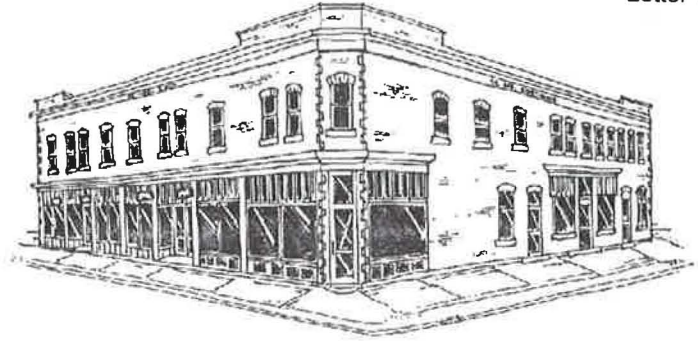


de Waal Enterprises Inc.
#10, 606 Meredith Rd. N.E.
Calgary, AB T2E 5A8
Phone/Fax: (403) 263-8779
email: dewaalenterprises@shaw.ca



June 12, 2017

The City of Calgary
Planning & Development (#8108)
800 Macleod Trail SE, Calgary, Alberta T2P 2M5
Re: 1st Avenue N.E. - Main Street

RECEIVED
2017 JUN 15 PM 3:15
THE CITY OF CALGARY
CITY CLERKS

To whom it may concern,

As property owners in the area, please accept this letter as formal opposition to the proposed land use changes in Crescent Heights & Bridgeland/Riverside as part of the Main Street initiative.

This opposition is driven by factors in the real estate sales and development market that will have very real, and significant, negative impacts on our commercial real estate value, and act as a negative incentive to encourage development within our community.

The specific area in question lies between 4 Street and Edmonton Trail, from Memorial Dr to 4 Avenue NE of which ours is a large part.

We understand that the proposed re-zoning contemplates a change in the base floor area ratio (FAR) from 2.0 to 4.0, which appears at first glance to be a density increase. In theory, one would assume this should have a positive impact on commercial real estate values. In reality, the market and the development community have already established that the area supports a FAR of 6.0. This is evidenced by recent development approvals which recognize between 5.0 and 6.0 FAR and land values in the area which currently trade at not less than 6.0 FAR.

Consequently, a move to FAR 4.0 would inadvertently act as down-zoning the area establishing a rigid ceiling above which there is an expectation the developer will be required to contribute additional costs to the city to achieve anything approaching 6.0 FAR (which the market currently recognizes).

The threshold at FAR 4.0 is artificially low when compared to developments approved within the zone and neighbouring east village and not reflective of the existing marketplace.

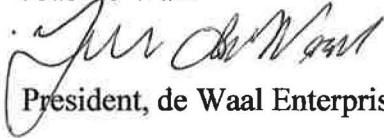
Instituting a payment system to then increase the FAR to the expected 6.0 will either immediately stall any further development, or reduce commercial land values by one third.

To enact a successful bonusing scheme, the municipality must recognize current market density expectations and provide a mechanism for increasing density by implementing a true bonus scheme that encourages appropriate community developments without devaluing properties.

This current scheme will stall development in the area for which we have been waiting since the restoration of our heritage building - 17 years ago - until the market re-aligns to the city's devaluation which further hinders development of long overdue services to an underserved market in Bridgeland/Riverside.

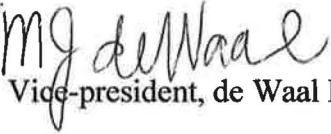
Sincerely,

John de Waal

A handwritten signature in cursive script, appearing to read "John de Waal".

President, de Waal Enterprises Inc

Mari Jo de Waal

A handwritten signature in cursive script, appearing to read "MJ de Waal".

Vice-president, de Waal Enterprises Inc.

CPC2017-271
Attachment 5
Letter 2

Mike Losowy
116 10 Street NE
Calgary, AB T2E 4L8
June 12, 2017

Gian-Carlo
Councillor Ward 9
City of Calgary

2017 JUL 20 AM 8:07
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

Dear Gian-Carlo:

I would like to submit my concerns regarding the process of the proposed Mainstreet – 1 Ave N.E. Land Use re-zoning.

After receiving the original letter and new proposed land use (zoning) map from the City, I thought it was good, and I approved. I thought there was no need to tell anyone that at the City. Since historically, this property is my family homestead of over 60 years, I thought it might make it a little easier to relocate somewhere, being told my property was proposed to change to MU-1 zoning.

