

**Smith, Theresa L.**

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**From:** Straile, Andrew <acs392@mail.usask.ca>  
**Sent:** Wednesday, July 12, 2017 7:17 PM  
**To:** City Clerk  
**Subject:** [EXT] Banff Trail - Capitol Hill Community Planning Project OBJECTION

To Whom it May Concern,

This email is in regards to the above mentioned planning project.

I would like to submit my official objection to the rezoning of the houses on 18 Avenue NW between 19 St NW and 18 St NW. Rezoning this block to the new R-CG will directly impact the already limited parking. As it stands today it is already difficult to park along this street or even navigate the street with the narrow roadways. Redesignating this as RC-G will only add to the congestion. During the week the street is frequently used as commuters park to access the LRT at Lion's Park. In addition, this is a frequent parking location for students at both educational institutions (SAIT and U of C).

I am unfortunately unable to attend the public hearing but I would like my objection of this project to be filed.

If you would like to discuss this matter further please do not hesitate to contact me at the below.

Regards,  
Andrew Straile  
(403) 807-5859

**RECEIVED**

**2017 JUL 13 AM 8:29**

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

Howard & Lorraine THIES  
2008-21 Avenue NW  
Calgary, AB T2M 1M8

RECEIVED

2017 JUL 13 PM 3:06

THE CITY OF CALGARY  
CITY CLERK'S

DATE: July 11, 2017

TO: OFFICE OF THE CITY CLERK  
THE CITY OF CALGARY  
700 Macleod Trail SE  
P.O. Box 2100  
Postal Station "M"  
Calgary, Alberta T2P 2M5

Attention: SUSAN GRAY, CITY CLERK

RE: NOTICE OF PUBLIC HEARING on City-Initiated  
"R-CG" Redesignation in Banff Trail & Capitol Hill

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To Council & Mayor of the City of Calgary,

Again, here we are; residence of Banff Trail  
having to defend ourselves and community from  
the bureaucracy.

"Why are we doing this?" is the question  
the City conveys in your Public Notice.

Let's be honest here, the reasons why you  
are doing this is to firstly, to generate  
increased TAX REVENUES per property. Secondly,  
so you can substantiate a direct tax  
upon existing lots, as per, the  
"new standard" of taxation that the R-CG  
profile establishes and thirdly, only  
to accomodate the developers.

2) 4

The "City-initiated redesignation" and its R-CG proposal does nothing for the community of Banff Trail or its existing members.

The City Council is really not interested in listening to community member, as it was very clearly put by its members on the Open Houses that the R-CG proposal was not welcome. Whether we as community oppose these R-CG proposals, our comments and concerns are falling on deaf ears.

A one solution fits all approach is all I see in the City's R-CG proposal and I feel as if I'm being bullied by the City into their conformity.

The City's R-CG Rowhouse development plan will devalue my property by:

- increased taxes,
  - Probable new easements,
  - Zero lot line garage structures,
  - Sub-Standard construction practices in workmanship, materials, design and architecture,
  - Out of date Infrastructure for the number of parcels planned for redevelopment,
  - Privacy Concerns,
  - Fire risk,
  - Increased height parameters,
- as well as;
- Secondary Suites, that "do not require motor vehicle parking stalls", increasing parking congestion.

3) 4

No potential buyer (except a developer at a reduced price) would consider my property a sound investment due to the restrictive disposition that the R-CG property would have on adjacent properties.

As I and other community members approach retirement, the R-CG Rowhousing; at the current asking prices of \$560,000 to \$640,000; are not an option for downsizing because, a part of downsizing is to reduce costs. Stripping us of the opportunity of being able to retire in place.

Further, I have witnessed the building of these new R-CG Rowhouses and many of the duplex building in Banff Trail and the substandard construction practices terrify me. I would not consider them well built dwelling by even the lowest of the Building Code Standards.

IE: No or little rebar in foundations;  
Some already have mould issues,  
possibly due to improper grading or  
excavation,  
as well as, whole walls of structures  
missing foundation and  
stairs missing their footing, then  
being propped up by paving stones.

