

Albrecht, Linda

From: FAITH JAHELKA [fjahelka@shaw.ca]
Sent: Thursday, January 05, 2017 1:46 AM
To: City Clerk
Cc: Ward 7 Contact
Subject: Objection to the proposed Bylaw change 7D2017
Attachments: Capitol Hill Bylaw 7D2017.docx

Importance: High

Please find attached, as adjacent landowners, our **OBJECTION** to the Application for Land Use Amendment by Abanoub Development from R-C2 District to M-C1 District: BYLAW 7D2107; LOC2015-0009 at Locations 1804, 1808, 1812, 1816, 1820, 1824 and 1828 – 17th Avenue NW.

We are opposed to this change and insulted by the lack of any specifics regarding this proposal. We have heard nothing of the previous requests for rezoning and their status. We have no idea what will be allowed on these properties should the rezoning be approved and wonder how this proposal has made it all the way to City Councillor review for approval without any consultation or information being given to those of us who live in this neighbourhood. Also with it being Christmas holiday time, the letter informing came very late and with little time to get more answers or write to you about the objection. I received my letter of this proposal on Dec 30 despite it being postmarked Dec 21.

I do not think that the current change fits in the parameters of the moving forward plans for our neighbourhood and there should be no reason why one little corner is subjected to absorbing all the increased density.

Sincerely,

David and Faith Jahelka

RECEIVED
2017 JAN -5 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

OBJECTION to the Application for Land Use Amendment by Abanoub Development from R-C2 District to M-C1 District: BYLAW 7D2107; LOC2015-0009 at Locations 1804, 1808, 1812, 1816, 1820, 1824 and 1828 – 17th Avenue NW.

How many times will City Hall debate the change in land use for the properties owned by this individual and the one previous to her? What a waste of tax payer dollars! The community constantly says NO but this landowner does not want to hear these words and so continues to try different angles to evoke change in her favour. While I would love to come to the meeting on Monday, I believe that the decisions will already have been made prior to this hearing and this process is just semantics. I believe that the open mike at City Hall will not change the decision even if all of us in the neighbourhood attended. So, I have decided just to write my thoughts on this proposal.

Let me state that I am completely against this rezoning proposal because:

1. It will cause increased congestion with regard to parking that is already an issue on our block. In the recent years, we have needed to ask the city to implement restricted parking because of the design of the Habitat Housing and the fact that we are within walking distance to both the LRT and SAIT. We do not have adequate parking space available for what exists now let alone this increased density proposal.
2. It will increase the traffic in the neighbourhood where children play on the sidewalks and streets because there is NO place for the children of the Habitat Housing complex to play. The City compromised yards by removing the restriction of the footage a building must be set back from the street when the Habitat Housing was built. We see the vehicles zooming down our street often at excessive speed and I believe it will be increasingly dangerous for the children in our neighbourhood if this re-zoning is approved.
3. The owner does not have a track record of being a good neighbour. She complains to the Police if the children from the Habitat Housing complex trespass on her properties and she fails to take care of the properties as they currently stand. We have seen the deterioration of the homes and yards that she owns and it increases each year, including the property in which she resides.
4. This owner now has illegal suites on her properties and appears to have done nothing to rectify this situation even with the City giving owners a free pass to have their properties approved for secondary suites. None of her secondary suites are approved suites.
5. In our community, there is only one M-C1 approved lot. It is one thing to absorb one M-C1 building with its increase use of land and street parking and it is quite another thing to absorb 7/10th of a block and convert it to M-C1. Each unit increases the issues of parking and traffic exponentially.
6. One has to look at the lay-out of the land where this change is proposed. The land is on a hill with the back of the lots being higher than the front and with the lot at 1828 being the lowest of all the properties. When it comes to accessing parking, and putting in legal sized windows for multi-residential buildings such as the M-C1 would allow, the challenge will be great and I believe this owner will be coming again and again seeking to have the rules relaxed so that she can increase the number of residential suites on each lot. When I look at the one existing M-C1 property and the amount of the lot it encompasses, it leaves little room for anything else and this housing complex with 5 units is on a flat lot, I dread to think what we will see built on these lots should this re-zoning proposal go through.

7. If this owner feels that she can break the current laws of zoning (with her illegal suites), then what boundaries will she push with the new zoning? There is a real issue with lack of trust in this proposal towards both the city and the owner/developer. The rezoning does not speak to what will be built. I do understand that the City wishes to increase inner city density, but why should one corner of our community, our street have to absorb it all. We are already doing our part with the Habitat for Humanity properties which by the way are a disastrous design which shows little respect for the residents. I am really concerned about what will go on these properties and feel that they will not conform to the standards of the rest of the community and will adversely affect property value in our neighbourhood.

Some history behind my statements:

We bought our property at 1832 17 Ave NW in 1986. It was a quiet street – the kids played street hockey because only a rare vehicle would travel down our avenue. The Highlander Hotel was across the street but there was seldom any noise or commotion even with the pub closing late in the night.

In 1986 when we purchased our home, only one home on the block was a rental property (1824), all of the others were owner occupied and it was a great neighbourhood to live in. It was in the late 1990's that a Realtor by the name of Brian purchased the house at 1812 – 17th Ave N.W. He worked at fixing the house and yard and did a great job. He even put up a bench at the sidewalk level so that an elderly gentleman living at the other end of the block and who was trying to remain active by walking could stop and take a rest. Within about a year Brian had managed to purchase the houses located on either side of his (at 1808 and 1816). He too had the idea that he would like to rezone the properties and put up a large structure. We went through the rezoning proposals and wrote our comments on how we did not feel this fit our neighbourhood and so he was never successful. Then in the early 2000's he sold his properties to the current owner. She was ruthless in her prey of obtaining ownership of the other houses on the block. The elderly lady living in 1804 had to go through legal channels to stop the harassments she was facing from the constant badgering from this owner to sell her property. I visited her many times during this time and she was sorely distressed – she did not need this headache since her husband was already in a nursing home and she had enough on her plate. As she was elderly, she finally had to move from her home and this owner wangled her way into ownership.

Now the current owner had the following properties: 1804, 1808, 1812 and 1816. Next, she acquired 1824 and evicted the current renters. The house sat vacant for more than a year – the grass was allowed to grow until it was waste deep. It was a mouse trap. We heard it had been condemned but somehow, she managed to resurrect it (although there were no obvious signs of any repairs being made) and rented it out again.

The house located at 1820 was owned by an older couple who took great pride in their yard. They were European but had the Canada flag emblazoned on their front lawn in painted rocks. She tried to bully them into selling to her but Bill said why would he want to sell – this place had everything he needed and because he did not drive, it allowed him access to shopping and great public transportation. Bill loved his yard and spent hours in his back yard developing fruit trees that were hardy enough to withstand the Calgary climate. But being elderly, Bill's wife passed and a few years later so did Bill. The house was transferred into the hands of this owner. The yard is no longer the well-kept place that it was during Bill's years of living there and his pride has faded to being hardly recognizable anymore.

