

Smith, Theresa L.

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**From:** Bligh Beard [blighwbeard@gmail.com]  
**Sent:** Monday, January 23, 2017 9:32 PM  
**To:** City Clerk  
**Subject:** Construction site at 23ave&1st,nw

I am totally against this development. There is a lot of trouble with the parking in the area these types of development alot of people have two cars and one of those cars will have to be parked on the street. Also alot of people come down center Street and then park on the street in the area. I have spent alot on the house a house that I want to enjoy, something that will be more difficult to do with large of development. I will be conserved that there will be a continual change of people in the housing. This site was supposed to be only a single house or a duplex that is all it should be there, that is all I want there or be comfortable with.

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2017 JAN 24 AM 8:52

THE CITY OF CALGARY  
CITY CLERK

Smith, Theresa L.

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**From:** Roger Litke [rdlitke@shaw.ca]  
**Sent:** Tuesday, January 24, 2017 5:29 PM  
**To:** City Clerk  
**Cc:** planning@tuxedoparkcommunity.ca; Communications Liaison – Ward 9; Sharon Bhola  
**Subject:** Application for Land Use Amendment LOC2016-0236  
**Attachments:** CCE20161005\_0004.pdf; ATT00001.htm; IMG\_0367.jpg; ATT00002.htm; IMG\_0364.jpg; ATT00003.htm; IMG\_0280.jpg; ATT00004.htm; IMG\_1258.jpg; ATT00005.htm; IMG\_0368.jpg; ATT00006.htm; image1.jpeg; ATT00007.htm; CCE20161005\_0008.pdf; ATT00008.htm

To: The City Clerk, City Hall, Calgary

Below is my last presentation, with attachments, of my opposition to the multi-unit redevelopment of the property at 201-23 Ave NW (directly across the alley from my home) which was emailed to Steve Jones October 5, 2016.

Another sign for what appears to be the same proposal for redevelopment was posted on the property a couple days ago (photo attached). My objection remains as firm as it was last October 5. Please see the attachments, particularly the first PDF which explains my reasons for my opposition to the proposed rezoning of this property.

I will not be able to attend the public hearing February 13 but trust you can arrange for the PDF attached to be presented at the hearing.

Please let me know if you require further information from me.

Roger Litke, CPA  
202 - 22 Ave NW

Hello Steve,

I have attached a pdf which discusses my objection to the rezoning of 201-23 Avenue NW, the lot directly behind my home on 22 Ave.

I have also provided some photos of various shots of my property to support some of my comments in the document.

I have also included a pdf of the notice sent to my home.

Please let me know if you require any further information from me.

Thank you,  
Roger Litke

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2017 JAN 25 AM 7:39  
THE CITY OF CALGARY  
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202 - 22 Avenue NW  
Calgary, Alberta T2M 1N1

**RECEIVED**

2017 JAN 25 AM 7:39

THE CITY OF CALGARY  
CITY CLERK'S

October 4, 2016

The City of Calgary  
Planning, Development and Assessment, IMC #8076  
P.O. box 2100, Station M  
Calgary, Alberta T2P 2M5

Attention: **Steve Jones, File Manager**

Dear Mr. Jones:

**Re: Application for Land Use Amendment LOC2016-0236**

In 1997 I was looking for a smaller bungalow with original charm and character, on a decent sized lot, in an older, close-in neighbourhood of similar properties. I found it at 202 - 22 Avenue NW. It was built in 1945 (with a newer garage) and sits on two 25' by 120' lots. I was somewhat concerned that it was on two lots, but learned that there was a caveat that required homes in my area to be on two lots, unless the immediate neighbours consented to allowing one house per lot. As an older home it required considerable work to restore it and bring it up to the standards needed to accommodate today's amenities and conveniences. One of the most significant upgrades to my property was to renovate and rejuvenate the yard, making it an enjoyment for many people in the area, keeping the aura of smaller houses and green yards in my neighbourhood.

Slowly over the years, a number of homes on 22<sup>nd</sup> Avenue and 23<sup>rd</sup> Avenue have been sold and the caveats lifted, with neighbours' consent, to permit the building of infills and semi-detached homes. This has served to increase the population density in the neighbourhood at a reasonable rate and still keep the concept of owner-occupied homes. These new homes are considerably larger than the original homes, take up most of the lot with buildings, and all have double car garages. In addition to these changes on 22<sup>nd</sup> and 23<sup>rd</sup> Avenues, the east side of 1 Street NW between 22<sup>nd</sup> and 23<sup>rd</sup> Avenues (zoned M-C1) has had considerable redevelopment with three single family homes giving way to three townhouse condominiums with a total of 14 units. These new developments are very near my house.

