

JUL 04 2017

ITEM: 4.37 Distribution
CPC2017-232
CITY CLERK'S DEPARTMENT

CPC2017-232
LOC2017-0059

301 – 7TH Avenue NE

Policy (R-C2 to R-CG) and
Land Use Amendment (ARP)

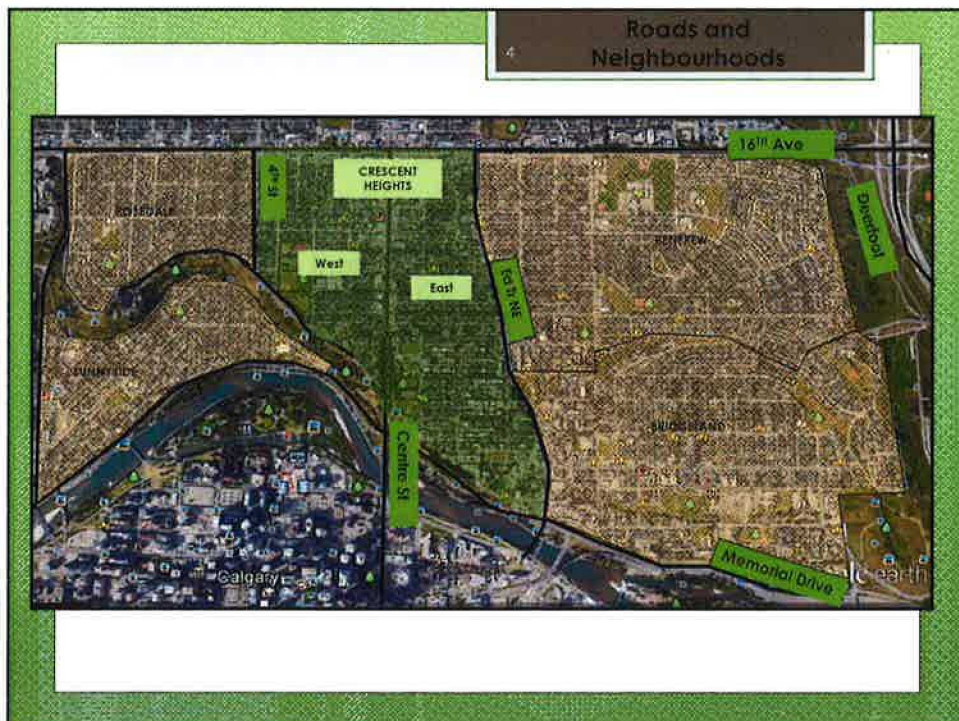