The house at 1828 had become a rental property in the mid-1990's when the owner Lillian had a stroke and had to move into long-term care. She kept the house and rented it to her grandchildren for a number of years but eventually the house sold. First the new owners lived there but then it was changed to a rental property. So, offering the right price was a no-brainer for the non-resident owners to sell to the is overzealous woman.

This owner has come knocking on our door many times but we told her we were not interested in selling to her. So, that is the history of the change in ownership of the houses on our block currently owned by this landowner.

Now for some other history:

The Highlander Hotel was located on the block where the current Home Depot and Habitat for Humanity housing now call home. The parking lot was large and access to the Hotel was on the 16th Ave side. The large parking lot was often used by those taking a bus tour to the mountains. It was peaceful.

With the move of the Alberta Government from publicly owned liquor stores to privately owned stores, the owners of the Highlander Hotel proposed the building of a store on the south west corner of their lot at 16th Ave and 19th Street. The liquor store had direct access only from the traffic flowing west bound on 16th Ave and northbound on 19th Street. With no access from 19th street for southbound traffic, drivers would drive on the wrong side of the median to park either in the liquor store parking lot or if traffic was coming to make a mad dash and park on 17th Ave. I was nearly run over more than a dozen times by this kind of driving as I attempted to cross the street at 17th Ave and 19th Street NW. One evening I parked my car on the corner and within 45 minutes, 15 vehicles made this illegal turn. When I made a complaint to the city, I was told that the police would be monitoring this but nothing to fix the problem. The original owners of the corner lot of 17th and 19th were still living there at the time and in the development process when this problem was first mentioned as an issue stated: the original plans for the end of this street was to make a turn about and not allow traffic in and out. But we saw nothing happening except the continuance of these illegal turns during the life of the liquor store.

Then the Highlander sold and was demolished in 2004. We were informed that a Home Depot would be built but in the name of increasing the inner-city population and compensation for the change in zoning, a section would be devoted to higher density housing. It turned out that a scrap of land approximately 50 feet deep by 300 feet long was all that the city designated for housing. Originally, we were told that the property had been approved for 22 high end condos. They would be built and would have underground parking as would the Home Depot Store. We were witness to the building of the Home Depot. Months of piledriving which rocked our homes. Long hours of digging with construction workers constantly blocking driveways so that access to our homes was almost impossible during working hours. Finally, the Home Depot was done but the area designated to the High-end Condos was filled in (it had been the ramp for the Home Depot to access their structure during construction). We asked what happened and were told that there had been no developer for the High-end Condos and now Home Depot was "giving" this land to Habitat for Humanity. It was some "give"! Habitat actually paid the Home Depot a million dollars for this scrap of land. I remember doing the calculations at that time and if you took the price paid for the entire property, buildings and all and divided up the square footage of the entire property and that "given" to Habitat, they paid the same price per square footage for the property as Home Depot had acquired it (not calculating any value for the buildings on the property). Then we were told that this scrap of land 50 ft. deep by 300 ft. long would be housing 12 Condos. While

we were allowed to give input during this phase of the design, we were told there would be no underground parking. Apparently, Home Depot cited that it would be a liability that they were not willing to commit to and so despite the earlier promise, someone at City Hall let them off the hook. Of course, the designated property was so shallow (only 50 ft.) that nothing could be built without changing the required set back for these condos and changing the rules for the amount of a property that can be utilized for buildings. Front car garages were ruled out because we as a community stated that when you put in front car garages with this density that it would take the entire street frontage and the families living there would be parking in front of our homes. The not so wise city planner decided to put garages that were accessed from the side street and would be under the buildings. What this city planner did not explain for in his plans was that nothing but the smallest vehicle would be able to fit into these micro parking spaces. And thus, the residents of Habitat for Humanity housing are all parking on the street in front and across from their properties. In addition, we were told that these are the working poor – they won't have vehicles – that has proved to be completely false. The space underground has become mostly useless because they are open spaces (therefore not secure) and no one is allowed to close them in. So, these residents now have a useless parking space and there is no storage - no place to store a bike or other items that one normally would store in a garage or basement. Just simply wasted space. Oh, yes and in the end the residents had to pay for garage doors to be installed on every entrance and exit because of vandals urinating and sleeping in their private property. The families in these units are constantly bombarded by the noise from the Home Depot parking lot which regularly has activities going on until the wee hours of the morning (something that we brought up before construction and were told that it would never be an issue) and then there is the constant traffic noise from the TransCanada Hwy – 16th Ave. So, we now live with a proposal pushed through by City Council that really is a disaster in all ways imaginable. I did attend the City Hall meeting on the day the Habitat Housing was approved. My comments were not that I did not want Habitat for Humanity in My Community but that I could not believe the disrespect that City Council was bestowing on these families. These are real live human beings with families that are the "working poor" and it seems that you at City Hall – our elected representatives thought little of the after effects of this decision on their well being. The children of this community have no place to play – they have no yards and all nearby playgrounds require the crossing of major roadways. I see the children running up and down the side walks because it is the only place they have to play and across the street into the yards of the person who is applying to have her properties rezoned. What do they get for this? A visit from City Police to inform these children that they are trespassing on her private property and she is the one complaining to the Police. Some neighbour! I am very concerned about the children in our neighbourhood should there be an increase in the density and traffic from what is current and already too much to bear.

The Home Depot/Habitat for Humanity project is a disaster. We have wronged the families of this housing project. The Home Depot design has open stairwells leading to their underground which has seen the homeless taking refuge and building temporary shelters in them (thankfully they have now been removed) and utilizing the grass surrounding for their toileting. These should have been closed stairwells with doors leading outside at the top of the stairwells not at the bottom. So, we live with this constant issue. I have gone to the Home Depot manager and they do take action but this would not have been a problem to begin with if the design was done correctly. We regularly watch drug deals going down in our area and worry about safety because of the changes we have seen in the recent years.

So now in the recent months we have been presented with several proposals to rezone the properties on 17th Ave from 1804 to 1828, that are owned by this money hungry individual. It would appear that all other avenues have been rejected and so this owner is taking another swing at it and this time has managed to get her zoning proposal change all the way to Council. The map attached to this proposal shows only one other M-C1 property on the adjacent block and it is the only M-C1 property on the entire map that has been sent out. But it is only one single property not 7/10th of a block as the current proposal is presented. There is a big difference in a neighbourhood accommodating one M-C1 with the traffic and parking issues it causes than most of an entire block of this density. My home is directly behind this existing M-C1 property. When we first purchased our home, we had a fence running along the back of our property by the alley. Our fence was wiped out regularly as the parkers tried to get in and out of the tight squeeze that is designated for parking for this 5-suite complex. We were constantly having to replace the fence boards and always paying from our own pocket. We have known many of the tenants of this building over the years and they have been positive experiences but there is absolutely no yard available for any activities for those who live in this complex, something that we all know is important to our well being.

