

Dear Matt Rockley and Council

**Regarding file number LOC2020-0118 and BYLAW 33D2021 - 258, 20th Ave NW Calgary**

I just wanted to follow up with this formal letter to council to oppose the rezoning of 258, 20th Ave. **It is my wish that there will no amendment to the North Hill Area Redevelopment plan – the request for rezoning will be denied for 258, 20th Ave.**

Our neighborhood has charm and neighbors who take great pride in their properties. I am not a developer, but a humble hard working woman who purchased 256 back in 2013 as a long term investment at the age of 33. I was aware that 20th ave was a busy avenue, but that is all I could afford at the time ( working as a contractor for the City of Calgary coincidently ), and I love that neighborhood. This was my entry point. I spent 5 years of literal blood, sweat and tears renovating that beautiful heritage home from top to bottom on my own with the assistance of some fabulous trades. During this time I was also running my small business and all resources came solely from my hard work. Because of this – it took me nearly 5 years to complete the full interior and exterior renovation which includes a beautiful private backyard. There were times of discomfort where I was working on the floor with my laptop, or sleeping in a creepy undeveloped basement for months. I did this all with an end goal. I love this neighborhood, and I knew that this would be a great investment for myself. I bought another home about 3 years ago, and have been successfully renting out 256 for 3 years now. This is my retirement plan. Renters love my property because of the charm of the home, the privacy of the backyard and the cheery neighbors I currently have/had. They can see the love and care that was put into the property.

**It doesn't feel right to know that a developer could potentially precede my rights/enjoyment as a home owner in order to gain a small profit, or for the city to have 2 more units to tax or to potentially fit into a future vision.** There are many others that feel the same way I do, and I feel like our voices are not being heard since we are on 20th ave...in Tuxedo. I'm all for improving neighborhoods, and for building up rather than out - but only when it makes sense and when it truly fits in to the landscape/infrastructure around it. There is a reason why this was originally zoned RC2.

The developer/owner has not been transparent or forthright from the get-go with their intentions for this property, so needless to say I'm bracing for the worst possible outcome if you do decide to allow the rezoning. Originally I was told it was going to be his parents " retirement home". Then I was told by Cale my neighbor to the east that they were in-fact rezoning it for multi-residential 3 dwellings and up to 4 stories. The Developer followed up and said it would be a 3 dwelling 2.5 story development...which I just don't believe unfortunately since the parcel of land is quite small and I can't envision how you could possibly place 3 spacious units with 3 garages, and proper landscaping and egress. Just doesn't add up to me. It would HAVE to be 3-4 stories just to get some decent square footage in each unit.

RC2 makes way more sense since it's only 28' wide -they could build a beautiful 2.5 -3 stories single family home if it meant the footprint of the home wouldn't dwarf the privacy of my backyard or my neighbor to the east of me. I would never want to live beside a large unneighborly wall of building with multiple backyards. This wouldn't align with our neighborhood's aesthetic and charm, but it would also extinguish the charm and privacy my own backyard all while **drastically reducing my property value** and appeal for future renters. No one would want to live beside that willingly. And that is why I'm fighting this.

**I just want council to visualize what a 3-4 story development would look like on a 28' lot amongst a single family 1928 bungalow. It makes more sense for these to be developed beside an existing 3-4 story buildings ( an apartment complex etc.) and on a larger lot I might add.**

I would love for this to not go through so I can also save my energy for important things, rather than having to worry about ensuring that egress will be followed to the mm on all fronts. Worrying about what happens if the property value decreases drastically– and I'll also be fighting any parking issues that will inevitably arise. I'm not willing to compromise my property's level of privacy, safety ( potential fire hazards ) or value for that matter.

I know no one wants to ( or has time ) to read a novel, but I just want to place in my original letter with my original concerns I sent in to Matt months ago. I would like to document these items for the record, and I will also be there in person/or electronically (depending on what I'm able to do) to object to this rezoning on March 22nd. I want my voice heard.

