

Office of the City Clerk
The City of Calgary

Land Use Designation
Capital Hill
Bylaw 67D2020
Regarding LOC2020-0018

June 7, 2020

The items following are with regard to the Application for Land Use amendment LOC2020-0018.

Originally I had emailed File Manager Brandon Silver (IMC #8076) on March 1, 2020, in regard to the rezoning proposal to for land use amendment, and realized only recently that my email was not received by Brandon.

I was directed by 403-268-5311 to contact File Manager Jordan Furness at 403-286-8391 where I left 2 voice messages, over a number of days, requesting a phone call back, and have not had a return phone call.

I find that the recently posted Land Use Change leaves considerable question of future development. I have concerns with the following:

- 1) Number of individual residences,
- 2) Insufficient off street parking,
- 3) Request for increased building height.
- 4) Increased housing, driving and parking density, in an area that is already impacted significantly by the concentration of population within a very close proximity.

Over the nearly 30 years that we have lived in the community, we have noted many changes.

During the last 30 years other management changes and zoning changes, have impacted community members significantly. The complex in the block to the north of the proposed development which is presently S-C1 has continued to push beyond their boundaries with regard to increased street parking, which impacts many blocks. The management of this complex has changed as has the mandate of who are tenants. When we moved to our residence 30 years ago, the SC-1 zoned area was considered a seniors complex, and now I understand that it is subsidized housing for those who qualify. Of great concern, and impact upon surrounding community, is the present impact on availability of street parking. Many residences of the complex have difficulty finding a parking slip to park their vehicle, or chose not to pay monthly for a spot, and park within a block or two, or three of where they live. A number of residences also have numerous vehicles, which through the current city bylaws they have permission to apply for and purchase permits for if they chose. Many vehicles appear to be only used for storage of items, and rarely are driven or moved from location to location. Within the most recent years, parking within the intersection of 11 Street and 21 Avenue NW has become much

more congested due to the changed structure of the tenants with in the SC-1 zoned area. We have noted over the past number of years that the street in front of and beside 1139 - 21 Ave, the proposed Land Use Designation property, has frequently had many vehicles parked along side the property, even when the property seeking development was not being rented over the past 2 years, 11th Street has had no available parking on either the east or west side of the street. These vehicles are owned by those living or staying in the SC-1 complex, further down 21 Avenue NW, or perhaps students attending SAIT.

For these reasons I am very concerned about the impact of quality of life in the community, with increased traffic and impact upon street parking which undoubtedly would be further impacted when adding the proposed rezoning R-CG and the proposed development.

The requirement list for Proposed Rezoning R - CG as outlined on the display board is of concern. It states - primarily rowhouses but also single detached, side by side and duplex homes that may include secondary suites. I question what is the developer really proposing to build?

Typically, outside of other R-CG developments in our community, the residences tend to use street parking and with 4 more units (even though garages are to be included), each unit may have two vehicles which will further impact the street parking situation. Typically, smaller garages become utilized much like storage sheds - bikes, sporting equipment, etc, and not for vehicle parking.

I have concerns that the 1 parking stall per unit is not large enough in width (and perhaps length) to be fully utilized as a parking area for the property owner. This then further impacts parking on the streets in our community.

When land coverage of up to 60 % is allowed, large blocks of buildings impose too much of the streetscape, tend to be large blocks of buildings, blocking the horizon, with the extended shadow further impacts the properties directly to the east and the streets to the west and the north. If the proposed building development is approved to be the maximum allowable, then by mid-afternoon would begin to shadow and impact properties to the east. With the requirement for trees per unit, also raises concern. There is no room on the lot for trees to grow.

Controlled rear and side set-backs dependent is stated - to what? The scale drawing shows plenty of room between the units and the garages, many that I have noted in the community barely have enough room for a door to be opened between them.

The increase building height of 11m max height of 36' is too high, for it is quite a bit higher than any new properties that have been developed in the immediate area. Most other properties on the blocks have been new builds in the last 10 to 15 years. Shadowing is of concern. There should be no relaxation on the current maximum building height of 10 metres. It is a maximum height that the developer should be required to work within.

To rezone properties to simply maximize the number of individual housing complexes with the most residences should not be a priority on every street corner, especially with the larger S-C1

complex to the north of this application being of such close proximity to this proposed request for change of Land Use.

With the noted areas of concern within the community, it would be appropriate for the property in question, to be redeveloped to a maximum of the current R-C2. Within the few blocks radius homeowners are already greatly impacted by the conditions which I have outlined.

It would be also be appreciated if the City of Calgary would provide a study of the number of residences registered in the complex directly north which is presently classified as a S - C1, the number of available off street parking spots, the number of residents who currently have vehicles registered, and the restrictions management has for visitors, and non-registered, to live with tenants. The population and demographics of this complex has dramatically changed and increased to impact this small part of our community. With the close proximity of the proposed development being requested to this larger complex, it is very important for the City of Calgary, to provide additional study and information, to be considered carefully, prior to making any decision.

With high quality constructed R - C2 (whether contextual One/Two Dwellings) knowing the present existing community conditions, we consider would be most appropriate for this lot redevelopment. We are not in support of the proposed rezoning change to R-CG.

Thank you,
Kevin McDougall