

RECEIVED

June 13, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

2016 JUN 15 AM 10:46
THE CITY OF CALGARY
CITY CLERK'S

Re: Amendment to Land Use Designation for 301-7th Ave NE

Dear Sirs

We are not in favour of the land use designation for 301-7th Ave NE zoning be amended. We live kitty corner (northwest corner of 7th Ave & 2nd Street intersection) at 240-7th Ave NE. Our first concern is that the rezoning and new development will decrease our property value. Our second concern is increased parking and traffic. Even though we have a 2 hour limit parking on our block, it is rare to find parking available no matter the time of day. It is worse on the weekends when Edmonton Trail street parking is all taken up. People migrate down the block and use our avenue and street for parking. 7th Avenue between Edmonton Trail and 2nd Street is by permit only. There are a lot of condos and apartment complexes south of 7th Avenue and we would like to keep it that way and not have high density complexes be developed on our street. We have watched people park on our avenue and walk to those apartment complexes as there is no parking on those avenues. 7th Avenue and the blocks going north have very few high density living complexes. 301-7th Ave is a small footprint (50'x120') to be putting a high density living complex on. Any big building will not flow with the street scape that our character block possesses. A majority of the homes on our blocks are close to or older than 100 years old. That is the character of 7th Avenue.

Regards



Ivy Betteridge
240-7th Ave NE
Calgary, Alberta
T2E 0M7

Smith, Theresa L.

From: Kevin Clifton [kevin.clifton@gmail.com]
Sent: Thursday, June 23, 2016 9:56 AM
To: City Clerk
Subject: opposition to LOC2015 – 0134; 301 – 7 Ave NE

Hello,

I'm writing to add my voice to those objecting to the proposed upzoning of 301 7 Ave NE. Since I'm sure most of the salient points have been mentioned already, I'll be brief.

The proposed upzoning should be rejected because it's a marginal increase in density beyond the existing RC-2 zoning, but it will have a hugely detrimental impact to the neighbourhood. Crescent Heights is already one of the densest neighbourhoods in the City, and the proposal goes directly against the City's stated goals in the Area Redevelopment Plan. Allowing further creep of high-density development north along 2 Street NE will slowly but surely destroy the remaining pockets of single-family homes in Crescent Heights.

The developer cares not a whit for the neighbourhood, as can be seen in the current state of the property. We can be sure that any development will be focused on maximizing the developers profit, impact to the neighbourhood be damned.

For this reason alone, let alone the many others raised by our community, the proposal should be rejected.

Kevin Clifton
306 7 Ave NE

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2016 JUN 23 AM 9:59
THE CITY OF CALGARY
CITY CLERK'S

1

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2016 JUN 22 AM 10:48

THE CITY OF CALGARY
CITY CLERK'S

Letter Opposing Rezoning Property on 301 7 Ave NE.

This is a letter to oppose rezoning of the property located on 301 7 Ave. NE. My family and I are against having a multi- unit dwelling. We feel the maximum height and building depth allowance will significantly impact privacy and natural light of adjacent neighbours and nearby homes.

It will have a negative impact to the community as green areas and treed areas are significantly reduced by maximizing development on the site. We have a beautiful street and would like to keep it that way. There is a potential for further density creep for more multi- unit dwellings in the small pocket of single family homes in Crescent Heights. This will adversely affect our property values and our beautiful street.

I knew the previous owners John and Helen who had lived there for over 20 years and they took much pride in their yard and house. It would be such a shame to turn it into a multi family housing unit.

Thank you,

Mariane
Mariane Cunningham Cunningham
2016.06.22
10:12:21 -06'00'

Smith, Theresa L.

From: Karin (iCloud) [k.m.goetz@icloud.com]
Sent: Thursday, June 23, 2016 9:46 AM
To: City Clerk
Subject: Opposition to Upzone 301 7 Avenue NE from R-C2 to R-CG

To whom it concerns,

As a resident of Crescent Heights for 25 years, I have seen this historic neighbourhood slowly turn into a dense sea of blandness, especially in the past 5 years.

This specific site, 301 7 Avenue NE, should be used as an example of building something that blends into the historic feel of the neighbourhood by replacing the current single-story residence with a duplex dwelling with a maximum of two-stories (R-C2), as the adjacent houses are only single-story buildings.

Older neighbourhoods in Calgary should be preserved instead of slowly being demolished to build uninteresting high-density housing. Crescent Heights has already turned from a mostly single dwelling residences into one with a majority of people residing in multi-unit dwellings. Surely, Calgary is building enough condominiums and high-rise apartments to satisfy the demand for densification, as well as the ever-expanding number of communities on the outskirts of the city. (Not to mention that any downturn in the economy will likely produce numerous empty pockets.)

Keeping the history and feel of inner city neighbourhoods should be a goal for the City, and it is time to slow down this densification/blandification process.

Sincerely,
K. M. Goetz
322 7 Avenue NE

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2016 JUN 23 AM 9:59

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: kellee grounds [kellee_g@hotmail.com]
Sent: Tuesday, June 21, 2016 9:27 PM
To: City Clerk
Subject: Crescent Heights ReZoning of 301 7th Ave NE RC-2 to R-CG
Attachments: Crescent Heights Zoning Letter.pdf

Hello City Clerk,

Please find attached letter with regards to Crescent Heights Rezoning of 301 7th Ave N.E. RC-2 to R-CG.

If you have any questions, please contact me.

Cheers,
Kellee Grounds
403-282-4381

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2016 JUN 22 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Kellee Grounds

309 8th Avenue N.E. Calgary AB, T2E 0R1
403-282-4381
Kellee_g@hotmail.com

6/21/2016

Dear City Clerk,

I am writing with regards to the re-zoning application for 301 7th Ave NE in Crescent Heights from R-C2 to R-CG.

When lots are over densified green space and trees are lost, parking becomes a bigger issue and the dynamic of community changes. People purchase homes in the older neighborhoods because they do not want to have 4' between houses or have neighbors looking into their backyards through second and third storey windows. Developers are in the business for the money, the bigger the development, the more money they can make. But at the expense of what? Nothing for them, they do not live here. They build, they leave. And they leave us with the extra cars that have nowhere to park, a neighboring house that now is in shadow for half the day, and a development that does not fit within the context of the neighborhood.

I understand the City wants to densify the existing communities, and the existing R-C2 zoning provides density. The City of Calgary has zoning bylaws for a reason, to protect communities. What good is having rules if they are so easily broken?

Regards,
Kellee Grounds



RECEIVED

2016 JUN 22 AM 7:48

THE CITY OF CALGARY
CITY CLERKS



Smith, Theresa L.

From: salord [salord@telus.net]
Sent: Wednesday, June 22, 2016 8:56 AM
To: City Clerk
Subject: Letter in Opposition to Zoning Change from RC-2 to RC-G at 301 - 7 Avenue NE
Attachments: doc06019820160622084225.pdf

Attached is a letter from my husband and myself with regard to the above zoning change. We are in opposition.

Sandra Lord

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2016 JUN 22 AM 9:04

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

June 21, 2016

2016 JUN 22 AM 9: 04

To: City of Calgary
City Clerk

THE CITY OF CALGARY
CITY CLERK'S

Via email: cityclerk@clgary.ca

Re: Rezoning Application at 301 - 7 Avenue NE
RC-2 to RC-G

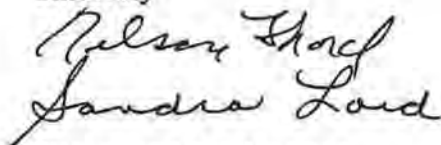
We live at 127 - 7 Avenue NE and would like to ensure the City has our input on the above-mentioned rezoning application. East Crescent Heights is a highly dense neighborhood in the inner city and during the 23 years we have lived here the density has increased considerably. For the most part we have been in favour of the changes that have been made and believe the streetscape has been enhanced by many of the changes.

We do, however, believe that certain areas and streets have a character which should be maintained. The house being removed is a small bungalow which was built around 1910. We realize that in today's environment it is likely to fall to a developer who would want to maximize the property's value. On 7th Avenue NE that should be no more than two infills or an attached duplex which is in accordance with the streetscape. The street has a mix of bungalows, older two storeys, infills and duplexes and that mix adds character to the neighborhood. There is green space on each of the properties and many trees which add to the quality of life of those on the street and in the neighborhood in general.

A development such as would be allowed for under the proposed zoning change would completely change the character of the street and encroach on the privacy and natural sunlight of adjacent homes and nearby neighbors. It would also detract from the green space on the street. We believe the zoning change would set a precedent for more multi-unit dwellings which would have a negative impact on the small pocket of single-family homes which still exist in East Crescent Heights.

Please register our opposition to this zoning change as it is not aligned with the community vision or previous city-approved plans for the community.

Sincerely

Handwritten signatures of Nelson and Sandra Lord in cursive script.

Nelson and Sandra Lord

Note: Letter 7 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Albrecht, Linda

From: James MacTavish [james_mactavish@hotmail.com]
Sent: Wednesday, June 22, 2016 11:25 PM
To: City Clerk
Subject: Opposition to Upzone 301 7 Ave NE from R-C2 to RCG

To whom it may concern,

Please accept this email as written confirmation that we strongly oppose the re-zoning of the property at 301 7th AVE NE from Residential (R-C2) to Residential grade oriented I fill (R-CG).

As owners and residents of the house two doors down (307 7th AVE NE), we believe this re-zoning will not only negatively impact us personally, but negatively impact the community of Crescent Heights as a whole.

Tall, multi-unit residences will cause further parking shortages, in an area where they are already often scarce. They also lead to a lack of privacy and blocking of sunlight for close neighbors and our backyard. With so many densely packed dwellings on the corner we are greatly concerned with the guaranteed increase in noise pollution that we will experience at all times.

Furthermore, it would be an absolutely heartbreaking loss of yet another centennial house (from 1910s) to new development that, not only does not fit the community, but actively distracts and disrupts the environment of the neighbors around it. This proposed development drastically affects the feel of the neighbourhood, and poses a greater problem of density creep. Having a large multi-unit building next door is undesirable for single dwelling inhabitants, and we worry it will prompt even more people to sell their homes to development companies and leave the area. Instead, we support maintaining old homes as an important part of Calgary's cultural heritage and a crucial part of the Crescent Heights community. The centennial homes we all routinely see in the neighborhood are incredibly interesting, inspiring, thought provoking and instill a real pride in all of us in regards to the history of homes and community. We are losing this!

It is clear that the Crescent Heights community is not in favor of this re-zoning (as further evident by a petition opposing it with over 120 local signatures). We hope you will take seriously the concerns of the community, and not approve the re-zoning of 301 7th AVE NE. Please support us in maintaining our neighborhood and our heritage.

Sincerely,

James MacTavish (Resident of 29 years)
Erin Wordie

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2016 JUN 23 AM 8:29
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Connie McLaren [connie.mclaren@shaw.ca]
Sent: Wednesday, June 22, 2016 9:05 PM
To: City Clerk
Cc: Tara Smolak; James Snell; cami.speer@gmail.com
Subject: LOC 2015-0134; 301 - 7 Ave, NE

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2016 JUN 23 AM 8:26
THE CITY OF CALGARY
CITY CLERK'S

To the City Clerk (Councillors, City Planners and Mayor)

RE: LOC2015 – 0134; 301 – 7 Ave NE

This letter is written in opposition to the proposed policy amendment and land use amendment for this parcel. The proposal is to re-designate the parcel from R-C2 (Residential-Contextual One/Two Dwelling) to R-CG (Residential – Grade-Oriented Infill). In layman's terms this proposal is to up-zone from a possible 2-unit, 10m max height dwelling to 4-unit, 11m max height (3-story) row housing.

Many of my neighbours have already written voicing their objections for a number of reasons (please read their submissions for details) including:

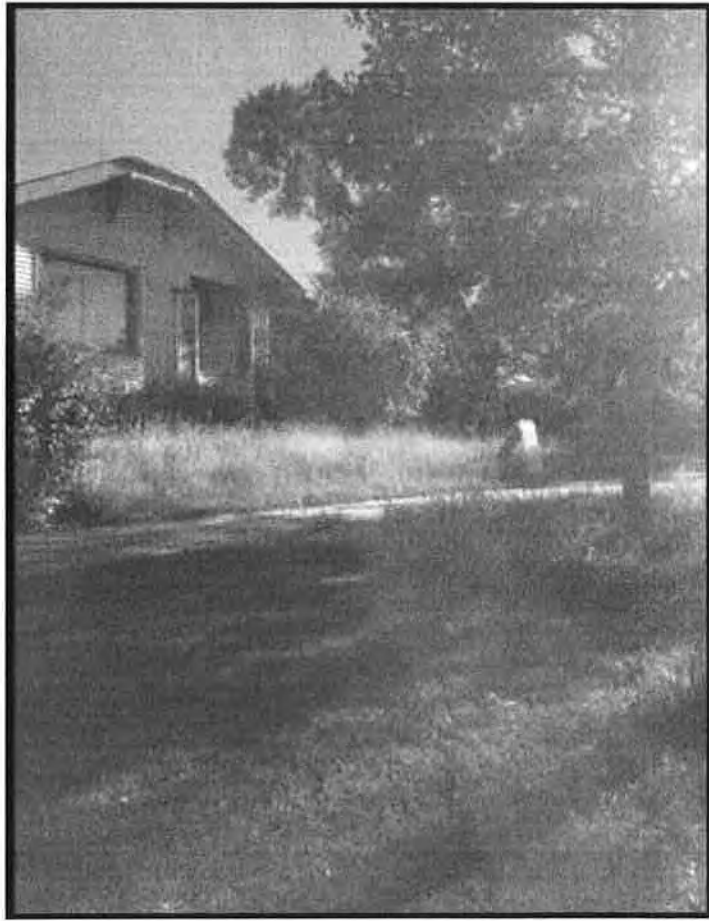
1. Inconsistent with Crescent Heights Area Redevelopment Plan (ARP).
2. Not compatible with the Character of the Existing Neighbourhood.
3. Represents a significant increase in density.
4. Creates significant negative impacts on adjacent landowners.
5. Unwanted and strongly objected to by community residents, community association board and by the community planning committee members.
6. R-CG zoning is not appropriate for all areas within a residential neighbourhood including this parcel.
7. There are, however, many parcels within Crescent Heights (CH) where this development could be built without ANY need to up-zone
8. This increase in density is unnecessary to achieve the City's objective in that area because CH is already an incredibly dense community. Less than 38% of residences in this community are single-family homes (2014 data); this is compared to the City's average of 66%
9. CH is currently adding to density in many ways, including the Marquee on 16th Avenue, two developments on Centre St., including the Tigerstedt Block. Two upcoming projects....the Green Line and Main Streets will also add density. In other words CH is one of the most densely built communities in Calgary.

