

Pendola, Amy J.

From: Talicia Wagner <taliciaw@gmail.com>
Sent: Monday, June 8, 2020 9:50 AM
To: Public Submissions; Woolley, Evan V.; Furness, Jordan A.; CAWard8 - Zev Klymochko
Cc: Development Bankview
Subject: [EXT] Fwd: LOC2020-0023

Follow Up Flag: Follow up
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To members of Calgary City Council re: LOC2020-0023 // 2318 - 15 ST SW Land Use Redesignation:

I am a member of the Bankview Community Association and on the Development Committee that met to review this application and provide comments to the City of Calgary. I also attended the open house, where I had discussions with many community members that had the same feeling as myself. Although the conceptual design for this building is nice, it is not the ideal built form for this street for the following reasons:

-The land use of MC-2 does not require at7grade entry to the units.

-The slope of the parcel is such that it results in a 5-6 storey built-form from the back (East) which is up against single-story low-density residential – which principally goes against the idea of transitional zones for higher density, and causes negative impacts such as shadowing to this whole street.

-It is out of scale with the surrounding land-uses

-The narrow street with a very steep grade is for two way traffic, but in reality, only one car can pass. This is where the entry to the garage would be located. Also, there are no other driveways on this street (thus the new land use still requires additional relaxations on the DP including garbage pick-up).

- My understanding is there is a policy that helps direct planning towards an upzone for parcels that include provisions such as:

a) Corner Parcel

d) Has a lane

This parcel does not have a lane and will not have either corner of the street. Additionally, it will leave have bungalows as it's neighbor (one as a resulting orphan parcel) on either side. There is no transition and no consideration for the context of these the community scale, context, or history.

It should be noted that while the Concurrent Land-use / DP applications were intended to provide assurance of the built form for communities and affected parties, we have witnessed the opposite in Bankview. Numerous applications, including from this applicant and Developer (See "The Village" Project) where the proposed DP was subsequently

revised to something much different than originally presented. (While we are still supporting the new concept for "The Village" it is not nearly as cool and what was promised and ultimately sold the land use). I implore Council to look at this for what they are approving today, which is the Land Use.

The developer previously came to us with a Development Permit that was appropriately scaled for the parcel and the site and the community. We were very supportive of the townhouse or stacked townhouse typology. The applicant was very forthcoming about the developer needing to get more units to make his proforma work, and if they have to re-zone the parcel to do that, they thought they might as well try and go for as much as they can get. This is not sound planning rationale and it should not be the basis for creating a building that will ultimately create a permanent negative impact on the community. The committee communicated to the applicant that we would support an increase in density with the proposed built-form of their DP by adding basement suites. Increased density is not as much the issue as the extra story and giant-block-style apartment, non-slope adaptive form of this current Land-Use proposal. This demonstrates that it is possible to meet the current zoning with an appropriate built form and density if they did a direct-control zoning based on the current MC-G.

Although the committee's comments have been received, and I attended the open house, I feel so strongly about this application that I feel compelled to write a separate letter on my own. This development is 290 meters from my doorstep. As an aside, I live directly behind the new RoundSquare development "Grow" on 16a Street, which the BCA DP committee worked with and supported the developer on which resulted in a development that we felt would result in a building that would enhance our community. That being said, my property, (which is also a historic bungalow, directly to the East on 16th Street where there is no lane) has now lost all of its western sunlight and view. My backyard, which was once grassy, has turned completely to moss, and my garden does not get enough light to grow anything. My view has also been replaced with a long black wall. I can speak to the negative impacts of larger scaled developments on single-family homes because I am experiencing it. I strive to be supportive of businesses and new developments in our community that are an asset and meet the principals of our ARP and the MDP, but I feel so strongly against this one that I am begging council not to approve it.

Kindest Regards,

Talicia Wagner

2507 16th Street SW

Calgary, AB

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403-616-2664

Pendola, Amy J.

From: Joan <jmbloxom@telus.net>
Sent: Sunday, June 7, 2020 8:44 PM
To: Public Submissions
Cc: Joan Bloxom
Subject: [EXT] Bankview Land Use Designation Amendment

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Re Land Use Redesignation
Bankview Bylaw 74D2020

I oppose this Land Use Designation Amendment.

The connection to land and home is sacred to Canadians in the same way our first nations protect their land title. Bankview families establish homes, raise children and establish community connections and attend the many excellent inner city schools. A wonderful inner city neighbourhood to raise children. The published demographics of Bankview indicate a very high population density with 23% owner occupied homes vs 69% (Calgary) and 8% owned townhouses vs 11% (Calgary) with 80% living in rental units.

Land Use Designation Amendments: What is community building in the disruptive social climate of land development and capitalism? Tough questions and ones that require tough decisions from elected Calgary City Council members.

In the current context of "Systemic" can not the land use amendment which proposes the change from a density of 19 units to allowing 66 units on 4 city lots in the centre of a Bankview street not be viewed as "Systemic." "Systemic" destruction of a community and "Systemic" infringement of property rights. "Densification" the new theme of land use in Calgary! As I travel around Calgary I note "Land Use Amendment" signs everywhere....the Calgary Stampede of "Land Use Amendments." When does densification become urban sprawl and ask people to live in "Multi Unit Buildings" with little connection to the outdoors and nature

The first development permit for this afore mentioned property was for a street oriented, 19 unit condo project, with units averaging between 1000-1300 square feet. An ideal setting for families with a real connection to the street...now 66 units in a 5 story building in one of the most densely populated neighbourhoods in Calgary!

