

Smith, Theresa L.

From: Dianne Pearce [diannepearce@shaw.ca]
Sent: Thursday, January 26, 2017 2:47 PM
To: themayor@ucalgary.ca; Office of the Mayor
Cc: cityclerk@ucalgary.ca; City Clerk
Subject: Re-zoning for a fourplex at 1601-16St. SE Inglewood

Dear Sir or Madam,

I would like to ask you to please reconsider your approval of the above re-zoning proposal.

"Spot re-zoning" is not helpful to a community that is trying to preserve its culture and heritage and is definitely not part of the re-development plan being created by the Inglewood Community with the City. Spot re-zoning creates eyesores in the community and contributes to disharmony among the buildings located there.

My back garden now looks on to a large modern building that is so out of character with the community that I no longer spend time there, instead choosing the front garden as my refuge. This building has no room for a garden, the house is square and is of a design that belongs in a community where all the houses are similar.

Folks in Inglewood did not move to this neighbourhood to have cookie cutter houses for neighbours. Other neighbourhoods have managed to avoid these pitfalls caused by spot re-zoning. Inglewood should be able to as well. Please do not let re-developers determine the nature of older communities. They have money as motives, not sensibilities.

Thank you for your attention to this call out!

Sincerely,
Dianne Pearce
1433-15 St. SE
T2G 3L6

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2017 JAN 26 PM 3:11
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Smith, Theresa L.

From: jmrobins@ucalgary.ca
Sent: Monday, January 23, 2017 3:07 PM
To: City Clerk
Subject: Online Submission on LOC2016-0192

January 23, 2017

Application: LOC2016-0192

Submitted by: Jeanine Robinson

Contact Information

Address: 1612 - 16 Street SE

Phone: 403-826-7949

Email: jmrobins@ucalgary.ca

Feedback:

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I am opposed to this zoning redesignation for several reasons: - spot re-zoning of individual properties without consideration of an overarching Area Redevelopment Plan is not good planning practice - re-zoning to accommodate 4-plexes in inner residential locations is not appropriate ... such rezoning is more appropriate for feeder roads or areas close to the proposed Green Line - current R-C2 zoning is entirely adequate an appropriate for redevelopment of the site - policy 2.4.6 conditions are not met - specifically: "the site should be vacant, underdeveloped or ...housing which has substantially deteriorated and site is not completely surrounded by lower density areas"; - and - "new development should be compatible with existing nearby development..." - population figures presented to Calgary Planning Commission present skewed data (reduction by 70 from 2015 to 2016); Administration should provide 5 or 10 year trends for population if using population growth as a goal for re-zoning - the proposed development of a 4-plex with detached 4-car garage that is requiring this re-zoning is inappropriate in terms of massing and character for the area Please reject this application for spot re-zoning.

Albrecht, Linda

From: Geoff Dickinson [geoff.dickinson@telus.net]
Sent: Monday, January 23, 2017 9:38 AM
To: Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Cc: City Clerk
Subject: R-CG Re-zoning Application in Inglewood (LOC2016-0192)
Attachments: Neighbourhood Response to the Proposal for Re-zoning 1601 - 16 Street SE (LOC2016-0192).docx

Dear Mayor and Members of Council,

Please find the attached document entitled - Neighbourhood Response to the Proposal for Re-zoning 1601 - 16 Street SE (LOC2016-0192). At the end of the document there are 73 names of neighbourhood residents who do not support this re-zoning application, followed by maps that show their home addresses.

- During the canvassing there were no residents who said they supported the re-zoning.
- During the canvassing of 15th and 16th street many of the residents were not at home.

This document is a response by residents of the surrounding neighbourhood, to the document submitted by James Burke dated May 9th, 2016 in support of his re-zoning application. A summary of his application is included in the December 1st Calgary Planning Commission report under item 5.10.

This re-zoning will allow for the construction of a four-plex (rowhouse) which, for all the reasons described in the attached document, is not suitable for this location. The neighbours are fully in support of sub-dividing this lot and building two single family homes or a duplex, and there are already excellent examples of this on 15th, 16th and 16A Street.

We would ask that you please reject the above application at the Public Hearing on February 13th.

Yours Sincerely,

Geoff Dickinson
Ethne Dickinson
Lynette Walton
Lyle Walton
Chris Ceci
Justine Cooke
Dann McCann

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Neighbourhood Response to the Re-zoning Proposal 1601 - 16th St SE

This document is a response by residents of the surrounding neighbourhood to the document submitted by James Burke on 09/05/2016 in support of his re-zoning application. This document is broken down by the headings utilized by Mr. Burke in his submission. However, we would like to begin by giving an overview of our response.

Overview

Inglewood is a historically distinctive, attractive community with a strong sense of place. Part of the City of Calgary's Principles of Great Communities is a stated sensitivity to such local character. The Inglewood community has a high level of engagement relating to the preservation of the neighbourhoods that make up the community. The proposed new Area Redevelopment Plan (ARP), which is in its final stages of completion, will, presumably, impose over-arching constraints designed to preserve this character, while encouraging planned re-development in appropriate sites that facilitate strategic change over time. This re-zoning application is, at a minimum, premature. It should be deferred until after the Inglewood Area Redevelopment Plan (ARP) has been published, and after the Airport Vicinity Protection Area (AVPA) changes have either been approved or denied.