My concerns, over and above those outlined above are as follows:

1. Community residents are counselled by City planners (in some cases...lectured) that they need to be aware of zoning within their community and on their adjacent properties. I quote, from planning department employee, Ken Melanson, in a March 31, 2015 meeting with resident Natasha Halliwell regarding a proposed development where Ms. Halliwell expressed concern over the size of the proposed building and the negative impact it would have. Mr. Melanson said "you need to do your due diligence before purchasing your home on the zoning of surrounding properties. You need to do this so you are not faced with "unpleasant" surprises further down the road".
 - a. Mr. Melanson is correct; property owners need to do their homework, however one would assume **the same applies for developer**, Jiaren Corporation, who are buying property. Jiaren Corporation need to understand what the property is zoned for and not expect to get it changed to suit their opportunistic desires! What kind of precedent does this set for other developers????

- i.* In this case Jiaren Corporation initially wanted this property up-zoned from the current RC-2 to MC-1!! When this met with unanimous opposition Jiaren Corporation backed down to R-CG. Did they think they were doing residents of CH a favour???? This R-CG continues to be opposed to by everyone in the community as a blatant attempt to maximize profits at the expense of our community. We currently have close to 150 signatures on a petition opposing this up-zoning.
1. The pictures below indicate how little regard Jiaren Corporation has for our community. This corner property had the sidewalk shoveled ONCE last winter and this was by the City after numerous warnings. We can only hope Jiaren Corporation had to pay a fine for this. The canyon of ice chunks 2 – 4 inches thick lay on the boulevard till the snow melted in the spring. The by-law abuse continues; despite numerous 311 calls, the yard continues to be severely overgrown.







2. The adjacent home owner at 305 – 7 Avenue NE **DID** do her due diligence. She was aware of the zoning and is open to a 2-unit development for the lot. Ken Melanson advice was followed and NOW the City Planning group decides, unilaterally, despite 100% opposition, to change that zoning. **THE CITY CANNOT HAVE IT BOTH WAYS!**
 - a. At what point did the city planning department stop representing the residents of this city and start supporting developers who have had no ties to any community, other than monetary gain?
3. In the Administration Report to the Calgary Planning Commission, file manager David Mulholland writes “the proposal is in keeping with the applicable policies of the Municipal Development Plan and the **ARP as amended**. EXCEPT this LOC is what is amending the ARP to comply with the up-zoning.!!!! **What kind of logic is this????!!!!**
4. The “Land Use Rational” provided by FAAS Architecture, suggests that this proposed up-zoning would provide a transition between multi-family zoning on the block south and existing single-detached dwelling. I submit photos showing 408 – 13 St NW in Sunnyside where you have a 3 –unit, 3 story development next to a single detached dwelling. Keep in mind that Jiaren Corporation is asking for **4 units** in this application. This is NOT a transition, this is a WALL. These pictures taken at 11 am in mid-June, show that the house will still be in shadow from the development. It doesn’t take much imagination to realize how much more of a shadow will be cast during the other months of the year.







5. What could be a “good transition” would be a 2-unit, 10m high structure **FOR WHICH THE PARCEL IS ALREADY ZONED!**

In conclusion there are many, many good and logical reasons why this application should be declined. There isn't one iota of support for this application from the community. I would hope Council concurs and supports the residents of CH who have maintained a vibrant, diverse, thriving community rather than giving the green light to opportunistic developers who have no ties to the community whatsoever.

Sincerely

Connie McLaren
314 – 7 Avenue NE



Virus-free. www.avast.com

Smith, Theresa L.

From: Stephanie Patterson [spattera@hotmail.com]
Sent: Wednesday, June 22, 2016 11:50 PM
To: City Clerk
Subject: Re-zoning of 301 7 Ave NE. Reference: LOC2015-0134
Attachments: crescent-heights-arp.pdf

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2016 JUN 23 AM 8:09

THE CITY OF CALGARY
CITY CLERK'S

RE: Re-zoning of 301 7 Ave NE. Reference: LOC2015-0134

Hello

I would like to provide my feedback on the Land Used Amendment Application: LOC2015-0134 located at 301 7 Avenue NE in Crescent Heights. I understand that this will be discussed at the July 4, 2016 meeting. I live just down the block at 318 7 Ave NE.

While mixed-density is definitely beneficial, I am not in support of the proposed zoning change from R-C2 to R-CG. The community of Crescent Heights already has a wide variety of low, medium and high density multi-residential buildings - in fact, some streets / avenues are predominantly multi-unit apartment buildings. The most recent stats indicate that only 38% are single family homes. The Area Redevelopment Plan (p. 19 and included) clearly outlines the importance of maintaining these lower density areas and how vital this is to the overall health of the community for a variety of reasons.

Crescent Heights is a well-established community with a strong sense of community and an incredibly supportive neighbourhood feel, particularly on 7 Ave NE. It appears the developer has no concern or care for the neighbourhood or community members as the property has been unkept since the purchase - the sidewalks were not cleared in the winter and the grass has been very overgrown.

There have already been concern of increased traffic volume and speed (hence the recently installed roundabout at 8th Ave & 2nd St NE) and adequate parking is always an issue.

The existing zoning of R-C2 provides the opportunity for up to two units on this lot and this seems like a sound zoning and is reflective and in keeping with the community context and area redevelopment plan.

Sincerely,
Stephanie Patterson

318 7 Ave NE
403-455-9300

THE BLUE PAGES OF THIS DOCUMENT CONTAIN
SUPPORTING INFORMATION AND DO NOT FORM
PART OF THE BYLAW.

FORTHEPURPOSESOFELECTRONICPUBLICATIONS
THE BLUE PAGES ARE IDENTIFIED BY THE FOOTER
"BLUE PAGES - SUPPORTING INFORMATION".

OFFICE CONSOLIDATION

2001 December,
2007 August,
2008 June,
2008 December,
2009 February,
2016 May

Crescent Heights

Area Redevelopment Plan

Bylaw 17P96
Approved 1997 May 12

2016-0994



THE CITY OF CALGARY
LAND USE AND MOBILITY
PLANNING AND TRANSPORTATION POLICY

2.3 City-Wide Strategic Planning Policies

As well as the goals of the community residents, the ARP process considered the long range strategic planning goals for the city as approved by City Council. The city-wide goals relevant to Crescent Heights call for:

- Increasing residential densities in the inner city.
- *Strengthening major transit corridors i.e., Centre Street, and Edmonton Trail, by supporting mixed use (residential/commercial) development.* **Bylaw 7P2007**
- Emphasizing and facilitating transit, bicycling and walking as alternatives to private vehicular travel.
- Increasing the stability of inner city neighbourhoods and maintenance of a diversity of lifestyle alternatives, housing choices and household types.
- Ensuring an attractive and liveable inner city environment and accommodating a variety of commercial strips and nodes within the inner city.

The recommendations of this ARP reflect these city-wide goals and specific goals for the community as established by Council in previous planning documents.

2.4 ARP Planning Process

The process used in the preparation of this ARP followed the standard process for ARPs prepared by the Planning & Building Department. Following an initial community-wide survey of issues and concerns and an Open House, a Community Planning Advisory Committee (CPAC) was formed from volunteers. This committee worked over two years with the City planning staff to formulate recommendations for presentation to the community and City Council. Several surveys of area business people were undertaken and an architectural survey of the community was conducted. Affected property owners were surveyed for their opinions on whether their properties should be redesignated. Once a draft of the ARP was completed, it was widely circulated for comment and an Open House was held for community residents and business people to view the recommendations. The ARP was then rewritten based on feedback on the Draft ARP and a Proposed ARP was presented to the Calgary Planning Commission and to a Public Hearing of City Council for approval and implementation.

Crescent Heights Area Redevelopment Plan

Map 2

Land Use Policy

0 100 200 300 400 500

Meters

Legend

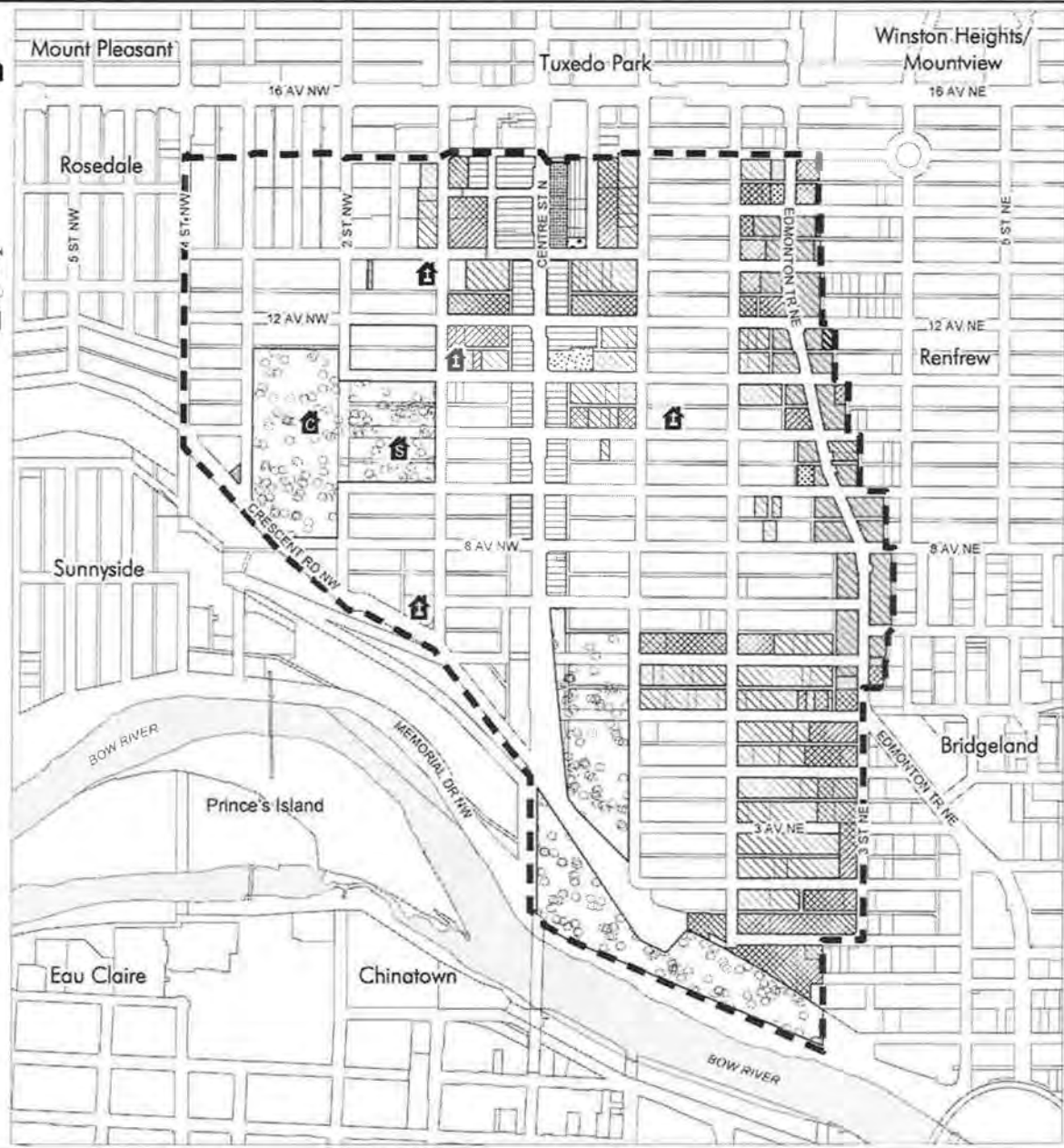
-  A.R.P. Boundary
-  Low Density Residential
-  Low Density Residential or Local Commercial
-  Low Density Multi Dwelling
-  Low Density Multi Dwelling or Local Commercial
-  Medium Density Multi Dwelling
-  Medium Density Multi Dwelling/ Mixed Use
-  Medium Density Multi Dwelling/ Commercial Parking/ Mixed Use
-  Medium Density Multi Dwelling or Local Commercial
-  Open Space
-  Mixed Use
-  Local Commercial
-  General Commercial
-  Special Care Facility/ Mixed Use
-  Under Policy Review
-  Community Centre
-  Church
-  School

Approved 17P96
Amended 19P99, 22P2001, 7P2007, 72P2008

This map is conceptual only. No measurements of distances or areas should be taken from this map.



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Residential Development

3.4 Low Density Detached Housing

1. Context

The core of the Crescent Heights community is the low density R-1/R-2 areas. Maintaining the “stability” of these areas is vital to the health of the community and encompasses such elements as:

- minimizing traffic and overspill parking impacts;
- minimizing safety and security risks;
- ensuring new development does not reduce the quality of life in existing buildings; and
- providing an adequate convenient supply of commercial services and park space.

The ARP addresses these issues throughout the document. This section focuses on the need to ensure that new development, which is important and welcomed in the community, creates as few negative impacts as possible and contributes positively to the neighbourhood.

To identify the important features which contribute to the character of Crescent Heights the residential area was surveyed (see Supporting Information). These features form the basis of the Design Guidelines below.

