

From: larryfmartin@telus.net
To: [Public Submissions](#)
Subject: 818 16 ST NW - LOC2020-0003 - Comment from Development Map - Sun 7/19/2020 10:25:29 AM
Date: Sunday, July 19, 2020 11:15:28 AM
Attachments: [16h Street Rezoning Application.docx](#)

Application: LOC2020-0003

Submitted by: Larry F Martin

Contact Information

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Feedback:

Photos referred to in my attached letter exceed the maximum size for this format. Please advise how I can get them into the file.

Thank you

1741 – 7th Avenue N.W.

Calgary Alberta, T2N 0Z8

July 17, 2020

City Clerk - City of Calgary

800 Macleod Trail SE, Calgary AB T2P 2M5

Re: By Law 95D2020 – Public Hearing July 27, 2020

I wish to be on record as utterly opposed to the proposed zoning change from Contextual R-C2 to Grade Oriented Infill R-CG. I request that my letter and accompanying photographs be read into the record.

I am a near-by resident of this proposal and have been so for decades. In fact I attended Hillhurst School beginning in 1955. I purchased my duplex in-fill home in good faith that the City of Calgary would preserve and protect my quiet enjoyment of my property, the contextual character of my neighbourhood, and my significant financial investment in my property. Approval of the proposed rezoning breaches this trust and duty.

The area including the south side of 8th Avenue and the north side of 6th Avenue between 15th Street and 18th Street consists exclusively of single family and duplex homes. The area is replete with new infill homes with only a few older homes remaining. The street and avenue landscapes are mature and tree-lined and there are carefully restored historically significant homes, and stunning new homes in the area I have defined. The homes are consistently of a similar character and utterly inconsistent with a row housing project. Photos of the area are attached to and form part of my submission.

The arguments opposing the development are many, well-known to the City, and often ignored - but here are a few important to my life experience in the immediate neighbourhood.

1. The surrounding area along adjacent 14th Street, north side of 8th Avenue, and south side of 6th Avenue more than adequately meets the City's drive for density with an array of high rises, offices, commercial spaces, row houses, residential health care facilities, schools and community meeting and sports facilities. There is no justification or need for further density increases on 16th Street. As we are all learning this year, density in the new environment of Covid-19 increases our health risks.
2. The site is the gateway to a tree-lined canopied street. These trees and green space will be lost or significantly damaged during construction. The City's tree protection program is nearly useless, rarely is enforced, and has no ability to compensate the immediate community for the loss. Clearly, the loss of trees and landscaped green areas brought on by this rezoning are detrimental to protection of the environment particularly air quality.
3. Parking for the existing community will be adversely affected. Eight units will likely attract 8 to 16 resident vehicles plus visitors. Available curb side for these two lots is 100 feet (adequate for 4 vehicles only).

4. City garbage and recycle collection for 8 units will add 24 bins to an alley already in disarray.
5. The proposed height of the units is invasive and offensive to neighbouring homes and not contextually consistent with the height rules imposed on adjacent homes.
6. The significance and negative impact of rezoning these two properties, if approved, will not likely be limited to these two properties. Four similar aged homes contiguous to 818 and 822 may naturally fall into the same zoning change request utterly impacting the entire east side of the block to the intersection with 7th Avenue. So we are really discussing the potential impact of 24 units plus secondary suites on a quiet residential enclave. I would ask both the applicant and the Planning Commission to state plainly their intentions for the entire street.
7. Our community of Hillhurst and West Hillhurst have been inflicted with high impact row-house developments that, in my opinion, diminish the contextual integrity of the existing neighbourhood. Both 5th Avenue, 6th Avenue, and Kensington Road are examples where this is rampant. I would offer up photos of a recently completed rental project on 5thth Avenue and 20th Street NW as an example. While this applicant's spokespersons offer lovely half-tone sepia drawings of row housing reminiscent of "posh London", what assurances and commitments will be made to an actual design that is respectful of the existing neighbours when the rezoning application and the development permit are not one and the same?

I would recommend that the Planning Commission reject that the application to rezone, and invite the applicant to apply his many talents to single family home or duplex developments on our street.

Respectfully,

Larry F. Martin