

Duxbury, Christa A.

RECEIVED

From: Pierre A. (Toni) Gendron [pierre.gendron@shaw.ca]
Sent: Wednesday, April 26, 2017 9:27 AM
To: City Clerk
Cc: Beck, Martin
Subject: Bylaw #161D2017 aka LOC2016-0282
Attachments: 1. Bins.JPG; 2. Bins.JPG; 3. Bins.JPG

2017 APR 26 AM 9:33

THE CITY OF CALGARY
CITY CLERK'S

CPC2017-154

2017 May 08

Dear Sir or Madam,

This written representation is made in response to the notice posted for Bylaw #161D2017, also known as LOC2016-0282, dealing with the re-designation (rezoning) of the property at 211 – 18th Street NW. My family and I are the owner/occupants of the property two doors away at 219 – 18th Street NW. The context for this representation is the Municipal Government Act, specifically, the following section.

Division 5, Land Use, Section 640, Land use bylaw

640(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

- (a) the proposed development would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land

and

- (b) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

The change in habitation density and its accompanying proposed development (DP2016-4357) would materially interfere with three very important amenities of an R-C2 neighbourhood: street parking, light/sun/shadow and property value.

Whereas the current R-C2 designation allows each family enough room for a two-car garage, the four-unit development proposed (DP2016-4357) would grant each family only enough space for a single car. Having spoken with Scott Silva, a representative for the applicant (Sunset Homes), the claim has been made that, as smaller units, they would be inhabited by smaller families and hence, would have fewer cars. However, each of the four units in the proposed multi-family development, should the re-designation be approved, would feature the same three bedrooms as virtually all of the existing R-C2 homes in the neighbourhood. Truly, the claim is gratuitous.

Another feature claimed by the representative as mitigating the impact on parking is that the proposed development offers a visitor parking stall; one – for the entire four-unit complex. Clearly, the assumption is being made that no more than one family at any given time would be receiving guests. Again, gratuitous.

Besides which, as illustrated in the attached photos of three similar developments around the corner along the North side of Kensington Road – a “Main Street” – the visitor parking stall gets used for the black waste and blue recycling collection bins. And these photos were taken the day *after* pickup day. This is a direct result and inherent in the design of the accessory building/garage. Once the garage doors are subtracted from the available space, an obviously practical reality, there is insufficient space left for eight bins. The arrival of an additional four green compost collection bins will only aggravate this already unworkable situation.

I understand that residents don't "own" the street parking in front of their homes but that's precisely why an R-C2 designation is important to existing residents; the lower density significantly increases the likelihood that this valuable amenity will be available.