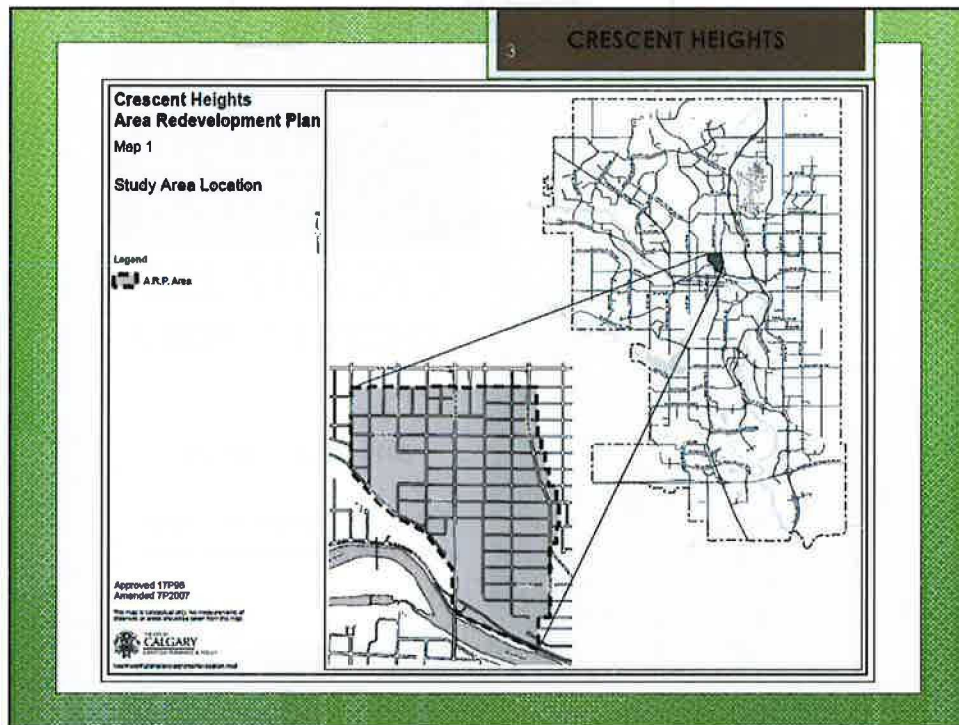
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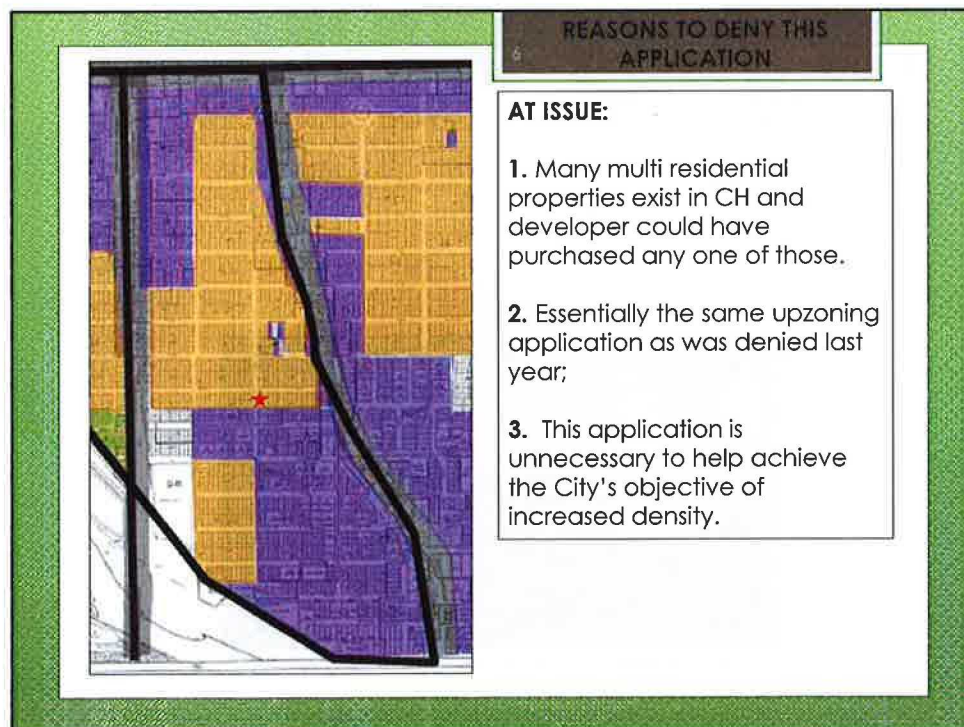
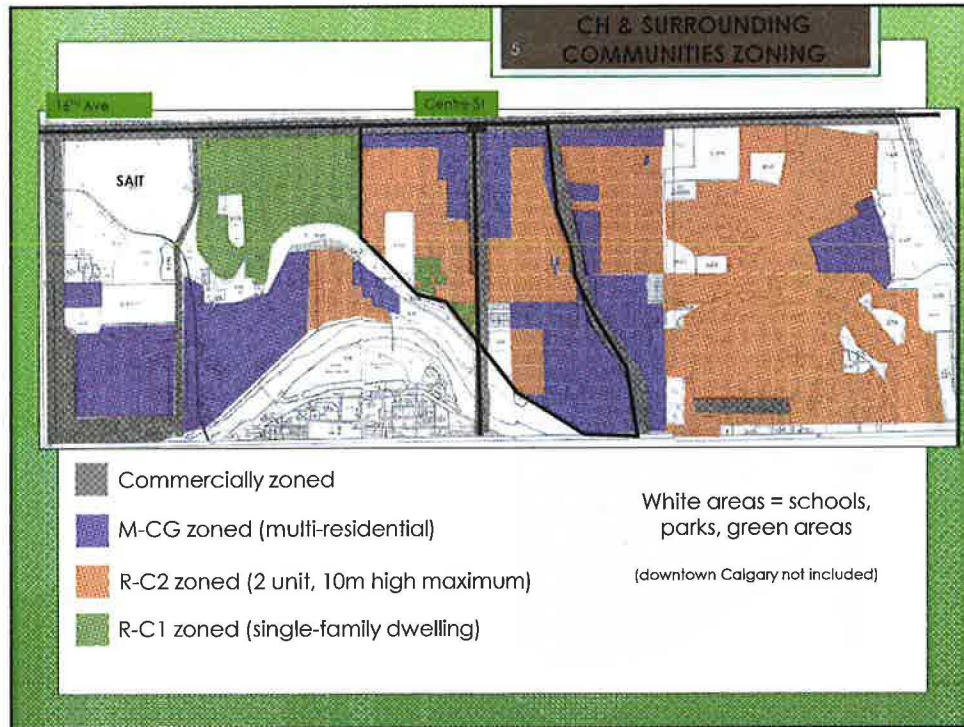
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Last Year