The members of the neighbourhood responding to this re-zoning proposal are not averse to the concept of densification, but rather to spot-zoning that, we believe, is not in accordance with the proposed ARP and with the kind of strategic growth management that is critical in an inner city community such as Inglewood. If this re-zoning proposal was approved, the City Planning Department would be ignoring the possibility of any strategic direction that the ARP is, according to its own planning principles, intended to have. In addition, approval would allow a precedent-setting change, which could ultimately cause significant erosion to the character of the neighbourhood by opening it up to unfettered spot re-zoning. With current zoning, it is possible to build a duplex on this lot. We submit this would be an appropriate amount of densification for the location. We will outline the remainder of our objections by addressing the specific sub-headings in the applicant's proposal.

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Zoning

Although Inglewood does indeed as a whole have a diversity of zoning, the areas which have been densified and which are appropriate for densification are the areas on the corridor of 9th Ave and 17th Ave SE, not internal locations such as this site.

Inglewood Cove and existing row houses are exceptional developments that are not characteristic of the neighbourhood, and in fact, Inglewood Cove presents traffic and parking problems to the residents of 16th St., which would only be exacerbated by increased densification.

We suggest the examples used by the applicant are irrelevant and inconsistent. In fact, in one of the public meetings, City Planner Stephanie Loria indicated that this re-development application constitutes “a first” for the community, which would seem to contradict the applicant’s assertion that there is a lot of existing precedent for it.

AVPA Regulations

We agree with the interpretation that the proposal would be in contravention of the AVPA Regulations and disagree with the applicant’s request for an application to the Minister for an exemption.

Community Redevelopment

Inglewood ARP

We have addressed the issue of the proposed Inglewood ARP in our Overview above, but we would reiterate here that, since the ARP is meant to guide the future development of the community as well as implement in a sensible, strategic manner, city-wide objectives at the community level, it is a mistake to approve this application before the new ARP has been finalized and approved.

Conditions

1. Notice

At several points within the Burke document and at community meetings, the applicant has indicated that he has provided notice and invited neighbours to be involved in the process and indeed that neighbours were in support of the application. However, upon questioning, it was determined that the applicant did not keep a list of the surrounding neighbours with whom he spoke, nor could he recall who they were. Numerous residents have reported they did not receive any notification until such time as the issue was raised in the community meeting. Notifications were delivered to some neighbours around October 10th or 11th.

2. Area / Location

We submit that this site is not “on the edge of a lower density area” as is claimed by the applicant. We suggest this site is very much in an internal location, which is inappropriate for a potential fourplex. As stated above, we expect the forthcoming Inglewood ARP to designate such internal locations as potential areas for densification within a R-C2 zoning. Spot re-zoning, as requested by the applicant, is poor civic planning practice and should be avoided. Spot re-zoning is particularly ill advised in an internal neighbourhood location only months ahead of an ARP.

3. Traffic and Parking

This is an important condition for the neighbourhood because we already have issues with traffic due to the fact that 16th and 17th streets provide the only egress to 17th Avenue SE, not only for the surrounding streets but also for the large multi-family development, Inglewood Cove. If there has been a traffic analysis by the applicant or the City, it has not been shared with the residents of the neighbourhood. The applicant’s statement that 16th street has “minimal” traffic is not supported by any evidence and would be refuted by neighbours.

Parking is a fundamental concern of the residents as we already have parking pressures as a result of overflow parking from the Inglewood Cove. Additionally, there is a parking issue on 14 Avenue and on 15th Street due to the historic rooming house directly across the alley from the proposed site.

As to the applicant’s point that the corner location would decrease traffic, the only way to get out of the neighbourhood is to drive “within the block” down 16th St towards 17th Ave, which is what Mr. Burke indicates this development would avoid.

4. Development Design and Orientation

While we recognize the current application is for re-zoning, we wish to comment on the development design in order to respond fully to the applicant’s proposal. The proposed design is to put a fourplex with a total site area of 605.36 m² (6,512.75 sq. ft.) The distance from the existing sidewalk facing 14th Ave SE would be less than 11 feet and the setback on 16th St would be just less than 19 ft. The planned development is two stories. It is our submission that this building does not complement the massing patterns, character or context of the neighbourhood.

The applicant indicates one of his objectives is to increase population and that his proposal will provide “affordable housing” which will be “affordable to young families.” There is no evidence put forward that the very small footprint of these dwellings with little to no usable outside space will be attractive or affordable for young families; we suggest that this is mere speculation.

The orientation of the proposed development is planned to be both to 16th Street and to 14th Avenue. If developed in this manner, it would be the only building with orientation to 14th Avenue. This is one more way in which the proposal is out of character, and inappropriate, for the area.

5. C-Train Green Line Development

As stated above, we support densification in Inglewood in appropriate periphery locations. The proposed development location is 1.2 kilometres away from the future Green Line station. We suggest this is not “proximate” for the purposes of re-zoning and that the type of townhouse development the applicant proposes should be closer to the line, as per the ARP.

6. Good Urban Design

The applicant stated, in a recent community meeting, that “Inglewood is just ten years behind Marda Loop – it’s inevitable.” This statement implies that the attractive, memorable, unique qualities of Inglewood will be lost within ten years to a policy that encourages the destruction of older homes and their replacement by developer-driven dwellings at the expense of any historic character. This direction is not in accordance with the proposed ARP. Nor is it a direction we support.

On a secondary point, the applicant states that his project would be one in a series of new builds and renovations that have occurred over the last 5 years in the vicinity. We would like to point out that all developments on 16th Street and surrounding roads have been single-family dwellings. The proposed development is very much out-of-character with thoughtful, community-minded development completed to date.