These are just a few of the infractions that I have witnessed.

4) 4

As more and more of these R-CG properties are developed the strain on the Out of date Infrastructure in Banff Trail will produce a failure of its system. The City must require that the updating costs of Infrastructure for all new R-CG developments be paid for by the developers/builder. Then with these moneys the City can take responsibility to make sure that these Infrastructure updates are done in a timely matter.

The City Council keeps pushing these new proposals on neighbourhoods without thoroughly completing their due diligence on behalf of communities. And so, I denounce the R-CG proposal and all its definition as it has No Merit for the Banff Trail Community.

Thank You  
Suzanne Jones

**Smith, Theresa L.**

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**From:** elizabeth seale <emseale@me.com>  
**Sent:** Friday, July 14, 2017 9:56 AM  
**To:** City Clerk  
**Cc:** Ward 7 Contact; development@banfftrailcommunity.ca; president@banfftrailcommunity.ca  
**Subject:** R-CG Redesignations in Banff Trail  
**Attachments:** Banff Trail R-CG REdesignations .docx

Attached is a letter outlining my concerns about the above redesignations.

RECEIVED

2017 JUL 14 AM 11:32

THE CITY OF CALGARY  
CITY CLERK'S



Elizabeth Seale  
2851 – 24 St NW  
Calgary T2M 3Z4  
cell: 403-542-1712  
emseale@me.com  
July 14, 2017-07-13

RECEIVED  
2017 JUL 14 AM 11:33  
THE CITY OF CALGARY  
CITY CLERK'S

**RE: R-CG Redesignations in Banff Trail**

I am concerned about the proposed zoning redesignations in Banff Trail. I am a supporter of increasing the density of core areas of Calgary where there are already services such as schools, stores, services and transportation options.

I have specific concerns about the proposed rezoning:

1. Lack of requirement for off street parking; increase in demand for on-street parking
  2. Backyard suites and access through inadequate laneways
  3. Increase in building height to allow three storey buildings
  4. Impact on a heritage property
- 
1. **Parking and parking enforcement.** I am concerned about parking in this area. (I accommodate my own needs with a garage off the lane and a driveway off the street.) The rezoning proposal does not adequately address parking; no off-street parking is required for the mid-block properties. The proposal does not take into account the current neighbourhood mix: many units house several students and/or single people and many of these have vehicles. Parking already is a significant issue here, close to the university and the high school. Placing three rowhouses plus possibly a backyard suite on one lot will place a serious strain on street parking. Each row house could have up to 3 or 4 individuals, making 12 people on a single lot, without adding in a possible backyard suite. Parking passes would allow two vehicles plus two visitors per unit, adding up to a potential of 12 vehicles for a 50 foot lot! This does not allow for the others who will not have passes. The rezoning proposal only requires parking stalls off-street for the corner properties and if they have multiple tenants, the street parking issue will continue there as well.
  2. **Backyard suites and laneways:** The laneway in most of the rezoned blocks are very narrow and unpaved – two vehicles cannot pass. Backyard suites that need to access the laneway would cause more congestion than already occurs.
  3. **Building height.** An increase from 10 metres to 11 metres would allow three storey units in a well-established neighbourhood that has many bungalows. The new, tall structures will impact the people who wish to continue a comfortable existence with sunlight in their yards and productive fruit and vegetable gardens.

4. **Heritage home.** I am generally not a NIMBY (not in my backyard) person. In previous homes, I have welcomed a group home next door to me. I am, however, an ardent preserver of heritage – both historical and natural. I live in the original farmhouse in the Banff Trail area. Built in 1920; this house stood alone for many years. Its core structure is intact and additions were made to it over the years. For example, the large front porch was turned into the living room many years ago. It also has a well established heritage garden with many traditional species of perennials and a healthy, productive fruit and vegetable garden. The yard is a sanctuary for many species of song birds in all seasons. I am looking into the possibility of designating this a heritage property as it was the first in the area – outside the downtown core. I would like you to take this into consideration when you design increased density around me. See photos.



