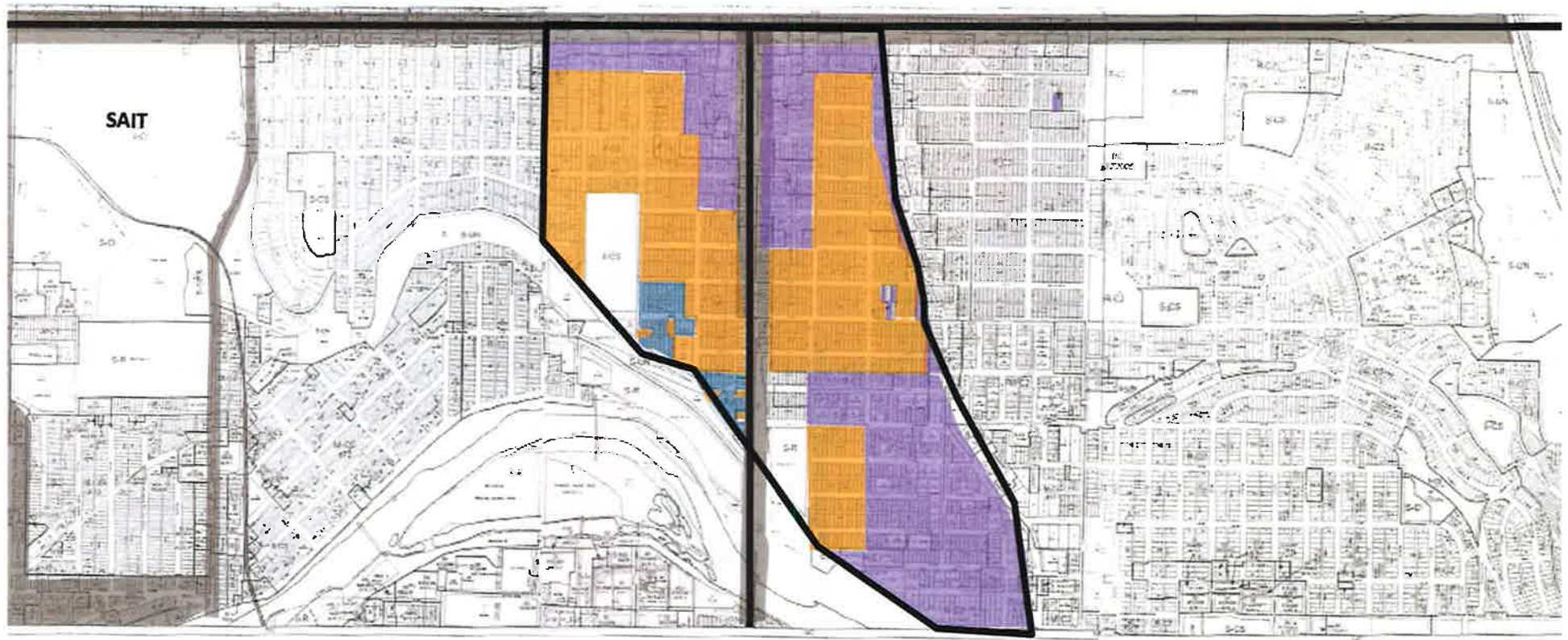
There are ample existing parcels available for multi-unit development.

Crescent Heights, relative to neighbouring communities, is already zoned to accommodate significant additional density.



There are ample existing parcels available for multi-dwelling development.

There are currently 240 parcels that are zoned to accommodate multi-dwelling development, that sit with single family homes or are vacant