Since 1997, there has been an increase in living units from 85 to 105 in the area of 22<sup>nd</sup> Avenue and 23<sup>rd</sup> Avenue between Centre and 2<sup>nd</sup> Street NW. This is an increase of almost 25%. There are still numerous smaller older homes on large lots that could be acquired and developed under R-C2 zoning, further increasing the density of the neighbourhood, while keeping it single family detached or semi-detached homes. The east side of 1st Street is zoned M-C1 and also has many older homes that could be acquired and redeveloped as townhouse condominiums.

The development that has happened in this area has thankfully led to additional off-street parking (approximately 139 spaces in 1997 to 179 today – an increase of 29%), yet the streets seem to have more vehicles parked on them today. Street parking in the neighbourhood has been further restricted due to driveway accesses at the townhouse developments in the 100 block of 22<sup>nd</sup> and 23<sup>rd</sup> Avenues. The Buddhist temple at 2301 Centre Street N has very limited parking, forcing their members to come into the neighbourhood to park (the driveway accesses to the townhouse developments on 23<sup>rd</sup> Avenue have taken away what used to be available parking for the temple). A development permitted by this proposed amendment would take away additional street parking for driveway accesses. As street parking in the evenings has increased, even with the additional off-street parking, it is most likely this new denser development would not have sufficient parking for even the residents, let alone any guests. Further current parking demands come from many persons who drive to my neighbourhood to take Calgary Transit downtown, utilizing my neighbourhood as their free parking lot for most weekdays and some nights as well.

I have made a significant investment in time and money to have a comfortable and attractive home. When out in my yard gardening I have many people who stop and talk to me, commenting on how well looked after the little old house and yard are and that they purposely walk past my home to enjoy it. The Tuxedo Park president stopped by with a small gift one day this summer as a thank-you from the community for enriching it. I fear that the larger multiple unit complex being proposed by this Land Use Amendment Application will have very little green space. The residents in this complex will likely contribute little to the culture and beauty of the neighbourhood but rather will use it as a place to eat, sleep, do laundry, then drive off somewhere to be entertained. This kind of lifestyle is not in keeping with my neighbourhood. We already have similar developments on the east side of 1st Street NW and do not need more.

I am a senior citizen who lives in my home in this neighbourhood. I believe the City would have contacted other 'adjacent' homeowners, as they did me. The house at 202 – 23 Avenue is not owner occupied. The home(s) at 205 and 207 - 23 Avenue are not owner

occupied, as they are currently under construction. Have the buyers of these homes (if they have been pre-sold) been advised of this application or has that developer given his okay as one developer to another? Is the developer for 201 - 23 Avenue the same as for 205 & 207 23 Avenue? If yes, any opinion/comment (or lack thereof) should have no bearing on this decision?

In closing, I wish to state clearly, that I am opposed to this Application for Land Use Amendment. I am not opposed to change in the neighbourhood, but the change must be in keeping with the existing style and substance. If the developer wants to build two units on the property, as has been happening, I would likely not be opposed. I am now retired and will be spending more of my time around my home and in my yard. I do not want the enjoyment of my home and the value of my property jeopardized by a developer whose only interest is to make a larger profit by squeezing more units into a complex that does not complement the neighbourhood.

Sincerely,

A handwritten signature in black ink, appearing to read "R. D. Litke", written in a cursive style.

