

Smith, Theresa L.

From: cjohnstw@yahoo.ca
Sent: Wednesday, February 01, 2017 10:46 PM
To: City Clerk
Subject: Online Submission on LOC2016-0252

February 2, 2017

Application: LOC2016-0252

Submitted by: Jeff Johnston and Cindy Wong

Contact Information

Address: 450 19 Ave NE

Phone: 4032778688

Email: cjohnstw@yahoo.ca

Feedback:

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2017 FEB -2 AM 8:04
THE CITY OF CALGARY
CITY CLERKS

Regarding: LOC2016-0252 (land use redesignation application of 460 19 AV NE) Contrary to the Planning Commission recommendation, we are not in favour of the application for re-zoning of 460 19 AV NE from R-C2 to M-CG. This parcel is at the corner of 19 AV/4 ST NE and is adjacent to the crosswalk in front of Mount View Elementary School, it is also within Area 1 of the Winston Heights ARP (<http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/winston-heights-mountview-arp.pdf>) which advises to “redevelop to, or maintain single and semi-detached dwellings.” Per current zoning, this parcel can be redeveloped from the existing single dwelling to 2 dwelling units, consistent with the other types of residences along 19 AV NE. This includes residences which have been recently renovated and/or redeveloped (446, 450, 449, 451 and 455 19 AV NE). Re-zoning of 460 19 AV NE from R-C2 to M-CG would permit the single dwelling to be replaced with 4 (instead of 2) dwelling units, with an increased maximum building height of 11 metres. Our primary concerns with this are: • Safety of children attending the elementary/utilizing the playground - The parcel is adjacent to a crosswalk to the front of the local elementary, driveways into the road along the crosswalk would be a likely development • Precedent setting for potential re-zoning of other parcels in proximity to this one, also in Area 1 of our ARP but more importantly, along the front of the elementary - Since this parcel is directly in front of the local elementary, should re-zoning of this property set precedent for other re-zoning, this could dramatically increase safety concerns with increased parking/traffic along the school front - Parcels of potential concern are 456 and 459 19 AV NE, as well as 456 and 460 18 AV NE. Per existing zoning, these 4 dwellings can be redeveloped into 9 dwelling units. If re-zoned to M-CG, potential dwellings would increase to 18 dwelling units, a significant increase along the front of an elementary and not in keeping with recently renovated/developed residences which are adjacent and in Area 1 of the ARP • Potential of further loss of backyard privacy and parking challenges near our home Full disclosure, our residence is 450 19 AV NE and we lost much privacy of our yard when condominiums were developed behind us on 20 AV NE. However, we are still able to enjoy our garden as it did not impact light to our yard. If re-zoning precedent is set and the rental property adjacent to us (456 19 AV NE) is eventually re-zoned, development deeper onto the lot would not only cause further loss of privacy but also cause loss of the use of our vegetable garden due to shade-casting. As well, since current area redevelopment has increased density, there are the occasional challenges with parking near our house,

but fortunately this is not the norm. Should the nearby 3 dwellings redevelop to 7 dwelling units, things would be more challenging but certainly not as much as they would be if the redevelopment were to 14 dwelling units. This all also translates into increased concern for children crossing 4 ST NE to the school, particularly during arrival/dismissal/special events. We realize that M-CG is a designation that the Planning Commission and Council may want to implement in communities such as ours, but we implore you not to approve this re-zoning change in front of the school. The thought that re-zoning 460 19 AV NE would transition well into the area since it is across an alleyway from MC-1 zoning might be sensible in theory, but the theory doesn't advise this lot is also in front of an elementary school which has seen increased enrollment over the last 5 years. Sincerely, Jeff Johnston and Cindy Wong

Smith, Theresa L.

From: jo_trev@shaw.ca
Sent: Tuesday, January 31, 2017 9:19 PM
To: City Clerk
Subject: Online Submission on LOC2016-0252

RECEIVED
2017 FEB - 1 AM 7:58
THE CITY OF CALGARY
CITY CLERKS

January 1, 2017

Application: LOC2016-0252

Submitted by: J. Robertson

Contact Information

Address: 441 - 27 Avenue NE

Phone:

Email: jo_trev@shaw.ca

Feedback:

Allowing row housing (4 homes) will diminish our community into a less desirable community. We are not looking to become a high density tax-rich community for the city but more of a community that encourages a thoughtful approach to building homes that are welcoming. If the city allows the current building density to continue as they are such as on 27th avenue and Edmonton Trail, our community (Winston Heights) will turn into a low desirable area despite those of us that have tried through building high-end homes (Million Plus) to enhance our beloved community. Please stop destroying our community such as you are by allowing these high density buildings. Please keep in mind the issues you are also creating with parking. There is no way there will be sufficient off-street parking spaces.