Conclusion





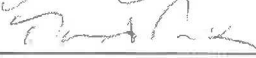



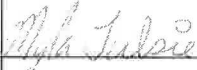





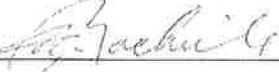
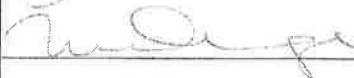

Spot re-zoning should be avoided regardless of location – particularly in light of a forthcoming ARP.

Development of the subject location WITHIN the current R-C2 zoning (e.g. duplex, 2 single family homes, a suited development) would be acceptable and in character.





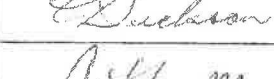
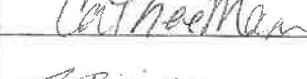
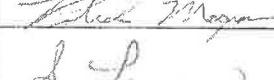



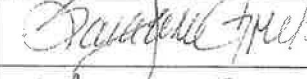
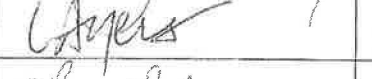
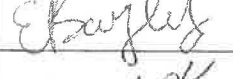




This potentially precedent-setting spot re-zoning and the proposed fourplex development is not appropriate for this inner location in the community. Such developments are more appropriate for boundary roads and areas.

This re-zoning application would give rise to the potential for significant changes in the existing dwelling pattern that would not complement the massing patterns, character or context of the surrounding streets. The potential for creating a very different and unwelcome streetscape is very real.


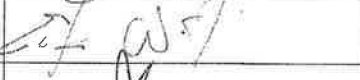


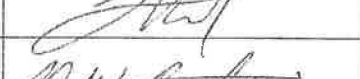
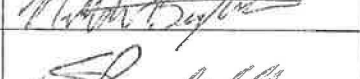






We, the undersigned, signify our support of the "Neighbourhood Response to the Re-Zoning of 1601 - 16 Street SE". We do not support **spot re-zoning** as a result of individual homeowner applications which are outside the planned work of the Area Redevelopment Plan. We do not support the specific re-zoning application of 1601-16 Street to R-CG which would allow the development of the proposed fourplex.






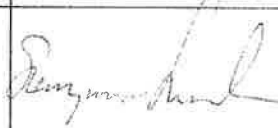


Name	Signature	Address
Robert Murray		1606 15 th SE.
Laurel Hodgins		1608 15 th SE.
Danette Denly-Lietio		1612-15 th SE
Lindsay Rietre		1612-15 th SE
JARREN PECK		1622-15 th ST. SE.
Sandra Lawson		1630 15 th SE
Bertis Schroeder		1634 15 th SE
ALLEN OSGO		1644 15 th SE
Myla Tuboi		1443-15 th SE SE
Ethel Dickinson		1617-16 th ST S.E.
Jane Walton		1423-15 th ST. S.E.
LYNETTE WALTON		1423-15 th ST. SE.
Lynn Poffen		1413-15 th ST SE
Mary Dobson		11611-15 th SE SE
Marc Redjele		1219-15 th ST SE
M. Queiroz		1219-15 th ST SE
M. Lang M. Lang		1207-15 th ST. SE.

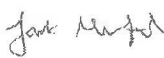







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Name	Signature	Address
Jeanine Robinson		1612-16 St. SE
Joe Ceci		1616-16 St SE
Christine Ceci		1616 16 St SE
CHRIS TERFAUX		1414 16 St SE
CORINNE DICKSON		1414-16 St. SE
CATHERINE MAGNAN		1420 16 St SE
Patrick Magnan		1420 16 St SE
Azaz Lajoua		1601 16 St SE
Rebecca Walsh		47 Inglewood Cove SE
WENDY TILBY		50 ST. MONICA AVE S.E.
AMANDA FORBIS		"
SARA-SUE GILLETTER		31 NEW ST. SE
LAURA AYERS		30 NEW ST. SE.
Erica Bayley		721 14a st SE
Wendy Kowicki		1026 8th Ave SE
Jake Blumes		30 New St SE
Al Beyartchak		1612-16 St SE


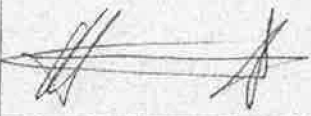
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Name	Signature	Address
JUDIE WILLIAMS		2206 16 St. SE Calgary
Erka Waffers		2037 8 Ave SE Calgary
Justine Cooke		1615 - 16th St SE Calgary
IAUNT ANN		145-16th St SE (65)
J BAA		1915 - 8th Ave SE
Natalie Bayartchuk		1612 16th St SE
Scott Riddell		1630 16 St SE
Penelope Johnson		1630 - 16 Street SE
Deke Johnson		1630 16 St SE
Hilary Foray		1614 - 15 St SE
MIKE FORAY		1614-15 St SE
KENN BROWN		1300 8 Ave SE

Name	Signature	Address
Tyson McDonald		1705 26 th ave Calgary Ab
Marianne McDonald		1709 26 th Ave SE calgary
JEFF SMITH		1315 8 th AVE. SE.
Brent McLeod		2016 9 th AVE SE
Tim Leacock		2125 8 th Ave SE
Suzanne Leacock		2125 8 th Ave. S.E
Kirsti Skaret		1712-26 th AVE SE
Wim SUSTOR		1709-26 th AVE SE

Name	Signature	Address
Jack Mumford		1720 26 th Ave
Hannah Skaret		1712 26 th Ave SE
Amy Tekrony		1714 26 Ave SE
Dustin Dunlap		1714 26 Ave SE
Joel Beatty		1716 26 Ave SE
Livia Kolbe		1708, 26 th Ave SE
Casey Kelly		2706 16 A ST,
TOM McIVARR		2996 16 th SE

We, the undersigned, signify our support of the "Neighbourhood Response to the Re-zoning of 1601 - 16 Street SE". We do not support **spot re-zoning** as a result of individual homeowner applications which are outside the planned work of the Area Redevelopment Plan. We do not support the specific re-zoning application of 1601 - 16 Street to R-CG which would allow the development of the proposed fourplex.