2851 – 24 St NW: Front yard, back yard from bedroom, fruit and vegetable garden, original dining room, living room.

Sincerely  
Elizabeth Seale

Copies to:  
City Clerk, The City of Calgary  
Planning and Development, Banff Trail Community Association  
Councillor Druh Farrell





RECEIVED

2017 JUL 14 PM 4:18

THE CITY OF CALGARY  
CITY CLERK'S

July 12, 2017

Office of the City Clerk

The City of Calgary

Re: **City Initiated "R-CG" Redesignations in Banff Trail and Capitol**

**Property located at 2003 – 21 Avenue N.W.**

We are writing as long time concerned residents, adjacent to the redevelopment and redesignation mentioned above, we hope you will reconsider adding the development of 4 additional secondary suites for the following reasons:

- No parking provided for the additional four secondary suites requested
- There is **No** parking on 19 Street as Route #1 designation
- Stop sign on corner of 19 Street and 21 Avenue which limits parking in front of proposed redevelopment to one.
- There is a school at the end of 21 Avenue which is a school bus route, to and from school and during the day.
- With the school buses coming and going and parents picking up and dropping off students, our street is already congested and the **Safety** of the **13** plus young children on this block is in jeopardy.
- Despite Ward 7 council person Druh Farrell stating our property values will not be impacted, we disagree, this will decrease the value of our property especially the parking issues.
- This will also impact our privacy with 8 (or possibility 16) residents residing on a 55 foot lot.
- The Mayor and present Council seems to be out of touch with the needs and concerns of long term City tax payers. We are in favor of density, multi residents and secondary suites but eight, with the possibility of sixteen on a 55 foot lot, with **limited** parking, is too much. Banff Trail and Capitol are family communities and all families with children require vehicles.
- You are holding a Public Hearing July 31, the middle of vacation for most families, the major of residents on our block will be away on vacation, how convenient for the city.

Sincerely

Dawn & Bryan Huggard

2007 – 21 Ave N.W

(403) 282-7944

bdhuggard@shaw.ca

*Bryan Huggard Dawn Huggard*

CPC2017-268  
Attachment 2  
Letter 5

To: The Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100 Station M  
Calgary T2P 2M5  
Fax# 403 268 2362

RECEIVED  
2017 JUL 18 AM 8:00  
THE CITY OF CALGARY  
CITY CLERKS

From: Laurie Crewson  
1827-24Ave NW  
Calgary Alta  
T2M 1Z3  
Email:candidacrews@gmail.com

Regarding The Notice of Public Hearing R-CG Redesignation Capitol Hill and Banff Trail  
In particular 24Ave NW east of 19 St NW

Dear Council,

I would like to submit this letter to voice my objection to the redesignation of 24 Ave NW to R-CG as it currently was laid out in the letter I received.

If this is allowed to go ahead there is a proposed development that will allow a 14 unit row housing complex to be built across the street from my residence.

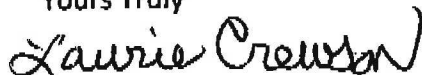
The developer has purchased 2 properties and plans to develop a 7 unit row house with 7 secondary suits for a total of 14 residences. According to the city they will only need to provide 7 off street parking spots for these 14 residences.

The resulting increased density will have a tremendous impact on the nature of my residential street. The fact that there will be no off street parking for a lot of these units will result in them using the neighboring street. Parking will effectively be taken away from in front of my house. This can only reflect negatively on the value of my house as well as being a frustration.

I don't think it is fair of the city to allow the disruption to the neighborhood on this scale. It would change the nature of my street from residential to that of super density like downtown and is a disservice to the people who have lived in this neighborhood and invested a lot of time and money in their property. I have to say it, "it should count that we were here first".

I hope the Council will consider my objections and not allow the R-CG redesignation to go forward as it has been proposed.