2. Policies

1. The low density conservation housing policy is retained for those areas designated (zoned) R-1, R-2 and DC (with low density residential guidelines). The intent of this policy is to permit redevelopment that:
 - maintains the existing low density neighbourhood quality and character;
 - is compatible with the surrounding streetscape.
2. The character of the existing low density residential areas should be maintained while appropriate new development is encouraged.
3. Construction of larger detached homes is encouraged to attract families with children to the community.

Smith, Theresa L.

From: Jim Robertson [jwprobertson@shaw.ca]
Sent: Wednesday, June 22, 2016 8:32 AM
To: City Clerk
Subject: Against higher density

We are against the change in status of the property 301-7AveNE to multi-dwelling. We want to keep the small part of East Crescent Heights that is single and duplex type dwellings from being encroached upon. Thank you.

Jim and Joan Robertson 908-2StNE 403-230-7552

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2016 JUN 22 AM 8:38
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Elsie Ross [elsier@telusplanet.net]
Sent: Wednesday, June 22, 2016 10:23 PM
To: City Clerk
Subject: July 4 public hearing on LOC2015-0134
Attachments: rezoning.doc

Hello,

Could you please include this letter in the agenda for the July 4 public hearing on land use matters.

Thank you,
Elsie Ross

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2016 JUN 23 AM 8:24

THE CITY OF CALGARY
CITY CLERK'S

224-3rd Ave. N.E.
Calgary, AB
June 21, 2016

Re: Proposed rezoning for 301- 7th Ave. N. E.

Dear Mayor Nenshi and City Councillors,

We would like to express my opposition to the proposed redesignation of the property on the southeast corner of 7th Avenue and 1st Street N.E. to R-CG from R-C2.

Usually when a person purchases a property they are aware of the zoning and what is permitted on that site. If a single-family homeowner buys a property adjacent to a lot zoned for multi-family use, they have no recourse if the owner of that property decides to develop it according to the approved zoning.

However, in this case, the adjacent homeowners were aware of the zoning on the property and so presumably was the purchaser. Existing residents made their decisions to buy their properties and to invest in them based on their understanding of that zoning.

We don't believe it is fair to them for that purchaser to now come before council and expect that the zoning be changed to accommodate the interest of the purchaser. If they had wanted to develop four units on a lot zoned for two in Crescent Heights, they should have found one that was already appropriately zoned – and considering the wide range of multi-family zonings in Crescent Heights that shouldn't have been too hard.

According to the recommendation for approval from the Calgary Planning Commission, the proposal is in keeping with the Municipal Development Plan and the ARP "as amended." As it stands, this proposal is not in conformity with the ARP which envisions detached, semi-detached, and duplex residential buildings consistent with the existing low-density character. The R-CG district, however, does not contemplate the rowhouse built form with up to four units and a maximum height of 11 metres. If approved, the rezoning would require a "minor map amendment" to the Crescent Heights ARP.

And even though the redesignation would double the existing number of allowed units to four from two, the CPC describes it as representing a "modest" increase in density that "allows for a development that has the ability to be compatible with the existing neighbourhood."

However, this rezoning would not be compatible with its neighbours to the east. At present, the house fronts on the avenue with adjacent homes all single detached homes, some bungalows and some two-storey. If the rowhousing as contemplated by the rezoning were to be developed, the development presumably would be along 2nd Street N.E., turning its back on the avenue, with the 11 metre maximum height presenting a wall to the west for the remaining residents on 7th Avenue N.E.

As our house is 4 ½ blocks from the site, we are not directly affected. However, as a resident of Crescent Heights we are concerned that if this rezoning could set an unfortunate precedent for spot rezoning. If it is approved by council, we

also are concerned that we will no longer be able to rely on our ARP as the blueprint for future development in our community.

We do not object to increased density in my community. However, we also believe that not every site is appropriate for increased density and that random rezoning when it comes at the expense of adjacent homeowners is not helpful. We would encourage the purchaser to work with the community to find more appropriate sites that are already zoned R-CG.

Thank you,
Elsie Ross and Jim Cunningham

THE CITY OF CALGARY
CITY CLERK'S

2016 JUN 22 PM 4:14

RECEIVED

Smith, Theresa L.

From: Surplus, Barbara [Barbara.Surplus@brookfield.com]
Sent: Wednesday, June 22, 2016 4:08 PM
To: City Clerk
Subject: 301 7 Avenue NE - East Crescent Heights

Mr. Mayor and Councillors,

I write to you today in support of my neighbours in East Crescent Heights who have already expressed their concerns with the type of developments being considered for our lovely LITTLE NEIGHBOURHOOD. Below are italicized notes that I've received from my neighbours with the suggestion that I use these points as the basis for my argument against further types of MONSTER DEVELOPMENTS in my LITTLE NEIGHBOURHOOD.

*To Crescent Heights Residents: Help Preserve Single Family Homes in East Crescent Heights
A developer has applied to the City of Calgary to rezone 301 7th Ave NE from Residential – Contextual One / Two Dwelling (R-C2) to Residential- Grade-Oriented Infill (R-CG). To put it plainly, this re-zoning will allow the builder to remove a small, 1910s bungalow and replace it with a large four unit rowhouse. The impact of this change includes:*

- *Density Creep - Allows multi-unit dwellings into the remaining pocket of single family homes in east Crescent Heights. Crescent Heights already has a large portion of high density housing. In 2014, 61% of Crescent Heights residents lived in multi-unit structures compared to 33% in other Calgary neighbourhoods.*
- *Significant Negative Impact to Surrounding Homes - Maximum height and building depth allowances for rowhouses will significantly impact privacy and natural sunlight of adjacent neighbours and nearby homes.*
- *Significant Negative Impacts to the Community - It will have a negative impact to the community as green space and treed areas are significantly reduced to maximize development on the site. Also, it sets a precedent for further developments like this on other R-C2 parcels in East Crescent Heights.*

The Crescent Heights Community Association and local residents are opposing this upzoning effort despite the fact that the City's Planning Department has recommended that the application be approved.

You may assume that I am fully in support of these points but I also want to know from you how much is enough? How much more do we have to take? How many more people do we have to SQUEEEZE into our LITTLE NEIGHBOURHOOD before we meet the requirements of trying to remedy the bad planning decisions of every developer who has made a fortune on building MASSIVE SUBDIVISIONS in the oh-so-faraway suburbs, and of every city council members who now thinks it's up to those of us who live in the INNER CITY, particularly in my LITTLE NEIGHBOURHOOD, to fix all the ills these decisions have created for our city.

I live on 7th Avenue NE, just one block from the property in question. We're surrounded by high-density apartment buildings and condo developments. Because of

the high density, I can't cross the street at the intersection in front of my house without having to dodge cars left, right and centre. As an example, I was walking my dog during the winter and had to take immediate evasive action to leap out of the way of a car who was heading straight for me and my dog. Since Samis Road has been severely limited in its ability to carry traffic away from the community, drivers FLY through the playground zone at Rotary Park, ZING through the four-way stop at 7th and 1st, then ZOOM down 7th Avenue towards - alternately - Centre Street or Edmonton Trail with absolutely no regard for the people who live on these streets. We have to put up with our version of the Indianapolis 500 in our LITTLE NEIGHBOURHOOD every day, day after day after day. No sign of police EVER, in the 22 years I've lived here; I've never seen one handing out speeding tickets in the playground zone. No sign of police EVER handing out tickets for not stopping at the STOP SIGNS! It's disgraceful that we have to live with the sheer volume of these demented idiots who often don't give a toss for what the rest of us who make our homes in this LITTLE NEIGHBOURHOOD have to live with.

And now, we're expected to continue to increase our population density in our LITTLE NEIGHBOURHOOD just so that a developer can take a nice little home with a beautiful garden and make a whack of money building ANOTHER MONSTER DEVELOPMENT with no regard for the people who have to live around this property and who have to suffer the negative effects of these developments. How much more are we expected to take because, frankly, we're all getting pretty sick of it. I'm pretty sure I can speak for my neighbours when I say we have all reached saturation and possibly breaking point.

Councillors, you need to come and live in our LITTLE NEIGHBOURHOOD for a few hours on a summer Sunday afternoon to see what I'm talking about. We don't want to live in the suburbs. Clearly, we want to live in the inner city but haven't we done enough to fix the problems that we didn't create? I think you'll find we've done more than enough and you need to stop imposing these HORRIBLE DEVELOPMENTS on us and our LITTLE NEIGHBOURHOOD. It just isn't right.

Thank you.
Barbara Surplus
136 7 Avenue NE
CALGARY, AB T2E 0M5

Barbara Surplus
Executive Assistant
Brookfield Asset Management Inc.
Suite 1700, 335 8 Avenue SW
CALGARY, AB T2P 1C9

Telephone: 403.463.8734
Fax: 403.770.7771
bsurplus@brookfield.com
www.brookfield.com

Smith, Theresa L.

From: Dwayne and Kathy Tiede [tiede@telus.net]
Sent: Wednesday, June 22, 2016 1:52 PM
To: City Clerk
Subject: Preserving Single Family Homes in East Crescent Heights

To Whom it May Concern;

This email is being sent to you in protest against the rezoning of 301-7 Ave. N.E. from Residential-Contextual one/Two Dwelling (R-C2) to Residential-Grade-Oriented Infill(R-CG). I believe that stable and vibrant neighborhoods are a key component of the urban fabric for a successful and sustainable city.

I am concerned about "Density Creep" that is appearing in our neighborhoods. The Density Creep is being railroaded in the neighborhoods with little to no consultation with the community groups. All new developments in our neighborhoods should respect and enhance the character of our established neighborhood. It should be done with sensitivity to the existing context of buildings. The new four unit row house does not meet these criteria. The parking required for the occupants of this potential row house is virtually none existent. In addition, the height and building depth allowances for the row houses will significantly impact privacy and natural sunlight of adjacent neighbors and nearby homes.

Most importantly, if this is passed, without consulting the community, it sets a precedent for further developments like this on other R-C2 parcels. This clearly is a breach of the by-laws for roles of Community Association and Zoning.

I would be happy to discuss further or should you have any questions please contact me at this email address or my phone number is 403-230-5377.

Yours sincerely,

Kathy Tiede

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2016 JUN 22 PM 2:02
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: James Snell [james@dawning.ca]
Sent: Thursday, June 23, 2016 10:00 AM
To: City Clerk
Subject: 301 7th Ave NE

Good morning,

We live at 314 7th Ave and are opposed to the rezoning (from R-C2 to R-CG) of 301 7th Ave NE.

The current zoning clearly supports densification. Us neighbours with yards generally know eachother due to spending time mowing lawns and and the like. This has nurtured a wonderful social climate and made 7th Ave in particular a very friendly, family-oriented street. We have an amazing small-town feel. We have pending reinvestment of a new single family dwelling on an adjacent R-C2 lot as it is. This project is that of some neighbours who love the street and community but need more space.

We have a great community here that has been shrinking and it's time to halt the trend. 6th Ave alone offers stark contrast with 7th. I am concerned about the trend of developers to also abuse whatever zoning requirements they have anyway. Whatever consequences they face, clearly don't actually rectify or sufficiently prevent such violations.

I don't at all blame the owner of 301 7th Ave from attempting rezoning. It's a good business decision. The rezoning alone can be very lucrative. All else being equal, I may have tried the same thing if in their shoes. However, we have built a community here. We have worked within the vision set out by the layout of this area and have endured plenty of deviations from that vision. Therefore the strong consensus is no. 301 7th Ave has plenty to offer as it is, that's the deal. If the owner wants something else, they'll have to look elsewhere.

There is a lot of investment in this affluent area, we have made homes here and welcome compatible new development. Our neighbourhood is more than a set of lots.

Thank you,
James Snell

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Albrecht, Linda

From: Tara Smolak [tsmolak@gmail.com]
Sent: Thursday, June 23, 2016 9:14 AM
To: City Clerk
Subject: LOC2015-0134; Rezoning of 301 7th Ave NE
Attachments: LOC2015-0134 Smolak 3.docx

Dear City Clerk,

Please find attached my personal letter to the City, which documents some of my concerns with respect to my own property.

Best Regards,
Tara Smolak

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June 22, 2016

RECEIVED

2016 JUN 23 AM 9:19

Dear City Clerk:

I'm writing with respect to Application for **Land Use Amendment: LOC2015-0134**. The applicant has applied to rezone the land use for 301 7 Ave NE from Residential – Contextual One / Two Dwelling (R-C2) to District R-CG land use. This would allow for the development of rowhouse buildings (up to 4 units) with a maximum height of 11.0m. It will also change the setback rules on the parcel of land.

I own the property directly to the east of 301 7 Ave NE. I bought the house that I live in a few years ago in large part because of the "neighbourliness" of the street that I would be living on. I love the big trees, the beautiful lots and the charming older homes. I also bought the home because of the backyard garden and exposure to sunlight.

I certainly appreciate that neighbourhoods and communities change and evolve over time. This is particularly likely in an inner-city neighbourhood where many of the lots are zoned RC-2 (including the house next to mine). However, I was buoyed by the many fine examples of re-development in the neighbourhood and on my street that simultaneously increase the density of the community while at the same time seeking to "fit in" to help maintain the community's charm (Image 3 and 4). I was reassured of the investment in my property based on the Area Redevelopment Plan (ARP), which clearly supports, at most, R-C2 development between Edmonton Trail and Centre St and north of 4th Avenue (or so).

Rezoning this property is unnecessary. The current R-C2 zoning represents a "win-win-win" for the developer, the City and our entire community. This parcel of land can already be redeveloped under the current zoning. This provides an attractive business opportunity for the applicant, increases density within the community as well as maintains diversity within the community by supporting the small pocket of detached and semi-attached homes within east Crescent Heights. Further, if the developer is interested in building a multi-unit building, as allowed for under the R-CG zoning, then there are many fine examples of undeveloped parcels of land within Crescent Heights that are already appropriately zoned.

