

Duxbury, Christa A.

RECEIVED

From: Ivy Betteridge [ivy.betteridge@icloud.com]
Sent: Sunday, June 11, 2017 7:20 PM
To: City Clerk
Subject: [EXTERNAL] Land use designation of 301-7th Ave n.e.

2017 JUN 12 AM 8:02

THE CITY OF CALGARY
CITY CLERK'S

June 11, 2017
City Clerk
City of Calgary
700 Macleod Trail S.E.
Calgary, AB T2P 2M5

Re: Rowhouse Building at 301 7th Avenue N.E.

We own and live at 240-7th Avenue N.E., kitty corner to the property in question 301-7th Ave N.E. My husband and I are against the proposed building of a rowhouse on the corner lot of 301 7th Avenue.

The brochure we received from the developer with reasons to re-designate the zoning to accommodate row housing is unacceptable to us. We do not want or need any more multi-housing in this community. As of 2015, Crescent Heights had 1,995 multifamily units versus 1,328 single family homes. This proportion is among the highest in the city. We do not want to lose the charm of an older community with quaint, unique turn of the century housing and character homes with more box shaped housing units. Our neighbourhood has enough of them already, starting from 6th Avenue going south toward the river bank.

Our community has a strong sense of pride and ownership, as indicated when John and I walked around with a petition to stop the rezoning of this lot. We do not need to add another ground-orientated unit to the already 286 (as of 2015) to maintain a connection to our street.

We are against increasing the density of our street. Although the blocks around Seventh Avenue have both 2 hour and by permit only parking, parking is at a premium and we very rarely are able to park in front of our own home. When we get company, they are parking down the block in front of our neighbours homes because other cars are parked in front of our house. Because we live on the corner, we constantly get people from 6th Avenue or people going to Edmonton Trail parking in front of our house. Even though this proposal has 4 parking spaces, our experience is that most families have two vehicles. Where are those other 4 vehicles going to park? On our overcrowded street of course.

We do not want various housing types on our street to promote the inclusion of families with varying household incomes, meaning lower income families as the architect and developer stressed to my husband when they spoke to him. We do not want to see our property values decrease, especially in this economic down turn.

Calgary is experiencing high vacancy rates and rental rates are coming down. If these new homes sit empty, there is an invitation for crime and break-ins on our block.

When I purchased this home in 1987, it was because of the charm of the older neighbourhood with single family homes. We are not in favour of any planning initiatives for future densification between Edmonton Trail and Centre Street. The parking is an issue on our streets, as mentioned above. More densification means less green space in the yards (as they indicated on their brochure) which means less mature trees in our area. One of the charms of 7th Avenue is the large trees that form a canopy over the roadway and houses that keep them cool in the summer heat.

As I stated earlier, my husband and I are against the proposed multi rowhouse building being built on this lot. We are against the building of any type of multi row housing on that corner.

Regards

Ivy Betteridge
John Ferrara
240-7th Ave NE
Calgary AB T2E 0M7

Sent with purrs from Shmegal, Harlowe, Meadow & Willow

Duxbury, Christa A.

From: Marko Mah [marko.mah@gmail.com]
Sent: Wednesday, June 14, 2017 12:52 PM
To: City Clerk
Subject: [EXTERNAL] Bylaw #233D2017

To whom it may concern,

This letter is being written in regards to the redesignation at 301 7 Avenue N.E. (Bylaw #233D2017). I live in Crescent Heights just a few blocks from this potential development and wish to express some concerns I have.

The area is currently zoned for R-C2 (single family dwellings and duplexes) and the application is for a redesignation to R-CG (rowhouse building). According to the 2016 Calgary Civic Census, 33% of the dwellings in Crescent Heights are single-family or duplex (1221 out of a total of 3662 dwellings) while the City of Calgary has an average of 62%. It seems that Crescent Heights is already underrepresented for the number of single family / duplex dwellings.

Due to the proximity of Crescent Heights to downtown, I do understand the obvious appeal of increasing the population density and the building of low income housing in the neighborhood. With an apartment building directly across the street to the north and another apartment building across the back alley to the south, I believe having a R-CG development on this specific corner would unduly impact the area.

For the reasons stated above, I believe the redesignation of 301 7 Ave N.E. to R-CG should NOT be allowed.

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

Sincerely,

Marko Mah
331 9 Avenue N.E.
Calgary, AB
T2E 0V7
e-mail: marko.mah@gmail.com

RECEIVED
2017 JUN 14 PM 12:51
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

Subject: FW: [EXTERNAL] Opposition to Rezoning Notice for 301 7 Ave NE - Bylaw 233D2017
Importance: High

From: Karin and Scott [<mailto:badkats@telus.net>]
Sent: Thursday, June 22, 2017 9:06 AM
To: City Clerk
Cc: Communications & Community Liaison Ward 7; de Jong, Joshua A.
Subject: [EXTERNAL] Opposition to Rezoning Notice for 301 7 Ave NE - Bylaw 233D2017
Importance: High

Dear Sir/Madam:

We are writing to voice our opposition to the rezoning proposal for 301 7th Avenue NE, from R-C2 to R-CG.

We oppose this rezoning application for several reasons:

- The proposed zoning will allow a building height that is greater than that allowed for the current R-C2 zoning, permitting a three-level dwelling that is much greater in height than that of existing one and two-storey houses on 7th Avenue NE and causing excessive shadowing on adjacent properties.
- The proposed zoning allows for an increase in density, reduction in rear setback and increase in building size that are out of step with the vast majority of existing dwellings in the immediate vicinity of 7th Avenue NE.
- The proposed zoning will lead to increased traffic, parking and congestion that will negatively impact our neighbourhood.
- The developer's proposed architectural design for the building is not in keeping with the consistently traditional style of existing dwellings in the immediate vicinity.
- The proposed development will result in a reduction in green space in our neighbourhood.
- The proposed development sets a precedent for further re-zoning applications in our vicinity, which comprises almost exclusively single, detached dwellings.

We realize that the City aims to increase residential density, but we feel that our neighbourhood is already contributing to significant density increase. In addition, the current zoning already allows an increase in density at this property. As such, a change in zoning to R-CG is unwarranted.

We look forward to your reply. Please ensure that our views are considered by Calgary City Council.

Yours sincerely,

Scott Glass & Karin Goetz
322 7th Ave NE, Calgary, T2E 0M9
403 276 8424
badkats@telus.net

RECEIVED
2017 JUN 21 AM 9:27
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

Subject: FW: opposition to redesignation of property at 301 7 Ave NE

From: Erin Wordie [mailto:erin_wordie@hotmail.com]
Sent: Thursday, June 22, 2017 8:50 AM
To: City Clerk
Subject: [EXTERNAL] opposition to redesignation of property at 301 7 Ave NE

To whom it may concern,

This email is my written opposition to the re-zoning of the property at 301 7th AVE NE from Residential (R-C2) to Residential grade oriented I fill (R-CG).

