

Duxbury, Christa A.

From: Kristy Hammermeister [kristyrae@gmail.com]
Sent: Tuesday, May 30, 2017 9:36 PM
To: City Clerk
Subject: 2013 24 Avenue Redesignation Objection
Attachments: 2013 24 Avenue Redesignation Objection.pdf; ATT00001.htm

RECEIVED
2017 MAY 31 AM 8:05
THE CITY OF CALGARY
CITY CLERKS

Kristy Hammermeister

2016 23 Avenue NW
Calgary, AB
403-454-9892
kristyrae@gmail.com

May 30, 2017

RE: Re-designation of Plan 8100AF, Block 41, Lot 20 and 21 R-C2 to M-CG

To Whom it May Concern,

I would like to voice my objection to rezoning Plan 8100AF, Block 41, Lots 20 and 21.

Banff Trail is an incredibly diverse community. There are mature couples, young families, retirees, and college and university students all living within our district.

I do not understand how the City of Calgary can attempt to amend the zoning of this property, or request feedback from adjacent properties, without requesting and disclosing a concept plan for the redevelopment. We have been informed that the property owner is applying for the re-designation with the intent to build a four unit dwelling, but that is the only information we have received.

As an adjacent property owner, I am concerned about section 585 in the Land Use Bylaw 1P2007 that allows M-CG dwellings to reach a maximum height of 12.0 metres.

Considering the traditional bungalow that is adjacent to this property is near a height of 6.0 metres, allowance of this 12.0 metre height will negatively affect the aesthetic of the streetscape. This height allowance will also impede the privacy of the adjacent parcels, both within the dwellings and in the backyards.

More concerning are parking requirements for a four unit dwelling. Already, street parking is at a premium in Banff Trail. There are a large number of rental units, legal and illegal basement suites, aimed at providing housing to SAIT and U of C students on a yearly basis. The tenants in these units are typically parking on the street. Alley access is already limited by existing property owners parking their vehicles against their garages, encroaching on city property. Section 558 of the Land Use Bylaw only requires one parking spot for each unit with a M-CG designation. Traditionally, if these units have more than 1 bedroom, they will attract couples, young families, or bedrooms will be rented out. One parking spot per unit will not meet the vehicle requirements of the property owners/renters, putting an even larger strain on our limited street parking, specifically along 24 Avenue NW.

I understand that the dimensions of the parcel accommodate a M-CG re-designation. Without information of what this building foot print will look like on the parcel, how

parking will be accommodated, and the affect of the building height on the street scape, the City of Calgary would be blindly agreeing to re-designate the parcel, permanently changing the community and opening the door to more M-CG designations. The adjacent property owners have valid concerns that cannot be addressed unless a concept plan is put forward and parking issues are addressed. In the absence of such a plan, I object to the re-designation of 2013 24 Avenue NW.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Kristy', followed by a long, horizontal, slightly wavy line that extends to the right.

Kristy Hammermeister