Yours Truly



Laurie Crewson

**Gee, Kristin**

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**From:** Nollind van Bryce <nollind.mail@gmail.com>  
**Sent:** Saturday, July 15, 2017 9:21 PM  
**To:** City Clerk  
**Subject:** [EXT] final review period for LOC2016-0325

City Clerks,

I am writing in support the city-initiated redesignations in Banff Trail and Capitol Hill.

I believe in and support the principles and objectives of Calgary's Municipal Development Plan.

Continuing with compact development and increased density in the inner city and those communities close to the core help to limit Calgary's overall footprint and reduce the strain on the prime agricultural land around the city.

The city has taken a thoughtful approach to managing growth and change which has resulted in a more compact urban form aligned with lifestyles and neighbourhoods.

We all want to live in great homes in great communities in a well connected (roads, transit) city.

The plan for Banff Trail and Capitol Hill realizes short and long term benefits in alignment with the long term vision for the city.

My wife and I both support the advancement of this plan.

Teresa and Nollind van Bryce

RECEIVED  
2017 JUL 17 AM 9:01  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** Terri McKenny <terri.mckenny@gmail.com>  
**Sent:** Wednesday, July 19, 2017 12:48 PM  
**To:** City Clerk  
**Subject:** [EXT] R-CG Redesignations in Banff Trail

Hello Susan,

We own the property at 2005 - 22 Avenue NW, second in from the corner of 22 and 19 Street. We see that the City is proposing the corner property next to us be redesignated R-CG but ours is not included. We suggest that 2005 would also be appropriate for 'Low Density Rowhouse'.

We ask that the City consider redesignating 2005 - 22 Avenue NW to R-CG as well.

Thank you for your consideration.

Regards,

Terri McKenny  
351 Silver Valley Blvd NW  
Calgary, AB T3B 4B7

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



July 19, 2017

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

To Whom it May Concern:

**Re : City-Initiated Redesignation in Banff Trail & Capitol Hill**

Homes by Sorensen is writing this letter in support of the City-initiated redesignation in Banff Trail and Capitol Hill. We believe that the redesignation will benefit these communities in the following ways:

1. It will allow for a slight increase in density in these areas;
2. It will allow for more housing options; and
3. It will provide more opportunity for development in Banff Trail and Capitol Hill which in turn allows for a revitalization of older communities.

We believe it is important for the City of Calgary to continue to promote the development of inner-city communities to encourage urban development and prevent suburban sprawl. Redesignations like the one proposed in Banff Trail and Capitol Hill revitalize and rejuvenate the city, provide the opportunity for the development of much needed inner-city housing for Calgarians and promote responsible urban development.

Thank you for your time.

Sincerely,



Heather Sorensen

Owner 1302 19<sup>th</sup> Avenue NW

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



**Albrecht, Linda**

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**From:** Jennifer Au <au.jennifer@gmail.com>  
**Sent:** Wednesday, July 19, 2017 11:34 PM  
**To:** City Clerk  
**Subject:** [EXT] Fwd: City-Initiated "R-CG" Redesignations in Banff Trail & Capitol Hill

To City Clerk's Office,

I have previously submitted my comments regarding the City-Initiated "R-CG" Redesignations in Banff Trail & Capitol Hill, but I have not received any substantial feedback so I am submitting yet again given the opportunity with the recent notice of public hearing.

My views are the same as in the past. Although I am not opposed to redesignation or development of property, I would like to understand how the city intends to address potential parking and safety issues due to increased traffic arising from row houses. I realize there is a longer term vision with this change so no mitigation strategy has been contrived yet, as it appears, but I will be immediately impacted due to an approved 4 unit development near my home (i.e. 2010 26AV NW / DP2016-4995). I am surrounded by rental properties, with illegal suites or otherwise, so parking overflow from neighbors and their guests is a regular occurrence. Developers maximizing with a 4 unit structure could result in a 4 fold increase in vehicles and the need for parking locations.