Approximately a month later I received a second letter and map, with my property and 110 – 10th Street NE removed from the proposed land use re-zoning. Because I was not consulted or informed about this change, I was very surprised at receiving this updated plan. On the advice of the Bridgeland-Riverside Community Association Planning and Development Director, I contacted City Planner Desmond Bliet the very next day. I was told that because of a neighbour's concerns across the alley they changed the map. He told me my concerns, or support for the original plan, didn't matter since the final draft had been submitted already. He said my concerns would have to be brought up with the Ward 9 Councillor and at the City Council Hearing. I feel this process was not reasonable without giving consideration on consulting those affected.

I believe it would make more sense and ease the impact on the residents if both sides of the 100-block were included and rezoned to MU-1. It seems that it got fast-tracked without further consultation of the neighbours and affected parties.

My concerns:

- I am already negatively impacted by the adjacent commercial business and this could compound the issues
- Loss of property value
- Potential overlook and overshadowing issues on three sides of my property, including the future proposed 200-bed Carewest facility

Gian-Carlo
June 12, 2017
Page 2

- The 100-block of 10 Street NE is too narrow for steady two-way traffic and parking
- The 100-block of 10 Street NE is proposed to become a connector to McDougall Road through the Carewest site in the future
- Increased traffic and noise, and a lack of parking
- Loss of privacy

Thank you for your consideration in this matter. I look forward to hearing from you to discuss this further.

Sincerely,

Mike Losowy

Cc Ali McMillan, BRCA Planning Director

Cc Desmond Blik, City Planner

Cc Mayor Naheed Nenshi

Cc Ward Sutherland Ward 1

Cc Joe Magliocca Ward 2

Cc Jim Stevenson Ward 3

Cc Sean Chu Ward 4

Cc Ray Jones Ward 5

Cc Richard Pootmans Ward 6

Cc Druh Farrell Ward 7

Cc Evan Woolley Ward 8

Cc Andre Chabot Ward 10

Cc Brian Pincott Ward 11

Cc Shane Keating Ward 12

Cc Diane Colley-Urquhart Ward 13

Cc Peter Demong Ward 14

OFFICE OF THE CITY CLERK

THE CITY OF CALGARY

800 MACLEOD TRAIL S.E.

P.O. BOX 2100, POSTAL STATION M¹

CALGARY, ALBERTA T2P 2M5

Albrecht, Linda

From: Nathan Gutzmann <nathangutzmann@gmail.com>
Sent: Wednesday, July 19, 2017 11:32 PM
To: City Clerk
Subject: [EXT] Proposed Land Use Changes in Crescent Heights, Bridgeland/Riverside

Nathan Gutzmann
445 Marsh Road NE
Calgary Alberta, T2E 5B2
July 19, 2017

Office of the City Clerk
The City of Calgary 800 Macleod Trail SE
PO Box 2100
Postal Station 'M'
Calgary Alberta T2P 2M5

Dear City Clerk:

I am writing to let you know my thoughts about the upcoming land use changes in the Crescent Heights, and Bridgeland/Riverside neighbourhoods. The street I currently reside on shows some changes in zoning and I would like to make you aware of the concerns that I would have with potential changes:

- There is currently only street parking for existing residents and a very small public parking zone at the end of the street. Street level parking likely cannot accommodate much more density and if higher density residential buildings as well as businesses were to occupy the rezoned areas parking other than street level parking should be mandated.
- During high volume traffic times it can be challenging to access Edmonton trail northbound at the end of Marsh Road as there is no traffic control for southbound 4th Street SE. Additional traffic volume due to rezoning would likely exacerbate this.
- The look and feel of the residential neighbourhood should remain consistent even if new buildings were to be constructed at the end of the street. The "small town feel" should be maintained.
- The neighbourhood should continue to be accessible by bicycle. Transportation considerations should not only involve motor vehicles.
- The public domain should be usable and maintainable in all seasons, not just during the warmer months. There are often patios, flower boxes etc. that become disorganized tangles of chairs, umbrellas and so on. I would appreciate it if the street facing areas were clean and tidy during the winter months.
- Rezoning to allow the construction of taller buildings will allow taller buildings which likely will impact the amount of sunshine that I receive in my yard.

Thank you for the consideration of the above points.