My home is right next to this new proposal located at 1832-17 Ave NW. When I read about all the damage done to adjacent homes when infills are built, I shudder to think what will happen to my property should the new unknown usage for the M-C1 zoning starts to come to a reality. The foundation of my home was severely damaged when the Home Depot put in their pilons and shook the ground unmercifully. My husband headed out of town when this was happening, he just could not handle the noise and vibrations. We bought our home in 1986 and at that time we gutted the basement and there were no cracks in the foundation. But a few years after the Home Depot was built (spring 2007) we had a torrential downpour in our neighbourhood that resulted in many homes flooding – while our home did not flood, we noticed that many of our walls were soaked like sponges. We had to gut our entire basement and 3 large cracks were discovered. Because our basement had been completely finished we were unable to detect the cracks earlier and enough time had elapsed since the building of the Home Depot that we were outside the timeline to get any compensation from the Home Depot and received just around \$3000 from the Province of Alberta for flood relief. The repair to the cement of our home cost me over \$12,000 and then came the repair to the inside walls – I would estimate that I put in close to \$30,000 to repair my basement – it was anguish. I cannot bear to have this kind of damage done to my property again and am deeply concerned that I will encounter damage again should the M-C1 rezoning be approved.

Parking I believe will be a real challenge. The properties in question are on a hill sloping down with 1828 being at the level of the rest of the block to the west. The alley is much higher than the front street and I believe this will make it a real challenge to know how to deal with a multi-housing structure that it appears an MC-1 rezoning would allow. We are not talking about the flat lot that the existing MC-1 property on the adjacent street is situated where parking is still a challenge. We are talking about properties with the ground level being more than a story higher in the back than in the front of the lot. It means that parking from an alley to underground parking will not be an option. Also with this amount of difference from the front to the back of the lots, it will restrict how structures are built to conform to the size of windows for fire code regulations. When I look at the possibilities for height and the restriction, is it from the lowest point of the property or the highest point of the property? The lowest

point is the front street but if the back of the property will be used for a measuring stick then we are truly looking at buildings that have immense height. Not good news.

The location of these properties is within walking distance to both SAIT and the LRT. As a result of non-residents parking in our neighbourhood to access these amenities, our area had to get restricted parking – this is only recent – for years and years prior to the Home Depot and the Habitat Housing going in, we had no issues with parking. With the streets, already being overcrowded with parkers from the residents already living here, how will City Council deal with the increase need if this re-zoning to M-C1 is allowed to proceed? Then there are the issues regarding the amount of traffic and the speed of the traffic traveling up our street and the large trucks that still use the street in their attempt to access the Home Depot. (We know from previous re-zoning meetings regarding our avenue that there is the ability to restrict access to 17th Ave from 19th Street by putting in a turn-around which we understand was in the original design for our avenue). This is not an ideal situation given all the children living here and there is a limit on the amount of density any one area can manage successfully. As I look further up 17th Ave to the east, I see many of the old homes that I remember were there previously are gone. But these have remained as single houses or duplexes which is in keeping with the plans for our neighbourhood. Nothing of this sort with increased density has been approved. The building of the Habitat Housing on such a small scrap of land was a mistake, one that is irreversible. Don't add insult to injury by making the same mistake twice and put more inappropriate density into our neighbourhood and on the same block.

Then we finally have to talk about the owner of these properties. All the homes have lower suites and some more than 1. Not one of them is listed as approved by the City even though the City has offered this service for free for a limited time. This landowner has not had her suites approved. The properties are zoned as R2 which does allow the owner to have a single suite on each lot, so she already has the opportunity to increase the density of the properties as a result of this current zoning – she does so and also exceeds this limit of one suite per property on some of her lots.

Then we have to look at the care of these properties since she became the owner. The yards are poorly taken care of including the property where the owner lives. The yards are full of weeds and the previous owners who showed pride in their yards would roll over in their graves if they saw the situation that currently exists. When snow comes, seldom are the sidewalks shoveled – they become icy messes. There are often abandoned items sitting at the alley edge of the properties. It is obvious that there is no pride in ownership as once existed. So, now this owner who has not taken care of her properties or endeared herself to our neighbourhood is looking to have the support of us to allow her to make the 3rd or 4th rezoning proposal in the last couple of years. Looking at the neglect of the homes she now owns, it makes one dubious as to what will be built in their place should this rezoning bylaw be approved and what kind of buildings will be put up. If you can't take care of what you currently have, then how can you be trusted to take care of what is to come?

The Habitat for Humanity housing is a bad situation and you the City are responsible for the wrongs you have caused this community by making them and their children the noise blocker for the rest of the community. This is not and never will be right – the overzealous City Councillor in our area should feel real guilt about the situation that she has put these families under. Imagine never being able to open your windows at night because of the noise in the parking lot below and the street traffic from 16th Ave in addition to that. We live in a big country and as I said when the Habitat Homes were approved – these

families deserve better. It is unjust to cause them more suffering by increasing the traffic, parking issues and noise on the other side of their homes too.

As these multi-rezoning proposals have been sent out, the people who are not receiving the notifications are the owners of the Habitat Housing complex – the people who will be impacted more than almost anyone else and who do not have the option to pick up and move somewhere else. They are stuck where they are no matter how good or bad the situation becomes. It is like this City considers these working poor to be secondary citizens. They should be informed equally of all changes to our community. They are now an integral part of our community and homeowners and thus should be treated with the same respect and dignity and given an opportunity to receive notices and respond to this land use change just like everyone else.

One of the things that really bothers me about these rezoning proposals is the timing. My letter is date stamped Dec 21, 2016. I received it on Dec 30, 2016. It is the Christmas season and a time when people travel and are busy with life – I find the deadline to be quite inadequate and maybe this too is part of City Hall strategy to get this through without anyone objecting and to get this owner off your back and stop her constant harassment to have her properties rezoned.

TWO WRONGS DO NOT MAKE A RIGHT! And once something is done wrong it is difficult to reverse. So, respect our neighbourhood and keep the zoning as it. This owner has great flexibility with these properties – they are zoned R2 which means she could put in in-fills (2 per property), or she could build duplexes or she could leave them as single homes with suites but she needs to show that she cares about these properties and looks after them, maintains and has them approved for the usage that she is currently employing on these properties. The properties in question are great rental properties for students from SAIT, a commodity that is quickly slipping away as more and more of the older homes are demolished and new in-fills are built. There is actually no need to do anything with these properties except clean them up and follow the rules of the city.

My vote is NO to allow this rezoning to M-C1 – we already have too much on land that is too little right across the street – There is NO need for one block to take all the brunt of increased density within the inner-city limits when we already have been subjected with too much for a space that is too little.

Sincerely,
David and Faith Jahelka

Albrecht, Linda

From: Alison [hoya@shaw.ca]
Sent: Thursday, January 05, 2017 12:10 AM
To: City Clerk; Ward 7 Contact
Subject: Re: Application for Land Use Amendment: LOC2015-0009 (Bylaw 7D2017)

Re: Application for Land Use Amendment: LOC2015-0009 and Bylaw 7D2017
Location 1804,1808,1812,1816,1820,1824,1828-- 17 Avenue NW

I am the owner of 1807- 18 Ave NW. I **STRONGLY OBJECT** to the proposed application for the land use change from an R-C2 residential low density district to an M-C1 high density multi-residential development. This amendment has no development planning description or drawings on what is proposed on the said lots. Such change would bring in too dense a development for the good of the community. It definitely would bring in way too much traffic to our residential area. Plus currently we are already suffering from the problem of insufficient public parking! As from previous application, we are talking about 100 extra vehicles plus their visitors' vehicles! This would create a major parking mess and safety issues for the entire neighborhood, especially for the children!

