

Smith, Theresa L.

From: felkesf@gmail.com
Sent: Friday, May 27, 2016 10:56 AM
To: City Clerk
Subject: Online Submission on LOC2015-0125
Attachments: Ltr to Mayor & alderman re 7a St rezoning inc signatures.pdf

May 27, 2016

Application: LOC2015-0125

Submitted by: Stephanie amp; John Felker

Contact Information

Address: 59 amp; 61 - 7 Street NE

Phone: 403-613-8459

Email: felkesf@gmail.com

Feedback:

Please see attached letter of concern against the proposed rezoning at 65 - 69 7A Street NE

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2016 MAY 27 AM 11:07
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May 27, 2016 2016 MAY 27 AM 11: 09

VIA EMAIL

THE CITY OF CALGARY CITY CLERK'S

Office of the Mayor, The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Mayor Nenshi
Themayor@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Ward Sutherland, Ward 1
Ward01@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Jim Stevenson, Ward 3
Ward03@calgary.ca

The City of Calgary
P.O. Box 2100, Station M,
Calgary, AB, T2P 2M5
Attention: Ray Jones, Ward 5
Ward05@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Druh Farrell, Ward 7
Ward07@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Gian Carlo Carra, Ward 9
Ward09@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Brian Pincott, Ward 11
Ward11@calgary.ca

Stephanie & John Felker
59 & 61 - 7 Street NE
Calgary, AB, T2E 4B6
Direct Phone: 403.613.8459
E-mail: felkesf@gmail.com

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Joe Magliocca, Ward 2
Ward02@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Sean Chu, Ward 4
Ward04@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Richard Pootmans, Ward 6
Ward06@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Evan Wooley, Ward 8
Ward08@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Andre Chabot, Ward 10
Ward10@calgary.ca

The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5
Attention: Shane Keating, Ward 12
Ward12@calgary.ca

65 & 69 – 7a Street NE Proposed Land Use Change | 2016

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

Attention: Diane Colley Urquhard, Ward 13
Ward13@calgary.ca

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

Attention: Peter Demong, Ward 14
Ward14@calgary.ca

On behalf of the community of Bridgeland Riverside, I would like to express our opposition to the land use change at 65 – 69 7a Street NE and respectfully request the rezoning **NOT** be approved by City of Calgary Council.

Our Planning Committee was shown some new designs for a townhouse style development at 65 and 69 7a St. NE done by Gravity Designs. Many “directly affected” neighbours attended and our Planning Director also met with the remaining interested neighbours to show them these designs.

We reviewed the preliminary drawings of the subject application and wish to express our **strong concern** in objection of the amendment.

We own two homes located at 61 - 7 Street NE and 59 - 7 Street NE and would be adversely affected by:

1. traffic issues (volume & speeding);
2. negatively affect the pleasure of our home (obstruction/instruction of our balcony views) and privacy;
3. drastic change in style of homes found between 7th and 6th streets along Centre Avenue; and
4. negatively affect the value of our homes

Our home located at 59 - 7 Street is a 100+ year old character home and has been in our family for 3 generations. Our home located at 61 - 7 Street NE is a new infill which we have a substantial investment in and have purchased to raise our family. I am a past BRCA President and I have a deep and long standing relationship with my community including building two playgrounds and various positions on the Board including Planning. The quiet family character in the vicinity of our home(s) is unique to the area with two heritage buildings (the fire hall and church). A 15 unit complex does not fit with the character of this area or street(s). East of 7th Street are multi-unit complexes that we would suggest should be limited to the Bridges development. Prior to approving more large high density buildings, it would be prudent for the City of Calgary to finally build out / complete the Bridges development and then do a new traffic assessment and assess how this influx of people will affect our community.

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This past year, we have reached out to the BRCA regarding our concerns of traffic especially along first Avenue and near the schools and on Centre Avenue near where this development is proposed. A 15 unit complex would further exasperate the high traffic concerns (volume and speeding). The Langevin School (Mr. Nelson) provided a letter of support regarding our neighbor, Claude Ghazar's concerns and this was forwarded to BRCA Planning. The residents of this community **DO NOT** approve this building at this location.

We thank you for the opportunity to express our concerns and to register our negative support for the LOC. Feedback from the interactions with the BRCA and residents is as follows:

Strengths

- White box design on front breaks up the façade and makes units look like individual houses instead of one solid wall facing the park.
- The side view from Center Street looks like two houses.
- 19 parking stalls were proposed on site for 12 units.
- Contextual scale: frontage on 7a St was 12m high with rear elevation at 8m, tapering into the R2 homes behind it to the west.
- Does not block views
- Pedestrian scale, street oriented entrances
- Used slope of the lot to build in parkade
- Use of quality materials that have longevity
- This design could fit within M-CGdd zoning which would be much more amenable to the community – M-C1 is not. As part of a wider plan, if this was zoned M-CGdd (which the proposed design fits perfectly) the community could treat 7a street south of 1st avenue as M-CGdd as a transition zone between the Bridges and the R2 conservation zone on the hill.
- Setbacks are respectful of surrounding lots – rear setback was a good distance in our opinion
- This design was seen as the “MAX” that would be acceptable to the adjacent neighbours. And could be a compromise.