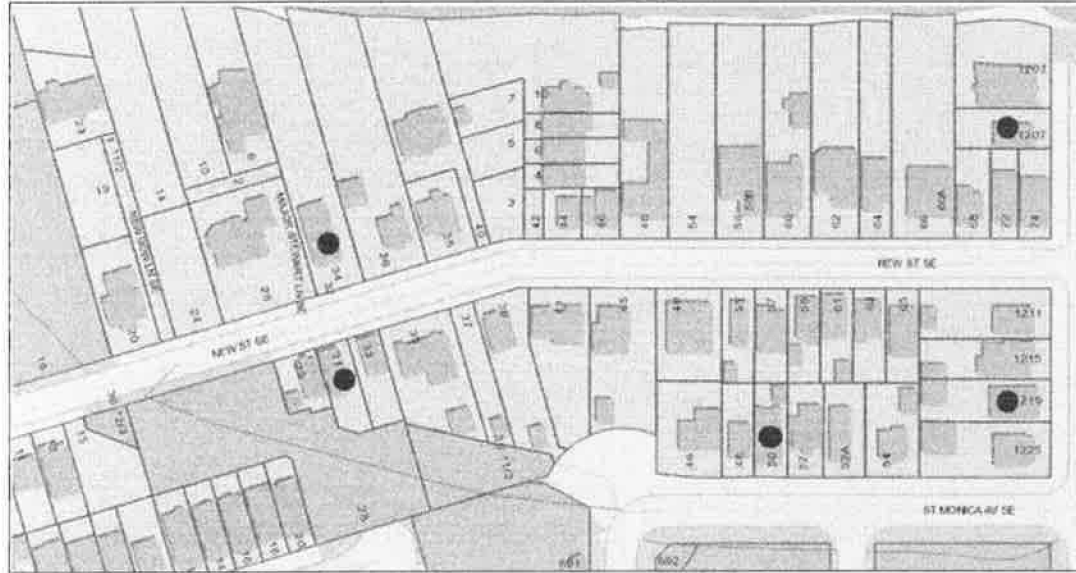
Name	Signature	Address
Heidi Hardisty		12A Myra Street Swanbourne WA owner of 1607-16 th St. S.E. Calgary
PAUL HARDISTY		12A MYRA ST SWANBOURNE WA

Maps showing Location Responses

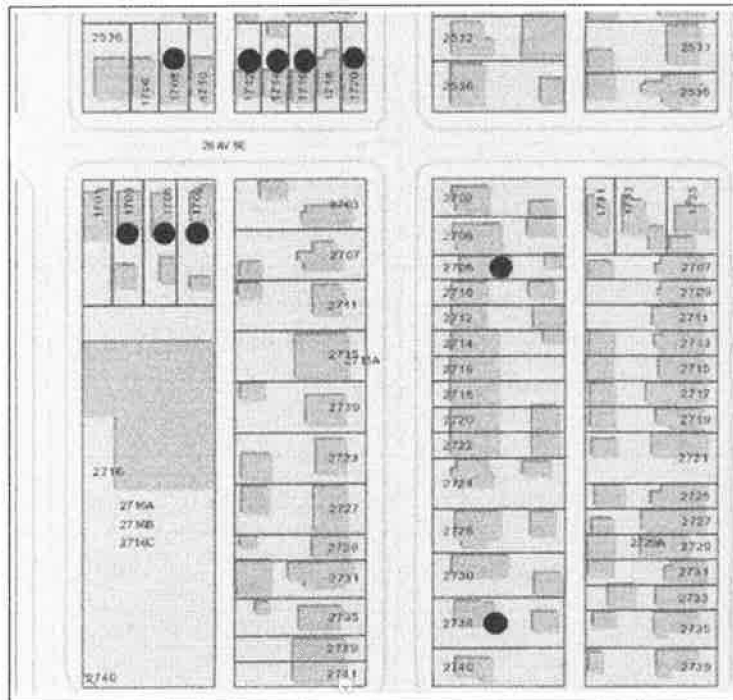
15 & 16 Street



New Street



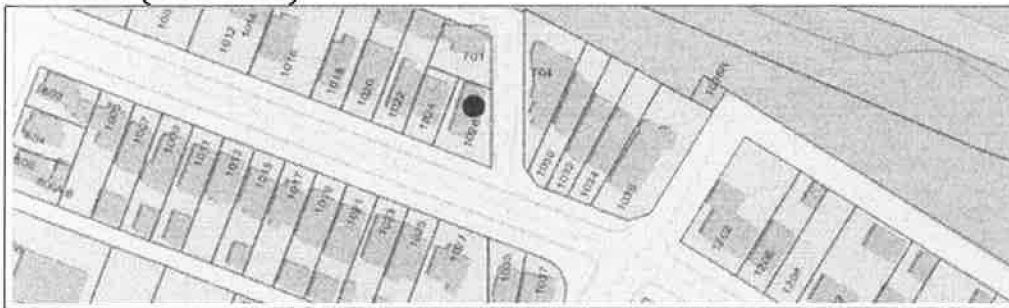
26 Avenue



8 Avenue



8 Avenue (continued)



8 Avenue (continued)



8 Avenue (continued)



Smith, Theresa L.