There is a height issue as the proposed development will create a tall shadow covering my property and my neighbors, robbing our enjoyment of sun in our backyard and severely limiting the ability for us to grow organic vegetables in our gardens as the building would rise across the back lane. The proposed development would also rob our privacy in the backyard. Nobody should be deprived of such enjoyment as the original owners. We brought these homes years ago with that expectation.

These combination of undesirable conditions are definitely unacceptable to the living standard we currently enjoy in our original single dwelling designation as evident with the current and future land use plan. Excessively dense developments in such compact space would definitely impact the neighborhood of prime single dwellings in a **very negative** way. It would overwhelm the existing infrastructures as well as to the detriment of the well being of all the current residents living here! We love our current community and its character. For the very least, my property and all those surrounding properties will **lose value**. The City should honour its land use plan for the enjoyment of ALL its citizens and not just for the profit of the developer. Please **DECLINE** this application and retain the original R-C2 zoning.

Sincerely Yours,

Wayne Hoy

RECEIVED
2017 JAN -5 AM 8:37
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

Subject: FW: Application for Land Use Amendment: LOC2015-0009 (Bylaw 7D2017)

From: Alison [<mailto:hoya@shaw.ca>]

Sent: Thursday, January 05, 2017 12:10 AM

To: City Clerk; Ward 7 Contact

Subject: Re: Application for Land Use Amendment: LOC2015-0009 (Bylaw 7D2017)

Re: Application for Land Use Amendment: LOC2015-0009 and Bylaw 7D2017
Location 1804,1808,1812,1816,1820,1824,1828-- 17 Avenue NW

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These combination of undesirable conditions are definitely unacceptable to the living standard we currently enjoy in our original single dwelling designation as evident with the current and future land use plan. Excessively dense developments in such compact space would definitely impact the neighborhood of prime single dwellings in a **very negative** way. It would overwhelm the existing infrastructures as well as to the detriment of the well being of all the current residents living here! We love our current community and its character. For the very least, my property and all those surrounding properties will **lose value**. The City should honour it's land use plan for the enjoyment of ALL its citizens and not just for the profit of the developer. Please **DECLINE** this application and retain the original R-C2 zoning.

Sincerely Yours,

Wayne Hoy

RECEIVED
2017 JAN -5 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Greg Shpytkovsky [greg@westrock-energy.com]
Sent: Wednesday, December 28, 2016 10:54 AM
To: City Clerk; Ward 7 Contact
Cc: 'Susan Shpytkovsky'; FAITH JAHELKA; Holub, David; ramzi@trisonsproduction.com; cherie; Erin Shilliday
Subject: RE: Application for Land Use Amendment: LOC2015-0009 (Bylaw 7D2017)
Attachments: The City of Calgary LOC2015-0009 Objection REV1.pdf

Please find attached, as adjacent landowners, our **OBJECTION** to the Application for Land Use Amendment by Abanoub Development from R-C2 District to M-C1 District: BYLAW 7D2107; LOC2015-0009 at Locations 1804, 1808, 1812, 1816, 1820, 1824 and 1828 – 17th Avenue NW.

This is our THIRD land use amendment to the properties described above. This amendment is without any development planning description or drawings of what is proposed on the said lands. We met with the landowners architect last year describing three assisted living complexes and since that meeting have had no communication or go moving forward plan. Until we see or view the ACTUAL proposal from Abanoub Developments, we will **OBJECT** to this amendment as it will interfere with our quality of living in the future.

It should be noted that the current landowners are irresponsible property managers and have no respect for neighbors or the community in general. We are very concerned that an amendment to MC-1 would ultimately end up as a low income multi-residence facility without proper management. In the past, the land owners have neglected to maintain these properties; leaving lawns uncut for weeks, sidewalks unshoveled for days, providing illegal suites, consistently dumping and storing numerous items like fridges, stoves and mattresses in the alley for months.....that now includes a small excavator cat & large trailer directly behind our garage. Not the best objects to maneuver around in the winter or see in a residential neighborhood every morning driving out of our garage.

I also find the timing of this land use amendment notice of January 5, 2017 very suspicious and troubling especially when the requested response deadline is during the Christmas and New Year holidays when many are vacationing outside of the city.

We are not entirely against increasing living spaces within the City limits but would prefer that this land remain R-C2 District until the owner and City have shown professionalism, cooperation with neighbors and workable processes to encourage the development behind our property.

Regards,
Greg and Susan Shpytkovsky
1809 18th Avenue NW

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2016 DEC 28 AM 11:15
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CITY CLERK'S



Greg Shpytkovsky
President & CEO
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Office of the City Clerk
The City of Calgary
Planning, Development and Assessment, IMC #8073
PO Box 2100 Station M
Calgary, Alberta
T2P 2M5

December 28, 2016

Attention: Susan Gray, City Clerk
Local Area Planning & Implementation, North Area Team

Dear Ms.Gray

RE: Application for Land Use Amendment: LOC2015-0009 and Bylaw 7D2017
Located at 1804, 1808, 1812, 1816, 1820, 1824, and 1828 – 17th Avenue NW

As an owner at **1809 – 18th Avenue NW** directly behind the subject properties, we **STRONGLY OBJECT** to the above application that has been recently submitted to the City of Calgary for a Land Use Amendment that proposes a land use change from an R-C2 Residential **Low Density** District to an M-C1 **High Density** Multi-Residential development.

This density change would have a great impact on our life style, change the nature of the community, and allow other multi-residential or commercial projects to exist within our community. Furthermore, this proposed density change goes against the goals of the amended City of Calgary approved Area Redevelopment Plan for Northhill communities of Capital Hill, Tuxedo and Mount Pleasant.

The current landowner are irresponsible property managers and have no respect for neighbors or the community in general. We are very concerned that an amendment to MC-1 would ultimately end up as a **low income** multi-residential facility without proper management. In the past, the land owners have neglected to maintain these properties; leaving lawns uncut for weeks, sidewalks un-shoveled for days, providing illegal suites, consistently dumping and storing numerous items like fridges, stoves and mattresses in the alley for months.....that now includes a small excavator cat & large trailer directly behind our garage. Not the best objects to maneuver around in the winter or see in a residential neighborhood every morning driving out of our garage.

Many residences within this amendment would be **subject to excessive vehicular & pedestrian traffic, increased on-site & off-site parking, reduced privacy, sunlight blocking, and health & safety issues, magnification of noise levels and vibrations, and de-valuation of property**. These concerns would create undue stress on our self being and potentially force us to leave this community of 30 years and relocate to another low density residential district.

The value of our community landscape is irreplaceable with its beautiful trees, quiet streets, and low traffic areas and the main reason many R-C2 Residential Homes/Duplexes have been constructed in the last two years appreciating our property values. This new density change could have an **adverse effect** on the enjoyment of our community, **de-value** our properties and force many to remain in their homes and not enjoy their beautiful surroundings.