Roger D. Litke



# **SURVEY OF RESIDENTIAL UNITS AND OFF-STREET PARKING RE: LOC2016-0236**

**22 AVENUE NW**

#	TYPE		GARAGE		#	TYPE		GARAGE	
	1997	2016	1997	2016		1997	2016	1997	2016
					126		new condo		garage - 1 pad - 1
					128		new condo		garage - 1 pad - 1
					130	single	new condo	garage - 2	garage - 1 pad - 1
					2300		new condo		garage - 1 pad - 1
					2302		new condo		garage - 1 pad - 1
201	single	n/c	garage - 2	garage - 2	202	single	n/c	garage - 2	garage - 2
207	single	n/c	garage - 2	garage - 2	206	single	n/c	garage - 2	garage - 2
211	single	n/c	pad - 2	pad - 2	210	single	n/c	pad - 1	pad - 1
215	single	n/c	garage - 2	garage - 2	212	single	new infill semi dtch	garage - 2	garage - 2
217					214		new infill semi dtch		garage - 2
219	four plex	n/c	pad - 4	pad - 4	218	single	n/c	garage - 1 pad - 2	garage - 1 pad - 2
221	duplex	n/c	garage - 2	garage - 2	222	single	n/c	garage - 2 pad - 2	garage - 2 pad - 2
223					228	single	n/c	garage - 1 pad - 2	garage - 1 pad - 2
225	single	n/c	garage - 1	garage - 1	230	single	new infill	garage - 2	garage - 2
229	single	single new	garage - 2	garage - 2	232		new infill		garage - 2
231	single	n/c	garage - 2	garage - 2	238	single	n/c	garage - 1 pad - 2	garage - 1 pad - 2
235	single	single new	garage - 2	garage - 2	240	single	n/c	garage - 1 pad - 2	garage - 1 pad - 2
239	single	n/c	pad - 2	pad - 2	242	single	n/c	street	street
241	single	n/c	garage - 1	garage - 1	244	single	new infill	garage - 2	garage - 2
245	single	n/c	street	street	246	single	n/c	street	street
247	single	n/c	street	street	250	single	n/c	garage - 2	garage - 2
249	single	single	garage - 2	garage - 2	254	single	n/c	garage - 2	garage - 2
253	single	n/c	garage - 1	garage - 1	256	single	n/c	garage - 2	garage - 2
255					258	single	n/c	garage - 2	garage - 2
257	single	n/c	garage - 2 pad - 2	garage - 2 pad - 2					