Concerns

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- A zoning change and ARP amendment without renewal of ARP/ wider vision will potentially allow “creep” into small R2 zone to the west, which is not desired by residents.
- This zoning change could set a negative precedent for future development of adjacent parcels that are currently R-C2. This area is already undergoing single-family rejuvenation. The residents feel mixing in high density would create a negative effect on these infills.
- Many residents ask why we have an ARP if it can continually be re-opened and disregarded
- Some community members feel that “spot rezoning” should not be supported by the community until a community wide vision is completed and ARP updated
- Concern that parkade exit onto Centre Ave will increase traffic on an already heavily utilized area with the Langevin buses and student pickup/drop off.

The neighboring residents feel that this design is the best possible solution for the community *IF* re-zoning occurs however *we would like to see the current zoning remain and single family dwellings be built on this site.*

Our concern is that without tying the land use change to these plans and with the landowner's desire to pursue M-C1, the applicant will change their minds and go back to the 16 unit multi-storey concept from the first go round or something not amenable to the community. There is nothing to prevent the applicant from speculating on land and re-selling the parcel once zoning gets changed.

Administration's recommended support for this rezoning application does not do anything at all to constrain or guide the future. Going forward, and despite all this dialogue that has occurred on this file, there is no recommended condition or restriction that reflects in any way the applicant's own design-based arguments. It is difficult to understand how or why, for example, City Administration would not at the very least prescribe the buildable envelope in a manner that would apply pressure upon this developer—if there is ever is a development by this developer—to respect envelope constraints that have been presented to the community, ostensibly in order to garner community support. After all it is their own argument.

Why would Administration not consider putting some restrictions on the M-C1 zone when most of the developer's DTR comments center on the built form they proposed?

This approach to community “engagement” is very problematic. On this theory, anyone can “engage” by putting out a token design that might appeal to some of those allegedly “engaged”, but if the token design means nothing then anything (or nothing at all, except an increase in land valuation) can happen.

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This Applicant developer has created clear expectations within the community by reason of the “engagement” to date – i.e. while resisting concurrency apparently for irrelevant financial reasons of their own, they have “engaged” almost entirely with reference to specific design concepts in order to demonstrate neighbourhood sensitivity. “Trust us, we’re nice and sensitive developers” has been the pitch (albeit they are admittedly developers who have never developed MC-1 before but online infills). But the Applicants have put nothing on the table to backstop the posture adopted, and the fact of the City now declining to hold the Applicant developer accountable, either, is very detrimental to any “engagement” progress made.

Our background understanding is that the Applicant’s proposal was originally for a duplex use, but the duplex proposal was rejected by Administration and by our ward Councillor pushing for “upzoning”. That, in any event, is what the Applicant has publicly represented to us and was reiterated by the planner working on this file and our Councillor. To be candid about this, that background reality had already significantly poisoned the relationship for “engagement” dialogue and now the City’s continued deafness to concerns of the community will not help this problem.

In sum, as matters now stand, we perceive that both politically and administratively, the City has promoted the rezoning of this very interesting parcel, adjacent to key lands, in the face of considerable neighbourhood interest and controversy, and now recommends simple rezoning with no conditions. For the Applicant developer, the outcome on its face is a simple flip. The land that was speculated upon will be worth more with its new land use designation, and the Applicant developer will be immediately enriched. But the community will have no certainty of anything at all to come except at the outer limits of what MC-1 would permit. And all of this will occur in face of our community’s tremendous and growing interest in a planned future (ARP investigations, etc.), and without anything specifically related to our neighbourhood that would give fair warning of this specific outcome.

Bridgeland Riverside is a beautiful inner city community with many assets. Like any community however, Bridgeland Riverside has some challenges. 1st Avenue and Edmonton Trail are slated for intensification in Calgary’s new municipal development plan. Though perhaps more of an opportunity, such intensification requires a clear vision and strategic direction to guide and encourage positive growth and change. The existing local area plan is very dated. The Bridgeland-Riverside Community Association is currently working with the University of Calgary and residents to redesign our community and strategically plan for future development. We would like to see the City of Calgary Planning work together with our community to develop a new ARP that fits our community, allows for strategic planning and growth / densification and makes long-term sense for the residents of Bridgeland-Riverside.

The residents oppose the proposed land rezoning change on this lot and do not support the proposed development. Please also see attached signatures against the rezoning on this lot.

I would like to thank you for taking the time to consider this letter of concern from our community. Bridgeland Riverside is already an area in transition and has immense potential to be a beautiful, walkable, socially diverse and economically thriving neighbourhood. We believe that

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with dedicated effort over time, Bridgeland Riverside can overcome its challenges and become one of the strongest communities in Calgary.

Should you have any questions about this letter of concern, please do not hesitate to contact the undersigned.