From: Dann McCann [dmccann@bluroof.net]
Sent: Wednesday, February 01, 2017 4:21 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: LOC2016-0192 (Re-zoning of 1601 - 16 Street SE)

Dear Councillors: I am a resident of Inglewood and I am writing to urge you to deny the proposed designation change for the property at 1601 - 16 Street SE.

I oppose the idea of fourplex row houses in the inner community i.e., those parts of the neighbourhood in which single-family homes or duplexes are the predominant housing style.

Inappropriate Densification – the inner neighbourhoods of Inglewood are (for now) relatively stable, distinctive locales in which the majority of buildings are compatible with the surrounding neighbourhood. I use the term “inner” neighbourhoods to contrast them with some of the areas already slated as appropriate for densification in the upcoming new ARP. This proposed row house would be more appropriate as a transitional structure near an already densely populated area (near feeder roads and the new Green Line for example). It is incompatible with the surrounding area. It is incompatible with the collective qualities and patterns of this neighbourhood in scale and character.

Traffic – we already have issues with traffic due to the fact that 16th and 17th streets provide the only egress to 17th Avenue SE, not only for the surrounding streets but also for the large multi-family development, Inglewood Cove. If there has been a traffic analysis by the applicant or the City, it has not been shared with the residents of the neighbourhood. The applicant’s statement that 16th street has “minimal” traffic is not supported by any evidence and has been refuted by neighbours.

Massing - the proposed development of a two-story 4-plex with detached 4-car garage is inappropriate for the area in terms of massing, with the inherent risks of privacy, shadowing and contrast in dwelling height and scale. It’s also inappropriate for the size of lot.

Eroding Neighbourhood Fabric – good, orderly urban design in this neighbourhood should preserve a definable sense of identity – if this designation occurs, it will set a negative precedent; the overall fabric of the neighbourhood will be open to destruction by developers. I emphasize that I am not opposed to rowhousing altogether; there are many places in Inglewood where this type of development should be included in the new ARP, such as transitional areas. This is not one of them, for the reasons I have listed above.

Please reject this application – thank you.

Best regards,
Dann McCann

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Smith, Theresa L.

From: L.J. Robertson [ljrobertson@shaw.ca]
Sent: Wednesday, February 01, 2017 3:07 PM
To: City Clerk; Chabot, Andre; Pincott, Brian; Carra, Gian-Carlo S.; Colley-Urquhart, Diane; Farrell, Druh; Woolley, Evan V.; Stevenson, Jim E.; Magliocca, Joe; Office of the Mayor; Demong, Peter; Executive Assistant - Ward 5; Pootmans, Richard; Chu, Sean; Keating, Shane; Sutherland, Ward
Cc: ICA President; Geoff Dickinson
Subject: LOC2016-0192
Attachments: Council letter LOC2016-0192.docx

Please review the attached correspondence with regard to the subject agenda item to be heard by Council on February 13.

L.J. (Leslie) Robertson
Chair, Redevelopment Committee
Inglewood Community Association
(403) 263-4896

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INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

February 1, 2017

City of Calgary Councillors
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear City of Calgary Councillors:

Re: LOC 2016-0192, 1601 16 Street SE

The Inglewood Community Association is opposed to the application for rezoning at the above address. We object to the application on two levels: appropriateness for the community and administrative process.

The community association has been working on finalizing its new Area Redevelopment Plan with the City for over a year now, not to mention the groundwork we prepared for about thirteen years before that. This document will set out the development vision that we have for the entire community for the next twenty-five years embracing the balance of density, sustainability and heritage preservation as well as the elements of livability that continue to make Inglewood the best community in Canada.

The Subdivision and Development Appeal Board (SDAB) recently ruled in our favor in a decision which further defined best practices for development in a heritage area. The ruling cited both the MDP and current ARP when stating that the objective of increasing housing stock was not to be done at the expense of the surrounding context. This was not addressed by administration's assessment.

Any rowhouse typology in Inglewood would have to occur at a transition between land-use types, have coverage similar to existing stock, follow the existing street orientation, respect contextual heights and not introduce unusual traffic or parking patterns, amongst other requirements. Our support for RC-G zoning is still under discussion since it has not been demonstrated that there is any location that has those features. We found that the application simply does not meet those basic attributes nor does it meet the SDAB benchmark of sensitive growth.

With regard to process, the material distributed by the applicant even before the application was filed indicated that the Ward 9 Councillor, a senior planner with the City and the case planner were all supportive of the project. Optically, an application that is pre-approved before any input from the community was solicited is troubling. When those that are supposed to be adjudicating

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the process are also seen advocating for an application, it taints the entire sense of fairness and subjectivity.

The proposed rezoning does not comply with statutory plans or community desires, which have been strongly expressed at meetings and through petitions. The application process has been implicitly and explicitly tainted. The Inglewood Community Association urges you to reject the land-use change.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Redevelopment Committee

A handwritten signature in black ink, appearing to be 'L.J. Robertson', followed by a long horizontal line extending to the right.

L.J. Robertson, Chair

Smith, Theresa L.