# **SURVEY OF RESIDENTIAL UNITS AND OFF-STREET PARKING RE: LOC2016-0236**

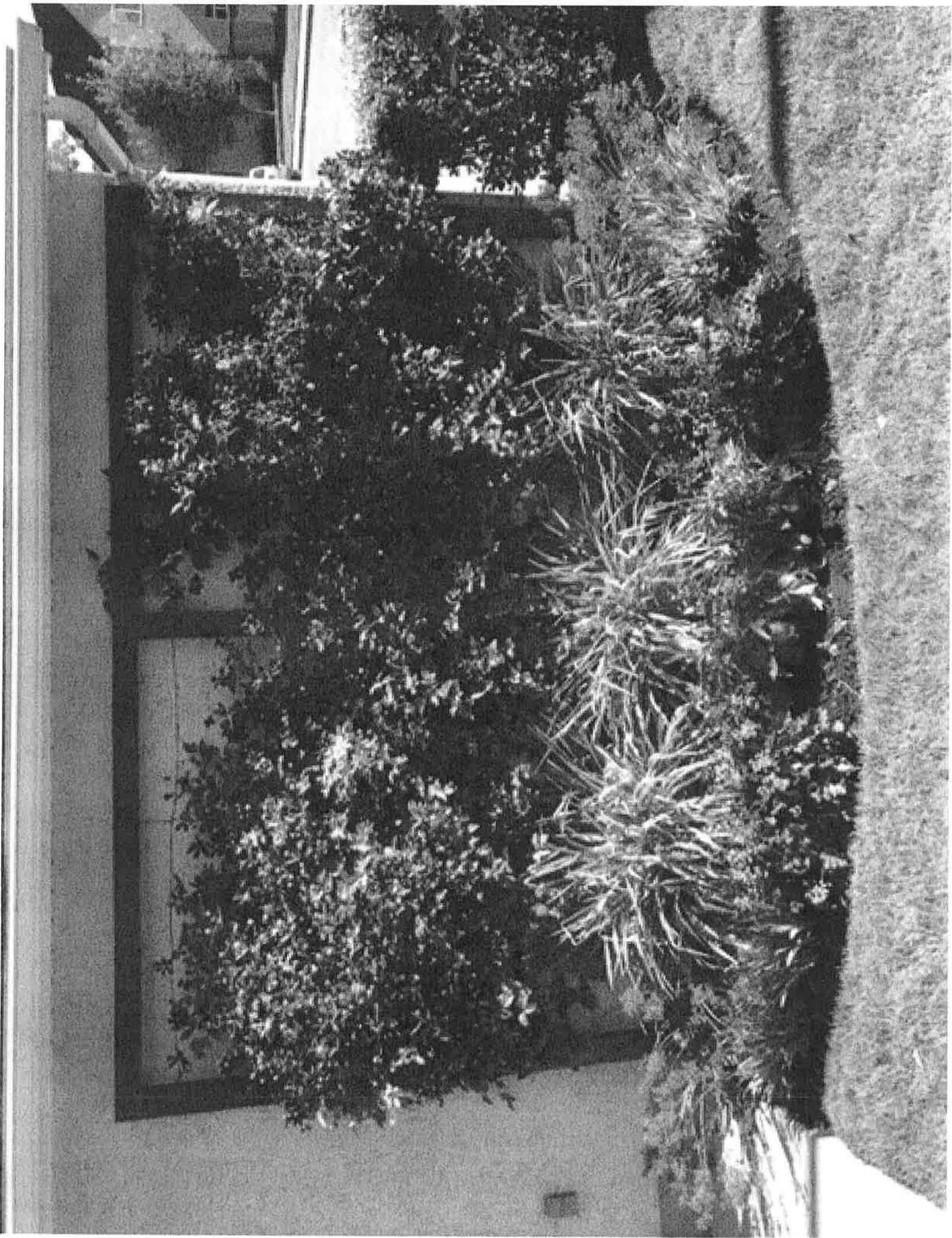
**23 AVENUE NW**

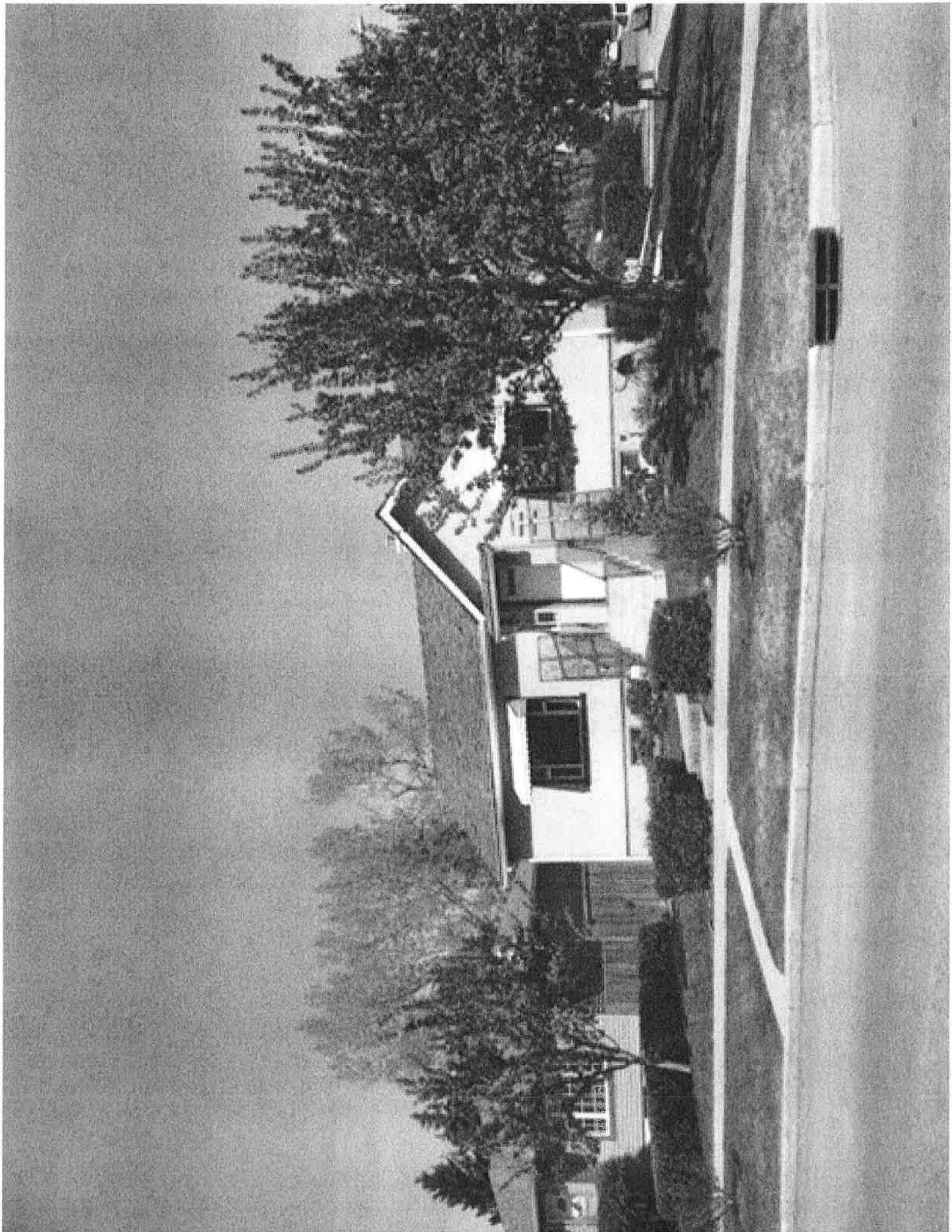
#	TYPE		GARAGE		#	TYPE		GARAGE	
	1997	2016	1997	2016		1997	2016	1997	2016
147	single	new condo	garage - 2	garage - 1 pad - 1	152	single	new condo	garage - 2	garage - 1 pad - 1
149		new condo		garage - 1 pad - 1	154		new condo		garage - 1 pad - 1
151		new condo		garage - 1 pad - 1	156		new condo		garage - 1 pad - 1
153		new condo		garage - 1 pad - 1	158		new condo		garage - 1 pad - 1
155		new condo		garage - 1 pad - 1					
201	single	n/c	garage - 1	garage - 1	202	single	n/c	garage - 1 pad - 1	garage - 1 pad - 1
205	single	new infill semi dtch	garage - 2	garage - 2	208	single	n/c	street	street
207		new infill semi dtch		garage - 2	212	single	n/c	garage - 2	garage - 2
211	single	n/c	pad - 2	pad - 2	216	single	n/c	garage - 2	garage - 2
215	single	n/c	garage - 1	garage - 1	218	single	new infill	garage - 2	garage - 2
219	single	n/c	garage - 1	garage - 1	220	single	new infill	garage - 2	garage - 2
221	single	new infill semi dtch	garage - 2	garage - 2	222	single	new infill	garage - 2	garage - 2
223		new infill semi dtch		garage - 2	224		new infill		garage - 2
225	single	new infill semi dtch	garage - 2	garage - 2	228	single	n/c	garage - 2	garage - 2
227		new infill semi dtch		garage - 2	232	single	n/c	pad - 4	pad - 4