I reside two doors down (307 7th AVE NE), and am saddened to see that there is once again a proposed re-development on this property, when only a year ago the neighbouring residents so strongly opposed it and appealed to council to stop this re-designation, including signing a petition. It was made very clear that the community did not support this a year ago, and the sentiment remains the same today.

I worry that multi-unit residences will cause further parking shortages, in a crowded area that already experiences shortages of parking. Furthermore the closest houses to the new development will suffer from a lack of privacy (tall units looming over their backyard), and it will also block sunlight.

Old centennial homes are being torn down and re-developed at an alarming rate in the neighbourhood. It is sad to see this loss of architectural heritage in Calgary. New tall units change the landscape of the neighbourhood and do not fit in with the surrounding older homes.

Please consider the opposition of myself and many other local residents to this re-zoning, and once again put a stop to it.

Thank you for your consideration.

Sincerely,
-Erin Wordie

Sent from Outlook

RECEIVED
2017 JUN 21 AM 9:26
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Tara Smolak [tsmolak@gmail.com]
Sent: Thursday, June 22, 2017 9:56 AM
To: City Clerk
Cc: Connie McLaren; Larry Dziuba; Hans; James Snell; Candice Speer; Lance Giesbrecht; Infodesignform
Subject: Re: RC-2 to RC-G redesignation - 301 7th Avenue NE
Attachments: LOC2015-0134 Smolak 3.docx; LOC2015-0134 Petition Letter from Community.docx

I submitted a number of letters of opposition last year and me and my neighbours spent many hours over a number of months collecting information as well as signatures about the reasons that we oppose an upzoning of 301 7 Ave NE from RC-2 to RC-G. In fact, there were four of us that worked on this to the point that it was a part time job. And, many more that took two days off work to participate in the public hearing process. I'm starting to feel like David in the David and Goliath story. It is much easier for the developer to keep reapplying with the same proposal over and over again then it is for community volunteers to rally against the same proposal time and again. To this end, I'm attaching the letters we submitted in the last application.

I'm struggling to understand why we are revisiting this same application when we received unanimous support from council opposing this application last summer.

- Councillors agreed with us that not every space in a community that should be upzoned in this way. The careful design and traffic planning of east Crescent Heights does not make 7th Ave NE a cut across street but rather a quiet residential street. There are few areas left in this community that allow for single family homes and we want to maintain this character. A community is best when it is diverse and diversity also includes single family homes, which tend to house families and seniors.
- Councillors, including our representative Druh Farrell, recognized that Crescent Heights has long been a proponent of sustainable re-development and we make space in our community for change, increased density and evolution. We successfully argued the point that there are many areas within Crescent Heights that are currently zoned for multi-unit dwellings and where this type of development would fit in. It is not on 7th Ave.

As detailed in my attached letter, I will personally be impacted by this project. For these reasons, I would respectfully ask that the committee does not approve the redesignation of 301 7 Ave NE. The land is already zoned for higher density than what currently exists. A further change is not warranted and does not fit. Further, I am asking City Council to please support the investment that I have made in my home and community by upholding the existing by-laws and Area Redevelopment Plan (ARP).

On Wed, Jun 21, 2017 at 10:57 PM, Infodesignform <infodesignform@gmail.com> wrote:
Sir;

Please find attached are comments opposing the land use redesignation of this site.
Thank you.

Paul Gary + Maryse Lebel
Crescent Heights

RECEIVED
2017 JUN 21 AM 10:00
THE CITY OF CALGARY
CITY CLERK'S

E: infodesignform@gmail.com

RECEIVED

June 22, 2016

2017 JUN 21 AM 10:00

Dear City Clerk:

THE CITY OF CALGARY
CITY CLERK'S

I'm writing with respect to Application for **Land Use Amendment: LOC2015-0134**. The applicant has applied to rezone the land use for 301 7 Ave NE from Residential – Contextual One / Two Dwelling (R-C2) District R-CG land use. This would allow for the development of rowhouse buildings (up to 4 units) with a maximum height of 11.0m tall.

I own the property directly to the east of 301 7 Ave NE. I bought the house that I live in a few years ago in large part because of the “neighbourliness” of the street that I would be living on. I love the big trees, the beautiful lots and the charming older homes.

I certainly appreciate that neighbourhoods and communities change and evolve over time. This is particularly likely in an inner-city neighbourhood where many of the lots are zoned RC-2 (including the house next to mine). However, I was buoyed by the many fine examples of re-development in the neighbourhood and on my street that simultaneously increase the density of the community while at the same time seeking to “fit in” to help maintain the community’s charm. I was reassured of the investment in my property based on the Area Redevelopment Plan (ARP), which clearly supports, at most, R-C2 development within the community, and particularly within this small section of east Crescent Heights.

I believe (as do many of my neighbours and the Community Association) that re-development plans, consistent with the existing zoning rules will represent a “win-win-win” for the applicant, the City and our entire community. Redevelopment provides an attractive business opportunity, increases density within the community as well as maintains diversity by supporting the small pocket of detached and semi-attached homes within Crescent Heights.

On the other hand, re-zoning the land from R-C2 to R-CG is very likely to result in further northerly creep of multi-unit style buildings onto our street. The end result would be decreased diversity in the neighbourhood. This is not necessary, particularly given the number of undeveloped, appropriately zoned areas within Crescent Heights that would already allow for rowhouse type developments in the community.

Importantly, rezoning this application will also have SIGNIFICANT and increased impact to the adjacent neighbours. I have attached a few photos to help illustrate the impact to my property. The first set of images is provided as a point of reference. These photos show a rowhouse that has been built 2 blocks directly to the south of 301 7th Ave NE. This rowhouse is located in an area of east Crescent Heights where there are already many apartment style buildings. In fact, the row house is adjacent to a 3-story walk-up. These photos attempt to demonstrate that the height of the rowhouse and the fact that the rowhouse takes up the entire property does little to impact its neighbour and “fits in” with the other buildings on the street.

In contrast, the second set of images shows the property with the re-zoning application in relation to my property. It is clear that the maximum development allowed under this new rezoning would have significant additional impacts, over and above those that would be allowed for under the R-C2 zoning, on my property. A rowhouse type development would dwarf my home and would result in SIGNIFICANTLY less natural light entering my home and my backyard. I would also have reduced privacy on my lot as a result of the proposed zoning change. This increased impacts are due to the changes in setback rules and height restrictions, which at the allowable limits will result in a wall of building running nearly the entire length of my property.

(I will also note that the gap between these two properties will be much smaller than the gap between the rowhouse and the walk-up shown in the first set of images due to the width of parcel of land, which is only a 25ft lot, and so the impact will be much illustrated in these photos will be magnified).