Rezoning this property will have SIGNIFICANT negative impacts to me. The maximum development allowed under R-CG zoning would have significant additional impacts, over and above those that would be allowed for under the R-C2 zoning, on my property and my enjoyment of my home. A rowhouse type development would dwarf my home and would result in SIGNIFICANTLY less natural light entering my home and my backyard. I would also have reduced privacy on my lot as a result of the proposed zoning change. These increased impacts are due to the changes in setback rules and height restrictions associated with R-CG zoning, which at its allowable limits will result in a wall of building running nearly the entire length of my property.

I have attached a few photos to help illustrate the impact to my home and yard. The first set of images is provided as a point of reference. These photos show a rowhouse that has been built 2 blocks directly to the south of 301 7th Ave NE. This rowhouse is located in an area of east Crescent Heights where there

are already many apartment style buildings. In fact, the row house is adjacent to a 3-story walk-up. These photos attempt to demonstrate that the height of the rowhouse and the fact that the rowhouse takes up the entire property does little to impact its neighbour and "fits in" with the other buildings on the street.

In contrast, the second set of images shows the property with the re-zoning application in relation to my property. It is clear that a three-story, four-unit building would have a significant and negative impact on my property and likely adjacent properties as well. (I will also note that the gap between my home and any redevelopment at 301 7 Ave NE will be much smaller than the gap between the rowhouse and the walk-up shown in the first set of images. This is due to the width of my parcel of land, which is only a 25ft. Thus, the impact will be magnified compared to what is shown here.)

I respectfully ask that the committee does not approve the redesignation of 301 7 Ave NE. The land is already zoned for higher density than what currently exists. A further change is not warranted and does not fit. Further, I am asking City Council to please support the investment that I have made in my home and community as well as my enjoyment of my property by upholding the existing by-laws and Area Redevelopment Plan (ARP).

I have also signed the communities' letter and petition. I'm in complete support of the additional positions that they highlight in that document.

Sincerely,

Tara Smolak

Image 1a – Rowhouse on 2nd St and 5th Ave NE (taken from 2nd St NE)



Image 1b – Rowhouse on 2nd St and 5th Ave NE and 3 Story Walk-Up Neighbour (taken from 5th Ave NE)



Image 1c – Close up of Gap between Rowhouse on 2nd St and 5th Ave NE and 3 Story Walk-Up Neighbour (taken from 5th Ave NE)



Image 2a – 301 (right) and 305 (left) 7th Ave NE (taken from 7th Ave NE)



Image 2b – Close up of Gap between 301 (right) and 305 (left) 7th Ave NE (taken from 7th Ave NE)



Image 2c – 301 7th Ave NE (taken from 2 St NE) – shows current opportunity for sunlight on 305 7th Ave NE home and yard (i.e., entire property is not build on)



Image 3 – In-fill (left) alongside original home (right) 7th Ave NE



Image 4 – In-fill (2nd from right) alongside original homes (other three homes in photo) 7th Ave NE



Albrecht, Linda

From: Tara Smolak [tsmolak@gmail.com]
Sent: Thursday, June 23, 2016 8:25 AM
To: City Clerk
Cc: Darlene Jones; Connie McLaren; James Snell; Candice Speer
Subject: LOC 2015-0134; 301 - 7 Ave, NE
Attachments: Letter from Community Assoc.pdf; Petition Signatures 5 of 5.pdf; Petition Signatures 4 of 5.pdf; Petition Signatures 3 of 5.pdf; Petition Signatures 2 of 5.pdf; Petition Signatures 1 of 5.pdf; Natasha Halliwell Letter.pdf; LOC2015-0134 Petition Letter from Community.docx

To the City Clerk

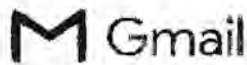
RE: LOC2015-0134; Rezoning 301 7 Ave NE from R-C2 to R-CG

Please find attached a letter detailing rationale for the community's opposition, a petition signed by 202 people representing the households along 7th Ave NE as well as adjacent streets and avenues that are opposed to this rezoning, a letter from the Community Association that continues to oppose this development and a letter from a local community member.

Sincerely,

Residents of Crescent Heights Opposed to the Development (as per petition)

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2016 JUN 23 AM 9:02
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Tara Smolak <tsmolak@gmail.com>

LOC2015-0134**Darlene Jones** <darlene@jonesco.ab.ca>

Wed, Jun 22, 2016 at 5:18 PM

To: Tara Smolak <tsmolak@gmail.com>

Cc: Connie McLaren <connie.mclaren@shaw.ca>, James Snell <james@dawning.ca>

Hi Tara,

Last night, at our Community Association Planning Meeting, we discussed LOC2015-0134 and stand by our position as stated in the email below.

Regards,

Darlene Jones, on behalf of
Crescent Heights Community Association Planning Committee

----- Forwarded message -----

From: **Darlene Jones** <darlene@jonesco.ab.ca>

Date: Sat, Jan 9, 2016 at 10:18 PM

Subject: Re: LOC2015-0134

To: "Mulholland, David C." <David.Mulholland@calgary.ca>

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Hi Dave,

Our committee has reviewed the LOC request for the amended zoning of R-CG and we still strongly oppose the application.

There are already many ways in which density will be added to Crescent Heights. Currently under construction is the Marquee on 16 Ave and the development on Centre Street. Additionally, there is an application to develop the entire Tigerstedt block. Further, there are two projects underway which will also increase density: Greenline LRT and Main Streets.

Because of the continual pressures on the community for increased densification and transportation issues, Crescent Heights has partnered with the Urban Lab to develop a community vision, so we can better understand HOW our community can absorb change and still maintain the qualities that we consider important, such as preserving a single family low density community, protecting our green space and urban forest and supporting a walkable community.

The addition of density, therefore, needs to be carefully managed. It needs to be part of a larger picture that is conducive to our overall vision. This application is random and opportunistic. From our point of view, there is no need to change the zoning on this property.

Further, it is very unfair to the adjacent neighbors. Consider the opposite situation, when an adjacent neighbor tries to stop a development that is allowed based on zoning. In those cases, the City's response puts the onus on the neighbor to understand the zoning in their area and buy accordingly.


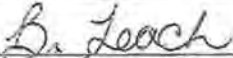
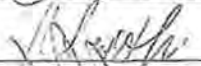



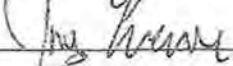
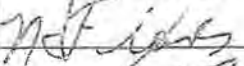

In this situation – the complete reverse – what is the response to these adjacent neighbors? They purchased carefully, understood the zoning – and now – because someone purchased land in hopes of increasing profit, they are left to fight even though they did their due diligence! And, what does this say to future developers in Crescent Heights: should they just buy any property and then apply for rezoning?

Crescent Heights is below the city average for the number of dwellings occupied by the owner and the number of single family dwellings. In 2014, the percent of residents in Crescent Heights living in single family dwellings was only 39%, compared to the city average of 67%. Our ARP reads "the character of the existing low density residential areas should be maintained while appropriate new development is encouraged and that construction of larger detached homes is encourage to attract families with children to the community." We do not consider this LOC application to be in support of our ARP; nor do we consider the change in zoning to be "low density" when compared to its current zoning.

We ask the City to support the current zoning and deny this application. The applicant should have done their homework and purchased property with zoning to match their agenda. We further ask the City to support us in our visioning project and help us manage densification in a more holistic manner.

Petition to Calgary City Council to Oppose LOC2015-0134

This petition calls for Calgary City Council to oppose LOC2015-0134, which is the rezoning of parcel 301 7th Ave NE from RC-2 to RCG.

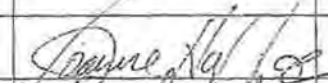
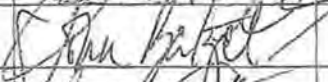
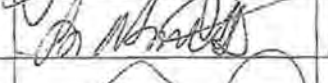

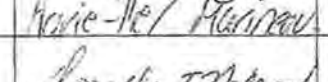
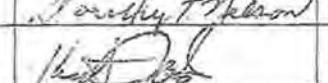
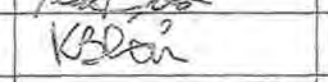
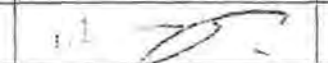

Signature	Name and Surname (Please print)	Address (Please print)	Email Address (Please Print)	Date
	RICK BADIOU	233 9TH AVE.	BADIOU FAMILY@SHAW.CA	
	Barb Leach	920 - 25th NE	leachb4@gmail.com	JUNE 20/2016
	L. Smith	916 - 25th NE		JUNE 20/16
	J. Robertson	908 - 25th NE	jrobertson@hotmail.ca	June 20/16
	Cayley Butt	311 9 AVE NE	caybutt@gmail.com	June 20/16
	Chelsea King	315 9 AVE NE	chelsea.king@gmail.com	June 20/16
	Jim Edwards	323 9 AVE NE	MARETELANS@GMAIL.COM	June 20/16
	NOEMI FLORES	326 - 9 AVE NE	NNFLORES@TELUS.NET	✓
	Waiwan Chong	324 - 9 AVE NE	chongwaiwan@hotmail.com	June 20/16

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Rezoning to
~~LOC2015-0134~~

Petition to Calgary City Council to Oppose

This petition calls for Calgary City Council to oppose LOC2015-0134, which is the rezoning of parcel 301.7th Ave NE from RC-2 to RCG.

Signature	Name and Surname (Please print)	Address (Please print)	Email Address/Phone (Please Print)	Date
	JOANNE HAFLEY	136 8 th Ave NE	haffey@telusplanet.net	June 21/16
	JOHN BATZEL	136 8 th Ave N.E.	batzelj@bennettjones.com	June 21/16
	MARYANN SMITH	130-8 AVE NE		June 21/16
	BRIAN SMITH	130-8 AVE NE	—	June 21/16
	Marie-Marie Marineau	112-2 Ave NE	—	June 21/16
	DOROTHY NELSON	201-9 AVE. N.E.	—	JUNE 21/16
	KENT JACOBS	209-9th Ave NE	—	June 21/2016
	KIRSTY BLAIR	211 9 AVE NE	bonecackblair@gmail.com	June 26/2016
	CODY JAMES	225 9 AVE NE	403-970-7535	

Petition to Calgary City Council to Oppose LOC2015-0134


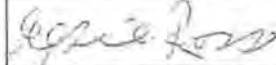


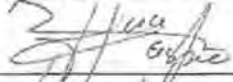
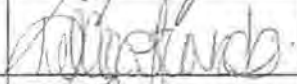

This petition calls for Calgary City Council to oppose LOC2015-0134, which is the rezoning of parcel 301 7th Ave NE from RC-2 to RCG.

Signature	Name and Surname (Please print)	Address (Please print)	Email Address (Please Print)	Date
Sally Lawrence	SALLY LAWRENCE	320 9 th Ave NE	sally.lawrence @novackam.com	20 th June 2016
M. Jell	MARY JELL	225-6 th Ave NE	maryjell@ hotmail.com	21 st June, 2016
Sandra Malach	Sandra Malach	315-8 Ave NE	Sandra.malach@ gmail.com	21 st June 2016
Robert	Robert Malach	315 8 th Ave NE	robert.malach @gmail.com	21 st June 2016
Paul Malach	Paul Malach	315 8 th Ave NE	pmalach@ gmail.com	21 st June 2016
Patricia Thomas	Patricia Thomas	319-9 Ave NE	Patricia.thomas@ gmail.com	21/6/2016
Jammy Will	Will - Vargis	314-9 th Ave NE	403 691-6757	

[illegible]

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		David Haller	214-11 Ave NW	cciele@telus.net	21 June
		Elsie Ross	224-3 Ave NE	elsier@telusplanet.net	June 21
		ROD ZILLMAN	1429 1st ST N.W.	rod.zillman@gmail.com	JUNE 21
		JOHN McDERMOND	128 11 Avenue NE	johnmcdermond@shaw.ca	June 21
		Eblon MacCuspie	210 8 Ave NE	nimmardesigns@shaw.ca	2016 6.21
		Kellee GROUNDS	309 8 Ave NE	Kellee_g@hotmail.com	JUNE 21 2016
		Jay LeBlanc	309 8 Ave NE	Jayleblanc19@hotmail.com	June 21 2016

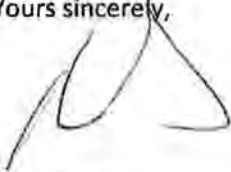
305 5 Ave NE
Calgary AB T2E 0K9

June 21st 2016

To whom it may concern,

On March 31st 2015 my partner (Joshawa Murphy) and I had an appointment to meet with Jennifer Maclaren in the city planning department to review the proposed plans for 301 5 Ave NE, permit # 0679. Ken Melanson from the planning department also joined us. When I expressed my concern on the size of the building and the impact it would have on neighbouring properties I was told quite categorically, by Ken, that I should have done my due-diligence before purchasing my home on the zoning of surrounding properties. He went on to further say that everyone should check what the zoning is before purchasing any property in order that they are not faced with an "unpleasant" surprise further down the line and it was something he would do every time he purchased a property.