What are the parking and safety plans? Change restrictions to 24 hours x 7 days resident parking only (instead of the daytime/weekday restrictions currently in place)? Reduction in visitor parking permits per household? Constant patrol/ticketing officers? Designated parking in front of residences for residence owners only? Reduction in speed limits? Removal of bus routes?

I would like to insist something is addressed now even if it is just on my block alone.

Regards,  
Jennifer

RECEIVED  
2017 JUL 20 AM 8:08  
THE CITY OF CALGARY  
CITY CLERKS

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**From:** Jennifer Au <au.jennifer@gmail.com>  
**Sent:** February 5, 2017 9:43 PM  
**To:** [Martin.Beck@calgary.ca](mailto:Martin.Beck@calgary.ca); Auld, Coleen J.; Kassa, Sara  
**Cc:** [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)  
**Subject:** Banff Trail - Capitol Hill R-CG zoning

To City of Calgary Planning and development.

I understand certain streets in the communities of Banff Trail and Capitol Hill will be redesignated R-CG land use. Although I am not opposed to redesignation or development of property, I would like to understand how the city intends to address potential parking and safety issues due to increased traffic arising from row houses.

As mentioned in a previous email regarding development permit - 2010 26AV NW (DP2016-4995), I already experience parking overflow from neighbors and their guests. Developers maximizing with a 4 unit structure could result in a 4 fold increase in vehicles and the need for parking locations.

What are the parking and safety plans? Change restrictions to 24 hours x 7 days resident parking only (instead of the daytime/weekday restrictions currently in place)? Reduction in visitor parking permits per household? Constant patrol/ticketing officers? Designated parking in front of residences for residence owners only? Reduction in speed limits? Removal of bus routes?

Regards,  
Jennifer

On Thu, Dec 22, 2016 at 11:25 AM, Auld, Coleen J. <[Coleen.Auld@calgary.ca](mailto:Coleen.Auld@calgary.ca)> wrote:

Hi Jennifer,

The applicant proposes a 4 car detached garage that will be accessed from the lane. According to the Land Use Bylaw, Rowhouse buildings are required to provide one parking stalls per dwelling unit, but there is no requirement for visitor stalls.

The land use amendment (to change the zoning) for this site is also still under consideration (LOC2016-0231) and will be going to a public hearing of Council in February 2017. No decisions will be made on this development permit until we know what happened to the land use at Council.

If you would like to view the development permit plans, you can contact our DP circulation group for an appointment and they can get the file ready for you to look at. Their number is [403-268-5744](tel:403-268-5744).

In the meantime, I will include this letter in my file and for consideration in the review of this application.

I am going away for holidays as of this afternoon and will be back January 4, 2016. Sara Kassa (cc'd on this email) will be looking after my files while I'm gone if you have any further questions.

Thank you,

**Coleen Auld**

Planner, North  
Community Planning

Planning & Development

The City of Calgary | Mail code: #8076

T [403.268.1522](tel:403.268.1522) | F [403.268.3636](tel:403.268.3636) | [coleen.auld@calgary.ca](mailto:coleen.auld@calgary.ca)

Floor 5, Municipal Building - A3, 800 Macleod Tr. S.E.

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** Jennifer Au [<mailto:au.jennifer@gmail.com>]

**Sent:** Wednesday, December 21, 2016 10:01 PM

**To:** Auld, Coleen J.

**Subject:** Development permit - 2010 26AV NW (DP2016-4995)

Hi Coleen,

Pertaining to the development permit application for address 2010 26 AV NW, can information be provided on the envisioned plans for parking for occupants **and their guests**?

It is a proposed 4 unit building which will very likely exceed the number of occupants current or past on that property on a long term basis (ever). Even duplexes in the community with "double" garages can probably only fit a single vehicle unless the car doors do not need to be opened.

My own property, which is also my primary residence, is fairly close to that location. My immediate neighboring houses are both rental properties with multiple tenants so cars are already regularly parked in front of my house day and night. I am not opposed to the development, but a structure with a 4 fold increase in the number of residences can exacerbate any parking issues.