RC-1 single detached



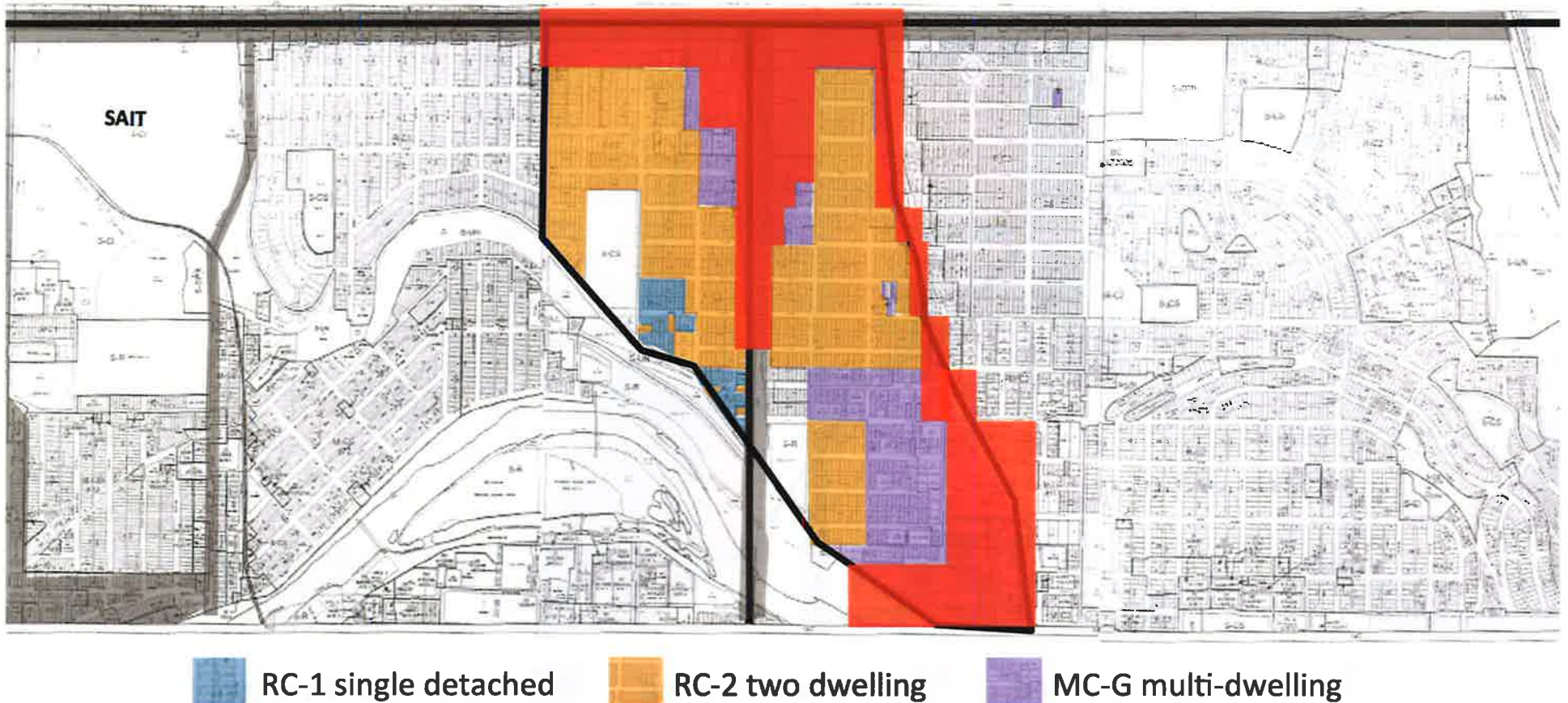
RC-2 two dwelling



MC-G multi-dwelling

With current plans for Green Line, Mainstreet and the 16th Ave Urban Corridor, there will be even more available density.

A total of some 3,286 residential units will be built over the next 25 years, starting more slowly between 2016 and 2020.



What we're asking.

- **Please recognize Calgary's longstanding commitment to community engagement, and understand that there has been absolutely NO community engagement by the applicant.**
- **Please recognize that Crescent Heights is not a NIMBY community, and supports increased density, but that we are already set up to support the ample additional development with our current zoning.**
- **Please recognize that there is an Area Plan in place, as well as several other plans including 3 Mainstreet plans, 16th Ave Urban Corridor and Green Line, that would all be ignored if this application was approved.**
- **Please recognize that the land use and plans proposed for this site will have significant negative impact on the fragile and unique character of Crescent Heights.**

Thank You