For all these reasons, I would respectfully ask that the committee not approve the redesignation of 301 7 Ave NE. The land is already zoned for higher density than what currently exists. A further change is not warranted, does not fit and would have a significant negative impact to the adjacent neighbours.

In addition to the comments that I make in this letter, with respect to my personal impact, I have also signed the communities' letter and signed the petition. I'm in complete support of the additional positions that they highlight, such as:

For these reasons, I would respectfully ask that the committee does not approve the redesignation of 301 7 Ave NE. The land is already zoned for higher density than what currently exists. A further change is not warranted and does not fit. Further, I am asking City Council to please support the investment that I have made in my home and community by upholding the existing by-laws and Area Redevelopment Plan (ARP).

Sincerely,

Tara Smolak

Image 1a – Rowhouse on 2nd St and 5th Ave NE (taken from 2nd St NE)



Image 1b – Rowhouse on 2nd St and 5th Ave NE and 3 Story Walk-Up Neighbour (taken from 5th Ave NE)



Image 1c – Close up of Gap between Rowhouse on 2nd St and 5th Ave NE and 3 Story Walk-Up Neighbour (taken from 5th Ave NE)



Image 2a – 301 (right) and 305 (left) 7th Ave NE (taken from 7th Ave NE)



Image 2b – Close up of Gap between 301 (right) and 305 (left) 7th Ave NE (taken from 7th Ave NE)



Image 2c – 301 7th Ave NE (taken from 2 St NE) – shows current opportunity for sunlight on 305 7th Ave NE home and yard (i.e., entire property is not build on)



Image 3 – In-fill (left) alongside original home (right) 7th Ave NE



Image 4 – In-fill (2nd from right) alongside original homes (other three homes in photo) 7th Ave NE



Smith, Theresa L.

From: SRHome [srhome@simpactsg.com]
Sent: Wednesday, June 21, 2017 9:30 PM
To: City Clerk
Cc: Daniel A. Ouimet
Subject: Opposition to proposed zoning change 301 7 ave NE
Attachments: 20170621 RC-G comments.pdf; IMG_2165.jpg

Importance: High

RECEIVED
2017 JUN 21 AM 9:01
THE CITY OF CALGARY
CITY CLERKS

Dear Sir or Madam,

While copied from the attached letter, we wholehearted agree with the reasoning behind all opposition to the above mentioned re-zoning application.

Stephanie (one of the signatories to this letter) was one of the presenters the previous time this application went before council. While we support the objectives of densification, it is beyond our imagination that Council would support development that is so obviously inappropriate to the site and community, and that will significantly impact a current property owner in a negative fashion.

With respect to the proposed zoning change at the above mentioned address, we submit our opposition to this redesignation, due to current density status, established residential community standards, current ARP guidelines and, is not in character with the existing building mix, streetscape and its impact on neighbouring properties.. The allowable multi-unit models allowed for under this zoning redesignation contribute nothing to the responsible redevelopment efforts supported by current community standards and recent new housing builtforms under development by responsible stakeholders.

A number of current residential parcels have shown to have matured for re-development.

Several developers (see attached examples) have taken the challenge to re-develop several properties in neighbouring avenues and have made substantial efforts to integrate and upgrade the quality of residential supply. These multi-unit developments have enhanced and increased the value and appearance of the current, established residential streetscape. This translates into a more long term and a sustainable revenue stream for the City of Calgary with current stakeholders making long term commitments to inner-city communities such as Crescent Heights. Communities such as Inglewood and Parkdale have shown these goals to be achievable with smaller multi-units built on or near major arteries without impacting existing smaller neighbourhood residential sites. The current redesignation proposed for the above mentioned site fulfills none of the City's long term objectives. It may actually decrease the value and the City's efforts to re-vitalize or enhance inner-city neighbourhoods. The allowed development builtforms, their mass and scale will negatively impact not only the surrounding residential stakeholders commitment to a stable, sustainable community but create secondary issues associated with this scope and type of development, adding to existing traffic and on-street parking concerns identified by the community and the City. Similar redesignation and subsequent RC-G multi-unit developments in the area have proven these concerns to be accurate.

The current proposed redesignation will only add to the existing and the foreseeable future of an already oversupplied inventory of condominiums, fourplexes and rental units now part of the real estate market. Recent, adjacent multi-unit residential developments in the area have also shown to have a high occupancy turnover, certainly not a desirable, long-term planning goal the City of Calgary has been fostering in its visions of a sustainable urban landscape. National Trust (US) study on retaining smaller and older builtforms, entitled "Older, Smaller, Better" was released in May 2014. . Amongst its findings, it noted that;

- * older, mixed-use neighborhoods are more walkable.
- * young people love old buildings.

- * the creative economy thrives in older, mixed-use neighborhoods.
- * older, smaller buildings provide space for a strong local economy.
- * older commercial and mixed-use districts contain hidden density.

There are a number of steps cities and its planners can take to properly redevelop older, more human scale properties with new elements. A suggestion would be to seek out this information which would give you a better understanding of future planning policies when it comes to established, older neighbourhoods.

We have been Crescent Heights residents for the last twenty-seven years and have contributed to positive changes in our neighbourhood, promoting and assisting responsible developers in implementing single and multi-family units in our community through the City's planning process while serving on the board of the community association. A variety of development examples included with this letter highlight what can be done with a positive and cooperative approach by both the community and interested developers.

In the objectives and planning goals set out for Crescent Heights as well as other inner-city communities, we ask that you deny the current redesignation to proceed and, review and consider a long-term approach to sustainable developments, offering models which respect existing streetscapes, restrained residential sites, community standards and future needs, as well as a more balanced approach of integrating those requirements with the City's liveable and sustainable goals for core communities.

Stephanie Robertson & Dan Ouimet
324 7 Ave NE
(403) 619-1399
Skype: simpactstrategies

126 – 8th Avenue Northeast
Calgary, Alberta T2C 0P5

RECEIVED

Paul Gary + Maryse Lebel

T 403.277.3270

E infodesignform@gmail.com

E mlebel1975@gmail.com

2017 JUN 21 AM 9: 01

THE CITY OF CALGARY
CITY CLERK'S

2017.06.21

City Clerk
City Hall
City of Calgary
Calgary, Alberta
T2P 2M5

Via email: cityclerk@calgary.ca

RE: Bylaw N° 233D2017 – 301 - 7 Ave NE from R-C2 to RC-G

Dear sir;

With respect to the proposed zoning change at the above mentioned address, we submit our opposition to this redesignation, due to current density status, established residential community standards, current ARP guidelines and, is not in character with the existing building mix, streetscape and its impact on neighbouring properties.. The allowable multi-unit models allowed for under this zoning redesignation contribute nothing to the responsible redevelopment efforts supported by current community standards and recent new housing builtforms under development by responsible stakeholders

A number of current residential parcels have shown to have matured for re-development. Several developers (see attached examples) have taken the challenge to re-develop several properties in neighbouring avenues and have made substantial efforts to integrate and upgrade the quality of residential supply. These multi-unit developments have enhanced and increased the value and appearance of the current, established residential streetscape. This translates into a more long term and a sustainable revenue stream for the City of Calgary with current stakeholders making long term commitments to inner-city communities such as Crescent Heights. Communities such as Inglewood and Parkdale have shown these goals to be achievable with smaller multi-units built on or near major arteries without impacting existing smaller neighbourhood residential sites.

