

Smith, Theresa L.

From: Mel Blitzer [mel@partner2win.com]
Sent: Wednesday, August 31, 2016 10:48 PM
To: City Clerk
Cc: Community Liaison – Ward 9; Ken Bitz; Susan de St. Jorre; Mad Pat Senger; Gates Aurigemma; Robert and Susan Hendry; Patrick Du Wors; Michael Le Clair; Lorne Rideout; Janet Lavoie; Cario, MayAnn
Subject: Application for Land Use Amendment LOC2016-0051 (Renfrew Bylaw 244D2016)

RECEIVED

2016 SEP 9 AM 8:23
THE CITY OF CALGARY
CITY CLERK'S

Dear Sir or Madame:

Re: Application for Land Use Amendment LOC2016-0051 (Renfrew Bylaw 244D2016)

We, the residents of 14th Avenue NE have been notified that the owners of the property located at 409 14th Avenue NE have submitted an application for a Land Use Amendment to have the entire parcel of land re-designated to M-CG D72 District. Currently the land is split into two zones: C-COR2f1.Oh10 District and R-C2 District. Herein find our objections to this application that we also intend to present to City Council on September 12th, 2016.

Our objections are based upon both personal concerns as well as concerns for the community. Our personal and community concerns are founded in the claims made in the Applicants Submission. As you may be aware a similar submission was made for rezoning the property entirely to C-CORE2f1.Oh10 district in 2013 for commercial purposes . The Calgary Planning Commission Approved the change and residents of the community on 14th Avenue took its case to Calgary City Council on November 18th, 2013.

During our presentation to Council we pointed out that properties south of 13th Avenue NE are buffeted from commercial activity on Edmonton Trail by an alleyway that runs all the way down to 7th Avenue NE. From 13th Avenue north there is no buffer zone ally but the commercial zone bisects properties up to 16th Avenue. Council agreed with us that commercial activity on the property at 409 14th Avenue NE would represent too much of an intrusion of commercial activities into our residential neighbourhood. A resolution was unanimously passed by Council to not approve the development of a commercial zone on the property. The property as we understood it was to remain RC-2.

The Applicants in their current submission claim that their plans for "low intensity" commercial activity in the form of 4 "live work units" will act as buffer from commercial activities adjacent to Edmonton Trail. Beyond this description there are no specifics as to what this commercial activity will entail nor are there any drawings or renderings as to what structure will house the commercial activity.

The Applicants further claim that "the built form of the development would contextually respect the existing residential development on 14th Avenue". If this is indeed the case, the submission would be for single residence or duplex development on an RC-2 lot. These kinds of residences, especially duplexes, are overwhelmingly the kind of development that is occurring on both sides of Edmonton Trail over the past decade. Once again without drawings or renderings of the structures for the commercial activity it is hard to determine whether the planned "built form" of development for this property will conform to the context of residential development of 14th Avenue NE adjacent to Edmonton Trail.

The Applicants also claim that there is plenty of public transportation access to our neighbourhood and that that such access "may cut down on vehicle traffic to and from the proposed development" - that " a person owning a unit would not need a vehicle due to close proximity to a variety of public transportation options". Having lived in this neighbourhood for over 3 decades we will agree that residents have access to and do use

public transportation, however we will also attest that every residence in the neighbourhood is home to at least one, if not two vehicles. Parking on the street and adjacent to homes is at a premium and is already tight.

Allowing even low intensity commercial activity from 4 units on the property is untenable in our view. The change will adversely alter the characteristics of the community in the neighbourhood. Because of the nature of commercial activities, the traffic, already busy and congested during rush hours, will become even more congested making our neighbourhood a far less pleasant place for children and adult pedestrians. Blind and obstructed exits from 14th Avenue from the alley behind 14th Avenue residences and from the street onto Edmonton Trail add to the possibility for congestion.