Recap

- The same LOC and policy amendment was rejected last year by Council because:
 - 1) **Does not fit contextual elements of street**
 - Not a cross street between Centre St. & Edmonton
 - CH is already a highly diversified and dense community
 - Reaching / reached a "tipping point" - unbalanced, lack of diversity as small enclave of single family heritage homes is eroded
 - 2) **Lack of consultation**
- How often will we need to address this rezoning?







REASONS TO DENY THIS APPLICATION

7.

AT ISSUE:

- 4.** Continues to represent a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.
- 6.** Crescent Heights already has fewer single family dwellings when compared to surrounding communities and the City at large.
- 7.** Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

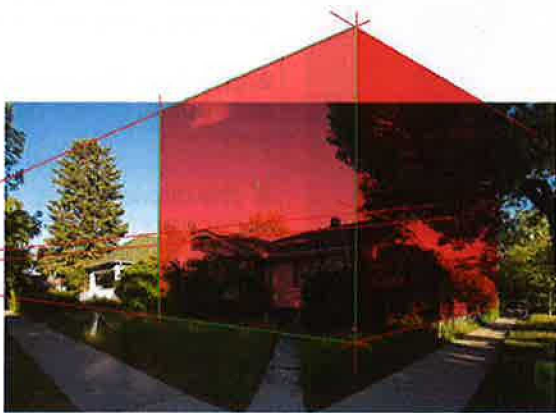
AT ISSUE:

- 1.** Creates significant negative impacts on adjacent landowners


REASONS TO DENY THIS APPLICATION

8.

Massing approximation for proposed development and land use change 301 - 7 Ave NE, SE view



Massing approximation for proposed development and land use change 301 - 7 Ave NE - southeast view



REASONS TO DENY THIS APPLICATION

9.

2. Many R-CG properties exist in CH and developer could have purchased any one of those.

There are **~ 240 parcels**, in CH East alone, either vacant or containing single family homes, **already zoned to accommodate R-CG development!**

Jiaren Corporation has more than enough choices for their agenda without changing zoning of 301 – 7 Ave NE.

2. Many multi residential properties exist in CH and developer could have purchased any one of those.

REASONS TO DENY THIS APPLICATION

10

Example 3rd Ave NE, all zoned M-CG



11 REASONS TO DENY THIS APPLICATION

2. Many multi residential properties exist in CH and developer could have purchased any one of those.

Entire **half block** zoned M-CG and for sale!



12 REASONS TO DENY THIS APPLICATION

ADMINISTRATION RECOMMENDATION(S) 2016 May 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

REASON(S) FOR RECOMMENDATION:

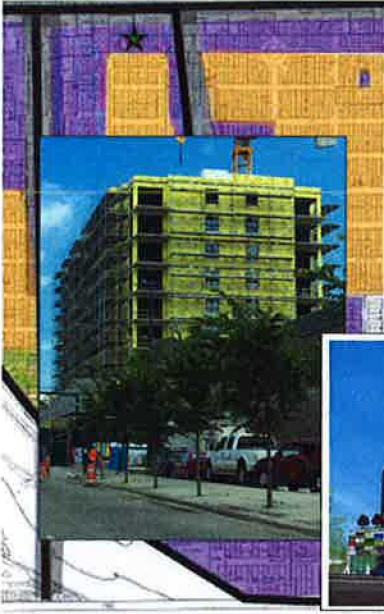
The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity to directly adjacent low density residential development.