From: kalen.mcconnell@gmail.com
Sent: Tuesday, January 31, 2017 1:09 PM
To: City Clerk
Subject: Online Submission on LOC2016-0192

January 31, 2017

Application: LOC2016-0192

Submitted by: Kalen McConnell

Contact Information

Address: 1648 16 street SE

Phone: 403-975-5286

Email: kalen.mcconnell@gmail.com

Feedback:

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2017 JAN 31 PM 1:16
THE CITY OF CALGARY
CITY CLERK'S

I am writing to express my opposition to this re-designation to 1601 16 street SE, because: - I agree with the Inglewood Community Association in their assessment that the rezoning should have waited until the new Area Redevelopment Plan (ARP) was completed. The fact that this is being pushed through is extremely disappointing. - The developer is trying to squeeze as much housing/garage space on the property as possible, instead of trying to fit with the current character of the street, which will begin to make the street look like a mishmash of property styles. 80-90% of the properties on this street are bungalows. - Since 15th street was closed off, 16 street has an increase in car traffic from people trying to cut through Inglewood or get onto 17th ave. Building a very tall townhouse structure on the corner will reduce visibility at the intersection of 16 street and 14 Ave. Even though garages are being considered, additional parking spaces will be needed for visitors and second vehicles, reducing visibility further. - Townhouses are an important part of Inglewood, and I think if development were to be considered on 17th street by the old warehouse that would be a great way to increase the density of Inglewood. It would also fit with the existing structures that are already in place.

Smith, Theresa L.

From: tim@uruski.ca
Sent: Tuesday, January 31, 2017 12:56 PM
To: City Clerk
Subject: Online Submission on LOC2016-0192

January 31, 2017

Application: LOC2016-0192

Submitted by: Timothy Uruski

Contact Information

Address: 1648 16 Street SE

Phone: 403-714-6464

Email: tim@uruski.ca

Feedback:

I am writing to express my opposition to this re-designation, because: - It is not part of coordinated re-development plan for Inglewood. - The proposed structure does not integrate with the character of the street or surrounding neighbourhood. - It is not an appropriate location for this type of structure.

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2017 JAN 31 PM 1:04
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Geoff Dickinson [geoff.dickinson@telus.net]
Sent: Tuesday, January 31, 2017 10:27 PM
To: Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Cc: City Clerk
Subject: Opposition to the R-CG Re-zoning Application in Inglewood for 1601 - 16 Street SE (LOC2016-0192)

Dear Mayor and Members of Council,

Our family has lived in Inglewood since 1981. Our children went to Colonel Walker School and they learned to swim at the Inglewood Pool. In the summer they played with their friends in the abandoned LaFarge Con-Force site, rafted down the Bow River, and played beach volleyball in Pearce Estate Park.

We have thoroughly enjoyed living in Inglewood for the last 35 years - The City of Calgary's most historic community.

So why is Inglewood such a great place to live? Because of good planning and good governance; combined with dedicated residents who are passionate and proud of their neighbourhood. The people of Inglewood embrace change. However, for change to be truly successful; it must be well planned and implemented gradually and respectfully, and in the best interests of everyone.

If you just looked at a map of 14th Avenue you would see a number of corner lots. One could easily say that 3, 4 or maybe even 5 rowhouses could be built here. But if you put the map away and go for a walk along 14th Avenue, and up and down the three connecting streets (15th, 16th and 16A streets) you will see historical character homes on both sides of 14th Avenue, many of which are 60-80 years old.

Rowhouses can be used successfully to help with the visual transition from historical character homes to a 5 story condominium as an example. However there is no 5 story condominium, so no transition is required. **The proposed fourplex/rowhouse is therefore not appropriate for this location.**

The massing of this proposed fourplex/rowhouse is not compatible with the historical character of the single family homes in the immediate area. **The proposed fourplex/rowhouse is therefore not appropriate for this location.**

Rowhouses should not be built in an inner-residential area, but rather along feeder roads or boundary roads. **The proposed fourplex/rowhouse is therefore not appropriate for this location.**

We and other neighbours are not opposed to change, but not on this scale. We are fully in support of sub-dividing this lot and building two single family homes or a duplex; and there are already excellent examples of this on 15th, 16th and 16A Street.

We ask that you reject the above re-zoning application at the Public Hearing on February 13th.

Yours Sincerely,

Geoff Dickinson
Ethne Dickinson

1617 - 16 Street S.E.
Calgary, Alberta
T2G 3P6

Smith, Theresa L.

From: James O'Keefe [jjokeefe@shaw.ca]
Sent: Thursday, February 02, 2017 1:30 PM
To: Carra, Gian-Carlo S.
Cc: City Clerk; Mary Ross (maryjim@shaw.ca)
Subject: Objection to Proposed Rezoning of 1601 16 Street SE, Calgary AB from RC-2 to RC-G(rowhouses)

2 February 2016

Objection to Proposed Rezoning of 1601 16 Street SE, Calgary AB from RC-2 to RC-G(rowhouses)

Hello Gian-Carlo Carra

My wife and I live at 1417 16 Street SE. We moved onto 16 Street SE in 1993. We have seen significant changes to our local street neighborhood over the years.

The area received significant densification with the building of Inglewood Village. This was a positive step.

We have supported 50 ft lots divided into infill 25 foot lots with infill homes adjacent and across the street from our home. Those were positive steps.

Our local street area has realized significant densification.

I believe the application to put 4 homes on one lot on our street is a step too far for the following reasons.