Yours sincerely,



Natasha Halliwell

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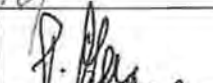

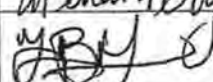
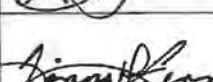


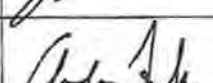
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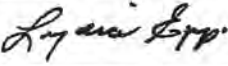
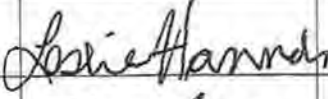
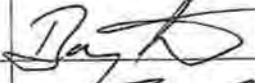
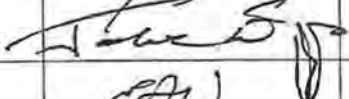

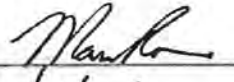

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Marlene Zolotaruk	402-11 Ave NW	marlene.zolotaruk@telus.net	June 22/16
		Ron Stefanowski	402-11 Ave NW	TREVORON@TELUS.NET	June 22/16
		Peter Meyer	401-12th Ave NW	—	22 June 2016
		Kerry Graham-Perry	407-12th Ave NW	ckperry@shaw.ca	22 June 2016
		Taylor Fensury	1118-4th St N.W.	taylor.fensury@gmail.com	" "
		Tammy Fensury	1118-4th St. NW.	" "	" "
		Herbert Fensury	1118-4th St. NW	herbert.fensury@enfo.com.com	June 22/16
		Richard Palibroda	409-11 Ave N.W.	PA1180R@TELUS.NET	June 22/16
		Andrew Frank	408-11 Ave NW	FRANK ANDREW89@GMAIL.COM	JUNE 22/2016

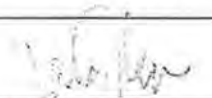

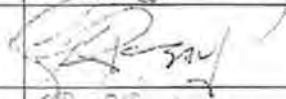

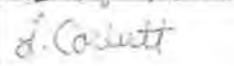
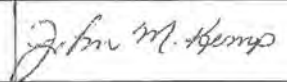
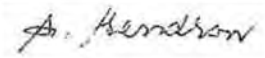
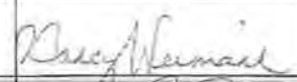

Petition to Calgary City Council to Oppose Upzoning

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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		FRANCIS CHEONG	401 - 11 Ave N.W. 811 11 Ave N.W.	fcheung52@yahoo.ca	June 22, 2016
		Catherine Cheong	410 11 Avenue NW	CATCHEUNG@GMAIL.COM	June 22/16
		Lydia Epp	1108 4th St. NW	Lydia epp@shaw.ca	June 22/2016
		LESLIE HANNAH	415 11 AVE NW	angus411@telus.net	JUNE 22/16
		BARRY LASSITER	415 11 AVE NW	angus411@telus.net	JUNE 22/16
		JAKE EPP	1108 4TH ST. N.W	jake.epp@shaw.ca	June 22/16
		Ed Navickas	418 10 Av NW	edward.navickas@gmail	June 22/16
		Martha Ruta	466 10 Av NW	Martha@ruta.ca	June 22/16
		Matt Ruta	466 10 Ave NW	mattruta2@gmail.com	June 22/16

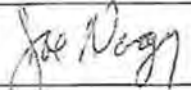
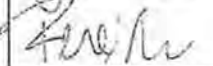


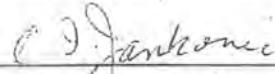




Petition to Calgary City Council to Oppose Upzoning

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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		DAMON JOHNSTON	208-9 Ave NE ^{Calgary} T2E0V4	dj52e@telus.net 403 277-2240	June 21
		JACKIE RAMSAY	139-10 AVE NE ^{T2E0W8 Calgary}	jackieramsay@shaw.ca	June 21
		Ken Ramsay	139-10 AVE NE	Ken.ramsay@shaw.ca	June 21
		Michele Moss	208-9 Ave NE ^{T2E0V4}	mmoss@ucalgary.ca	June 21
		Linda Corbett	124-9 Ave NE	corbett1@hotmail.ca	June 21
		JOHN M. KEMP	123-9 AVE NE	johnmkemp1@shaw.ca. 403-861-0958	JUNE 22
		SANDRA COENDRON	123-9 AVE. NE	Sandy.kemp@me.com 403-230-7891	June 22/16
		NANCY WEIKMAN	215-14TH AVE NE	NANCY.W@SHAW.CA 403-230-5639	JUNE 22/16
		Denis Jalic	136 9th Ave NE	joelbswim@gmail.com 403-230-0266	Jun 22/16

Petition to Calgary City Council to Oppose Upzoning






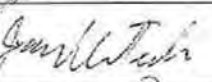

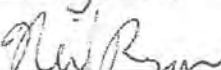
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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		JOE NAGY	205-8 AVE NE	J-nagy@telus.net (403) 277-1364	June 18
		Renee Shries	205 8 AVE NE	malonevance@yahoo.com 403-475-1225	June 18
		PAT SALT	214-8 AVE NE	(403) 230-8265 p.salt@51kco.ca	June 18
		Gerald Simon	214-8 Avenue NE	gersimon@shaw.ca (403) 230-8265	June 18
		C. Isabelle Jankovic	220-8 Ave NE	cijankovic@telus.net	June 18
		Wilhelm Kunsch	224-8 AVE N.E	w@Kunsch@shaw.ca	"
		ALLAN PEDDEN	226 8 AVE NE	apedden@gmail.com	June 18
		WILLIAM BRANNICH	234 8 AVE NE		June 18
		Charles Caird	312 8 ave NE	charles@lifesthpromotions.ca	june 18

Petition to Calgary City Council to Oppose Upzoning





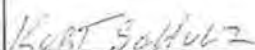
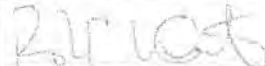
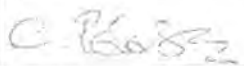


6

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Connie McLaren	314 7 Ave NE	Connie.mclaren@shaw.ca	14/06/16
		Tara Smolak	305 7 Ave NE	tsmolak@gmail.com	14/06/16
		James Snell	312 7 th Ave NE	l@jts-me	14/06/16
		Paul Allan	312 7 th Ave NE	paul.g.allan@gmail.com	14/06/16
		Candice Speer	312 7 th Ave NE	candispeer@gmail.com	14/06/16
Yes		James MacTavish	307 7 th Ave NE	james-mactavish@hotmail.com	14/06/16
		Claire Holmes	811 2nd St NE	claire.j.holmes@gmail.com	15/06/16
	Hervey Gallant	Hervey Gallant	236 7 Ave NE		15/06/16
Yes		NEIL RYAN	226-7 AVE. NE.	neilryan@shaw	15/06/16










Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Larry Dziwba	152-9 Ave. N.E.	larrydziwba@gmail.com	June 16, 2016
		Robert Prodel	128-9th Ave N.E	Prodelr@Eds.net	JUNE 17 2016
		MARIE SEMENIUK-EVANS	202 9th Ave NE	marieevans@shaw.ca	JUNE 17 2016
		DAN EVANS	202 9th Ave NE	dan@evanshunt.com	JUNE 17 2016
		Kurt Schultz	216-9th Ave NE		JUNE 17 2016
		ROBERT WHITE	207 9th AVE NE	gsmirbertwhite@gmail.com	JUNE 17 2016
		CHRISTINE PEDERSEN	207 9th AVE NE	ot.christine.pedersen@gmail.com	JUNE 17 2016
		HELGA SHIELD	1403-1st Street NW	helgashield@yahoo.com	JUNE 19, 2016
		DAN SHIELD	1403 1st St NW	DSHIELD9@SHAW.CA	19/6/16




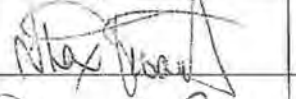





Petition to Calgary City Council to Oppose Upzoning

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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Jimmy	208 7 ave NE	11philip001@yahoo.com	
		Chelsea Dams	208A 7 Ave NE	dams.chelsea@gmail.com	June 15 2016
		WING LEE	204-7 AVE NE	wing.christina@gmail.com	JUNE 15 2016
		Deborah Wilford	132-7 AVE NE (403-671-4867)	132-7 AVE NE BRW1966@hotmail.com	" "
		ALAN ZAKRISON	319 7 AVE NE	azakrisa@gmail.com	JUNE 15 2016
		CLAIRE ZAKRISON	319 7 AVE NE	BCTWNH@gmail.com	June 17 2016
		JAMES SHAND	344 7 th Ave NE	jeshand@shaw.ca	June 17
		Rumu Sen	345 4 Ave NE	Senrumu@gmail.com	June 17
		Aaron Hopper	437 13 Ave NE	hopper.aaron@hotmail.com	June 18

Petition to Calgary City Council to Oppose Upzoning




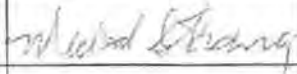

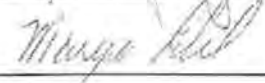
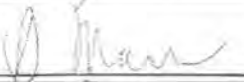

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		9049 9012029	113 7 AVE NE	9049 9012029 ASDOWRO	6/15/16
		Sandra Melnik	113 7 Ave NE	sandrasells2@yahoo.ca	6/15/16
		Sin 728 Ho	112 7 AVE NE	403 230-2376	"
		ALEX TWARDOWSKI	202-3 RD AVE. N.E	403-277-6827	6/15/16
		Danielle Jessome	105 402 2 ND AVE NE	403-993-3786	6/15/16
✓		Jennifer White	109 8th Ave NE	urban-astrociut@hotmail.ca 403-990-5148	6/15/16
		BARRY ROBBINS	115-8th AVE. N.E.	(403) 230-6975	6/18/16
		Anne-Marie Duna	127-8th Ave NE	403 230-7864	6/18/16
		GLENN BLACKWELL	205-8th AVE NE	Glenn_b@telus.net 403-277-1364	6/18/16

OK Compo
Linda


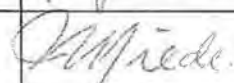


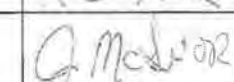
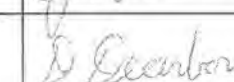
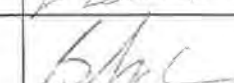


Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Colleen Cochrane	215-6 Ave N.E.	colco@shaw.ca	June 21, 2016
		Dan Duimet	324-7th Ave NE	dan@runcalgary.com	June 21
	per Dan 15	Stephanie Robertson	324-7th Ave NE	srhome@impactsg.com	June 21
		GORDON VOCKEROTH	1006-2nd St NE	6276651@telus.net	"
		MICHAEL STRANO	1006-2nd St NE	mkstrano@telus.net	"
		PAUL GARRY	176-8 Ave N.E.	webdesignfour@gmail.com	"
		Maryse Lebel	126-8 Ave NE	MIEBELR75@gmail.com	"
		Dennis Marr	119-8th Ave NW	dennismarr@shaw.ca	✓
		DANIELLE BOUCH	#1, 123-13 Ave NE	daniellebouch@live.ca	JUNE 21

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Kathy Tiede	236-8 th Ave NW TAMORA	tiede@telus.net 4032305577	June 21/16
		Dwayne Tiede	236-8 th Ave NW TAMORA	tiede@telus.net 4032305577	June 21/16
		LINDA DI BATTISTA	240 8 Ave NW	okkeyontbedokey@gmail.com	June 21/16
		MARIE CSIKOE	240-8 Ave NW	mariecsikoe@gmail.com	June 21/16
		JUDY MCIVOR	203-8 Ave NW	Judy.McIvor@shaw.ca	" "
		DAVE DEARBORN	203-8 Ave NW	dave.dearborn@shaw.ca	" "
		BARBARA SURPLUS	1367 Ave NE	bsurplus@brookfield.com	June 21/16
		Diane Allusger	217 8 Ave NE	dallusger@shaw.ca	June 21/16
		Mike Kobule	217 8 Ave NE	m.kobule@shaw.ca	✓

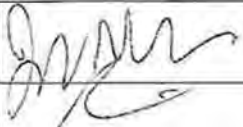


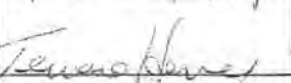


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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
	<i>1 Day</i>	George Day	1320 1st Ave	zday@telus.net	June 19, 2016
	<i>alay</i>	Angie Day	1300-1 st Street NW	aday@telus.net	June 19, 2016
	<i>CD</i>	Gerald Dziuba	324 th Ave NE	gerald.dziuba@telus.net 1103-233-8068	June 20, 2016
	<i>La Ral</i>	Laurel Dziuba	132-9 Ave. NE.	(403) 230-0224	June 20, 2016
	<i>Nicole Duma-Corinaz</i>	Nicole Duma-Corinaz	122 8th Ave N.E.	nduma@shaw.ca	June 20, 2016
	<i>Chester J.</i>	Chester J. Corinaz	122 8th Ave NE	powerofspeech@shaw.ca	June 20, 2016
	<i>Ross</i>	Ross Bonser	121 7th Ave NE	bonser@telus.net	June 20, 2016
	<i>Lise Stransky</i>	LISE STRANSKY	1229 th Ave NE	lise@ccann@yahoo.ca	June 20, 2016
	<i>Brian Jesmer</i>	BRIAN JESMER	130 7th Ave NE	bdjesmer@telus.net	




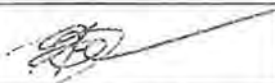

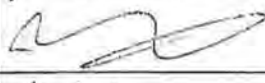
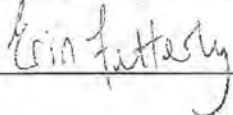
Petition to Calgary City Council to Oppose Upzoning

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Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		JEREMY SCHMIDT	312 84 th AVE NE	403-921-5644	JUNE 17
		ROBERT BLAIN	316- 8 th Ave. NE	403 230 7825 injustacouncil@yahoo.com	June 18
		MICHAEL LORENZ	326-8 AVE NE	michael.lorenz@shaw.ca	17
		TERRIANNE HARVEY	342- 8 AVE N.E.	403-230-0909	June 18/2016
		BRENDA ERDINE	114 7 th Ave N.E.	587-432-5325	June 19/2016
		N. HALLIWELL	305 5 AVE NE	403-797-3975	June 21 st 2016

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
14		Jim Evans	216 7 AVE NE T2E0N7	jime@show.ca 403 2772331	June 15/2016
		Erik Allen	211 7 Ave NE T2E0M6	EALLEN22@GMAIL.COM	June 15/2016
		CARLY CHIASSON	201 7 AVE NE T2E0M5	CARLYCHIASSON@CINEMARK.COM 403-404-4501	June 15/16
		Don Meadows	115 7 th Ave NE T2E0M6	Meadows Meadows Inc. 403-860-6717	June 15/16
		S.A. MEADOWS	122-7 AVE NE T2E0M5	steve.a.meadows@gmail.com	15 June 16
		J. Fetherly	124 7 Ave NE T2E0N5	jeff.fetherly@hotmail.ca 403 471-3852	15 June 16
		E. Fetherly	124-7 AVE NE	erin.fetherly@hotmail.com 403 698 5136	June 15/16

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

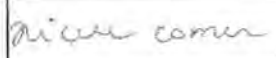


Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
	Ben	Ben Malach	315 8 th Ave N.E.	benjamin10@gmail.com 403-874-5813	18
	Sev	Sev Barros	319 8 th Ave	sevojbarros@gmail.com	June 18/2016
	W. Mazur	Wiktor Mazur	333 8 th Ave N.E.	mazurw@gmail.com	June 18/2016
	Andrea	Andrea Maguire	337 8 th Ave NE	andreamaguire267@hotmail.com	June 18/2016

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

[illegible]

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Nicole Corner	206 9 th Avenue NE	nyendeK@shaw.ca (403) 988-3707	June 22/16
		Matt Corner	206 9 th Avenue NE	cento963@gmail.com (403) 660-6249	June 22/16
		Josh MURPHY	305 5AVE NE	jashawemurphy@hotmail.com 403 461 6962	June 22/16
	as per	Monica Donlevy	115- 9 Ave NE	Monica@lionseyconsulting.com	"
	pr Bill	Baljinder Gill	320- 1st St NE	bapi10@shaw.ca 403 239-3791	"

June 22, 2016

Dear City Clerk:

We are writing to oppose the rezoning of the land use for 301 7 Ave NE from Residential- Contextual One / Two Dwelling (R-C2) District to R-CG land use. We are also opposing the proposed amendment to the Crescent Height Area Redevelopment Plan (ARP). With respect to the rezoning application, in addition to other changes, this rezoning would allow for the development of a rowhouse building with up to 4 units and a maximum height of 11.0m tall at 301 7 Ave NE.