The current redesignation proposed for the above mentioned site fulfills none of the City's long term objectives. It may actually decrease the value and the City's efforts to re-vitalize or enhance inner-city neighbourhoods. The allowed development builtforms, their mass and scale will negatively impact not only the surrounding residential stakeholders commitment to a stable, sustainable community but create secondary issues associated with this scope and type of development, adding to existing traffic and on-street parking concerns identified by the community and the City. Similar redesignation and subsequent RC-G multi-unit developments in the area have proven these concerns to be accurate.

The current proposed redesignation will only add to the existing and the foreseeable future of an already oversupplied inventory of condominiums, fourplexes and rental units now part of the real estate market. Recent, adjacent multi-unit residential developments in the area have also shown to have a high occupancy turnover, certainly not a desirable, long-term planning goal the City of Calgary has been fostering in its visions of a sustainable urban landscape.

Paul Gary + Maryse Lebel

E infodesignform@gmail.com
E mlebel1975@gmail.com

2/...

A National Trust (US) study on retaining smaller and older builtforms, entitled "Older, Smaller, Better" was released in May 2014. . Amongst its findings, it noted that;

- older, mixed-use neighborhoods are more walkable.
- young people love old buildings.
- the creative economy thrives in older, mixed-use neighborhoods.
- older, smaller buildings provide space for a strong local economy.
- older commercial and mixed-use districts contain hidden density.

There are a number of steps cities and its planners can take to properly redevelop older, more human scale properties with new elements. A suggestion would be to seek out this information which would give you a better understanding of future planning policies when it comes to established, older neighbourhoods.

We have been Crescent Heights residents for the last twenty-seven years and have contributed to positive changes in our neighbourhood, promoting and assisting responsible developers in implementing single and multi-family units in our community through the City's planning process while serving on the board of the community association. A variety of development examples included with this letter highlight what can be done with a positive and cooperative approach by both the community and interested developers.

In the objectives and planning goals set out for Crescent Heights as well as other inner-city communities, we ask that you deny the current redesignation to proceed and, review and consider a long-term approach to sustainable developments, offering models which respect existing streetscapes, restrained residential sites, community standards and future needs, as well as a more balanced approach of integrating those requirements with the City's liveable and sustainable goals for core communities.

Sincerely;



Paul Gary, resident



Maryse Lebel, resident

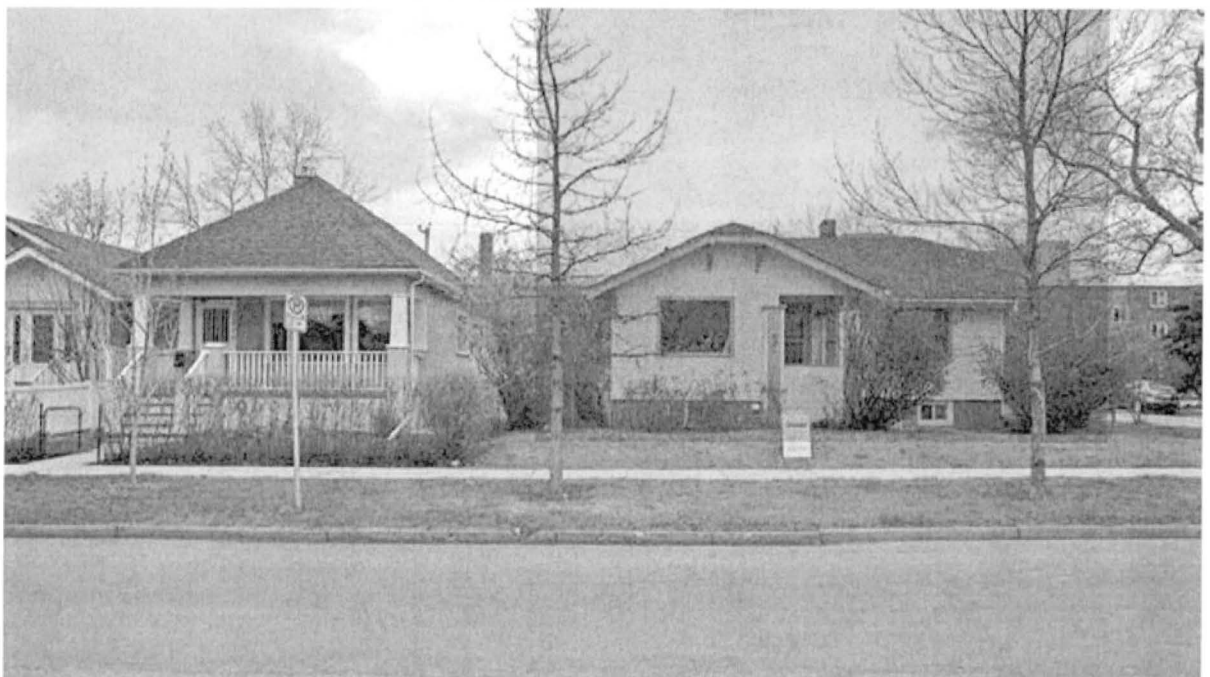
Encl./

cc.: Councillor for Ward 7
Mayor, City of Calgary

Existing property

Until its recent purchase by a developer, the previous owner of this property had maintained it in impeccable condition. It's character and modest scale is reflective and emblematic of adjacent properties in the area. A human scale development, either smaller two unit or a second storey with developed basement secondary suite, would be a better long term, sustainable solution to accommodate a multi tenant approach in an established community like Crescent Heights. Impact of row house massing on adjacent property shown in red.

301 - 7th Avenue NE. Site of the proposed redevelopment.



11th Avenue NE and 1st Street NE

An example is shown here of a similar development to the one proposed for the 301 - 7th Avenue NE site.

This illustrates the issues with building oversized developments in existing, established neighbourhoods. With a lack of egress, a contrasting builtform and foreign materials to the current character of dwellings on this avenue, it is clear that the resident immediately west of this development will be severely impacted in their quality of life and environment. The value of this property is also substantially diminished due to the lack of integration effort by the developer of this property.