231	single	n/c	garage - 2	garage - 2	234	single	new infill semi dtch	garage - 2	garage - 2
233	single	n/c	garage - 2	garage - 2	236		new infill semi dtch		garage - 2
237	single	n/c	garage - 1	garage - 1	240	single	n/c	garage - 1	garage - 1
239	single	n/c	garage - 2	garage - 2	242	single	n/c	garage - 2	garage - 2
243	single	n/c	garage - 2	garage - 2	244	single	n/c	pad - 2	pad - 2
245	duplex	n/c	street	street	246	single	n/c	garage - 1 pad - 1	garage - 1 pad - 1
247	single	single new	garage - 2	garage - 3	250	single	n/c	garage - 2	garage - 2
251					254	single	n/c	garage - 2	garage - 2
253	single	n/c	garage - 2	garage - 2					
257	single	n/c	garage - 1 pad - 1	garage - 1 pad - 1					

# **SURVEY OF RESIDENTIAL UNITS AND OFF-STREET PARKING RE: LOC2016-0236**

1 STREET NW									
#	TYPE		GARAGE		#	TYPE		GARAGE	
	1997	2016	1997	2016		1997	2016	1997	2016
					2224	single	n/c	garage - 2	garage - 2
					2300	part of condo complex included on 22 Ave above			
					2302				
					2306	four plex	n/c	pad - 4	pad - 4
					2312	six plex	n/c	pad - 6	pad - 6
					2314	single	n/c	garage - 1	garage - 1
						RESIDENTIAL UNITS		OFF STREET PARKING AVAILABLE	
						1997	2016	1997	2016
				22 Avenue	odd	21	21	29	29
					even	18	24	37	49
				23 Avenue	odd	18	25	28	43
					even	16	22	30	42
				1 Street	odd	0	1	2	3
					even	12	12	13	13
						85	105	139	179
				Increase (decrease)				24%	29%