The Applicants cite the Crescent Heights Area Redevelopment Plan in their submission. We understand the Crescent Heights ARP has influence on the "commercially zoned properties on the east side of Edmonton Trail." It provides guidance for the development of commercial properties along the corridor, and has little to do with anything beyond that. We also understand that an amendment to the ARP will be required to pass this proposal. (See: <https://developmentmap.calgary.ca/#property/LOC2016-0051>). A decision on this property thus has wider implications for both the Crescent Heights Community and the Renfrew Community. That being said, the recommendations offered for residential development in the Crescent Heights Redevelopment Plan are quoted as follows: "Design guidelines are presented for single detached and duplex housing, townhousing and apartments. These guidelines will improve the general quality of new development and the "fit" between old and new development. "

Also noted in the ARP is that the development of apartments and town houses should be sensitive to the residential context in which they occur, taking into account lot size, parking and traffic congestion. The property at 409 14th Avenue we feel would be suitable for the development of a duplex or single detached residence, not for a 4 unit development.

There is no economic burden or hardship on the property owner that require the property be re-zoned. The property has been used as a residential property for the past 60+ years and has been rented out continuously for the past 18+ years.

In this matter we must also comment on the applicants commitment, as current absentee property owners, to be "good neighbours" in terms of maintaining and managing the property with rental units. The single residence with fully functional basement suite has been converted and stripped down for commercial use but is rented out as a residential property. Over the three years since the conversion the property has been considerably degraded. Trees have been removed, a car wreck has been permanently and visibly parked on the lawn in the front of the property and the rear of the property includes an occupied trailer in the midst of what can only be described as a junk yard. In short we doubt the current property owners commitment to build, manage and maintain a quality 4 unit multi-residential development in keeping with the character of our neighbourhood.

We believe that increasing residential density in the area is in keeping with the City's goals of limiting urban sprawl. There are plenty of lots and offices in this neighbourhood available for low intensity commercial purposes but there is, more critically, a shortage of affordable residential housing. Maintaining the RC-2 designation for this property makes sense with perhaps a duplex structure in place to increase density.

Finally this proposal for a 4 unit structure with commercial activity we feel would have a big impact on our ability to enjoy, in a reasonable manner, our properties as well as on the life of our community.

We trust our concerns and objections to the re-zoning will be heard by Council in the re-zoning process and we are prepared to participate in the process as community members most effected by the proposed change.

Thank you for your attention

Sincerely

Mel Blitzer
411 14th Avenue NE
403 990 2262

Rinda Suparatana
411 14th avenue NE
403 669 2262

Ken Bitz
410 14th Avenue NE
403 669 3911

Susan de St. Jorre
410 14th Avenue NE
403 669 3911

Mary Pat Senger
412 14th Avenue NE
mpsenger@shaw.ca
403 880 1932

Gaetano Aurigemma
412 14th Avenue NE
gaurigemma@birchcliffenergy.com
403 990 4999

Patrick Du Wors
416 14th Avenue NE
pduwors@calgary.ca

Michael Le Clair
416 14th Avenue NE
mleclair@yahoo.com

Robert and Susan Hendry
423 14th Avenue NE
403 276 2574

Pellegrino Belvedere
425 14th Avenue NE
403 277 1145

Frank Jones
429 14 Avenue NE
(403) 276 2131

Lorne Rideout
431 14th Avenue NE

larideout@shaw.ca

John and Janet Lavoie
532 14th Avenue NE
403 230 7991

Roy Masrani
431 13th Avenue NE
403 875 0809

Mel Blitzer
Partner
mel@partner2win.com
Phone: 403 276 7624
Mobile: 403 990 2262



"When we try to pick anything out by itself we find it hitched to everything else in the universe."- John Muir

Smith, Theresa L.

From: larideout@shaw.ca
Sent: Tuesday, August 30, 2016 7:55 PM
To: City Clerk
Subject: Online Submission on LOC2016-0051

August 31, 2016

Application: LOC2016-0051

Submitted by: Lorne Rideout

Contact Information

Address: 431 14 Avenue NE

Phone: 403-606-7372

Email: larideout@shaw.ca

RECEIVED
2016 AUG 31 AM 8:36
THE CITY OF CALGARY
CITY CLERKS

Feedback:

Further to our previous email, we wanted to add that the house across the street was demolished more than a year ago. The lot has sat vacant and in deplorable condition since that time with no intervention since that time. Again, this appears to be indicative of the interest the city has regarding this block.