A more suitable, smaller two unit development would have addressed the re-development need of this site.



Existing re-developments within city land use bylaws

The following are current developments which have remained within city bylaws and have properly integrated into the existing fabric and streetscape of the Crescent Heights Community. A measured mix of single and multi-unit family dwellings have properly revitalized the established residential community while addressing a certain measure of densification. Developers of these units have understood the need to integrate the architectural features and balanced massing of the buildings without overwhelming the existing urban infrastructure while respecting the properties of current stakeholders and residents. These goals were achieved despite constrained spaces and in some instances, challenging development sites.

Current existing examples of multi-units in the immediate vicinity of the proposed land use zoning change.

Recent multi-unit re-development on corner site, very similar to the proposed re-zoning site.



Recent multi-unit re-development on corner site, very similar to the proposed re-zoning site.



CRESCENT HEIGHTS APPROPRIATE RE-DEVELOPMENTS WITHIN CITY LAND USE BYLAWS

Current example of multi-unit development under construction in the same avenue and in the immediate vicinity of the proposed land use zoning change.



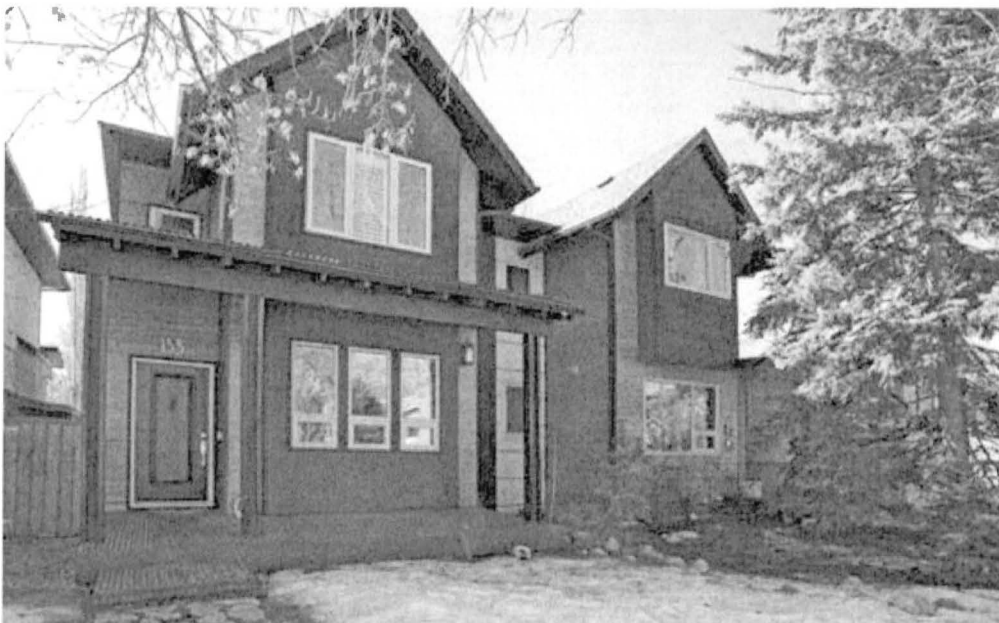
CRESCENT HEIGHTS EXISTING RE-DEVELOPMENTS WITHIN CITY LAND USE BYLAWS

Past and newer examples of residential re-developments in the immediate vicinity of the proposed land use zoning change.

1985 architectural award winner. Staggered setback adds variety to the integration of the streetscape



Recent multi family re-development



Smith, Theresa L.

From: Mariane Gill [marianegill@gmail.com]
Sent: Thursday, June 22, 2017 8:33 AM
To: City Clerk
Subject: Bylaw#233D2107 301 7 Ave NE rezoning from R-C2 to R-CG
Attachments: 20170621 RC-G comments-signed.pdf

Hello,
This is our letter to oppose rezoning the property on 301 7 Ave NE.

Thank you,

Mariane Cunningham

RECEIVED
2017 JUN 21 AM 8:44
THE CITY OF CALGARY
CITY CLERK'S

126 - 8th Avenue Northeast
Calgary, Alberta CANADA T2E 0P5

Paul Gary + Maryse Lebel

T 403 277 3270

E infodesignform@gmail.com

E mlebel1975@gmail.com

2017.06.21

City Clerk
City Hall
City of Calgary
Calgary, Alberta
T2P 2M5

Via email: cityclerk@calgary.ca

RECEIVED

2017 JUN 21 AM 8:44

THE CITY OF CALGARY
CITY CLERK'S

RE: Bylaw N° 233D2017 – 301 - 7 Ave NE from R-C2 to RC-G

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Paul Gary + Maryse Lebel

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2/...

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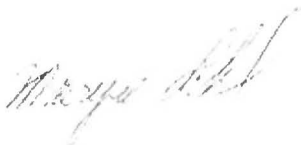
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In the objectives and planning goals set out for Crescent Heights as well as other inner-city communities, we ask that you deny the current redesignation to proceed and, review and consider a long-term approach to sustainable developments, offering models which respect existing streetscapes, restrained residential sites, community standards and future needs, as well as a more balanced approach of integrating those requirements with the City's liveable and sustainable goals for core communities.

Sincerely;



Paul Gary, resident



Maryse Lebel, resident

Mariane Cunningham 316 7 Ave NE
and
Stephen Cunningham
and
Jai Cunningham
and
Shane Cunningham

Encl./

cc.: Councilor for Ward 7
Mayor, City of Calgary

Existing property

Until its recent purchase by a developer, the previous owner of this property had maintained it in impeccable condition. It's character and modest scale is reflective and emblematic of adjacent properties in the area. A human scale development, either smaller two unit or a second storey with developed basement secondary suite, would be a better long term, sustainable solution to accommodate a multi tenant approach in an established community like Crescent Heights. Impact of row house massing on adjacent property shown in red.

301 - 7th Avenue NE. Site of the proposed redevelopment.



11th Avenue NE and 1st Street NE

An example is shown here of a similar development to the one proposed for the 301 - 7th Avenue NE site.

This illustrates the issues with building oversized developments in existing, established neighbourhoods. With a lack of egress, a contrasting builtform and foreign materials to the current character of dwellings on this avenue, it is clear that the resident immediately west of this development will be severely impacted in their quality of life and environment. The value of this property is also substantially diminished due to the lack of integration effort by the developer of this property.

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Existing re-developments within city land use bylaws

The following are current developments which have remained within city bylaws and have properly integrated into the existing fabric and streetscape of the Crescent Heights Community. A measured mix of single and multi-unit family dwellings have properly revitalized the established residential community while addressing a certain measure of densification. Developers of these units have understood the need to integrate the architectural features and balanced massing of the buildings without overwhelming the existing urban infrastructure while respecting the properties of current stakeholders and residents. These goals were achieved despite constrained spaces and in some instances, challenging development sites.