Please find below a detailed discussion of the rationale for the community's opposition, a petition signed by **202 people** representing the households along 7th Ave NE as well as adjacent streets and avenues that are opposed to this rezoning, a letter from the Community Association that continues to oppose this development and a letter from a local community member.

The conclusion of this letter asks City Council to please support our community and uphold the existing by-laws and ARP. It also asks the City to work with Crescent Heights Community Association to identify more appropriate areas for R-CG redevelopment in the community.

Inconsistent with Crescent Heights Area Redevelopment Plan (ARP)

The proposal is inconsistent with Crescent Heights Area Redevelopment Plan (ARP), which does not contemplate RCG zoning in the Low Density area of east Crescent Heights. The current zoning allows for higher density and commercial developments along Edmonton Trail and Centre St as well as at the southern and northern ends of the community and reserves R-C2 zoning for within the community.

Not Compatible with the Character of the Existing Neighbourhood

The R-CG zoning is not compatible with the character of the existing neighbourhood. There are only small pockets of detached and semi-detached houses in east Crescent Heights. This parcel of land falls within one of these small pockets. The southernmost boundary of this pocket is located at 7th AVE NE (see Photo 1). The proposed rezoning of this parcel of land to R-CG represents unwanted density creep into this area.

One of the key objectives of our ARP is to *encourage a variety of housing types to accommodate residents with differing ages, family sizes and incomes*. This includes the small pockets of relatively more affordable R-C1/2 zoned homes on the east side of Crescent Heights. Unlike other inner-city communities, these small pockets need to be protected from further encroachment of multi-development properties north of 6th Ave. Variety in our community creates benefits for all of Crescent Heights by contributing to a vibrant and diverse community. A blind approach to further densification of the inner-city will result in less diversity in the area, as families with children and seniors are pushed out of the community.

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2016 JUN 23 AM 9:03
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Represents a Significant Increase in Density

The Commission incorrectly concluded that the proposal represents a modest increase in density. The current zoning already allows for a doubling of density on the site. If approved, the rezoning would allow for a quadrupling of the density on the property, which is not moderate, limited or small.

Creates Significant Negative Impacts to Adjacent Landowners

An objective of our ARP is to *ensure new development is as sensitive as possible to the neighbouring houses*. This rezoning application is inconsistent with this ARP objective. The re-zoning of this site will have significant negative impacts to the surrounding houses by impacting privacy and natural sunlight of adjacent neighbours. This will impact the adjacent neighbours' enjoyment of their yards as well as access to sunlight within their homes.

It will also have an overall negative impact to the community as green space and treed areas are reduced by maximizing development on the site.

Unwanted by the Community

The community is not in support of changes to the ARP or of any re-zoning on this parcel of land (see attached email). The original request for re-zoning was met with 16 letters of objection as well as objections from the Community Association.

The newest re-zoning effort continues to be met with strong opposition from the Community Association as well as community members. In fact, 202 people on 7th Ave as well as on nearby streets and avenues have signed a petition opposing the rezoning of this parcel of land from R-C2 to RCG.

R-CG Zoning Not Appropriate for All Areas within a Residential Neighbourhood

The Commission suggests that the proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. Although this might be the case, it is clear that R-CG zoning is not appropriate for all areas within a residential neighbourhood.

According to a Calgary Herald article¹, when the new R-CG zoning was adopted by the city, Mayor Nenshi noted that R-CG zoning is ideal for corridors like 20th Avenue NW. There are significant differences between 2nd St NE and 20th Ave SW. Most notably, the latter is an important traffic artery within Calgary's northwest corridor.

Other recent examples of R-C2 to R-CG zoning that have both been recommended for approval by the Commission and unopposed by the community or Community Association are similarly located on important neighbourhood transportation routes or along the edges of a community. For example, the

¹ Jason Markusoff, "Old Style Infills are Out and row housing is in: Calgary to get Boston-style digs" October 18, 2014, <http://www.calgaryherald.com/news/calgary/style+infills+housing+Calgary+Boston+style+digs/10305685/story.html> (accessed June 20, 2016)

rezoning proposed at the corner of 38 Avenue and 15A St SW is an important access road into the community of South Calgary/Altadore from 14 St SW.

Although the subject parcel of land falls between Centre St and Edmonton Trail, the street on which it sits, along with surrounding streets and avenues, make up a quiet residential community. Rezoning this parcel of land would be disruptive to the current design of the community by putting higher density in the middle of a predominately low density area rather than focusing it on the edges of the community. This parcel is conducive to the suggested rezoning and is opposed by local community and Community Association.

More Appropriate Opportunities for Multi-Unit Developments in Crescent Heights

Crescent Heights is already a density populated community. In 2014, 61% of Crescent Heights residents lived in multi-unit structures compared to 33% in other Calgary neighbourhoods. As such, there are already many sections of the community that are zoned for multi-unit developments or where significant mixed density currently exists and a rowhouse would be a positive contribution to the community. There is no need to rezone this parcel of land to encourage rowhouse developments within the community.

A good example of this type of zoning fitting into the community can be seen on the corner of 5th Ave and 2nd St NE (see Photo 2 and Photo 3). Please note, this new development is located on a mixed density street and so fits in with the existing neighbourhood. It is also directly adjacent to a three storey walk-up apartment building and as such has limited impact to its direct neighbours.

Rezoning Unnecessary to Achieve City's Objectives

Finally, the current zoning of the land already accommodates a doubling of density of an inner city parcel of land. The redevelopment of this site according to the existing zoning has the ability to be compatible with the character of the existing neighbourhood, respectful of adjacent neighbours and consistent with the community's ARP. Further, this redevelopment aligns with relevant planning policies in the Municipal Development Plan (MDP).

Crescent Heights is Asking City Council to Help Defend Our Community and Uphold the Existing By-Laws and Area Structure Plan

Neighbours carefully selected and purchased homes in this area based on the existing zoning and ARP.

Recently, community members, objecting to a development permit adjacent to their property, were informed by city staff that they should have done their due diligence by researching the zoning of the neighbour's property before purchasing their home to avoid a nasty surprise in the future (see attached Letter from Natasha Halliwell).

In this case, the research was undertaken and there is still the potential for a nasty surprise. We are asking the City to please support the investment in our homes and in our community by rejecting the rezoning application.

Crescent Heights is also Requesting the City Work with us to Identify More Appropriate Areas for R-CG Redevelopment within the Community

The city is interested in further densification of the inner-city and Crescent Heights is in support of appropriate and considered redevelopment opportunities. However, rezoning sites using a one-off approach is inefficient and likely to result in suboptimal outcomes (see Photo 4). It is wasteful use of City time, it is not a comprehensive approach to address communities' concerns and it creates risk and uncertainty for developers.

Crescent Heights proposes to undertake a more holistic approach to developing RCG zoning in our community. To this end, we have already partnered with Urban Lab to develop a community vision. We are requesting the City work with us to identify more appropriate areas for R-CG redevelopment within our community.

Sincerely,

Residents of Crescent Heights Opposed to the Development (as per petition)

Photo 1 – Impacted Small Pocket of Detached and Semi-Detached houses in east Crescent Heights



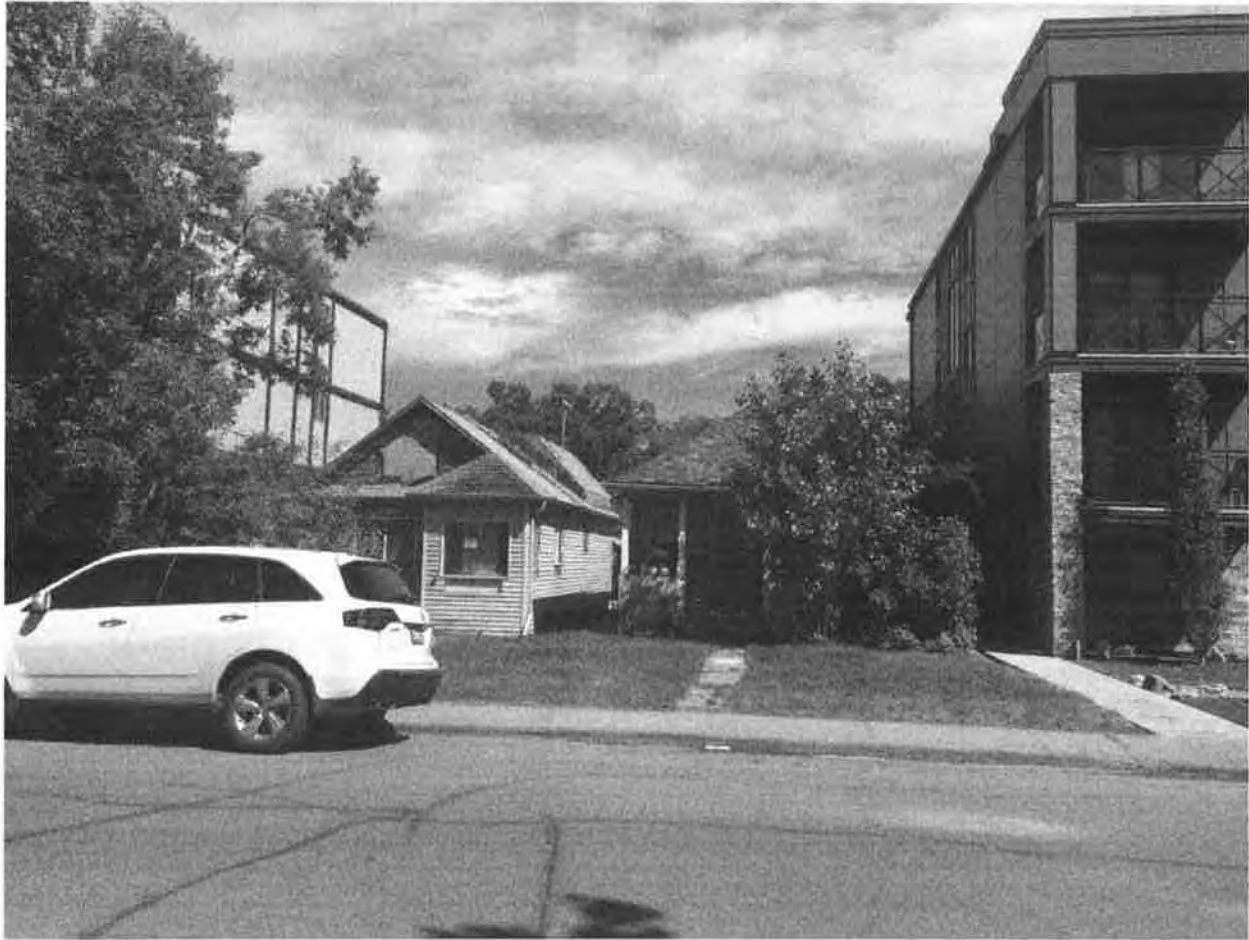
Photo 2 – Good Example of a Rowhouse Development in Crescent Heights (located in mixed density area, adjacent to apartment buildings)



Photo 3 – Good Example of a Rowhouse Development in Crescent Heights (minimal impact to neighbours)



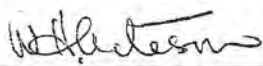

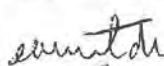

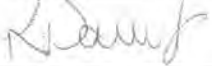




Photo 4 – Examples of Outcomes of Unplanned Redevelopment in Crescent Heights





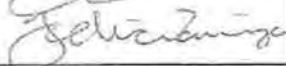

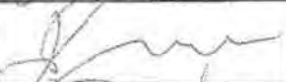


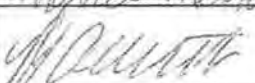

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Dave Holmes	811 2nd st NE	cyclingphysio@gmail.com	June 15/16
		Simenetta Acteson	214 - 7th Ave NE.	simenetta.acteson@gmail.com	June 15/16
		William Acteson	"	wacteson@gmail.com	"
		Massimiliano Acteson	"	mwaawm15@gmail.com	"
		Emma Mutch	"	emma.mutch18@gmail.com	"
		James Roscoe	212B 7 AVE NE	jamesroscoe@shaw.ca	"
		Krista Davey	212B 7 Ave NE	Krista_davey@hotmail.com	"
		SARA TOPP	212A 7 AVE NE	sara.topp@shaw.ca	"
		TROY TOPP	"	TROY.TOPP@SHAW.CA	"

