

Duxbury, Christa A.

From: Carla Fang [carla.fang@gmail.com]
Sent: Thursday, April 27, 2017 9:35 AM
To: City Clerk; Pincott, Brian
Subject: opposing land use bylaw amendment of 703 50 Ave SW - CPC2017-144
2017 May 08

Hi,

My name is Carla Fang and I am the property owner for 5104 6 St. SW, just opposite to 703 50 Ave SW on 6 Street.

I am opposing the land use bylaw amendment of 703 50 Ave SW from R-C2 to R-CG. Please see my reasons below.

- 1) the ARP should be considered invalid due to the decision by Enmax to keep the power lines aboveground.
- 2) Longstanding and widespread opposition to row houses in Windsor Park north of 56 Ave.
- 3) The City planning dept having insufficient experience and guidelines to ensure row house development plan approvals are in keeping with the character of the neighborhood.

Thanks.

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Carla Fang

RECEIVED
2017 APR 27 AM 9:35
THE CITY OF CALGARY
CITY CLERK'S

Duxbury, Christa A.

From: jferguson@nucleus.com
Sent: Thursday, April 27, 2017 10:05 AM
To: City Clerk
Subject: Letter regarding Bylaw #151D2017
Attachments: Bylaw 151D2017 - April 27 letter (James Ferguson).docx

*CPC 2017-144
2017 May 08*

Dear City Clerk,

Please file the attached letter for review by Offers of the city relating to Bylaw #151D2017. This letter is submitted to cityclerk@calgary.ca before 10:00 am on April 27, 2017.

Regards,
- James Ferguson

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RECEIVED
2017 APR 27 AM 10:16
THE CITY OF CALGARY
CITY CLERK'S

James Ferguson, Property Owner at 713 50 Ave SW

April 27, 2017

Attention:

Office of the City Clerk

City Hall

The City of Calgary

delivered by email to: cityclerk@calgary.ca

RE: BYLAW #151D2017

Application to Redesignate Site 703 50 Ave SW From R-C2 to R-CG

Dear Officers of the City of Calgary;

Please note that, as a person who is a property owner on the same block as the aforementioned site, I am affected by the proposed amendment to rezone from R-C2 to R-CG in the following ways:

- 1) The zoning change is driven by a development application (Development Permit No. DP2017-0694) – that is not compliant with the requirements of the 50 Ave SW Area Redevelopment Plan. The City has made a precedent of disallowing zoning changes that are not backed by a suitable development application. *Among other deficiencies, the proposed development does not meet the minimum width requirement for rowhousing under the ARP. **For this reason, the City should deny this application for zoning change.***

- 2) The elements of the development application which are not in compliance will result in the erection of a structure which is out of character for the neighborhood and will substantially detract from the appearance of the street and avenue. Please refer to the following visual evidence *showing the before and after effect of the proposed rowhouse development:*

- a. Exhibit A – Looking north on 6 St SW, showing visual impact of rowhouse
- b. Exhibit B – Looking south-east, showing visual impact of rowhouse

These visuals clearly show that a rowhouse structure is inappropriate for this location on 50th Ave. **For this reason, the city should deny the application for zoning change.**

- 3) A Feb-2017 poll of 14 property owners within 1 block of the proposed development found 86% of property owners to be against the proposed zoning change for the reason that the change to R-CG would permit the erection of a row house at the aforementioned property. *The Windsor Park community has a longstanding policy of having no apartments or rowhouses north of 56 Ave.* **For this reason, the city should deny the application for zoning change.**
- 4) The decision by the power line operator to keep the above ground power lines in service indefinitely on the north side of 50 Ave **will result in a failure to execute the main elements of 50 Ave Area Redevelopment Plan.** *Without the ARP, there is no justification for the proposed zoning change to R-CG.*

As such, and to prevent a mish-mash of clashing structures on the south side of 50 Ave without the unification of new development on the north side of the street, **it would be appropriate for the City to put a hold on any development relating to the 50 Ave ARP, including zoning changes.**

Thank you for your consideration of these points.

Best regards,



James Ferguson
Property Owner at 713 50 Ave SW

/jf

Exhibit A and Exhibit B overleaf

Exhibit A – Looking North on 6 St SW

Current View: Evident harmony between existing development on the north and south sides of 50 Ave.

Note that the powerlines and associated greenspace are going to remain in place indefinitely, invalidating the 50 Ave ARP.



Artist's rendering of visual Impact of Rowhouse: Incompatible foot print and block shape *that is far greater than a duplex development* and would damage the harmony of the neighborhood



Exhibit B – Looking South-East towards 50 Ave and 6 St SW

Current View: a beautiful mix of old bungalows and new duplexes, designed to work together harmoniously



Artist's rendering of visual Impact of Rowhouse: Existing City Planning criteria would allow the proposed development to end with an almost featureless blank wall facing 50th Ave, ***which would have the effect of ruining the charm of 50th Avenue.***



Duxbury, Christa A.

From: samiraamir@hotmail.com
Sent: Friday, April 14, 2017 7:27 PM
To: City Clerk
Subject: Online Submission on LOC2017-0002 *CPC 2017-144*
2017 May 08

April 15, 2017

Application: LOC2017-0002

Submitted by: Samira Amir

Contact Information

Address: 723 50 AVE SW

Phone: 15873512700

Email: samiraamir@hotmail.com

Feedback:

RECEIVED
2017 APR 17 AM 8:07
THE CITY OF CALGARY
CITY CLERK'S

We oppose this change in designation of the lot, this community is mostly single homes and adding multiple units create burden for community, in terms of - usage of street parking. - security of children - condition of the back alley we are already effect by major in complete construction site next to our lot and this will add further problems. We find it almost impossible to find parking in front of our building due to non-residents parking at the street. Thanks. Samira Amir.