A Direct Control District zoning would allow an increase to the traffic and pedestrian flow within the area. This would inevitably increase the vehicle traffic flow on 17th and 18th Avenues as well as, 17th and 18th Streets NW and create a **safety** concern at our residence for our grandchildren, friends and elderly family. Both the avenues and streets as well as our back alley behind our residence, could become the entrance and exit routes for an M-C1 Multi-Residential dwelling and with this increased traffic potentially cause **harm** to our family and pets. Furthermore, this direction of traffic would be in contravention to the ARP which is attempting to minimize traffic flow within our community (20th Avenue NW) and build bike paths to Confederation Park on 17th Street.

Offsite parking will become a major issue if the subject property is rezoned to allow a Multi-Residential, Residential Care or Assisted Living building. Depending on the total amount of residents, staff and visitors, a large outside or underground parking lot would be necessary. If outdoor or underground parking was not an option then off-site parking would be needed, minimizing parking for local residents within the community, especially on 17th Avenue and in the back alley of my residence adjoining the subject property. When the Row Housing was built for Homes for Humanity, the builder improperly designed their parking spaces and as a result, most of the resident's park on 17th Avenue. Administering parking permits would not solve this shortage of available spaces. How then, will the City ensure that proper building control eases this major parking concern in our area?

Moreover, a multi-dwelling project would require immense movement of earth, especially if an underground parkade was built and create excessive **vibrations** to the properties nearby. During the parkade construction of the Home Depot our home shook to the degree that paintings shifted and almost fell off the walls. Neighboring properties suffered structural damage during construction and if we encounter the same structural damage, we will seek legal counsel and request compensation for any property damage because of excessive vibrations.

The increase in traffic and construction will also create excessive **dust** that will affect our **health**, especially for my wife who suffers from asthma and consistently needs Ventolin puffers. We have endured the Home Depot project on 16th Avenue as well as the construction of the high density row houses on 17th Avenue which created an abundance of dust within our home and at times had made it uncomfortable for us to breathe. If this rezoning and development permit is approved, we would again seek legal counsel and request compensation for any ill effects and relocation during construction.

With the increase of vehicular & pedestrian traffic, **noise** will become a major issue to our living space. Since our Avenues, Streets and back alley will become a thorough way for traffic there is an increased chance of loud speeding vehicles motoring down our block and back alley. Additionally, there will be added noise from garbage control, outdoor furnaces or air conditioning units. Who will be responsible to control the noise issues and the safety impact it will have on our life style?

The additional pedestrian traffic could put many houses at risk to **theft**. When the Home Depot project was being developed, it exposed the community with strangers. During construction there was a home on 17th Avenue between 17th and 18th Street NW that was broken into, a son held hostage, and a car was stolen. A major multi-dwelling project may attract transients such as the ones described above because the construction site would

be easily visible from 17th and 19th Street. We fear for the safety of our belongings and potential undue anxiety that it may cause. Who will protect us from theft?

Any multi-residential building directly behind us that is over two stories could cause increased shade and a decrease **sunlight** that would affect the growth of our garden and trees and the enjoyment of our large backyard deck. We would lose our **privacy** entirely and be afraid to relax in our backyard or home to fear that someone was continually watching us. What will be done to ensure our privacy is not limited.

Our home of 30 years has been remodeled with high end materials and is considered by friends, family and realtors as a top-quality property within this district. Most members of this community are hoping for an increase in their property value and encourage Low Density residential development. If a D-C1 Multi-dwelling building is allowed to be constructed, several realtors have indicated that the value of our property would be reduced and become **less marketable**. Who will be responsible to re-pay us for this devaluation?

We are solid members of this community and have contributed to it for many years. We have spent time involved with various activities such as bottle drives and coaching of community soccer. For years we have been attending church services within the community and have ensured our daughter attended local elementary, junior & senior high schools. Our life base has been rooted deeply within this district. We enjoy our home to no end and do not want to relocate. We believe if this land use change is approved our life style will be overwhelmingly disrupted and ultimately force us out of this community rather than being protected by it.

We would hope that the Honorable Druh Farrell (Ward 7 Alderman) and City Council consider our position and **DECLINE** this application and retain an R-C2 Residential One/Two Dwelling District.

Yours very truly,

Greg and Susan Shpytkovsky
1809 18th Avenue NW,
Calgary AB, T2M 0X6
Residence: (403) 289-1610
Cellular: (403) 540-9433

Albrecht, Linda

From: Ian Anderson [ballisticman@shaw.ca]
Sent: Tuesday, January 03, 2017 11:28 AM
To: City Clerk
Cc: Ward 7 Contact
Subject: Redevelopment permit comments
Attachments: Dev per Anderson.pdf

thank you for the opportunity to comment on the redevelopment permit for 1804 - 1828 17th AVE NW Attached are my comments. I have also mailed a hard copy to you.

Happy New Year
Ian Anderson

RECEIVED
2017 JAN -3 PM 12:03
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

1845 18th ST NW
Calgary AB T2M 4V5

2017 JAN -3 PM 12: 02

29 December 2016

THE CITY OF CALGARY
CITY CLERK'S

City Clerk City of Calgary
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5

COMMENTS ON DEVELOPMENT PERMIT: 1804, 1808, 1812, 1816, 1820, 1824,
1828 17TH AVENUE NW

Reference A: City of Calgary Land Use Bylaw IP2007
B: Notice: Land Use Bylaw Amendment corner of 17th Ave and 17 ST NW

Dear Sir or Madame:

I wish to make my opinions and comments regarding the notice to rezone the above parcel of property from R-C2 to M-C1. I found the information in the Bylaw IP2007 very useful.

This parcel of land has gone through a lot of debate and applications. There was a proposal about 10 years ago to build a large apartment building on the site and I recall going to a meeting at the local community centre where this was discussed and it never went anywhere. Later there was discussion and an application to build a modest assisted living complex, which I supported. Most recently in July 2015, the developer had changed this to a 100 unit assisted living facility which I my words at the time "The suggestion of a 100 unit facility is not dealing with reality."

The notice this time has no mention as to what will be done with the parcel if changed to M-C1. This is not acceptable.

On reviewing the details of what M-C1 means on pages 387 – 393 of the Bylaw, I find the potential uses vague and broad ranging from secondary suite, backyard suite, duplex, more conventional apartments, and other multi-residential buildings. The bylaw permits up to 148 units per hectare. I calculate very approximately, this would work out to 80 units for this parcel (including additional landscaping, parking (!), access etc).

I maintain that it is disingenuous for the developer to now request the change with no specified plan having made three other applications that have been apparently turned down. Alternatively if the developer no longer has an interest in this parcel, is the city trying to make the change without a specified plan- why?

This area is a residential area with quiet streets and close to all manner of schools. These are quiet low traffic side streets. Large, high (15 meter) buildings will loom over other

recent construction and affect privacy. While the city has been pursuing policies of increasing density (which I support), the facts are that some people still want a safe back yard for their children, and one cannot achieve this goal with a few giant projects.