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
		Jody Pilot	813 29th NE	jody.pilot@telus.com (403) 701 8738	June 15/2016
		Dan Zuniga	227 7th Ave NE	Zuniga La ID @gmail.com (403) 265-0121	June 15/2016
		Felicia Zuniga	" "	fmpacant@yahoo.ca (403) 227-9803	June 15/2016
		Drew Benner	223 7 AVE NE	drewbenner@shaw.ca	June 15/2016
		Jacelyn Benner	223 7 AVE NE	Jacelynbenner@icloud.com	June 15/2016
		T. G. G. J. B.	219-7 Ave NE	"	"
		JEANNINE LISE SEAMER	205-7 Ave. N.E.	jeanninelise.seamer@hotmail.com	"
		PAUL ALBERSTAT	128-7 Ave. N.E.	paul@mindguy.com	June 15, 2016
		Sandra Lord	127-7 Ave NE	salord@telus.net 403.512.5102	

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
Maybe	S. Catlanach	Sonja Catlanach	336 7 Ave NE	sakonrad@gmail.com	June 14 2016
	J. O.	Jenny Oelke	332 7 Ave NE		June 14 2016
Yes	Mae MacDonald	MARE MacDonald	330 - 7 AVE NE	PAKESALOTTACOOKIES@GMAIL.COM,	
	Scott Glass	SCOTT GLASS	322 7 Avenue NE	scott.f.glass@icloud.com	June 14 2016
Yes	Karin Goetze	KARIN GOETZE	322 7 Avenue NE	k.m.goetze@icloud.com	
	Stephanie Patterson	Stephanie Patterson	318 7 Avenue NE.	spattera@hotmail.com	June 14 2016
	Marianne Cuff	Marianne Cunningham	316 7 Ave NE	MarianneCuff@gmail.com	"
	Stephen Cunningham	Stephen Cunningham	316 7 Ave NE	Stewecuff@gmail.com	"
	Kevin Clifton	Kevin Clifton	306 7 Ave NE	Kevin.Clifton@gmail.com	"

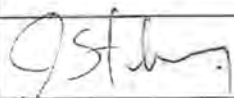
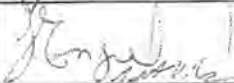
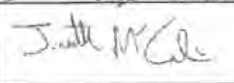





Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
105		DAVID SKOGG	313 - 7 AVE NE	dstkogg@gmail.com	6/14/16
106		Kristjan + Leslie Jones	315 - 7 Ave NE	Kjones@gmail.com	6/14/16
107		Doug MacDonald w/ Angela	321 7 Ave NE	dm11186@hotmail.com	6/14/16
		Erin Gionet	327 - 7 Ave. NE	erigionet@shaw.ca 403.867.2157	6/14/16
108		MANI GIONET	327 - 7 AVE NE	MANI72@SHAW.CA	6/14/16
		Karen Donham	333 RD - 7 AVE NE	Kdonham@telus.net	
		Kristjan + Leslie Jones	333 7 Ave NE	K333hous@gmail.com	
		Huntley Harris	337 - 7 Ave NE	huntley.harris@gmail.com	6/14/16
		JACKIE BROWN	343 7th Ave NE	jackiebrown45@hotmail.com	

Petition to Calgary City Council to Oppose Upzoning

This petition calls for Calgary City Council to oppose the upzoning of parcel 301 7th Ave NE from RC-2 to RCG.

Sig #	Signature	Name and Surname (Please print)	Address (Please print)	Email Address & Phone # (Please Print)	Date
4		James Sterling	207 8 th Ave NE	Jimsterling@hotmail.com	June 18 2016
4		Lynn Engel Scott Mat. 246.11	209 9 th Ave NE	shahrazad@telus.net 503.196.10.62@telus.net	11
		JONATHAN McCaslin	211-8 th AVENUE NE	403.276.8547	11
	Chandra Thomas	Chandra Thomas	2118 AVE NE	(403) 276-8547	11
		Dustin Gemmill	219 8th Ave NE	dgemmill@hotmail.com	11
		Sherree Boyer	221 8 th AVE NE	sheree.boyer@gmail.com	June 18.
		Brenda Binger	225 8 th Ave. N.E.	bd63@telus.net	11
		Flora Stupich	614 2nd St NE	flora.j.stupich@ca.pwc	11
		Jerome Chiriglo	818 2 ST NE	403-970-1108	11

NOTE: Only Highlighted sections of
the attached Crescent Heights ARP
was reproduced as the entire ARP
document is available online.

CPC2016-187
Attachment 3
Letter 18

Smith, Theresa L.

From: Isabelle [cijankovic@telus.net]
Sent: Wednesday, June 22, 2016 11:56 PM
To: City Clerk
Subject: 301-7 Ave NE Rezoning
Attachments: crescent-heights-arp - comments.pdf; 301-7 Ave NE.pdf

Good Morning,

Please accept the attached letter and highlighted ARP document in opposition to the proposed zoning change for 301-7 Avenue NE.

Regards,
Isabelle Jankovic

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2016 JUN 23 AM 8:10
THE CITY OF CALGARY
CITY CLERK'S

22 June 2016

Attention: City Clerk

Re: 301 - 7th Ave NE

A developer has applied to the City of Calgary to rezone the property located at 301 7th Ave NE from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade-Oriented Infill (R-CG).

This re-zoning will allow the builder to remove a small 1920s bungalow and replace it with a large four unit row houses.

I object to this development because it violates Bylaw 17P96 and amendments that form the “Crescent Heights Area Redevelopment Plan” The latest amendment is 14P2016 dated 16 May 2016.

Refer to Map 2 on page 11 which illustrates the land use policy. The intent of this map is very similar to the current land use map and it is easier to compare different building types. The proposed development is designated as “low density multi-unit housing” which includes townhouses, tri-plex and four-plex units according to Section 3.5 Policies Statement 1 (Page 21). It is shown on Map 2 as an angled gray hatch. This type of housing is shown from 6 Avenue and south.

Statement 4 of Section 3.5 covers traffic and quality of life concerns. Second Street already has heavy traffic use as there are no left turns off Edmonton Trail until 8 Avenue during the afternoon rush hour. It is also the main access for the multi-unit buildings south of 6 Avenue NE.

Statement 5 of Section 3.5 refers to scale and form of nearby older homes. The houses on this street are generally small on narrow lots. While these may get replaced in the next 10 years, I would rather see developments like the infills further down the block or the development on 9 Avenue NE in the 200 block where 4 small homes were replaced with 3 infills. While new, all the buildings mentioned fit the character of the neighbourhood and enhance the homes surrounding them. The proposed four-plex is too high with too much mass for the adjacent houses.

Section 3.1 (page 17) states that “The overall residential density in the community is 22 people per acre which is substantially higher than the 15.4 people per acre average of inner city communities.” It also states that the large portion of multi-unit dwellings reduces home ownership levels to 37% which is well below the Calgary average of 62%. Lower levels of home ownership are associated with higher transient rates and less support for the community. We already have one of the highest densities in the inner city.

In Section 3.3 Policy Statement 1 (page 18 states that new developments should be sensitive to the historical character and elements of Crescent Heights. While there are a wide range of styles, I would interpret this to mean that elements of the building should reflect the era of the majority of buildings in the area. Refer to Section 2.2 on page 8 and section 2.5 on page 12.

Section 3.4 describes the requirement for Low Density Detached Housing. The proposal for this site does not meet the criteria. Although there is a small apartment older building across the street, it is one of

very few north of 6th Avenue NE. We are losing too much of our detached housing stock and I think that a duplex is much better suited to this site. There are some excellent examples of well designed semi detached units in the neighbourhood especially the one located at 1012-Second Street which has one unit facing the street and one unit facing the avenue.

In order to maintain the good mix of housing types in Crescents Heights, it is important to adhere the building types in the areas designated in this bylaw. The immediate area already has a higher than average density rate and the area will not maintain its character if too many four-plexes are built.

Regards,

Isabelle Jankovic
220 – 8 Avenue NE
Calgary AB, T2E0P7

THE BLUE PAGES OF THIS DOCUMENT CONTAIN
SUPPORTING INFORMATION AND DO NOT FORM
PART OF THE BYLAW.

FORTHEPURPOSESOFELECTRONICPUBLICATIONS
THE BLUE PAGES ARE IDENTIFIED BY THE FOOTER
“BLUE PAGES - SUPPORTING INFORMATION”.

OFFICE CONSOLIDATION

2001 December,
2007 August,
2008 June,
2008 December,
2009 February,
2016 May

Crescent Heights

Area Redevelopment Plan

Bylaw 17P96
Approved 1997 May 12

2016-0994



THE CITY OF CALGARY
LAND USE AND MOBILITY
PLANNING AND TRANSPORTATION POLICY

1.2 Format of the Area Redevelopment Plan

The Area Redevelopment Plan (ARP) is contained in the **white pages only** in this document and is adopted as a **bylaw** by City Council. Any changes to the policies or to the white pages require an amendment to the ARP bylaw which must be made at an advertised public hearing. The yellow pages contain suggestions for community initiatives and have no legal status. The blue pages - Supporting Information - have no legal status and contain background information and appendices to provide context for the policy recommendations. The numbering of Maps in the blue pages is preceded by the Letter "B" e.g., B1.

1.3 Availability of Municipal Funds for Improvement Projects

Public facilities and improvements proposed or recommended in this ARP are subject to Council's capital budget priorities and approval process. Expenditures recommended in this Plan will be evaluated in relation to the needs of other communities and city-wide spending priorities.

2.2 Community Vision and Goals

An extensive public process was undertaken to determine the issues and goals of the ARP and a Vision for the future of the community. This process included several meetings and a full community survey. The results were used to help identify issues which have been addressed in this Plan. The Vision is not used as a list of specific objectives to be achieved but as a general description of the type of neighbourhood the residents and business people desire.

Vision

Crescent Heights in the future continues to be a safe, clean, welcoming community - a good place to raise a family and to grow old. There is a feeling of neighbourliness, something like a small town with everyone feeling welcome in all aspects of community life. **There is less traffic within the community than there has been and there is a more peaceful feeling.** People are involved together in many activities in the community. Crescent Heights has a clear

identity in the city. There is a range of retail, cultural and social activities within walking distance of the residents.

Residential and commercial development has continued **with the new buildings fitting in harmoniously with the existing buildings.** The community has retained a large number of apartments and townhouses providing a wide range of housing opportunities. There are more opportunities for seniors to stay and live in the community as they age. **The low density areas have been strengthened and new development has respected and reflected the heritage flavour and sense of history in the community.** Better home maintenance is occurring and the level of home ownership is increasing.

Along Centre Street and Edmonton Trail, there are more small businesses serving the neighbourhood, more pedestrian traffic and street beautification improvements. The shops are more enjoyable to visit and the streets are safer to cross. Centre Street is less of a barrier in the community. There is more of a mix of land uses in the commercial areas. More people work out of their homes keeping the community active throughout the day. Crescent Heights is a pleasant place to live, work and visit.

Goals

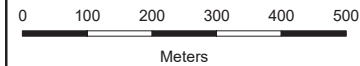
From the Vision exercise the following goals were developed for the ARP.

1. Help create an attractive, safe and active community which residents are proud of.
2. Maintain and strengthen the detached housing areas of the community.
3. Improve the multi-unit residential areas by addressing traffic, open space and design issues.
4. Improve the business environment of the retail areas and encourage a mix of commercial services for community residents.
5. Review the road system in the community, and revise if necessary, to ensure safe movement for pedestrians, cyclists and motorists and reduce the impact of short-cutting traffic.
6. Support city-wide planning goals in a manner sensitive to the goals and objectives of the Crescent Heights community.
7. Encourage and accommodate residents of differing ages, family sizes and income through a variety of housing types and community programs.
8. Encourage new development which contributes to achieving the goals of the ARP.
9. Encourage long term commitment to the community on the part of residents.
10. Promote community well being through social service and community initiatives.

Crescent Heights Area Redevelopment Plan

Map 2

Land Use Policy



Legend

- A.R.P. Boundary
- Low Density Residential
- Low Density Residential or Local Commercial
- Low Density Multi Dwelling
- Low Density Multi Dwelling or Local Commercial
- Medium Density Multi Dwelling
- Medium Density Multi Dwelling/ Mixed Use
- Medium Density Multi Dwelling/ Commercial Parking/ Mixed Use
- Medium Density Multi Dwelling or Local Commercial
- Open Space
- Mixed Use
- Local Commercial
- General Commercial
- Special Care Facility/ Mixed Use
- Under Policy Review
- Community Centre
- Church
- School