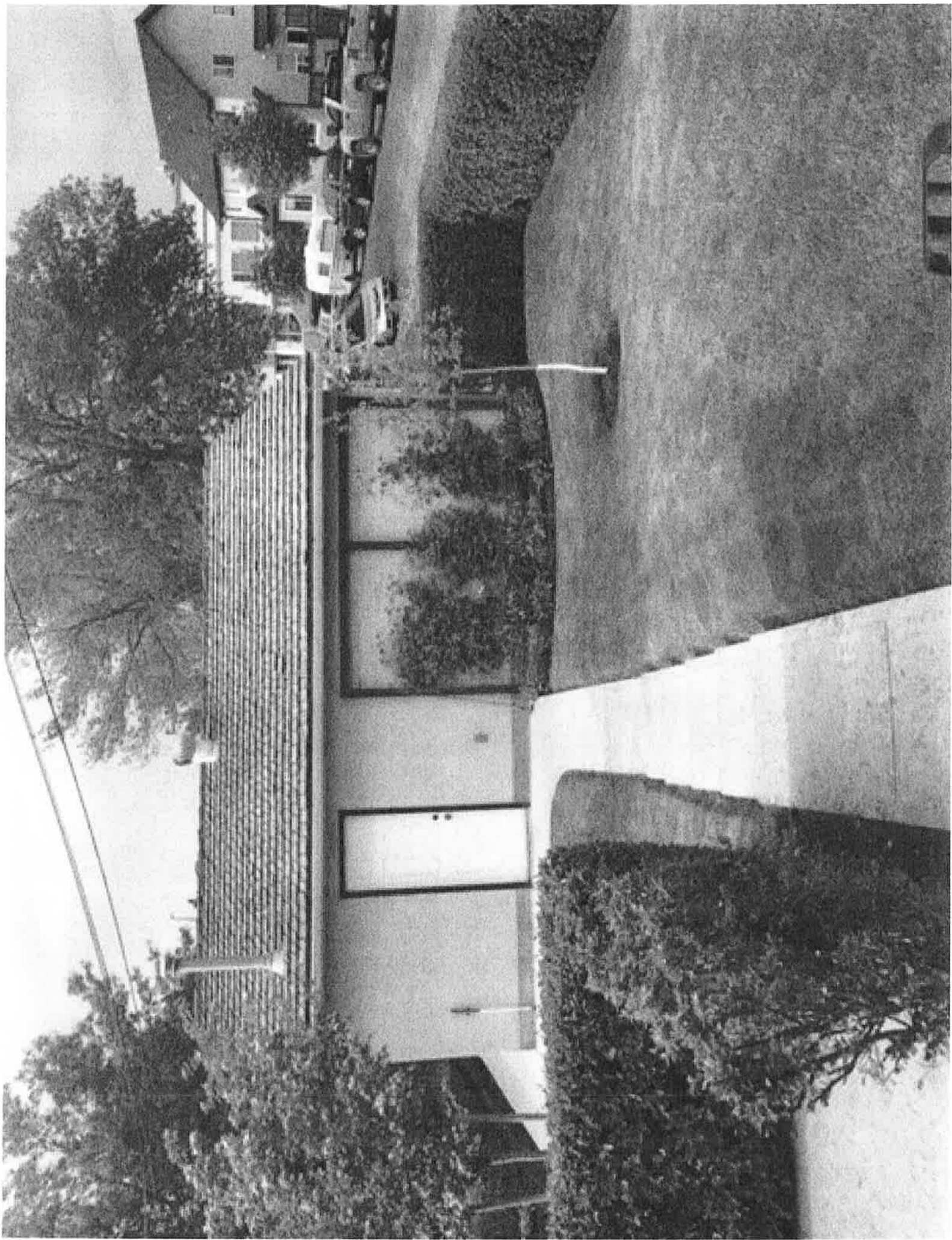




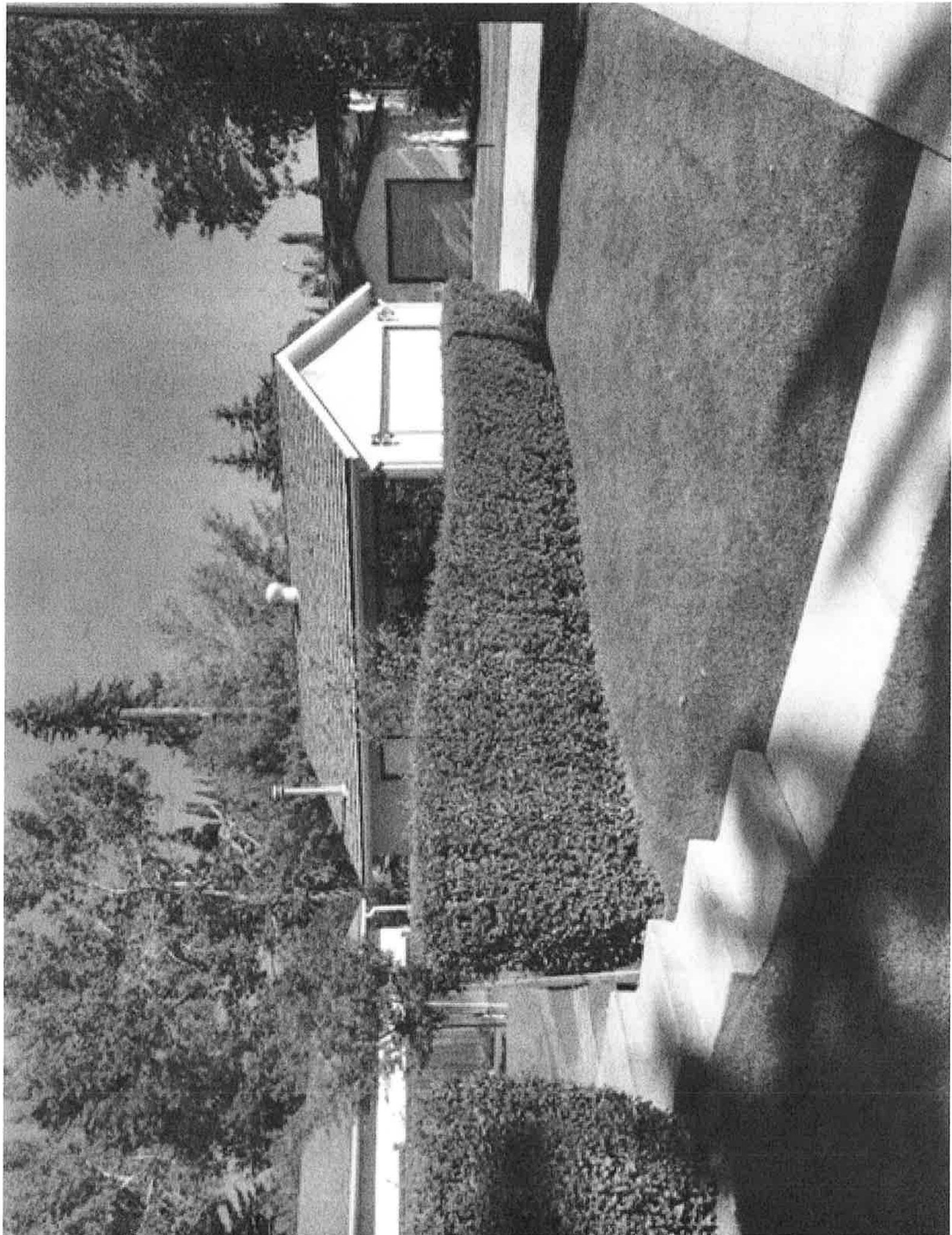














**Smith, Theresa L.**

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**To:** sharon bhola  
**Subject:** RE: Land Use Bylaw Amendment - 201-23 Ave NW Proposed R-C2 to M-CG

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**From:** sharon bhola [<mailto:sharonbhola8@hotmail.com>]  
**Sent:** Friday, January 27, 2017 7:55 PM  
**To:** City Clerk  
**Cc:** Communications Liaison – Ward 9; [planning@tuxedoparkcommunity.ca](mailto:planning@tuxedoparkcommunity.ca); Roger Litke; [benjwoo@gmail.com](mailto:benjwoo@gmail.com)  
**Subject:** Land Use Bylaw Amendment - 201-23 Ave NW Proposed R-C2 to M-CG

To: The City Clerk, City Hall, Calgary

Please accept my submission for the above addressed rezoning request. I live in a condo complex on the corner of 22nd and 1st NW. This zoning will effect me as it will add to many of the current issues in this area, mainly the parking issues. Presently, it is difficult to park in front of my home when I leave the house during the day.

I submitted a response to this, in the fall, to a Mr. Steve Jones. Does this new sign asking for additional responses mean that the project has reached the second step and is closer to becoming a reality?

Attached is a pdf copy of my response. I have also included a picture of the sign board that is at the address.

If you require further assistance, please do not hesitate to contact me.