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Recent multi-unit re-development on corner site, very similar to the proposed re-zoning site.



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CRESCENT HEIGHTS APPROPRIATE RE-DEVELOPMENTS WITHIN CITY LAND USE BYLAWS

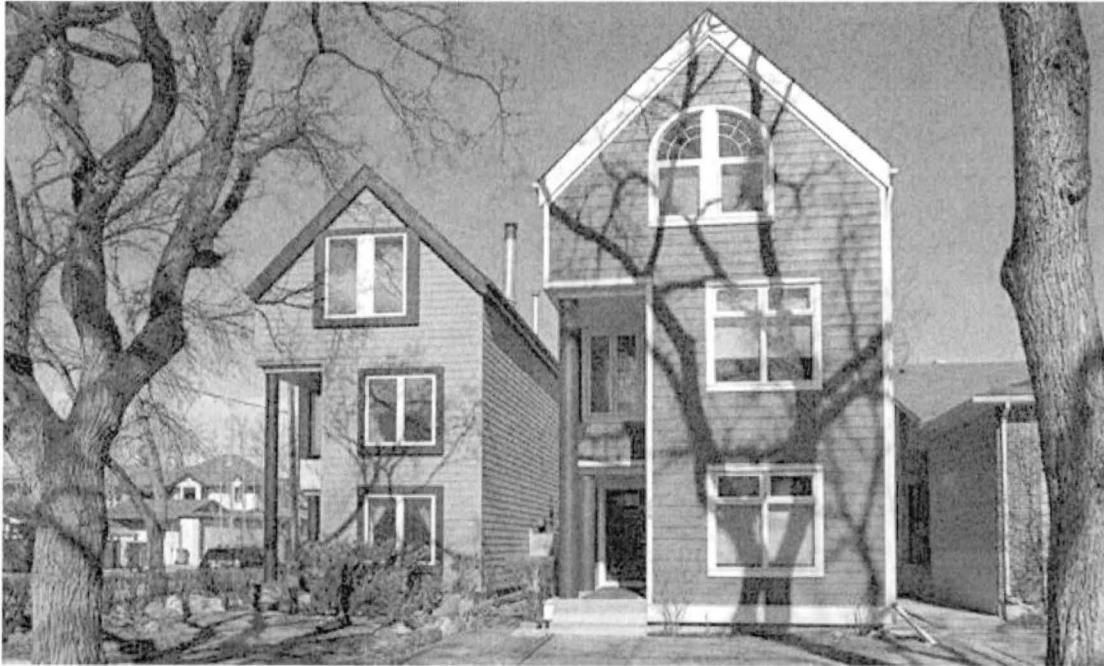
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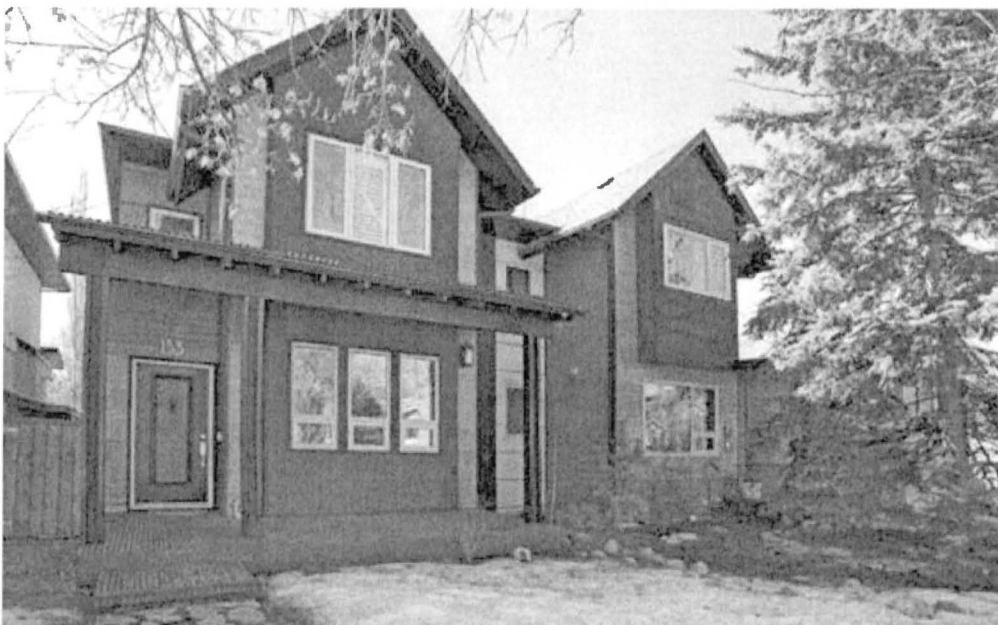
CRESCENT HEIGHTS EXISTING RE-DEVELOPMENTS WITHIN CITY LAND USE BYLAWS

Past and newer examples of residential re-developments in the immediate vicinity of the proposed land use zoning change.

1985 architectural award winner. Staggered setback adds variety to the integration of the streetscape



Recent multi family re-development



Smith, Theresa L.

From: James MacTavish [james_mactavish@hotmail.com]
Sent: Thursday, June 22, 2017 8:31 AM
To: City Clerk
Subject: [EXTERNAL] Opposition to Upzone 301 7 Ave NE from R-C2 to RCG

To whom it may concern,

Please accept this email as written confirmation that I strongly oppose the re-zoning of the property at 301 7th AVE NE from Residential (R-C2) to Residential grade oriented I fill (R-CG).

As the owner and resident of the house two doors down (307 7th AVE NE), I believe this re-zoning will not only negatively impact us personally, but negatively impact the community of Crescent Heights as a whole.

Tall, multi-unit residences will cause further parking shortages, in an area where they are already often scarce. They also lead to a lack of privacy and blocking of sunlight for close neighbours including ourselves and our backyard. With so many densely packed dwellings on the corner we are greatly concerned with the guaranteed increase in noise pollution that we will experience at all times.

Furthermore, it would be an absolutely heartbreaking loss of yet another centennial house (from 1910s) to new development that, not only does not fit the community which has supported low income housing, but actively distracts and disrupts the environment of the neighbors around it. This proposed development drastically affects the feel of the neighbourhood, and poses a greater problem of density creep. Having a large multi-unit building next door is undesirable for single dwelling inhabitants, and we worry it will prompt even more people to sell their homes to development companies and leave the area. Instead, I support maintaining old homes as an important part of Calgary's cultural heritage and a crucial part of the Crescent Heights community. The centennial home bios we all routinely see in the neighborhood are incredibly interesting, inspiring, thought provoking and instill a real pride in all of us in regards to the history of homes and community. We are losing this to predatory developers that are submitting for rezoning that can easily lead to 3-4 story high complexes beside single story homes. The impact would be substantial.