3. This LOC requires an amendment to the CH ARP.

The land use amendment from R-C2 to R-CG adheres to the CH ARP **IF AND ONLY IF** this LOC, before you today, is approved "as amended"


- In other words..... the application **DOES NOT comply with the current CH ARP**

Approval of this LOC would be a breach/abrogation of the public process; where a commercially-motivated entity can unilaterally seek (and expect) to change a multi-year, multi-stakeholder redevelopment plan. A collaborative, multi-stakeholder planning document should only be amended through a collaborative stake-holder process.




13


REASONS TO DENY THIS APPLICATION



4. This application is unnecessary to help achieve the City's objective of increased density.


- Marquee on 16th Ave NE





14

REASONS TO DENY THIS APPLICATION



4. This application is unnecessary to help achieve the City's objective of increased density.

- Centre St and 13th Ave NE



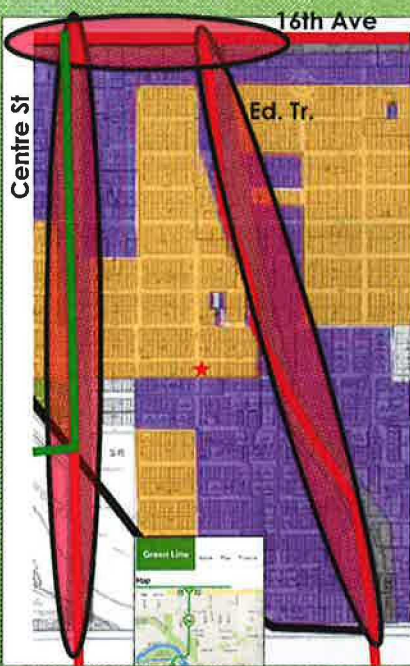
15 REASONS TO DENY THIS APPLICATION

4. This application is unnecessary to help achieve the City's objective of increased density.

- Tigerstedt Block on Centre St



TIGERSTEDT BLOCK (Birds Eye SW)




16 REASONS TO DENY THIS APPLICATION


4. This application is unnecessary to help achieve the City's objective of increased density.

CH is front and centre in the **Main Streets Program**

- **Long term growth & mix-use redevelopment**
- CH East is bounded on **three sides** by the "Main Streets"
- There will be **density increase** along all three of these bounding corridors
- Green Line development in the future



20th Ave NW



301 - 7th Ave NE

REASONS TO DENY THIS APPLICATION


17

5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.


In 2015 City passed R-CG zoning to bridge a gap between R-2 or RC-2 (two unit) and M-CG (four story apartments)

"This type of infill is ideal for corridors like 20th Ave NW".
 Mayor Nenshi, Calgary Herald
 Oct, 18, 2014

New "row-home"
302 - 5 Ave NE



Front yard



Back yards

REASONS TO DENY THIS APPLICATION

18


5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.

- No front or back yards
- Increased noise from multiple A/C units
- Lack of permeable surface
- Loss of urban forest – no space to replant


"Evidence indicates that even a trip to the backyard or a city park provides health & psychological benefits" – National Geo 2016

"A concrete jungle destroys the human spirit" – Lee Kuan Yew

REASONS TO NOT SUPPORT THIS APPLICATION
19



Side set-back




Front set-back

New "row-home" 302 – 5 Ave NE

5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.


REASONS TO NOT SUPPORT THIS APPLICATION
20

New "row-home" 302 – 5 Ave NE



5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.

About that garbage.....what are they going to do when they get the green bins (12 bins)???



5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.



305 301

REASONS TO DENY THIS APPLICATION


NE View



SE View




South View



305

5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.