Sincerely,

Sharon Bhola

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CITY CLERK'S

I am against the proposal for the rezoning of 201 – 23 Ave NW from R-C2 to M-CG. I believe the rezoning will contribute to INCREASED ISSUES in the following areas.

1. Parking issues – Many of the multi-residential complexes along the east side of 1 St NW along 22<sup>nd</sup> to 23<sup>rd</sup> Ave NW have two vehicles and only 1 single garage/stall for resident parking. There is little to no room for extra residential vehicles or guest parking.

2300 – 1 St NW – single family unit (require 1 car street parking)

2302 – 1 St NW – single family unit (require 1 car street parking)

2306 – 1 St NW – single family unit (require 2 car street parking)

2312 – 1 St NW – 6 unit apartment (has many cars on the street)

2314 – 1 St NW – 4 unit apartment (has many cars on the street)

155 – 23 Ave NW – single family unit (may require 1 car street parking)

The current R-C2 zoning of 201-23<sup>rd</sup> Ave NW will allow parking for the high density needs for the east side of 1 St NW residents, the new 201-23<sup>rd</sup> Ave duplex residents, plus have enough space for growth in the community as more of the single family homes along 23<sup>rd</sup> Ave between 1<sup>st</sup> and 2<sup>nd</sup> Street are converted to duplexes.

2. Traffic/Speed Issues – With the increase in the number of duplexes/multiplexes in the community between Centre St NW to 4 St NW, there has been an increase in traffic and speed in the community. The City has already put in traffic calming measures (traffic circles) at strategic intersections along 2<sup>nd</sup> Street NW, between 24<sup>th</sup> Ave and 32 Ave NW. If the number of residents and units continue to increase, the City may have to look at traffic calming measures for 1 St NW. Currently, many drivers speed through the community and disobeying stop signs.
3. Sidewalk Access and Walk-ability – I often see large trucks trying to park on the car pads behind the garages in these multi-residential units and these vehicles are large and may block the sidewalks. This community has many walkers. Many seniors walk the sidewalks and need to have them cleared of vehicles, snow and require the pavement to be flat. The same is true for the many young families with strollers.
4. Visibility for driving – With high-density parking, visibility at the corners is often impeded. It is already difficult to see around the large trucks that park in front of 201 – 23 Ave NW and the vehicles in front of the multi-plex across the street on the east side of this address. With an increased number of vehicles, this will become more difficult.

5. High Density Condo Issues – Putting up Condo Corporations seems like a good idea for high-density living, but when the developers move out and there are issues with the building and lack of knowledge of how to run a Condo board or what a Condominium board does, the community is affected. Properties become rundown or distressed as the bylaws become difficult to enforce and residents start to disagree. Examples of these bylaws are snow removal, lawn care, property aesthetics, pet waste removal and garbage. People purchase/rent a multi-unit residence, to do less work, not to be involved in condominium board meetings. I live in a 5-unit condo on 1 Street and 22 Ave NW. I have first hand experience with this, as I was the President of our Condo Corp for 11 years. Last year, a new owner moved in and decided to run the Corporation. He has no prior experience on a Board. I am still on the Board, as others are not interested in being involved as they reside off the property. Our directorship is two.
6. Rental Issues – More often than not renters do not have the same level of care and attention for their homes as an owner. This is often seen along the east side of 1 Street NW between 22<sup>nd</sup> and 23<sup>rd</sup> Avenue. We have had issues with lawn maintenance, garbage and wood piles in the front yards, snow is not cleaned, pet-owners allow their pets to use other properties and leave the waste behind. There is often loud noise and partying. Backyard parties occur in the front yards, as there is no socializing space in the rear of the complexes.
7. Drug Related Activity Issues – With the increase in vehicles parked on the streets, there is a correlation to the number of cars that are around for drug related activities.
8. Reduced Trees and yards that create an enjoyable community for walking and connecting with neighbours.
9. Where does this rezoning end? – If this rezoning is allowed to happen, will it encourage others to follow?

Over the past 10+ years, I have seen a number of infills/duplexes/multi-plexes go up in the community. This has lead to increased traffic, increased speed, chaotic parking and an increase in a transient population. The concept of a multi-plex is good and there are many areas in the city that are already zoned this way. Presently, if I move my vehicle to go shopping, I am unable to park close to home, when I return.

Again, I am opposed to the rezoning.

If you would like to discuss this further, please do not hesitate to contact me.

Sincerely,

Sharon Bhola (403) 276.5155