It is clear that the Crescent Heights community is not in favor of this re-zoning (as further evident by a petition opposing it with over 120 local signatures we provided a year ago when defeating this same application). We hope you will take seriously the concerns of the community, and not approve the re-zoning of 301 7th AVE NE and its planned development. Please support us in maintaining our neighborhood and help us reduce the issue of density creep in Crescent Heights.

Sincerely,

James MacTavish (Resident of 30 years)
Erin Wordie

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Smith, Theresa L.

From: Infodesignform [infodesignform@gmail.com]
Sent: Wednesday, June 21, 2017 10:58 PM
To: City Clerk
Cc: Tara Smolak; Connie McLaren; Larry Dziuba; Hans; James Snell; Candice Speer; Lance Giesbrecht
Subject: RC-2 to RC-G redesignation - 301 7th Avenue NE
Attachments: 20170621 RC-G comments.pdf; ATT00001.htm

Sir;

Please find attached are comments opposing the land use redesignation of this site.
Thank you.

Paul Gary + Maryse Lebel
Crescent Heights

E: infodesignform@gmail.com

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126 - 8th Avenue Northeast
Calgary, Alberta T2E 0P5

Paul Gary + Maryse Lebel

T 403 277 3270

E infodesignform@gmail.com

E mlebel1975@gmail.com

2017.06.21

City Clerk
City Hall
City of Calgary
Calgary, Alberta
T2P 2M5

Via email: cityclerk@calgary.ca

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RE: Bylaw N° 233D2017 – 301 - 7 Ave NE from R-C2 to RC-G

Dear sir:

With respect to the proposed zoning change at the above mentioned address, we submit our opposition to this redesignation, due to current density status, established residential community standards, current ARP guidelines and, is not in character with the existing building mix, streetscape and its impact on neighbouring properties.. The allowable multi-unit models allowed for under this zoning redesignation contribute nothing to the responsible redevelopment efforts supported by current community standards and recent new housing builtforms under development by responsible stakeholders.

A number of current residential parcels have shown to have matured for re-development. Several developers (see attached examples) have taken the challenge to re-develop several properties in neighbouring avenues and have made substantial efforts to integrate and upgrade the quality of residential supply. These multi-unit developments have enhanced and increased the value and appearance of the current, established residential streetscape. This translates into a more long term and a sustainable revenue stream for the City of Calgary with current stakeholders making long term commitments to inner-city communities such as Crescent Heights. Communities such as Inglewood and Parkdale have shown these goals to be achievable with smaller multi-units built on or near major arteries without impacting existing smaller neighbourhood residential sites.

The current redesignation proposed for the above mentioned site fulfills none of the City's long term objectives. It may actually decrease the value and the City's efforts to re-vitalize or enhance inner-city neighbourhoods. The allowed development builtforms, their mass and scale will negatively impact not only the surrounding residential stakeholders commitment to a stable, sustainable community but create secondary issues associated with this scope and type of development, adding to existing traffic and on-street parking concerns identified by the community and the City. Similar redesignation and subsequent RC-G multi-unit developments in the area have proven these concerns to be accurate.

The current proposed redesignation will only add to the existing and the foreseeable future of an already oversupplied inventory of condominiums, fourplexes and rental units now part of the real estate market. Recent, adjacent multi-unit residential developments in the area have also shown to have a high occupancy turnover, certainly not a desirable, long-term planning goal the City of Calgary has been fostering in its visions of a sustainable urban landscape.

Paul Gary + Maryse Lebel

E infodesignform@gmail.com
E mlebel1975@gmail.com

2/...

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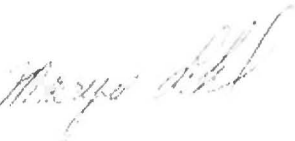
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Maryse Lebel, resident

Encl./

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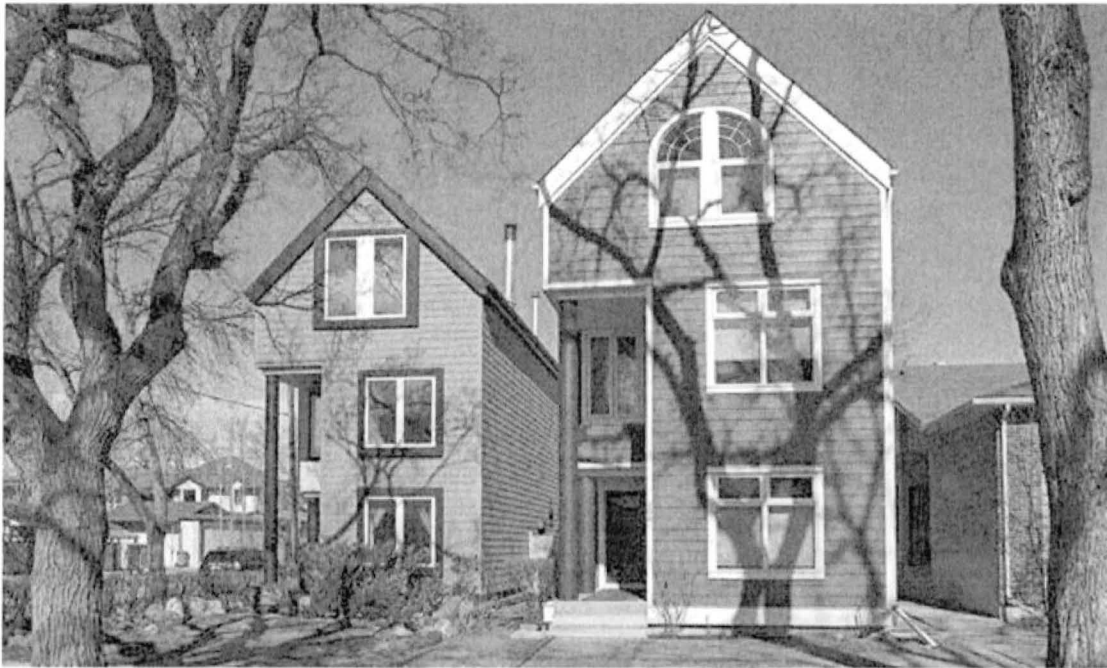
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Recent multi family re-development



Smith, Theresa L.

From: Connie McLaren [connie.mclaren@shaw.ca]
Sent: Wednesday, June 21, 2017 6:54 PM
To: City Clerk
Cc: Tara Smolak; Formwerk Design; cami.speer@gmail.com; James Snell; Connie McLaren hm
Subject: [EXTERNAL] Bylaw # 233 D2017 301 - 7 Ave NE from R-C2 to RC-G

I appreciate the opportunity to submit my comments regarding the captioned bylaw change.