Warm regards,

"Stephanie Felker"

Stephanie Felker
Concerned Resident and Past President, BRCA

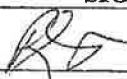








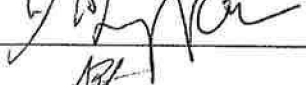

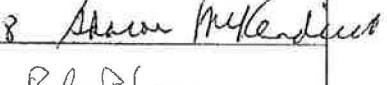

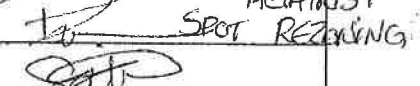
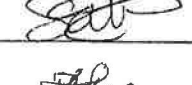




Bridgeland-Riverside Community
65 and 69 - 7A. Street NE (LOC2015-0125)

By signing below we show that we are **against** the application with respect to the proposed Land Use Amendment and associated ARP Amendment affecting 65 and 69 - 7A. Street NE (LOC2015-0125) and the request to rezone the parcels from their existing status as Residential—Contextual One/Two Dwelling (R-C2) to Multi-Residential—Contextual Low Profile (M-C1), notice was given by our Planning Committee to adjacent neighbours of a meeting at which the applicant presented a proposed use for the site illustrating a 15-16 unit development.

	NAME	ADDRESS	PHONE	SIGNATURE
1.	Katie Pearce	526 4 TH AVE NE	403-992-4597	<i>K Pearce</i>
2.	IRENE HAMMERLUX	1150 JAMIESON AVE N.E	(403) 269-7579	<i>I Hammerlux</i>
3.	Njoroge Ngure	113 1000 Centre Ave NE	403-584-3412	<i>Njoroge Ngure</i>
4.	Jackie Miles	418 6 th St	587-580-1124	<i>Jackie Miles</i>
5.	Kavin Sheikheldin	511-736 McDougall COURT NE	403-473-6088	Kavin H Sheikheldin
6.	Kate Lewis	736-McDougall C.R.T NE	403-265-8090	<i>Kate Lewis</i>
7.	Andrea Lau	910 Centre Ave NE	403-890-5707	<i>A. Lau</i>
8.	Dustin Jones	101 12 St NE	(403) 921-3878	<i>D.J. Jones</i>
9.	Barb LaF	213-10 St NE	403-560-4936	<i>Barb LaF</i>
10.	GIUSEPPE RONTINARO	213-10 ST. NE	403-204-3988	<i>Giuseppe Rontinaro</i>
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	NAME	ADDRESS	PHONE	SIGNATURE
1.	Robert SKINNER	63B 7 th St NE	403 608-5644	
2.	JOHN FEUER	61 & 59-7 St NE	978-6657	
3.	STEPHANIE FEUER	61 & 59-7 St NE	613-8459	
4.	Karen Rae Patchett	21020 Bow Valley Dr NE	587-352-0493	
5.	Kearn McArthur	11413 12 St NE	304-9190	
6.	Ben McArthur	11413 12 St NE	352-5746	
7.	Floria Ng	305. 707 4 th St NE	403-889-6057	
8.	Tammy Mayer	239 12 th St NE	403-802-0352	
9.	EDWARD MUSTER	" "	" "	
10.	Mike Ricketts	#201 41 7 St NE	403.293.1369	
11.	James Hyfan	224-11 St NE	403-660-6909	
12.	ADRIAN RAMOS	628 1624 McPherson	403 836 4663	
13.	Sharon McKendrick	105 7 St NE	403-263-5098	
14.	Poranne LeBlanc	421-649 Marsh Rd	587-228-1185	
15.	Roxanne Penner	204 12A St NE	403-818-1155	 AGAINST SPOT REZONING
16.	Saba Izzu	654 4 th Ave NE	416-738-9490	
17.	RON SHIVIL	575-8A Street NE	403-554-1198	
18.	Blair Gervais	60 6A St NE	403-605-3993	
19.	Michelle Smith Lowman	208-118 8 St NE	403-422-3028	
20.	Todd Cowman	" "	403-612-2045	

Smith, Theresa L.

From: Brad Rogan [brad.rogan@gmail.com]
Sent: Tuesday, May 17, 2016 8:45 AM
To: City Clerk
Subject: File LOC2015-0125

Dear Sir/Madam,

I'm writing to give my comments on the proposed land use change for 65 and 69 7A St NE. I live just 2 blocks away from this site, and would like to express my support for this land use change.

We live in a single family house on 7A street, and strongly support developments such as this and believe they are of net positive impact to the community. 15 families worth of traffic on a dead end street in a highly walkable, bikeable, and transit accessible area will be negligible and unnoticeable in my opinion. Those parcels currently don't have a sidewalk so if anything pedestrian safety would be increased if sidewalks were installed as part of this development. Road design surrounding this parcels (a dead end, stop signs, hills, stop signs) makes speeding very difficult, so street safety overall is not concerning to me.

I believe there are forms of density between the large condo blocks of the Bridges and single family homes, and these should be an expected part of living 1km away from downtown. If people don't support sprawl, they need to embrace densification such as this. More people in the neighbourhood is more eyes on the street, thus a safer place to live. More residents is more support for our local businesses and a vibrant main street.

In summary, I know the vocal residents likely are the ones that oppose these developments, but many of us fully support them and typically have not spoken up.

Thanks for your time,

Brad Rogan

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