Apartment buildings

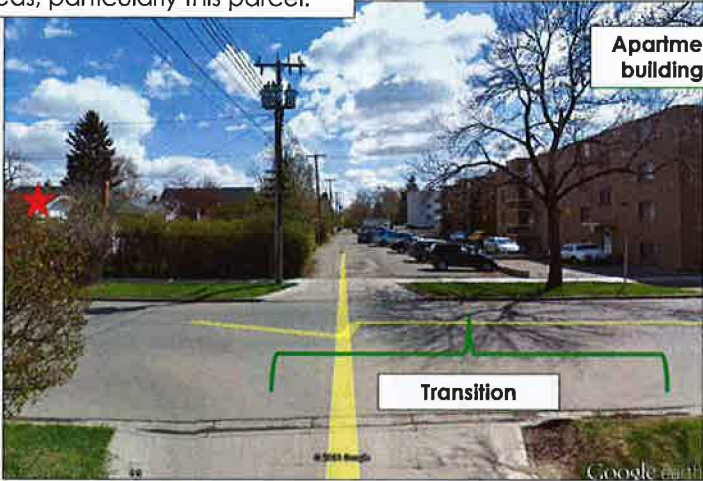
REASONS TO DENY THIS APPLICATION

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Transition

23 REASONS TO DENY THIS APPLICATION

5. Represents a significant increase of density and massing and is not appropriate for all areas, particularly this parcel.



24 REASONS TO DENY THIS APPLICATION

6. CH already has fewer single family homes than surrounding communities and the City at large.


ONLY 39% of CH residents live in single family homes compared to the city average of **67%**

OR

61% of CH residents live in multi-residential dwellings!!

NO single-family zoned parcels in East CH





REASONS TO DENY THIS APPLICATION


25

6. CH already has fewer single family homes than surrounding communities and the City at large.

Approving this LOC is giving the green light for **DENSITY CREEP**

- Corners lots up-zoned, then houses next to them; until only islands of single family dwellings struggle to survive in the shadows.

SO WHAT'S THE BIG DEAL?



REASONS TO DENY THIS APPLICATION

26

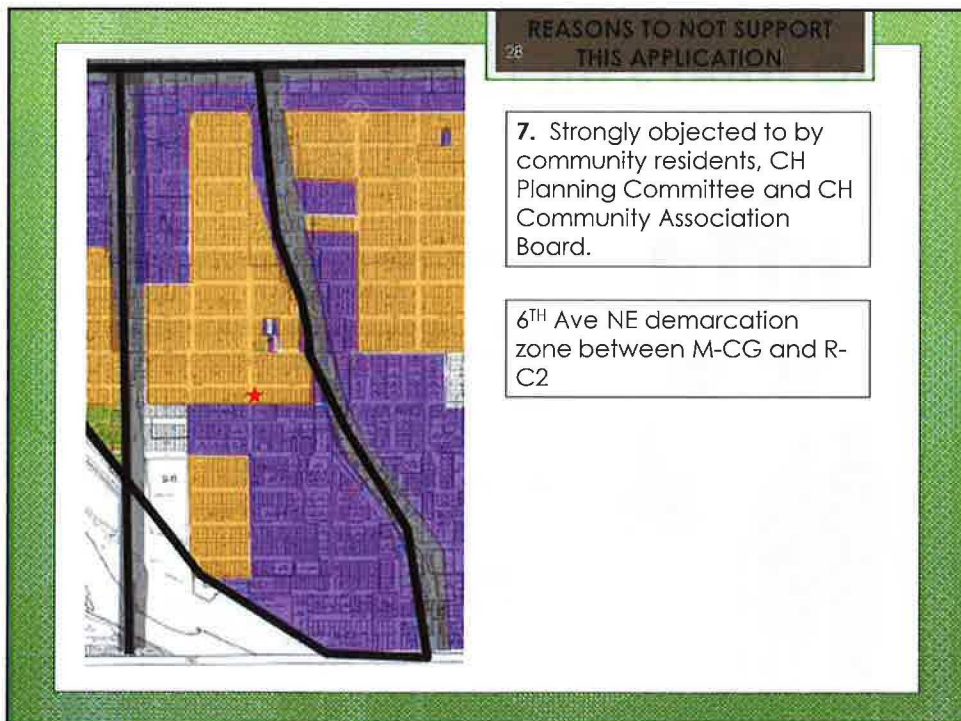
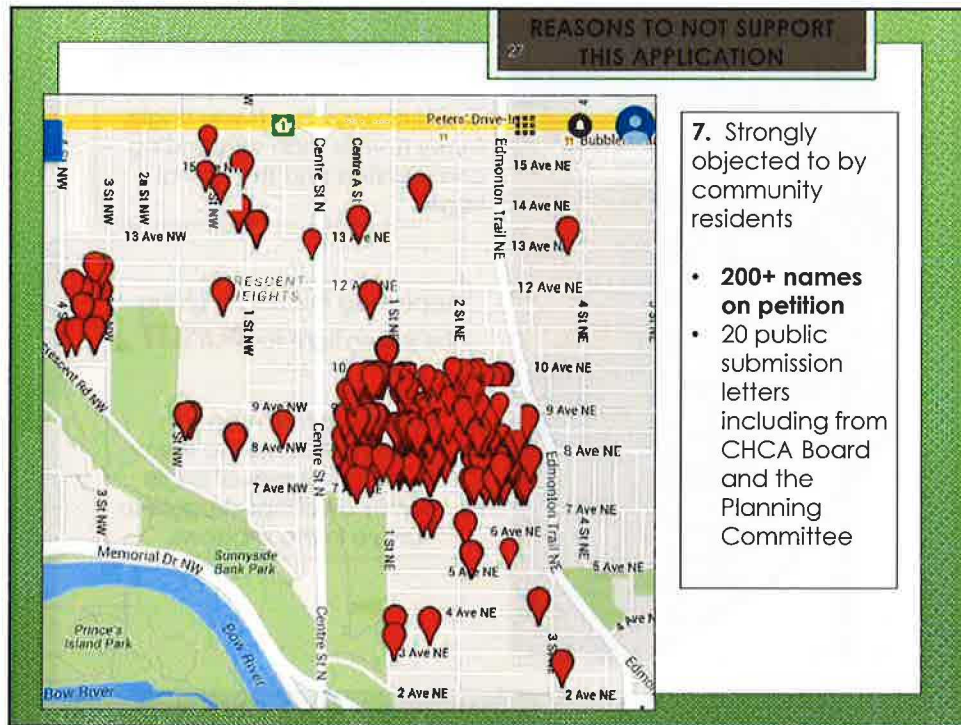
6. CH already has fewer single family homes than surrounding communities and the City at large.