I am again writing you, in opposition, almost a year later, regarding the proposed development at 301 – 7 Ave NE.

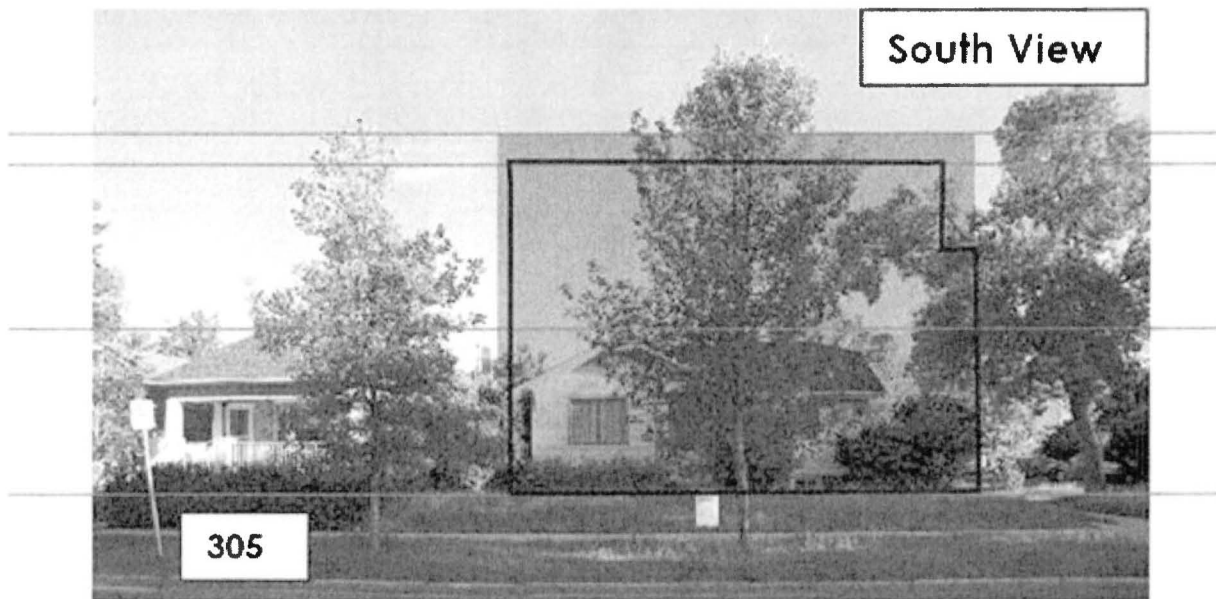
To recap, in July of 2016 first LOC2015-0134 was *UNANIMOUSLY* defeated by City Council for a number of reasons; below are two.

- The Councillors agreed that not every space in the community needs to be upzoned. 7th Avenue NE IS NOT a main traffic corridor but a quiet residential street.
- Councillors, including our representative Druh Farrell, recognized that Crescent Heights has long been a proponent of sustainable re-development and we have already made space in our community for change, increased density and evolution.

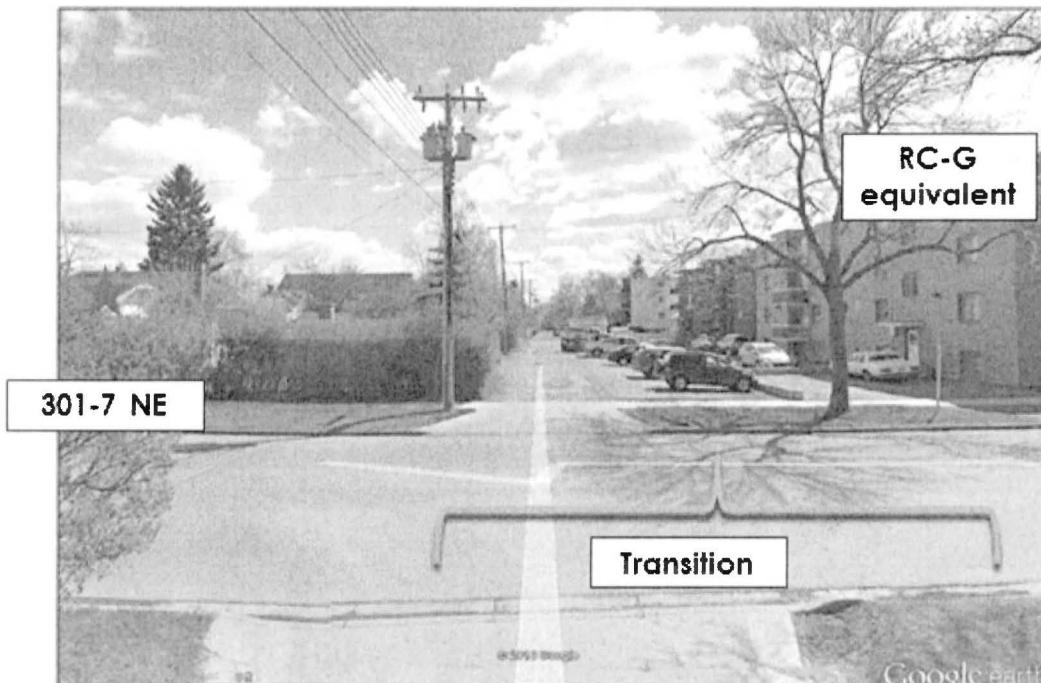
Additionally:

1. This four-unit development masses the entire site and leaves a significant sun-shadow on the directly affected property to the east at 305 – 7 Ave NE. The sun shadow study does little to alleviate this worry, except for the days around June 21st when the sun is the highest and has longest daylight hours. The slide below shows massing at its greatest possible (in red). The developer is saying they are reducing to the outline in black....still very imposing.

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2. The developer indicates that the project goals are to “create a sensitive transition to surrounding R-C2 context”. As the figure above illustrates this is not much of a sensitive transition. Below is what most people would call sensitive and it exists across the alley from 301 – 7 Ave NE. This amount of space – alley, open air parking lot, not maximum massing - gives good transition, not the 1.5m transition as planned by this DP. The currently existing RC-2 would give 3m which is twice as much as proposed.



3. There are many other properties in Crescent Heights (over 240) which are already zoned such that a 4-unit dwelling can be built. These are NOT in the middle of single family homes.
4. Crescent Heights is one of the highest density communities in Calgary. Less than 39% of Crescent Heights residents live in single family homes; while the city overall is at 67% single family homes.

5. Diversity is essential to any community. Multi-family residences do not appeal to family and seniors due to small (or no) yard and multiple sets of stairs impact those with mobility issues.

Thank you.

Connie McLaren
314 – 7 Avenue NE



Virus-free. www.avast.com