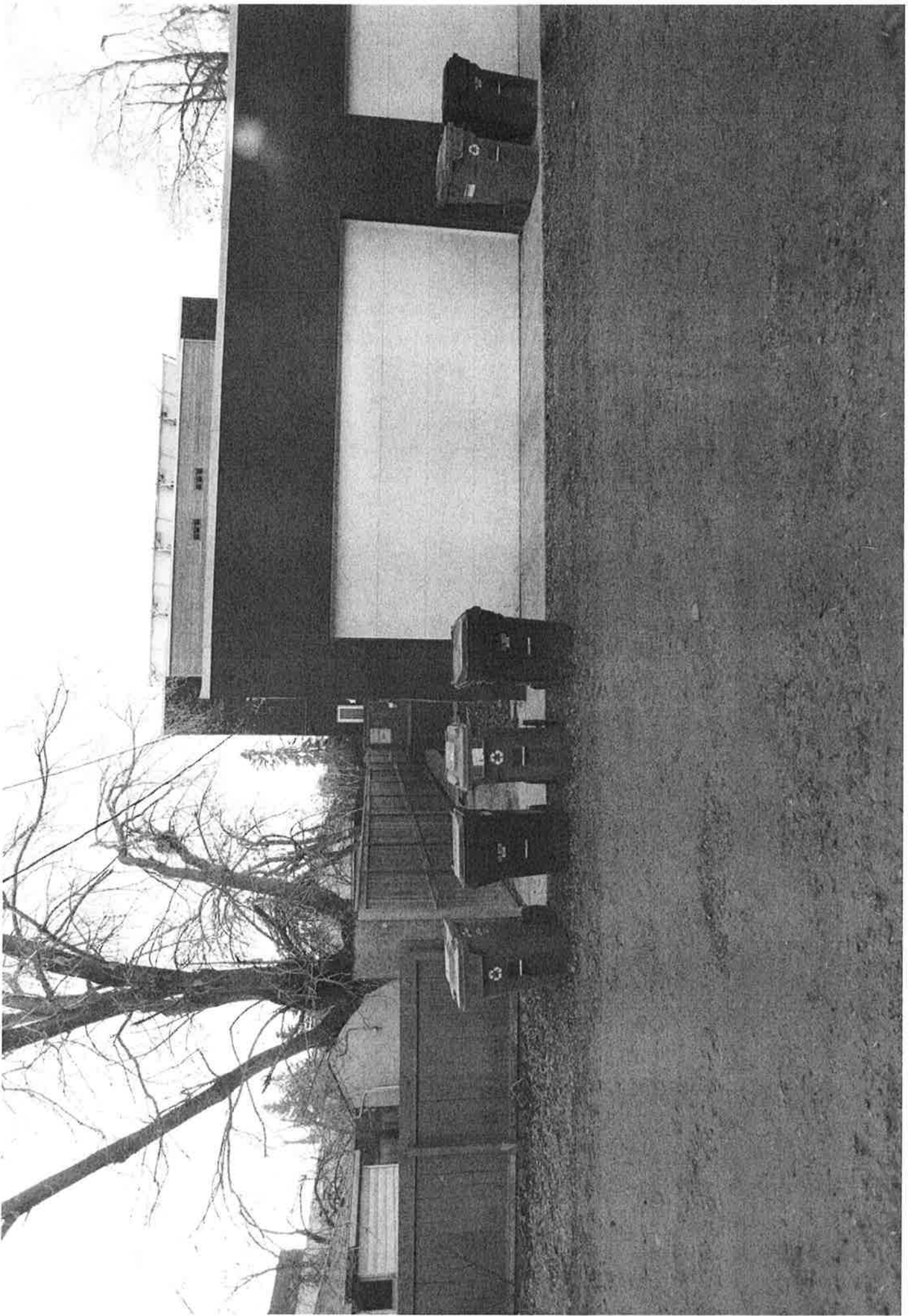
With respect to light/sun/shadow, the main building of a multi-family development would benefit from increased height and coverage as compared with existing R-C2 developments. As well, setbacks are reduced – some to zero/eliminated as is the case with the accessory building/garage – decreasing sunlight and increasing shadow on neighbouring amenity spaces. Literally none of the existing R-C2 developments have used these parameters.