- a) The 4 homes per lot will change the single dwelling nature of the local neighborhood.
- b) This will set a precedent that will be repeated on many corner or multiple lot configurations nearby.
- c) Ultimately parking will become an issue. We are currently seeing a start of Inglewood Village overflow parking on our street. Further pressure on the parking situation will reduce the quality of the local neighborhood.

In summary, a split into two lots for two homes is acceptable.

I request that you oppose a 4 row house proposal.

Jim O'Keefe

cc: Mary Ross

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2017 FEB -2 PM 2:11

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Debbie Bennett [debbie.bennett@shaw.ca]
Sent: Monday, January 30, 2017 10:28 AM
To: Office of the Mayor; City Clerk; Chabot, Andre; Pincott, Brian; Colley-Urquhart, Diane; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Stevenson, Jim E.; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Pootmans, Richard; Chu, Sean; Keating, Shane; Sutherland, Ward
Subject: RE-ZONING FOR FOURPLEX

1651 16th Street SE
Calgary, AB , T2GT 3P6

Subject: **ZONING FOR FOUR-PLEX, 1601 16TH STREET SE, INGLEWOOD**

I am writing to express my dismay at the four-plex which is being considered at the above location. I do not feel this location is at all appropriate due to the nature of the current housing – single detached homes, lack of parking, and the terrible infringement on at least one neighbour due to the fact the four-plex will straddle the side of their entire backyard. Considering the fact that over 75 residents signed a petition, canvassed on only two streets (due to lack of time given to the residents by the city) it is somewhat disconcerting that this has been rammed through by the planning Department. I am positive, if there had been time to canvass mores streets the petition would have included far more against than for, but my guess the outcome would have been the same (you only have to look at recent history to see this is the new norm)

The current zoning (RC-2) is adequate for a duplex or house and secondary suite which is appropriate density/development for the area and acceptable. If the intention is to make them large due to lack of lot space then they will tower over other houses and be totally out of character. Inglewood is the oldest neighbourhood in Calgary and one of the reasons that people

choose to live here is due to the character of its buildings, two-sided paved streets, trees, green space and non-suburban ghettoized streetscapes. To lose its character with likely boxy, untidy, uncared for rental units is terribly sad. We already see

this in rundown and uncared for buildings close-by which are in fact owned and run by the City both in Inglewood and across

the river in Crescent Heights. I doubt few growing families will likely choose a four-plex to live in, so what is the market we are

aiming for here? I have even heard that it has been suggested that it would be great if kids did live in the four-plex as it would

force drivers to slow down. What kind of mentally would think that using kids as traffic calming measures is rational?

Having a four-plex passed in an obviously injudicious location will set a precedent. If the City allows row housing at this location,

then future developments will be likely without due process. This will ensure, that a four-plex can be built in any location.

Spot re-zoning" is not part of a coordinated re-development plan for Inglewood, and Inglewood Community is in the midst of creating an Area Redevelopment Plan with the City. So why is that being ignored? What is really going on?

I do not think this precedent serves inner communities and definitely not Inglewood. I have no problem with a four-plex in the right location, but this is not the right location. As a long time +25 year resident of Inglewood, it is my feeling that the City

has a current agenda (in fact I was told that by a planner at a redevelopment meeting) to change (destroy) inner city communities

by forcing the dynamic of single family homes or duplexes with row housing projects in order to increase density. But, Counselors and City Planners making these decisions will not be impacted. It's so easy for them to make

decrees at the expense of residents who will actually have to deal with the consequences of such poor judgements. Why should long time neighbours be impacted for the benefit of a city with an agenda, developers out to make a profit, or Counselors with a legacy-egos. It is very unlikely once the damage is done that any of those who impact this decision will even be around to live with it. So, to me it seems due to the gross negligence in the planning of this city over the last 30 years, and as there is no more land to annex, that sites are now set on the inner cities. We who chose to live here, who have certainly paid into the coffers that have been allocated mainly towards the growth in other new communities have rarely seen anything spent in Inglewood for the majority of the last 30 years, suddenly, find our little community is important.

Debbie Bennett

Smith, Theresa L.

To: Brent Sprecher
Subject: RE: Re-zoning application for 1601-16 Street SE

From: Brent Sprecher [mailto:brent_sprecher@yahoo.com]

Sent: Sunday, January 29, 2017 4:33 PM

To: Carra, Gian-Carlo S.; Chabot, Andre; Colley-Urquhart, Diane; Woolley, Evan V.; Magliocca, Joe; Executive Assistant - Ward 5; Chu, Sean; Sutherland, Ward; Pincott, Brian; Farrell, Druh; Stevenson, Jim E.; Demong, Peter; Pootmans, Richard; Keating, Shane; Office of the Mayor

Cc: City Clerk

Subject: Re: Re-zoning application for 1601-16 Street SE

I am writing to strongly oppose the re-zoning application for 1601-16 Street SE. The property is already zoned for RC-2 which allows for development of infills or a duplex. This would be an appropriate use for this site, and the developer can still make a good profit building infills. Re-zoning for 'row houses' does not fit with the area, and while perhaps more appropriate on a busy, developed street like 9th Ave, it is NOT appropriate for a quiet residential street like 16th Street.