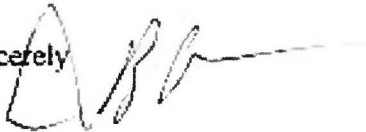
As I look around the Capital Hill area, there are several large four and five story buildings that would be quite out of place in this residential parcel of properties. These others are on principle roads and are close to shopping and other non-residential properties.

The developer should be congratulated on having assembled these seven properties. Surely some sort of compromise can be reached to use this property in an increased density yet preserve the residential nature and family focused area.

Another suggestion if the developer is only focused on large high-rise and intensive development is to negotiate a land swap with the city or other developer. The properties are deteriorating and some type of reasonable development is needed.

Nevertheless, the developer and the City of Calgary must come clean and be upfront and transparent in what proposals are on the table when there is a significant zoning change proposed.

Sincerely



Ian B. Anderson

Cc:

Ms. Druh Farrell
Councillor Ward 7
Office of the Councillors (8001)
P.O. Box 2100, Station M
Calgary AB T2P 2M5 Canada

Albrecht, Linda

From: Holub, David [David.Holub@apachecorp.com]
Sent: Thursday, December 29, 2016 3:07 PM
To: City Clerk; Ward 7 Contact
Cc: David Holub (dholub@shaw.ca)
Subject: RE: Application for Land Use Amendment: LOC2015-0009 (Bylaw 7D2017)
Attachments: 201612291452.pdf

Importance: High

Dear Ms. Clark and Ms. Siriphokham, I wanted to pass along my comments regarding the proposed Land Use Amendment File: LOC2015-0009 and Development Applications DP2015-2602 and DP2019-0001 which I understand are associated with this file (as shown on your website and further explained in my letter) which have been proposed by Abanoub Development to change the zoning from R-C2 District to M-C1 District (BYLAW 7D2017), for the Locations: 1804, 1808, 1812, 1816, 1820, 1824 and 1828 – 17th Avenue NW.

I did not receive any written notifications regarding these applications - which I had in the past when similar schemes and applications were put forward by previous owners of the properties that are the subject of the Application.

I am confused on the sequence of hearing of these applications and permits but in any event please accept these comments as applicable to all of the Applications and Permits noted or associated with these particular properties.

As I am sure you are aware, this is the **THIRD** attempt at such a land use amendment to the properties described above. This amendment is without any development planning description or drawings of what is proposed on the said lands. Although certain landowners met the architect last year where he described three assisted living complexes, since that meeting there have had no communications or go forward plans. Although residents are not entirely against increasing living spaces within the City limits, until the community can see or view the ACTUAL proposal from Abanoub Developments, they will be met with **OBJECTIONS** as it will interfere with the quality of life for those currently living in the area.

You may certainly feel free to contact me for further information or questions.

Attached is the scan of the signed executed letter containing my comments.

DAVID M. HOLUB
ASSISTANT GENERAL COUNSEL AND
MANAGER, PUBLIC AND GOVERNMENT AFFAIRS
direct 403-261-1217 | mobile 403-803-6472

APACHE CANADA
Suite 2800, 421 – 7th Ave SW
Calgary, Alberta T2P 4K9
Canada

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RECEIVED
2016 DEC 29 PM 3:36
THE CITY OF CALGARY
CITY CLERK'S

CONFIDENTIALITY NOTICE

This message and any attachments are confidential. If you have received this transmission in error, please be advised that any disclosure, copying, distribution or action taken in reliance upon this communication is strictly prohibited. If you have received this communication in error, please contact me immediately.

Apache Canada Ltd., 2800, 421 – 7th Ave. S.W., Calgary, AB, T2P 4K9, (403) 261-1200
To unsubscribe, please e-mail: casl.admin@apachecorp.com

The City of Calgary
Planning, Development and Assessment, IMC #8073
PO Box 2100 Station M
Calgary, Alberta
T2P 2M5

December 29, 2016

Attention: Jessica Siriphokham, File Manager
Local Area Planning & Implementation, North Area Team

Susan Gray, City Clerk
Local Area Planning & Implementation, North Area Team

RECEIVED
2016 DEC 29 PM 3:36
THE CITY OF CALGARY
CITY CLERKS

Dear Ms. Siriphokham

RE: Application for Land Use Amendment File: LOC2015-0009
Associated with Development Permits: DP2015-2602 and DP2019-0001
(collectively the "Application")
Located at 1804, 1808, 1812, 1816, 1820, 1824, and 1828 – 17th Avenue NW
(collectively, the "Properties")

I wanted to pass along my comments regarding the THIRD proposed Application which I just recently became aware of from another owner on the affected street. I did not receive any written notifications regarding this Application or the Land Use Amendment - which I presume had proceeded this Application. That was disturbing as I had always received such notice when similar schemes and applications were put forward by previous owners of the properties outlined above. Consequently, I want to ensure that my comments are received in this Application and are seriously considered.

In addition, I researched the application using your new on-line tool and found the information to be confusing given that in the notes to the Redesignation file, it references that:

A development permit application (DP2019-0001) for a 4-storey assisted living facility with 100 rooms (not dwelling units) has also been submitted. The development permit will determine building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until City Council has made a decision on this redesignation application.

Yet on the site there is also a reference to a development permit application that cites:

*The application requests approval of:
New: Assisted Living (1 building, 100 Units)*

Both of these development permits are attributed to Abanoub Developments. Given the different file numbers etc. It is confusing for the affected neighbours to be able to clearly understand what is actually being applied for, when and by whom. This makes it difficult to work with the City's process to make one's thoughts with respect to each particular application known in the appropriate timeframes. The concern is that this has been set up

as being purposely vague and confusing so that it is difficult to fully participate in the process.

Consequently, please consider the following comments to be associated with any and all applications currently affecting the Properties cited above, including the land use amendments and development permits currently known and also cited above.

As the owner of lots **1810, 1816 and 1820 – 18th Avenue NW**, I **STRONGLY OBJECT** to the above Application that has been recently submitted to the City of Calgary for a Development Permit and Land Use Amendment that proposes a land use change from an R-C2 Residential **Low Density** District to an M-C1 **High Density** Multi-Residential development that would contain anywhere from 56 - 100 units!

This density change would have a great impact on the life style of those bordering the proposed project and lead other multi-residential or commercial projects to exist within the community, all of which would negatively change the nature and character of this long standing inner city community. Indeed, this proposed density change goes against the very goals of the amended City of Calgary approved Area Redevelopment Plan ("ARP") for the Northhill communities of Capital Hill, Tuxedo and Mount Pleasant.

Many residences within the area of this amended land use would be **subject to excessive vehicular traffic, increased on-site (if even incorporated in their design at all) & off-site parking, blocked view-sheds with decreased sunlight, and loss of privacy, health & safety issues, magnification of noise levels and construction vibrations, culminating in the overall de-valuation of property values.**

These concerns are not trivial and would create undue stress on many surrounding residents and potentially force long standing residents and some of the many new home purchasers to abandon this community and relocate to other low density residential districts that provide the attributes that attracted them to join Capitol Hill in the first instance.