Kind Regards

Nathan Gutzmann

RECEIVED
2017 JUL 20 AM 8:08
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: rpawson@telus.net
Sent: Thursday, July 20, 2017 7:48 AM
To: City Clerk
Subject: [EXT] Bridgeland/Riverside Bylaws 46P2017, 267D2017, 272D2017 and 273D2017

Bridgeland/Riverside Bylaw 46P2017, Bylaw 267D2017, Bylaw 272D2017 and Bylaw 273D2017 non prioritized general comments, concerns and recommendations respectfully submitted for consideration on July 19, 2017:

1. The subject land amendment bylaws have the potential of reducing natural light and view/sight lines for owners and occupants and the livability that is currently enjoyed. Experienced and careful consideration is needed in the review and design of future area developments that mitigate these factors.
2. Area parking, considering current 2017 population densities is negatively restricted now. A parking space(s) per living unit detailed review is recommended. After a cursory quick read, the parking space(s) requirement for residential suites in new developments seem unreasonably low (<1) and consideration for non-resident visitor or commercial business customer parking seems overlooked. Another (albeit expensive) option would convert existing (or create new) vacant open space(s) for general area parking (for resident guests and/or vendor customers).
Note: Inadequate area parking seemed to be a main concern verbalized by many attendees at an October 24, 2016 open-house held by the City of Calgary – Real Estate Development Services regarding LOC 2016-0193 (950 McPherson Sq NE).
3. For each new development permit application, consider and stipulate measures that mitigate both long and short term traffic obstructions, restrictions, lane closures and detours during the construction phase of each development. Suggestion: consider increased off-roadway setbacks during construction phase that provides work space for off street fencing, storage, temporary construction offices, concrete pour equipment, etc. without overly restricting general area traffic and potentially creating safety issues. Construction disruptions should and can be minimized to short window(s) with possible penalties to encourage developer(s) and contractors to plan and be efficient.
4. Consider and plan new development parkade access ramps and approaches to minimize traffic/pedestrian flow disruptions. Consideration for bus stop locations, bike lane location and widths, etc. need to be all considered in the overall area development plan. The existing area road systems are narrow and the geometry could and should be improved or enhanced to efficiently and safely accommodate traffic flows that will increase over time in the area.
5. Ensure utility engineering for each new development has considered and mitigates performance impacts in all existing nearby structures (i.e. water pressure, etc.).
6. Stage construction sequences over a number of months/years to orderly control development and specify reasonable but aggressive completion dates with penalties for missing construction completion deadlines.
7. Calgary Planning and Development is requested to be careful and discuss, communicate with existing residents/stakeholders and obtain signed consent regarding any new (controversial) development discretionary development uses.

8. Quantify a property tax (see Comparative Sample Example below) reduction plan and other advantages that should/will be available for area owners, occupants including condo boards as a result of approval of the subject amended land use change designations.

Example: Property tax from a residential One/Two dwelling development area of say 10 single dwelling lots with an estimated tax of \$2500/yr/lot = \$25,000/yr vs a condo development of 150 suites on the same parcel footprint or (est.) 150 suites x \$2000/yr./ea. tax = \$300,000 yr., both scenarios with the same quantity of street, sidewalk, sewer etc., etc. to maintain and service as the 10 single family resident area with a tax intake 12 times larger (acknowledging that greater population density will require additional nearby city provided amenities).

A lower limit of maybe 4 to 7 times the equivalent property tax per comparable area would seem more reasonable and needs to be considered for approval and legislation by municipal and provincial governments vs the traditional taxation based on assessment value, particularly in proposed high population density areas like Calgary's Bridgeland/Riverside community. Early and very specific detail and clear communication of the planned new amenities proposed for Bridgeland/Riverside would help justify the incremental tax revenues generated from the area.

City government is requested to please manage the expenditure side of all City business and increase value adding considerations including lower property taxation first vs. over concentration and work regarding tax revenue growth schemes.

Interestingly, a search for "tax" or "taxation" contained within the 1100+ page July 13/17 public notice pdf yielded only 1 result. Not technically of merit to the planning function, short and long term economics including fair non-predatory tax treatment is a very important and paramount factor for most citizens/businesses and the sustainable success of any development plan and should not be ignored or segregated from planning, technical, legal or other aspects of the development process.