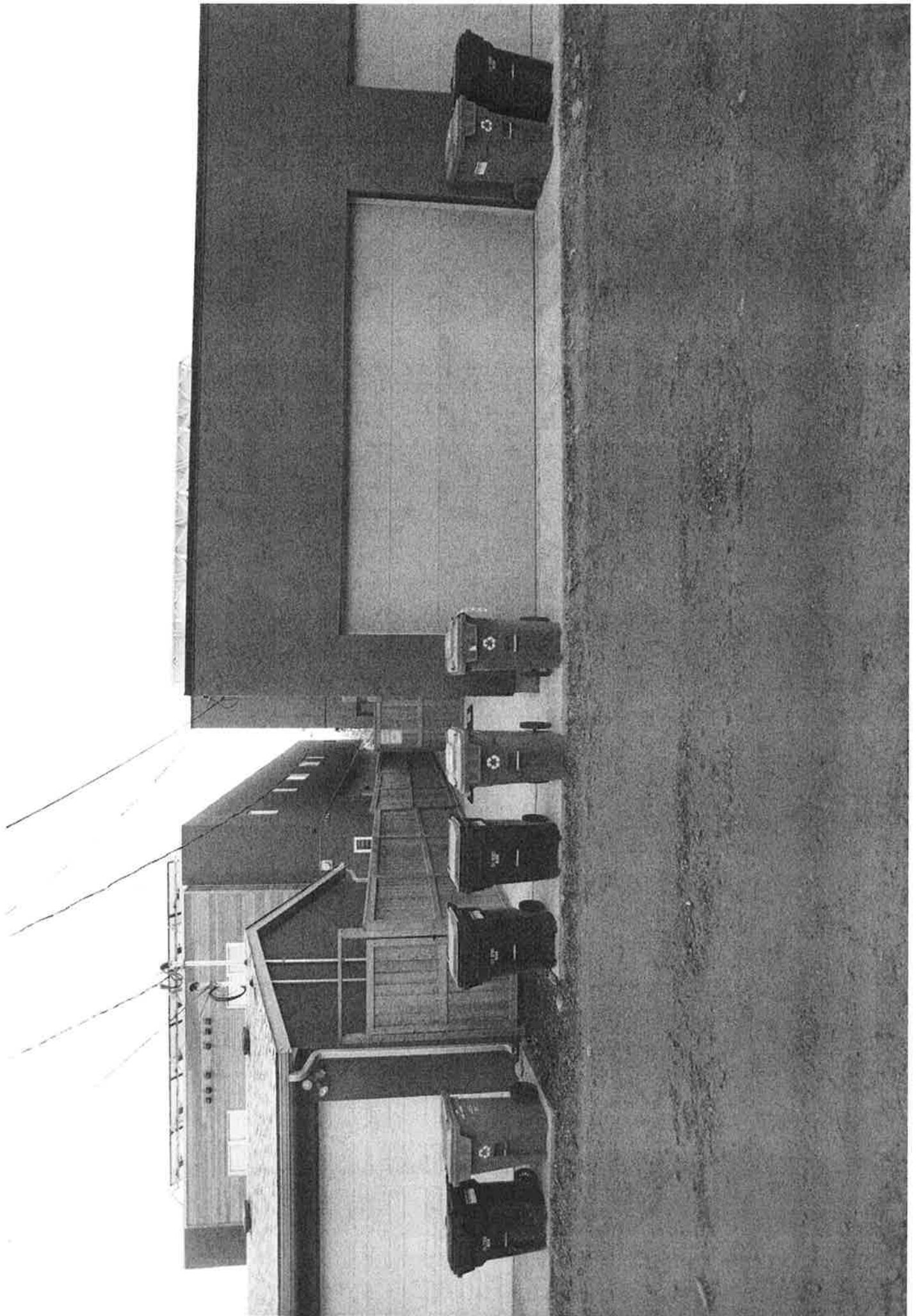
Last but not least, the proposed re-designation and accompanying multi-family complex would materially interfere with the value of neighbouring R-C2 parcels of land. Not to be confused with a gratuitous claim, this is the verdict of licensed, professional, experienced realtors who have been consulted.