The value of our community landscape is irreplaceable. Its beautiful trees, quiet streets, and low traffic areas have not gone unnoticed and is the reason why dozens of R-C2 Residential Homes/Duplexes have been constructed in the last two years. The community's attributes have been recognized and sought out by those wanting a quiet inner city community to grow and raise their families. They have invested significant monies into their newly built infills and duplexes and this has increased the value, both property values and the intangible community benefits such investment brings. This new density change could have a **serious and material adverse effect** on this value, both from the enjoyment of the community residents and ultimately the property values which will also impact the tax revenue to the city.

A Multi-Residential - Contextual Low Profile District zoning with an associated 56-100 unit complex would significantly **increase the traffic flow** into and within the area. This was a primary concern for planners when the Home Depot and Habitat for Humanity townhouses were built along 16th Avenue and was addressed by the placement of a wrought iron gate structure blocking access into the community along 17th Street. The 56-100 unit development under this Application would inevitably increase the vehicle traffic flow on 17th and 18th Avenues as well as 17th and 18th Streets NW – the very areas that the city rightfully saw fit to protect under the Home Depot development.

This increased traffic will correspondingly create a **safety** concern for the residents and was another reason that traffic flow on 17th Street was blocked past Home Depot so as to protect the young families and many children that live in the Habitat for Humanity townhouses. This proposed complex will be directly across the street from them and therefore the increased traffic will create a safety hazard for their children (many of whom play street hockey or other games on the typically quiet streets surrounding their complex) as well as the many elderly residents in the community who, despite facing increased financial hardship with their rising property taxes, still try to call this community home. Furthermore, this new direction of traffic flow would be in **contravention** to the ARP which is attempting to minimize traffic flow within our community (up to 20th Avenue NW) and to foster the building of bike paths to Confederation Park on 17th Street.

Offsite parking will become a major issue if the subject property is rezoned to allow a large 56-100 unit complex to be built. Depending on the total amount of residents, potentially staff (depending on the nature of the complex – eg. Assisted Living Residence) and visitors, a large outside lot or underground parking would be necessary. If outdoor or underground parking was not an option then off-site, on-street parking would be needed, minimizing parking for local residents within the community, especially on 17th and 18th Avenues. Of note is that when the townhouses were built for Habitat for Humanity, the builder improperly designed their parking spaces and as a result, most of the resident's park on 17th Avenue. Administering parking permits (which already exists in this area) would not solve this shortage of available spaces. How then, will the City ensure that proper building controls eases this major parking concern in our area?

Moreover, such a large 56-100 unit dwelling project would require appropriate foundation footings and an immense movement of earth, especially if an underground parkade was built. This will create excessive **vibrations** to the properties nearby. During the parkade construction of the Home Depot the vibration from the construction cracked the ceiling plaster across my entire living room and its affects are still evident to this day. Neighboring properties suffered similar structural damage during construction and if this encountered again, this time I will not take the financial hit for such repairs myself but will seek legal counsel and explore all options for **compensation** for any property damage suffered.

With the increase of vehicular & pedestrian traffic, **noise** will become a major issue to our living space. Since our Avenues, Streets and back alleys will become a thorough-fair for traffic there is an increased chance for loud, speeding vehicles motoring down our blocks and back alleys which leads back to the safety concerns cited earlier. Additionally, there will be added noise from garbage control and HVAC systems.

The additional pedestrian traffic will begin to put many houses at risk to **theft**. When the Home Depot project was being developed, there was a significant increase in strangers to the neighborhood. During construction there was a home on 17th Avenue between 17th and 18th Street NW that was broken into, the son was held hostage, and a car was stolen. Such a major multi-dwelling project may attract similar transients because the construction site would be easily visible. Additionally, while walking my dog or walking to the North Hill shopping centre I have personally seen cars conducting drug deals in the far corners of the Home Depot parking lot. Similar activity will be expected when additional above or below ground parking is established for this proposed 56-100 unit complex.

Any multi-storied building built on the north side of 17th Avenue will directly block the viewshed and sunlight for all of those homes to the north. This decreased **sunlight** would obviously impact the growth of lawns, gardens and trees and the direct enjoyment of the backyards to the north of the complex. There would also be a loss of privacy when a multi-story complex looks entirely over your house and backyard!

Lastly, like myself, many of my neighbors have spent considerable time and money investing in their homes, remodeling with high end materials or buying newly built infills and duplexes. They hope to increase their property value not have it de-valued. If a M-C1 Multi-dwelling building is allowed to be constructed, our research, including the assessment of several area realtors, demonstrates that the property values would be reduced and become **less marketable**.

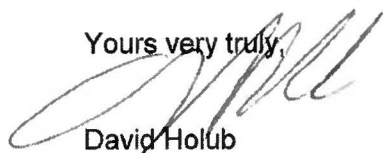
I thought it is also worth mentioning that the current landowner is an irresponsible property manager and has no respect for neighbors or the community in general. The land owner has neglected to maintain these properties: leaving lawns uncut for weeks; sidewalks unshoveled for days; and consistently dumps and stores numerous items like fridges, stoves and mattresses in the alley for months (this now includes a small excavator cat & large trailer). I am very concerned that an amendment to MC-1 would ultimately end up as a low income multi-residential facility without proper management.

I am a solid member of this community and have contributed to it for over 20 years. In fact I was born merely blocks away from my current home; and looked to re-join this great community when I was searching for a home to establish myself and my career when I finished University. I enjoy my home to no end and do not want to relocate. I too bought some surrounding investment property but could not imagine forever damaging the character of this community by establishing such a multi-unit complex!

Capitol Hill is a very special neighborhood and I believe that if this land use change is approved the community will be detrimentally changed forever and see the eventual departure of many long time residents and new arrivals as it will not be the community they came to love and invest in.

We would hope that the Honorable Druh Farrell (Ward 7 Alderman) and City Council consider this position and **DECLINE** this Application and the proposed 56-100 unit dwelling development permit and retain an R-C2 Residential One/Two Dwelling District.

Yours very truly,



David Holub
Representing my properties of 1810, 1816 and 1820 18th Avenue NW,
Calgary AB, T2M 0X6

Residence: (403) 282-3572
Cellular: (403) 803-6572

Albrecht, Linda

From: Keith C [keithrchan@gmail.com]
Sent: Thursday, January 05, 2017 9:03 AM
To: Siriphokham, Jessica C.; City Clerk
Cc: caphillinfo@gmail.com; caphillplanning@gmail.com; caphillpresident@gmail.com; info@druhfarrell.com
Subject: Re: REQUEST FOR COMMENT ON LOC2015-0009 (1812 17 AV NW) RE-ZOING

January 5, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO BOX 2100, Postal Station "M"
Calgary, AB T2P 2M5

Hi Jessica,

Re: REQUEST FOR COMMENT ON LOC2015-0009 (1812 17 AV NW)

How are you? I am writing to you regarding the proposed rezoning in Capitol Hill (application for land use amendment - LOC2015-0009). I am HIGHLY OPPOSED to this application and changes to the land use. I am a neighboring resident and have many issues with this change. These issues include health and safety, increased population density issues resulting in traffic and parking issues and more congestion, property values decreasing, precedent setting, and density being too high.