DIVERSITY IS KEY TO THE VIBRANCY OF A COMMUNITY

- Single family dwellings are home to two key elements of a community – families and seniors
- Row housing doesn't work for families and seniors (many stairs, small rooms & no yards)

Diversity is weakened by density creep.


REMEMBER:
ONLY 39% of CH residents live in single family homes compared to the city average of **67%**



REASONS TO NOT SUPPORT THIS APPLICATION
 29

7. Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

Single family homes

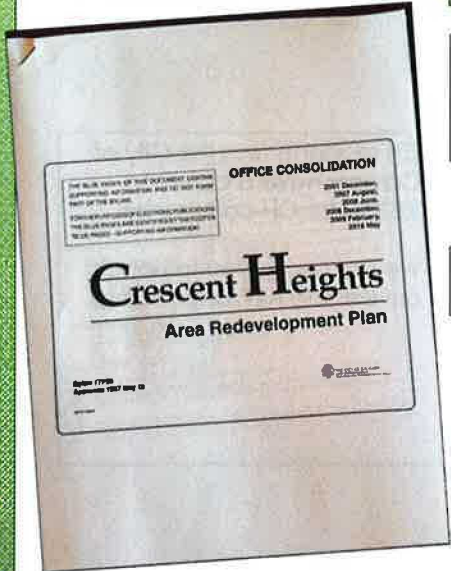


Multi-residential homes

REASONS TO NOT SUPPORT THIS APPLICATION
 30

7. Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

• No reason for a change to ARP or zoning at this time



SUMMARY

1. 240+ parcels already zoned for multi-residential homes.


5. Only 39% of CH residents live in single-family homes compared to City's 67%

2. Amending ARP without community consultation


6. Strongly objected to by community residents, CHCA Board and CHCA Planning Committee

3. Unnecessary to achieve City's objectives of higher density.

4. Significant increase in density and massing.




SUMMARY



- CH residents and the City of Calgary have a common VISION for CH community.
- We are asking you to uphold our existing ARP and zoning.

33 SUMMARY



- This application is not in the best interests of the community
- Unnecessary impact to adjacent landowners.
- There are better ways to increase density.
- We are asking for the ARP and zoning to be upheld