9. Notify all existing area owners regularly and provide planning reports and updates including details of what concessions or conditions each bylaw will be obligated (or refused) along with rationale or justification. Good communication with all stakeholders throughout the process is requested.

regards,

R. Pawson
316 38-9th St. N.E. T2E 7X9
(403) 305-0253
rpawson@telus.net

RECEIVED
2017 JUL 20 AM 8:07
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jeromy and Karin <jeromyandkarin@shaw.ca>
Sent: Thursday, July 20, 2017 9:05 AM
To: City Clerk
Cc: Community Liaison – Ward 9; planning@brcacalgary.org; Bliek, Desmond
Subject: [EXT] Letter of Opposition to Proposed Bylaw Changes in Bridgeland: Bylaw 272D2017; 273D2017; 274D2017
Attachments: Letter to City of Calgary Re Bylaw Changes in Bridgeland.pdf

Good Morning:

Attached is a letter from my parents Irma and Adolf Schott opposing the proposed bylaw changes in Bridgeland.

If you have any questions or concerns, please do not hesitate to contact me.

Regards,

Karin Schmidt
Daughter to Irma and Adolf Schott

RECEIVED
2017 JUL 20 AM 9:21
THE CITY OF CALGARY
CITY CLERK'S

103 – 7A Street NE
Calgary, Alberta
T2E 4E5

July 19, 2017

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

Attention: City Clerk

To Whom It May Concern:

Re: Bylaw Changes #272D2017, 273D2017, 274D2017

This letter is to express our strong opposition to the proposed bylaw changes in Bridgeland.

Our concerns with respect to the proposed bylaw/rezoning changes are that the bylaws are unclear and seem to unfairly penalize owners of the so called "character homes" within the proposed Bridgeland Main Streets Boundary. We assert that this change could negatively impede potential future resale and redevelopment of properties within the Bridgeland Main Streets Boundary.

We understand that designating a home as a "character home" is aimed at providing options to landowners beyond the existing R-C2 zoning; however, our concern is that designating a home as a "character home" could negatively affect potential resale value and redevelopment possibilities of the properties in the future as it is unclear whether future development such as "upzoning" to higher density such as M-C1 will be allowed. Furthermore, this designation could put current landowners of these properties at a disadvantage and on an unequal playing field as compared to neighbours who are not within the proposed Bridgeland Main Streets Boundary and who have successfully been able to upzone their properties to a higher density such M-C1. All landowners should have the same and equal rights to change the zoning of their properties in the future and not be bound to the designation of a "character home".

We have been residents in Bridgeland for over 40 years and own four properties at 103 and 107 7A Street NE as well as at 104 and 106 7th Street NE within the proposed Bridgeland Main Streets Boundary. These properties are all in very close proximity to each other and under the proposed bylaws we will have three homes designated as "character homes". Although, our understanding is that the proposed bylaw changes allow for a home designated as a "character home" to still be demolished or renovated, the proposed bylaw changes restrict the zoning and

the kind of structure that can be put on the property. It is unclear what our future rights will be under this new initiative. We note that the Bridgeland Main Streets Boundary goes around two houses at 65 and 69 7A Street NE on Centre Avenue that have successfully been rezoned to the higher density M-C1. While our neighbours just across the street from us are not restricted by this rezoning initiative, we will be unfairly subjected to these new rezoning rules. Additionally, this could be the first step for the City, other parties, or future councils to request that these homes be designated as a historical building or location which could further negatively impact our rights to redevelop or sell our properties in the future.

We are in a unique situation as we have four houses clustered close together and maintain that in order to truly have equal rights to those of our neighbours who have been able to rezone their properties to higher density zoning that the bylaws should not be changed. Properties within the proposed Bridgeland Main Streets Boundary should not be given the designation or status of "character home" as this change will discourage future resale and redevelopment of the area. We should not be penalized with respect to future possibilities and opportunities for resale and redevelopment because we decided to maintain our older homes. We have taken pride in caring for our homes and have always strived to be good community members. It is unfair that we should now be subjected to the limitations of this proposed bylaw.

If you have any questions or concerns, please do not hesitate to contact us at 403-262-1270.

Regards,



Irma Schott Adolf Schott

cc: Gian Carlo Carra, Ward 9 Alderman (ward09@calgary.ca)
 Ali McMillan, Planning Director, BRCA (planning@brcacalgary.org)
 Desmond Bliek, Planner, City of Calgary (Desmond.Bliek@calgary.ca)