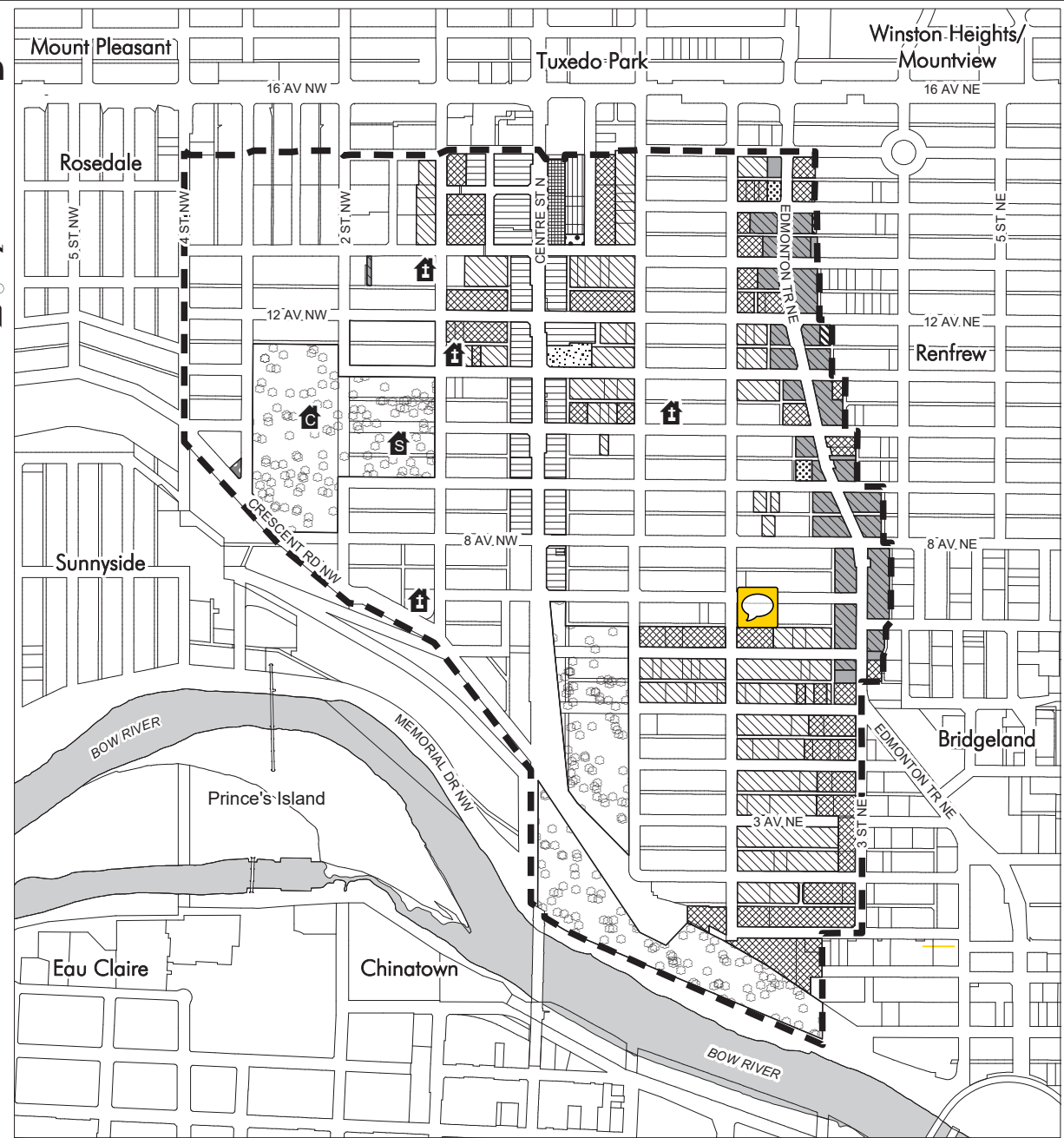
Approved 17P96
Amended 19P99, 22P2001, 7P2007, 72P2008

This map is conceptual only. No measurements of distances or areas should be taken from this map.



THE CITY OF
CALGARY
LAND USE PLANNING & POLICY

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2.5 Summary of Major Recommendations

Residential

- 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.
- Guidelines for identifying “heritage” sites and for controlling development close to these sites are presented.
- Policies are established for the west side of Centre A Street NE which would support redesignation of residential properties to permit commercial parking lots as well as multi-unit dwellings. Future mixed use development on the Centre Street/ Centre A Street block is facilitated through redesignation.
- Housing units are encouraged above commercial development on Edmonton Trail and Centre Street.
- Owner-initiated redesignations to allow additional multi-unit residential and

commercial development in locations near Edmonton Trail and Centre A Street NE are supported.

Commercial

- Support is given to the improvement of the streetscape (pedestrian environment) along Edmonton Trail NE and Centre Street N. The ARP urges merchants and commercial land owners to initiate a general upgrading of the public and private streetscape with City cooperation.
- Restrictions on third-party advertising and temporary signs will improve the appearance of these streets.
- Design guidelines are included to encourage new commercial buildings to contribute to an improved streetscape quality and to support more transit-oriented development.
- Small restaurant, retail and personal service uses are encouraged along Centre Street and Edmonton Trail.
- Redesignation to Direct Control of a number of C-3 properties on Edmonton Trail will reduce the maximum height and density of new development.

3.0 RESIDENTIAL DEVELOPMENT

3.1 Context

Crescent Heights is a healthy inner city community. It is home to approximately 4,600 people living in housing ranging from large single detached homes to townhouse condominiums, rooming houses and apartments. The population has decreased by 700 people from its 1968 level of 5,300. This decline is in spite of an increase of 46 percent in the number of dwelling units during the same period. Most inner city communities have exhibited this magnitude (or greater) of population loss based primarily on smaller family sizes leading to lower occupancy rates.

The variety of housing types provides residential choice for people with different needs creating diversity in the neighbourhood. However, the large proportion of multi-unit buildings reduces home ownership levels to 37 percent of the dwelling units, well below the Calgary average of 62 percent. Lower levels of home ownership are associated with higher

transiency rates as well as lower levels of community identification and support for various community programs.

The overall residential density in the community of 22 people per acre is substantially higher than the 15.4 people per acre average of inner city communities.

The housing quality in the community is generally good and renovations are ongoing, suggesting that it will continue to improve. During the late seventies and early eighties there were 900 apartment units built, primarily north of the escarpment and east of Centre Street. New home construction during the past 5 years has been much slower and has often occurred as detached houses on 7.5 metre (25 feet) lots.

The areas with the lowest residential density are located west of Centre Street, south of 9 Avenue and are zoned R-1 and R-2. Most of the area north of 6 Avenue N and in the blocks between Centre Street and Edmonton Trail are zoned R-2 which allows narrow lot homes, duplexes and suites within detached houses. Further north and east are the townhouse and apartment areas designated RM-2, RM-4 and DC (RM-5).

3.3 Heritage Conservation

1. Context

An important element of the residential character in the community is the historic nature of many of the homes built before 1940. Many are single storey small bungalows on narrow lots and are slowly giving way to new infill development. There has been some conflict within the community as the traditional streetscapes slowly disappear.

Current provincial heritage legislation is primarily designed to protect unique “heritage” sites, however very few buildings in Crescent Heights are eligible for this designation (Map B2).

2. Policy

1. The historic character of development in Crescent Heights should be recognized and new development is encouraged to be sensitive to the historic elements.

3. Implementation

1. Older buildings should be evaluated by the City of Calgary Heritage Advisory Board to determine their significance and potential for inclusion in the City of Calgary “Inventory of Potential Heritage Sites.”
2. Owners of sites proposed for inclusion in the “Inventory of Potential Heritage Sites” should be contacted by the Planning & Building Department to advise them of the special nature of their properties.
3. Additions and alterations to structures identified in the “Inventory” should be evaluated by the Approving Authority where applicable, with the goal of retaining the integrity of the specific housing styles and characteristic details.

3.4 Low Density Detached Housing

1. Context

The core of the Crescent Heights community is the low density R-1/R-2 areas. Maintaining the “stability” of these areas is vital to the health of the community and encompasses such elements as:

- minimizing traffic and overspill parking impacts;
- minimizing safety and security risks;
- ensuring new development does not reduce the quality of life in existing buildings; and
- providing an adequate convenient supply of commercial services and park space.

The ARP addresses these issues throughout the document. This section focuses on the need to ensure that new development, which is important and welcomed in the community, creates as few negative impacts as possible and contributes positively to the neighbourhood.

To identify the important features which contribute to the character of Crescent Heights the residential area was surveyed (see Supporting Information). These features form the basis of the Design Guidelines below.

2. Policies

1. The low density conservation housing policy is retained for those areas designated (zoned) R-1, R-2 and DC (with low density residential guidelines). The intent of this policy is to permit redevelopment that:
 - maintains the existing low density neighbourhood quality and character;
 - is compatible with the surrounding streetscape.
2. The character of the existing low density residential areas should be maintained while appropriate new development is encouraged.
3. Construction of larger detached homes is encouraged to attract families with children to the community.

It is recognized that larger homes may not fit as well into the existing streetscape as smaller ones. Builders will have to take extra efforts to minimize the impacts of the new housing.

3. Implementation - Detached Housing

These guidelines are to be used by the community, developers and the Approving Authority to provide direction in considering and approving discretionary use residential permits. In other cases it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community.

The Low Density Residential Housing Guidelines for Established Communities documents the principles used in evaluating discretionary use permits by the Approving Authority and will continue to be applied in Crescent Heights.

Bylaw 27P2008

Design Guidelines

1. New development should retain mature landscaping where possible.
2. Planting of trees beyond Land Use Bylaw requirements is encouraged to maintain the extensive tree cover in the community.
3. Front yard depths in new development should approximate adjacent yards.
4. Porches and front balconies are an attractive common feature which are encouraged.
5. High roof pitches and arch detailing are encouraged.
6. Front yards should be defined at the sidewalks by a hedge or a fence where similar conditions exist on the majority of nearby properties.
7. Vehicle access should be from the rear lane wherever possible.
8. Construction of larger detached houses is encouraged to attract families with children to the community.

3.5 Multi-Unit Housing - Townhouses and Apartments

1. Context

There is a significant portion of the community which has been developed as 3-4 storey apartments under the zoning in place in the 1960's. Some of these areas were subsequently redesignated to RM-2 to restrict multi-unit development to townhousing and ground oriented apartments. In the areas where apartments are mixed with detached housing there are complaints regarding the loss of on-street parking, loss of views and sunlight and the "overpowering" nature of the apartments compared to the remaining bungalow and two storey houses.

Most of the remaining houses will be redeveloped in these RM-4/RM-2 multi-unit areas, although a number of them are "sandwiched" between apartments. These lots are often too small for apartment construction and too heavily impacted by the adjacent development to be likely candidates for new detached housing.

2. Policies

1. The low density multi-unit housing policy is retained for those sites designated RM-2. The intent of this policy is to permit low density family-oriented dwelling units such as townhouses, triplex and fourplex dwellings.
2. The medium density multi-unit housing policy is retained for those areas designated RM-4 and DC (with RM-4 or RM-5 residential guidelines). The purpose of this policy is to provide for a variety of housing types up to 4 storey apartments.
3. The existing residential Direct Control districts are retained unless specified elsewhere in the ARP.
4. Quality of life concerns - traffic, access to open space, new building design - should be monitored in the apartment/ townhouse areas to ensure these areas remain viable and attractive.
5. New townhouse and apartment developments should be sensitive to the scale and form of nearby older homes while recognizing that these areas are intended for larger multi-unit developments.

6. Traffic and parking concerns should be addressed to maintain the quality of life in these higher density areas.
7. Opportunities to allow higher density multi-unit development will be identified.

3. Implementation

Design Guidelines

The following design guidelines provide guidance to the community and Development Authority in reviewing townhouse and apartment development applications.

1. Larger multi-unit residential projects (i.e., 150 feet frontage and larger) should be designed with a variation of the facade, roof slopes, window treatment, unit entry and other architectural details to enhance the relationship with the street and neighbourhood.
2. New residential developments should be sensitive to the location of windows and outdoor amenity spaces of adjacent properties and other units. For example, techniques such as staggering the location of windows on side walls and the use of glass block and angled

bay windows can still provide light and some views while protecting a neighbour's privacy.

3. The primary entry to the building and as many individual townhouse units as possible, should be oriented towards the front of the property.
4. Where appropriate, new development or additions should be consistent with the front yard setback common on the street. Multi-unit buildings, however, may not be able to meet the setbacks of older detached housing without unreasonable development constraints. In such cases, front yards may be as prescribed in the Land Use Bylaw with possible modifications to the portion of the side wall extending beyond the adjacent building to moderate the impact and possibly expand sight lines from the adjacent residences.
5. Front yards should be defined at the sidewalks by a hedge or a fence where similar conditions exist on nearby properties.
6. Existing mature vegetation should be retained, wherever possible, and planting of trees beyond Land Use Bylaw requirements is encouraged.

7. **The continuity of the sidewalk or boulevard should be maintained by minimizing curbcuts. Vehicular access should occur from the lane, where possible.**
8. **The design of any development proposed on a corner site should reflect its dual frontage by presenting an attractive facade to both streets (through window treatment, building projections and roof forms facing both flankage and frontage roadways).**
9. **Play areas and entryways should be able to be viewed from adjacent units to enhance safety and security. Construction and landscaping should not create areas hidden from view.**
10. **Parking stalls in apartment/townhouse developments should be numbered, with specific stalls assigned to individual units.**
11. **Urban safety shall be reviewed during the Land Use/Development Permit process for multi-dwelling residential development. A Crime Prevention Through Environmental Design (CPTED) report or its equivalent should be submitted to the Approving Authority.**

3.6 Centre A Street NE

1. Context

Historic development and subdivision decisions have led to a situation where Centre Street commercial development abuts Centre A Street NE residential properties with no intervening lane (Map 3).

The west side of Centre A Street NE, although designated for apartment development, accommodates several deteriorated houses, vacant lots and parking for the businesses on Centre Street.

The east side of Centre A Street NE is designated RM-2 and primarily developed with single detached houses.

The lack of lanes and shallow commercial lot depths have resulted in some businesses on Centre Street not having sufficient parking or access without the use of the Centre A Street properties, which are currently designated for housing.

3.8 Residential Redesignations

1. Context

The ARP process considered a large number of potential redesignations proposed by landowners and/or the community. These proposals were designed to adjust the allowable density and to address certain site specific issues.

The residential and commercial land use designations in Crescent Heights had already been substantially revised through the 1979 Crescent Heights/Regal Terrace Special Study and the 1989 Centre Street N Special Study. The redesignations approved at that time reduced the development potential substantially. The larger area of low density designation will contribute to an attractive and stable residential environment.

A review of possible redesignations did not reveal a pressing planning rationale or strong landowner support for large scale zoning changes. However, several site specific redesignations are supported, based on landowner requests and planning merits. In addition, a number of sites are supported in principle for owner-initiated redesignations (Map 4, Table 1).

2. Implementation - Residential Redesignations (Table 1)

Site 1 - 111, 115, 117, 121, 129, 133 & 139 - 10 Avenue NE

This RM-2 block borders on the R-2 low density area and landowners wish to retain the existing detached housing form. Redesignation to a lower density will avoid worsening of the existing parking congestion problems, and will strengthen the R-2 area to the east. RM-2/RM-4 properties across the street are fully developed so the redesignation should not have a negative impact on the development potential of that side of the block.