Regards,

Jennifer

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**NOTICE -**

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**Albrecht, Linda**

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**From:** Mac Steele <macgregorsteele@gmail.com>  
**Sent:** Thursday, July 20, 2017 9:55 AM  
**To:** City Clerk  
**Subject:** [EXT] Public Hearing on R-CG designation for Banff Trail and Capitol Hill

Dear Calgary Council Member;

I am writing this submission to provide objections to aspects of the proposed R-CG redesignations for Banff Trail and Capitol Hill. We are residents of the 2500 block of 18th St NW (between 24 AV and 25 AV) -west side and i feel our city block is unfairly affected by this redesignation.

1. Residential Home risk being "blocked in" - based on the current plan all properties on 19th st (directly behind our homes) will be redesignated as R-CG as well as the corner homes on either end. This will result in our homes being sandwiched in by higher density and taller properties - this will affect views, access to natural light and access to our back lanes and garages. As well the proposed increased density will not be accomodated by the available parking in the block. I will point out that our block seems to be the only block in the entire plan affected in this particular way.
2. Rationale for redesignation - the current neighbourhoods , in many areas does not have any commercial infrastructure nor any significant public transit. Many of the R-CG corridors are very far away from C-train or bus service is very limited. Thus the majority of density will likely be using cars - and this will result in increased issue with parking availability./
3. Height - The proposed height of 11 meters for R-CG townhomes seems excessive and in our block such a height will likely block sunlight to our backyards for much of the day.
4. Density of townhomes - seems excessive and it is not clear that there is an unmet need for increased density in the corridors.

I hope you will take my comments under consideration and would ask that more open and clear public consultation occur before redesignation as despite living in the neighborhood for >10 years I was unaware fo this until this spring.

Sincerely

MacGregor Steele  
2513 18 ST NW  
Calgary

RECEIVED  
2017 JUL 20 AM 9:56  
THE CITY OF CALGARY  
CITY CLERK'S



**RECEIVED**

July 20, 2017

**2017 JUL 19 AM 11:56**

To City clerk  
City of Calgary  
Planning, Development and Assessment

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

Subject: City-Initiated "R-CG" Redesignations in Banff Trail

Dear Council Members:

In 1955, selected properties in Banff Trail were zoned R-C1. Some of these desirable lots had mountain views. Today, the R-C 1 district on Capitol Hill Crescent and Halifax Crescent has lost its relevance. If the city redesignates neighboring properties to R-CG, I recommend that the city simultaneously redesignates the existing properties on both Capitol Hill Crescent and the south/west sides of Halifax Cr to M-CG (and in some cases MC-1) as per the Banff Trail ARP, based on the following:

- Developers want to avoid complications as they plan multi-residential housing. Land use change applications can delay projects and meet with unexpected opposition.
- The TOD is intended to create to the highest density within 600 meters of the LRT station. If properties remain as R-C1, we could end up with nearby R-CG development along side old bungalows within 600 meters of the station.
- The city has a better chance of increasing density in a timely manner by redesignating both sides of the Halifax Crescent and Capitol Hill Crescent.

We have owned our Halifax Crescent home for over 25 years. We raised three kids here, my wife has commuted to work with the LRT, and we have spent thousands in upgrades. Yes; the resignation maps invoke strong emotions from all the residents in the area.

We have seen many semi-detached homes built here recently, with uninspiring design and minimum standards of construction. We have also witnessed the deterioration of original bungalows due to the number of homes used for student housing. The strategic location of Banff Trail deserves future building with better design.

In order to avoid this area becoming an inner city transit slum, the City should immediately begin a process to improve public realm spaces that fall outside of the scope of developer-led improvements (i.e. increased density = increased tax revenue which could equal capital designated for local improvements).

Improvements should include upgrading the main pedestrian and bike commuter routes to and from both LRT stations. Lighting, pathways, sidewalks, landscaping and pedestrian safety measures must be considered.

Sincerely,

Rob Hirsch (Former Banff Trail Community Association Planning Rep)  
2227 Halifax Crescent NW