#### **1. Increasing the allowable building height from 10m to 12m;**

Being the only adjacent neighbor (a single story bungalow) this contravenes the North Hill ARP. I am aware that the city has identified 20th Ave as a location for densification in regards to the North Hill Communities Local Area Plan; however this is a longterm goal/vision, and I feel that the current rights/enjoyment of home-owners should take precedence, and this should evolve over time. Here is a clip talking about other people who feel the same as myself: <https://calgary.ctvnews.ca/mobile/video?clipId=2159920>

My lot is currently next to a single family home with a detached garage to the east ( Cale and Cassandra Price 250, 20th Ave ), and 258 was a single family home with a detached garage meaning that I currently have western light bathing my backyard; if this goes forward with the rezoning it would allow the developer to create a large unneighborly wall of building, which would extinguish the charm and privacy the backyard currently has. Existing lot coverage for R-C2 is 45%; M-CG stipulates that a minimum of 50% of the lot must be covered. That much lot coverage **would also impact the existing mature trees on the west side of my lot**, and ensures my fears of having a large wall of windows built next to my property line.

## 2. Parking

Correct me if I'm wrong, but from what I have gathered they would need to provide at least 1 dedicated parking stall per unit with the new zoning; current R-C2 zoning mandates 2 for a single family home. **There is no street parking available in front of 258 due to a traffic slowing curb**, so I would bet that overflow of visitors or the residents themselves would over-flow in front of my lot, and 254, and to the lot on the west side of 2nd street which will not be appreciated for current residents and tenants.

## 3. Neighborhood Aesthetic

They are only allowed to be 8m next to my property line until they step back 4m or 12' from our shared property line, and only then could they go up to 12m. Since the lot in question is only 28', I'm curious as to why this would be a feasible plan in the first place. Sounds like a mighty tight footprint for each unit. That being said - I haven't seen the plans, but If this zoning goes through, that will be my next step to contest if it does in fact breach the 45% of the lot, therefore dwarfing my property and removing any privacy or enjoyment of western light in the backyard.

## 4. Potential conflict of interest

I also want to bring to attention the fact that there may be a conflict of interest regarding the CA and the Developer. I would like to note that on Sept. 22, 2020 I contacted the developer to politely inform them that they caused damage to the adjoining fence line. This line of fence was put up about 4 years ago for my property since the old fence was derelict, and in order to aid Neville (The past owner) I also built small partitions of fence that were attached to his house and garage so his dogs would be contained. When the house was demo-ed they didn't remove these partitions and split my corner/end posts with no notification to myself the home owner. There was no follow up to my phone call until the day I emailed the Community Associate board with my concerns of the re-zone on October 1st, 2020. Suddenly the developer was eager to fix the fence, but I had already resolved it since it was causing my fence-line to lean. Then, when I heard back from the CA and their decision to pass the proposed zoning request I replied to their email that I will still be following up and opposing it (on Oct 3, 2020). Within an hour I heard from the Developer and this time they were seeing if I was willing to sell my property. I find these two instances far from coincidental since those are the only 2 times the developer has reached out to me.

## 5. Utilities box re-location?

Currently 258 has a larger utilities box on the city owned portion of the property - this will for sure be in an inconvenient position for the proposed building that would be to come if Multi-residential zoning is passed. Where does that box get re-located to?

**I will not stand by and let a developer's greed of trying to cram multiple properties onto such a small lot in order to make a 200-300K profit impede on my retirement plans and true love for this community.** I'm a reasonable person, and if they had decided to build a large home next door that stayed within the 45% lot coverage...have at it. But what I will not agree to is what is currently proposed.

**I look forward to your immediate attention to this matter that deeply concerns me. I am willing to go as far as I need to in order to ensure that my hard work is not something that is being over looked and disregarded by a developer/and or the City. I remain available to answer any questions that you may have, please let me know what you need from me for the next steps to ensure this doesn't pass.**

Thanks so much,

Kimberly Wieting, Owner of 256, 20th Ave NW Calgary

*Kimberly Wieting*