Currently there are many kids that play around our neighborhood and on our streets. The construction would be highly disruptive and could cause serious health and safety issues directly along the street from where all the kids play.

There are already many parking issues causing congestion in our neighborhood. Many people who don't live in Capitol hill already park on 17th AV behind the home depot and walk to the train or to home depot. Building a multi-residential complex would even make the issues of parking and congestion even worse in our neighborhood and should therefore be avoided. It would be too dense and cause many traffic and parking issues.

This proposed change would cause a decrease in our neighborhood property values. Building a multi-residential facility like the one proposed right in the middle of our beautiful community would seriously affect our property values in a negative way. It will also damage the reputation to our community and set a negative precedent for future rezoning to M-C1. The proposed change does not fit and align with the community associations goals, objectives and vision for a prosperous and proper development of the community. The scale, form, and character of this change does not fit with the surrounding buildings and uses. It is too dense, single-family or semi-detached developments would be preferred.

In closing, based on the reasons I have outlined above as well as speaking with many of the long time neighboring residents in our community about this development, I AM HIGHLY OPPOSED TO THIS LAND USE AMENDMENT AND URGE THE APPROVING AUTHORITIES NOT TO APPROVE THIS APPLICATION.

Sincerely,

Keith Chan

RECEIVED
2017 JAN -5 AM 9:48
THE CITY OF CALGARY
CITY CLERK'S

1845 18th ST NW
Calgary AB T2M 4V5

29 December 2016

City Clerk City of Calgary
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5

RECEIVED

2017 JAN -5 AM 11:15

THE CITY OF CALGARY
CITY CLERK'S

COMMENTS ON DEVELOPMENT PERMIT: 1804, 1808, 1812, 1816, 1820, 1824,
1828 17TH AVENUE NW

Reference A. City of Calgary Land Use Bylaw IP2007
B. Notice: Land Use Bylaw Amendment corner of 17th Ave and 17 ST NW

Dear Sir or Madame:

I wish to make my opinions and comments regarding the notice to rezone the above parcel of property from R-C2 to M-C1. I found the information in the Bylaw IP2007 very useful.

This parcel of land has gone through a lot of debate and applications. There was a proposal about 10 years ago to build a large apartment building on the site and I recall going to a meeting at the local community centre where this was discussed and it never went anywhere. Later there was discussion and an application to build a modest assisted living complex, which I supported. Most recently in July 2015, the developer had changed this to a 100 unit assisted living facility which I my words at the time "The suggestion of a 100 unit facility is not dealing with reality."

The notice this time has no mention as to what will be done with the parcel if changed to M-C1. This is not acceptable.

On reviewing the details of what M-C1 means on pages 387 – 393 of the Bylaw, I find the potential uses vague and broad ranging from secondary suite, backyard suite, duplex, more conventional apartments, and other multi-residential buildings. The bylaw permits up to 148 units per hectare. I calculate very approximately, this would work out to 80 units for this parcel (including additional landscaping, parking (!!), access etc).

I maintain that it is disingenuous for the developer to now request the change with no specified plan having made three other applications that have been apparently turned down. Alternatively if the developer no longer has an interest in this parcel, is the city trying to make the change without a specified plan- why?

This area is a residential area with quiet streets and close to all manner of schools. These are quiet low traffic side streets. Large, high (15 meter) buildings will loom over other

recent construction and affect privacy. While the city has been pursuing policies of increasing density (which I support), the facts are that some people still want a safe back yard for their children, and one cannot achieve this goal with a few giant projects.

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The developer should be congratulated on having assembled these seven properties. Surely some sort of compromise can be reached to use this property in an increased density yet preserve the residential nature and family focused area.

Another suggestion if the developer is only focused on large high-rise and intensive development is to negotiate a land swap with the city or other developer. The properties are deteriorating and some type of reasonable development is needed.

Nevertheless, the developer and the City of Calgary must come clean and be upfront and transparent in what proposals are on the table when there is a significant zoning change proposed.

Sincerely

A handwritten signature in black ink, appearing to read 'I. B. Anderson', with a long horizontal flourish extending to the right.

Ian B. Anderson

Cc:

Ms. Druh Farrell
Councillor Ward 7
Office of the Councillors (8001)
P.O. Box 2100, Station M
Calgary AB T2P 2M5 Canada

1845 18th ST NW
Calgary AB T2M 4V5

29 December 2016

City Clerk City of Calgary
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5

RECEIVED

2017 JAN -5 AM 11:15

THE CITY OF CALGARY
CITY CLERK'S

COMMENTS ON DEVELOPMENT PERMIT: 1804, 1808, 1812, 1816, 1820, 1824,
1828 17TH AVENUE NW

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Dear Sir or Madame:

I wish to make my opinions and comments regarding the notice to rezone the above parcel of property from R-C2 to M-C1. I found the information in the Bylaw IP2007 very useful.

This parcel of land has gone through a lot of debate and applications. There was a proposal about 10 years ago to build a large apartment building on the site and I recall going to a meeting at the local community centre where this was discussed and it never went anywhere. Later there was discussion and an application to build a modest assisted living complex, which I supported. Most recently in July 2015, the developer had changed this to a 100 unit assisted living facility which I my words at the time "The suggestion of a 100 unit facility is not dealing with reality."

The notice this time has no mention as to what will be done with the parcel if changed to M-C1. This is not acceptable.

On reviewing the details of what M-C1 means on pages 387 – 393 of the Bylaw, I find the potential uses vague and broad ranging from secondary suite, backyard suite, duplex, more conventional apartments, and other multi-residential buildings. The bylaw permits up to 148 units per hectare. I calculate very approximately, this would work out to 80 units for this parcel (including additional landscaping, parking (!!), access etc).

I maintain that it is disingenuous for the developer to now request the change with no specified plan having made three other applications that have been apparently turned down. Alternatively if the developer no longer has an interest in this parcel, is the city trying to make the change without a specified plan- why?

This area is a residential area with quiet streets and close to all manner of schools. These are quiet low traffic side streets. Large, high (15 meter) buildings will loom over other

recent construction and affect privacy. While the city has been pursuing policies of increasing density (which I support), the facts are that some people still want a safe back yard for their children, and one cannot achieve this goal with a few giant projects.

As I look around the Capital Hill area, there are several large four and five story buildings that would be quite out of place in this residential parcel of properties. These others are on principle roads and are close to shopping and other non-residential properties.

The developer should be congratulated on having assembled these seven properties. Surely some sort of compromise can be reached to use this property in an increased density yet preserve the residential nature and family focused area.

Another suggestion if the developer is only focused on large high-rise and intensive development is to negotiate a land swap with the city or other developer. The properties are deteriorating and some type of reasonable development is needed.

Nevertheless, the developer and the City of Calgary must come clean and be upfront and transparent in what proposals are on the table when there is a significant zoning change proposed.

Sincerely

A handwritten signature in black ink, appearing to read 'I. B. Anderson', with a long horizontal flourish extending to the right.

Ian B. Anderson

Cc:

Ms. Druh Farrell
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