I object to this re-zoning for the following reasons:

1. As stated, the proposed development does not fit with the Inglewood neighborhood. This is quiet residential street and will not benefit from apartment style or higher density row houses. The residents of the area do not wish to have this happen, and have already expressed their opposition to the City when the proposal was first submitted. Despite the opposition, the city ignored all input and approved the initial re-zoning. My wife and I moved here from the Marda Loop and Bankview area to get AWAY from that kind of development.
2. This intersection already has issues with traffic cutting through too quickly from the condos by the railroad tracks. We frequently see people driving far too fast through the area, where young children are often playing. The developer is proposing adding a structure that will obscure visibility at this intersection, and which will make it more dangerous for residents and their children.
3. Spot re-zoning like this is not part of a coordinated re-development plan. This is how communities end up in a complete mess like the Marda Loop.
4. The development will cause parking congestion around the corner lot since there will only be single car garage units, and residents will likely have two vehicles each.

Sincerely,
Brent Sprecher

RECEIVED
2017 JAN 30 AM 7:56
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: brent_sprecher@yahoo.com
Sent: Sunday, January 29, 2017 4:17 PM
To: City Clerk
Subject: Online Submission on LOC2016-0192

January 29, 2017

Application: LOC2016-0192

Submitted by: Brent Sprecher

Contact Information

Address: 1422 16 Street SE

Phone:

Email: brent_sprecher@yahoo.com

Feedback:

RECEIVED
2017 JAN 30 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

I strongly oppose the re-zoning of this piece of this property. The property is already zoned for RC-2 which allows for development of infills or a duplex. This would be an appropriate use for this site, and the developer can make a good profit building infills. Re-zoning for 'row houses' does not fit with the area, and while perhaps more appropriate on a busy, developed street like 9th Ave, it is NOT appropriate for a quiet residential street. I object to this re-zoning for the following reasons: 1. As stated, the proposed development does not fit with the neighborhood. This is quiet residential street and will not benefit from apartment style or higher density row houses. The residents of the area do not wish to have this happen, and have already expressed their opposition to the city when the proposal was first submitted. Regardless of the opposition, the city ignored all input and approved the initial re-zoning. My wife and I moved here from the Marda Loop and Bankview area to get AWAY from that kind of development. 2. It will cause parking congestion around the corner since there will only be single car garage units, and residents will likely have two vehicles each. 3. This intersection already has issues with traffic cutting through too quickly from the condos by the railroad tracks. We frequently see people driving far too fast through the area, where young children are often playing. The developer is proposing adding a structure that will obscure visibility at this intersection, and which will make it more dangerous for residents and their children. 4. Spot re-zoning like this is not part of a coordinated re-development plan. This is how areas end up in a complete mess like the Marda Loop.

Smith, Theresa L.

From: kellso@telusplanet.net
Sent: Thursday, February 02, 2017 9:37 AM
To: City Clerk
Subject: Online Submission on LOC2016-0192

February 2, 2017

Application: LOC2016-0192

Submitted by: Allan Boyartchuk

Contact Information

Address: 1612 - 16 Street SE

Phone: 403-261-0730

Email: kellso@telusplanet.net

RECEIVED
2017 FEB -2 AM 9:41
THE CITY OF CALGARY
CITY CLERKS

Feedback:

I am writing to ask Council to turn down this application for re-zoning. I have many objections to the re-zoning which I believe will adversely affect not only the immediate neighbours of the property but also the people of 16 street and the character of this segment of Inglewood. However, I will focus my comments on the concept of "gentle densification". I understand and support the concept of "gentle densification" in inner city neighbourhoods including Inglewood. My definition would include double occupancy developments, carriage houses, secondary suites, duplexes. All of which would be possible on this property under the existing zoning. I believe the potential re-zoning of 1601 will set a precedent (in a period when we are awaiting an updated ARP) which could conceivably lead to the future re-zoning and subsequent intense development of 6 (of 8) properties that exist in the space of 2 very short blocks (~170m). I feel the potential to increase from the existing 8 homes (7 single and 1 multi-family) to 25 homes plus the existing multi-family does not represent gentle densification. If 2-unit structures went into these same properties, the result would be 13 homes (currently 7) plus the existing multi-family. Surely, having the capacity to almost double the density under existing zoning should be adequate for moderate densification. This would create very large walls and massing completely out of character for the inner community location of this property. The walls and massing would also have a negative effect on the direct neighbours. If this re-zoning is approved it will stain the fabric of this area.

Smith, Theresa L.

From: tyson@energyinitiative.ca
Sent: Thursday, February 02, 2017 9:27 AM
To: City Clerk
Subject: Online Submission on LOC2016-0192

February 2, 2017

Application: LOC2016-0192

Submitted by: Tyson McDonald

Contact Information

Address: 1705 26th ave SE

Phone: 4034373909

Email: tyson@energyinitiative.ca

Feedback:

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2017 FEB -2 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern, With regards to redevelopment proposed for 1601 16 st SE; Although I understand the need for densification within the neighborhood of Inglewood, this needs to be approached in a very calculated manner so as not to take away from the fabric of the neighborhood. Part of the overall appeal of Inglewood has been the sense of a tight knit community that has been fostered by having a great mix of personal space while being able to interact with neighbors and contribute to the overall community that surrounds us. It has had the benefit of being a traditional neighborhood layout within the inner city for nearly 100 years, and I believe that it is the current zoning that has allowed Inglewood to remain unique and grow into the type of neighborhood that is now considered a very desirable place to live. Allowing the requested re-zoning, which will result in the elimination of a single dwelling to make way for 4 units on the same lot, would be in direct conflict with what has allowed Inglewood to flourish for so many generations. This type of redevelopment will no result in the type of neighborhood enhancement that will contribute in a positive way to the growth of Inglewood.