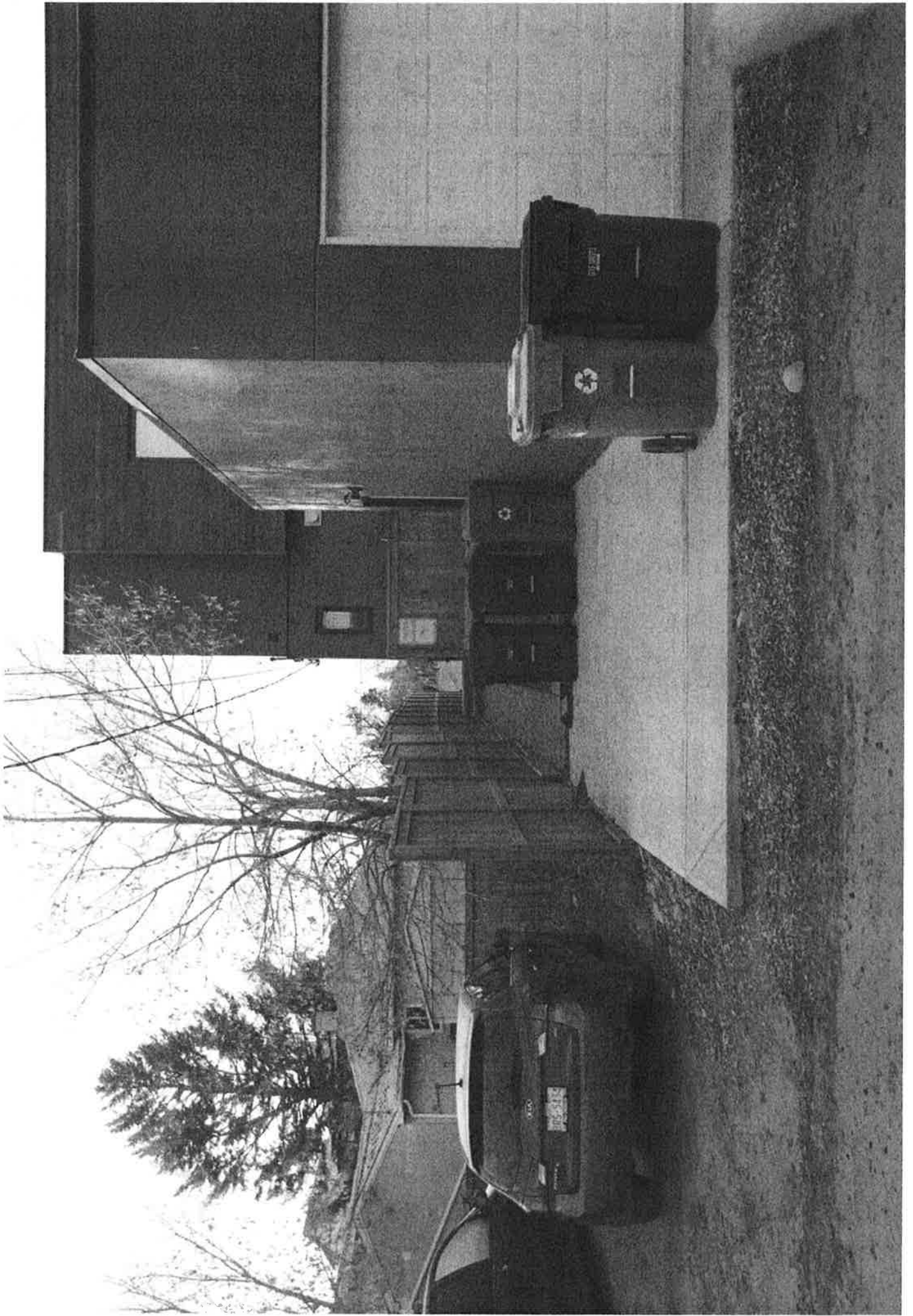
In closing, I should add that I have personally canvassed my neighbours on both sides of 18th Street and 18A Street, all of whom built homes under R-C2 constraints, with respect to this change. Perhaps it's the sense of betrayal that someone virtually next door gets to play by a different set of rules but the opposition to this proposal was strictly unanimous.

Kind regards,

Pierre A. Gendron
Owner/Occupant
219 – 18th Street NW







Duxbury, Christa A.

From: eppiec@shaw.ca
Sent: Saturday, April 15, 2017 10:37 AM
To: City Clerk
Subject: Online Submission on LOC2016-0282 *CPC 2017-154*

2017 May 08

April 15, 2017

Application: LOC2016-0282

Submitted by: Eppie Cheung

Contact Information

Address: 217 18 St, NW

Phone: 4032396342

Email: eppiec@shaw.ca

Feedback:

In addition to all the feedback that have been sent and documented by the City regarding the negative effects of allowing a 4-Plex to be built in an area designated for single family and duplex homes. I think it's shameful for the City of Calgary to even consider the application to redesignate address 211 18 St NW from R-C2 to M-CGd72 under the disguise of densification when everybody knows it is all about making more money for the owners and developer of the property.

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2017 APR 17 AM 8:07
THE CITY OF CALGARY
CITY CLERKS

CPC 2017-154
2017 May 08

April 23, 2017

CPC2017-154
Attachment 2
Letter 3

Office of the City Clerk,
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

In regards to your letter,
referring to re-zoning or as
stated redesignate the land
located at 211-18 St. N.W. from
Residential to Contextual One (pre-
dwelling) (R-C2) District to
Multi-Residential Contextual-Grade
Oriented (M-CG-d 12) District, I
do not wish to see happening.
Let's stay as is - a four-plex
would not fit in and a
number of residents were
unhappy.

I trust you will consider
the feelings of the neighbours,
and leave the present Bylaw
16102017 as is.

Sincerely,

(Mrs.) Eileen Webster
at 216-18A St NW.

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2017 APR 25 AM 10:20

THE CITY OF CALGARY
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