As a member of the Bankview Development Committee over the past 9 years, I participated in the thoughtful community engagement process of providing thoughtful feedback on new infill developments. Many beautiful townhouse and semi-detached projects have been or will be built. Currently new architectural townhouses, and semi-detached homes are in near proximity to this proposed Land Use Designation Amendmentincluding 4 Century Homes. Century Homes have been identified as needing protection in the "2018 Bankview Development Study" authored by the University of Calgary, Faculty of Environmental Design. 66 units in a 5 storey building adjacent to thoughtful, recent infill development, almost seems like an "act of violence" against this area of our Bankview neighbourhood; more traffic, more density, less connection to the land.
I oppose this Land Use Designation Amendment.

To adopt the communicate style of his worship: Really, Really, Really this could be a nightmare!

Joan Bloxom
1514 23 Ave SW
Calgary, AB T2T0T7

Pendola, Amy J.

From: Plintz Real Estate <dennis@plintz.com>
Sent: Monday, June 8, 2020 11:42 AM
To: Public Submissions
Subject: [EXT] 2318 - 15 ST REZONING ----COUNCIL HEARING JUNE 15 LOC2020-0023, 74D2020

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Please confirm receiving this

Unfortunately despite earlier requests I did not receive any information from the city or otherwise in regards to this rezoning.

I went to the community meeting and made it clear that I would like to be kept informed and did have previous dialogue with the city and met one of the managers on site at our adjacent properties on 14aSt.

We are very concerned about the rezoning application and Council Hearing for 15 ST

We have lived and owned in the area for several years. We only three adjacent parcels behind this development site and we have experienced massive traffic congestion, car accidents, crime and otherwise because of the already existing density. Primarily the Merralis of the streets and the topography are challenging for traffic already.

Never mind the requirements for additional parking, visitors and getting in and out of the community which has caused accidents on the side streets unfortunately street and on properties we used to own on 15th St.

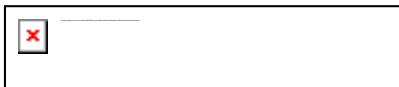
Positively ...

Dennis Plintz

Broker-Owner, with a belief that better is possible.

P.S... Video virtual appraisals are happening. By us for you.

Please share with someone that needs real estate help or a virtual appraisal. <https://plintzrealestate.com/covid-19-real-estate-update-virtual-consultation>



c: [403.608.1112](tel:403.608.1112)

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plintzrealestate.com

Pendola, Amy J.

From: Plintz Real Estate <dennis@plintz.com>
Sent: Monday, June 8, 2020 11:47 AM
To: Public Submissions
Subject: [EXT] 2318 - 15 ST REZONING ----COUNCIL HEARING JUNE 15 LOC2020-0023, 74D2020

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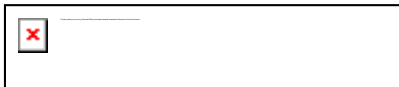
In addition to my previous email we would like to express concern over the proposed redevelopment. I have videos and pictures of the street and the narrowness of the 15th Street Site and already existing traffic congestion because of the apartment building west of the proposed site and concern this causes us.

The development and or developer since clearing the sites has not maintained or replied to our concerns of water drainage because of the removal of the properties and the topography and slope that has caused serious drainage onto our properties and flooding. We've sent them information in regards to the street and videos that we've taken and we have police reports and otherwise that we can submit as needed to substantiate our concerns on added congestion and traffic to the community with the proposed up zoning and higher density. We look forward to participating in further discussions as needed. Although we are in the development business and are often very pro development this site and the proposal does not make sense logistically or otherwise.

Positively ...
Dennis Plintz
Broker-Owner, with a belief that better is possible.

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Pendola, Amy J.

From: Jim Fahner <fahnerj@telus.net>
Sent: Monday, June 8, 2020 10:27 AM
To: Public Submissions
Subject: [EXT] Land Use Redesignation Bankview Bylaw 74D2020

Follow Up Flag: Follow up
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I am the owner of an adjacent property on 14A Street SW and I object to this proposed land use redesignation for the following reasons:

- 1) This redesignation is being pursued by Versant (the developer) to enable a 5+ story development on this land. Most condo/apartment developments in Bankview are of the 3-4 story variety so as to better fit into the aesthetics and traffic limitations in this historic area. A good example of this is the apartment development directly across from this proposal on 15 Street SW.
- 2) MC-2 zonings in Bankview are generally on wider streets or avenues so as to accommodate increased density and related traffic. This proposal is in the middle of a block on 15th Street SW which is very narrow, doesn't allow 2 way traffic and is also quite steep and can be hazardous in the winter. Having 66 units entering and exiting the proposed development in the middle of the block can only lead to traffic issues.
- 3) This rezoning will allow a 5 story development on this land but to those living on 14A Street the proposed development will actually be a somewhat daunting 6+ stories above grade immediately behind their property lines, due to the steep slope to the rear of this land.

I believe that rezoning this land to MC-2 will enable a development that will not maintain or improve the quality of the physical environment in Bankview and will have a negative impact on adjacent properties and on the historical context of this community.

Regards....Jim Fahner
Owner 2305 14A St SW