

CITY OF CALGARY
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JUL 05 2016

ITEM: 8.39. CPC2016-187
Distribution
CITY CLERK'S DEPARTMENT

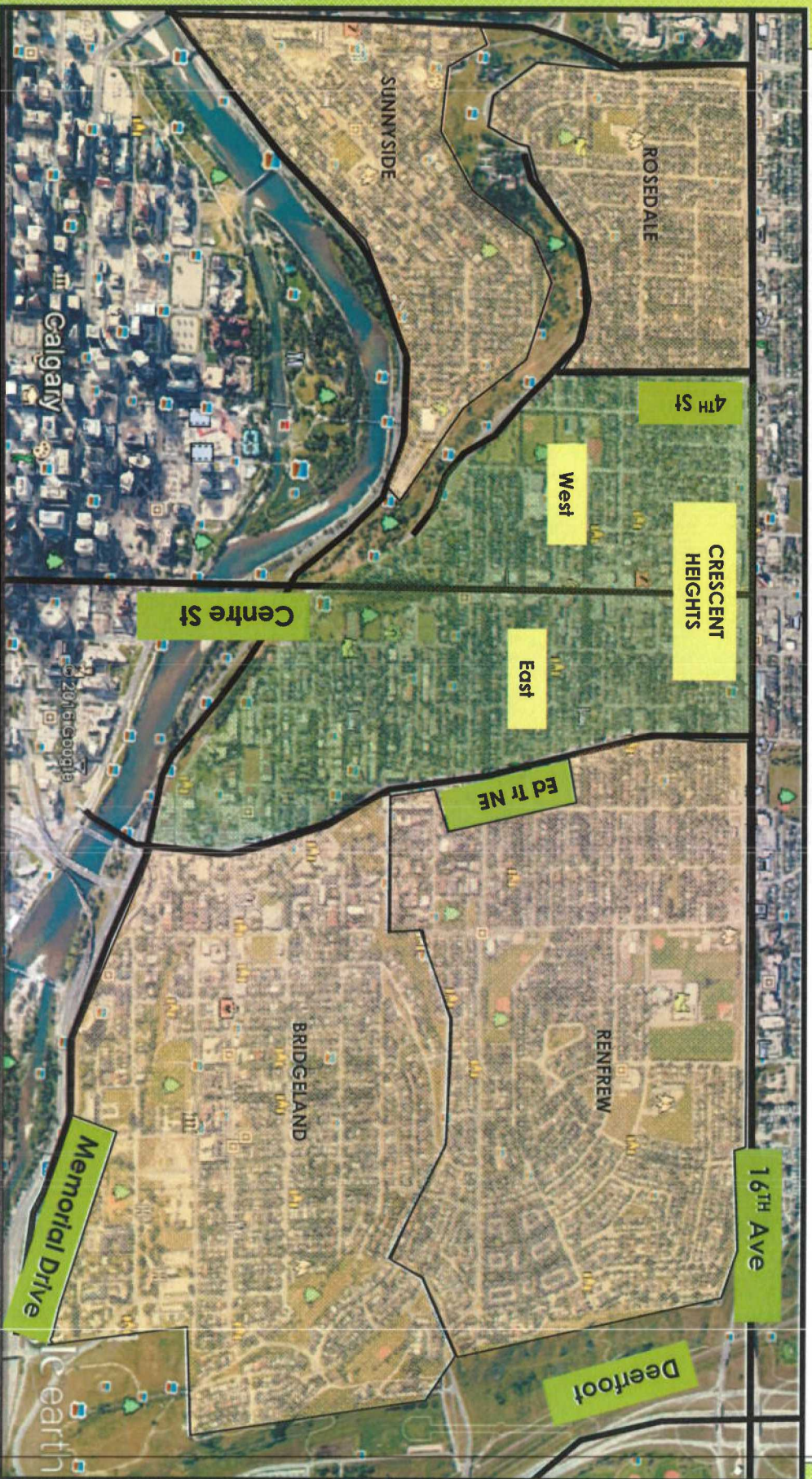
LOC 2015-01334

301 – 7TH Avenue NE

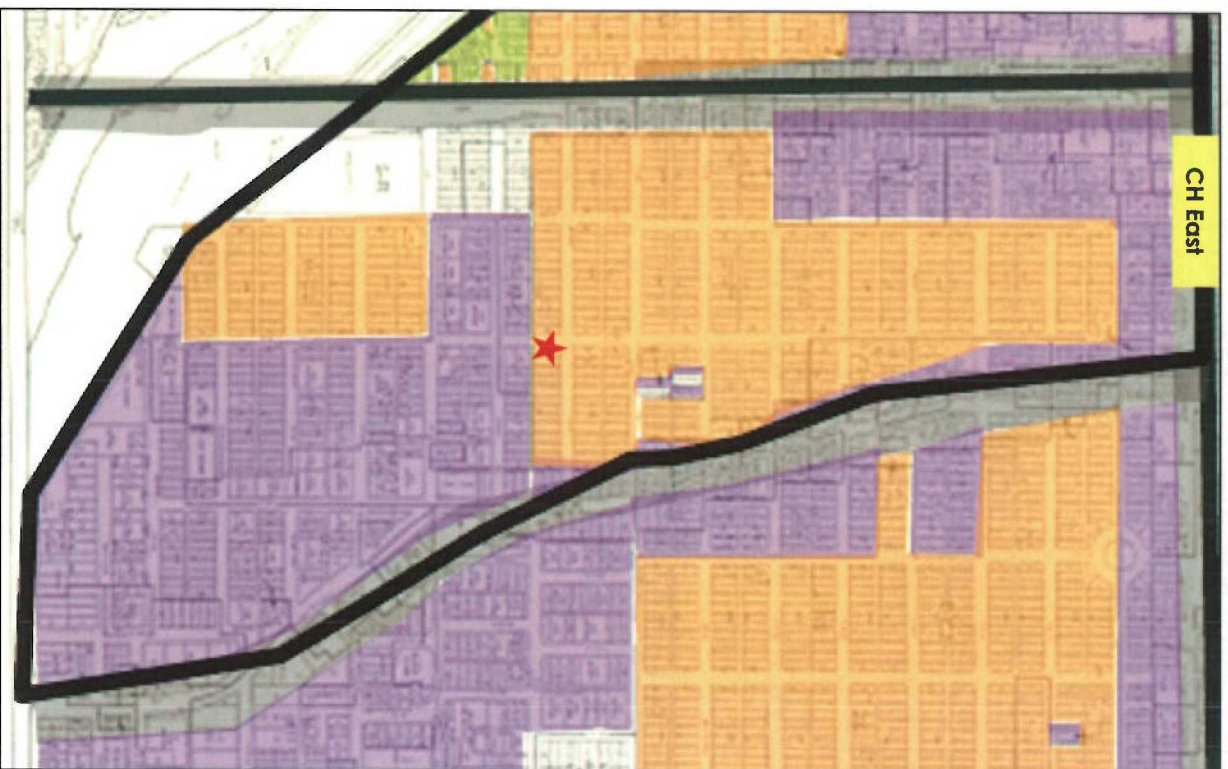
**Policy (R-C2 to R-CG) and
Land Use Amendment (ARP)**

**Bylaws 32P2016 & 188D2016,
CPC2016-187**

Roads and Neighbourhoods



CH East and LOCC2015-0134

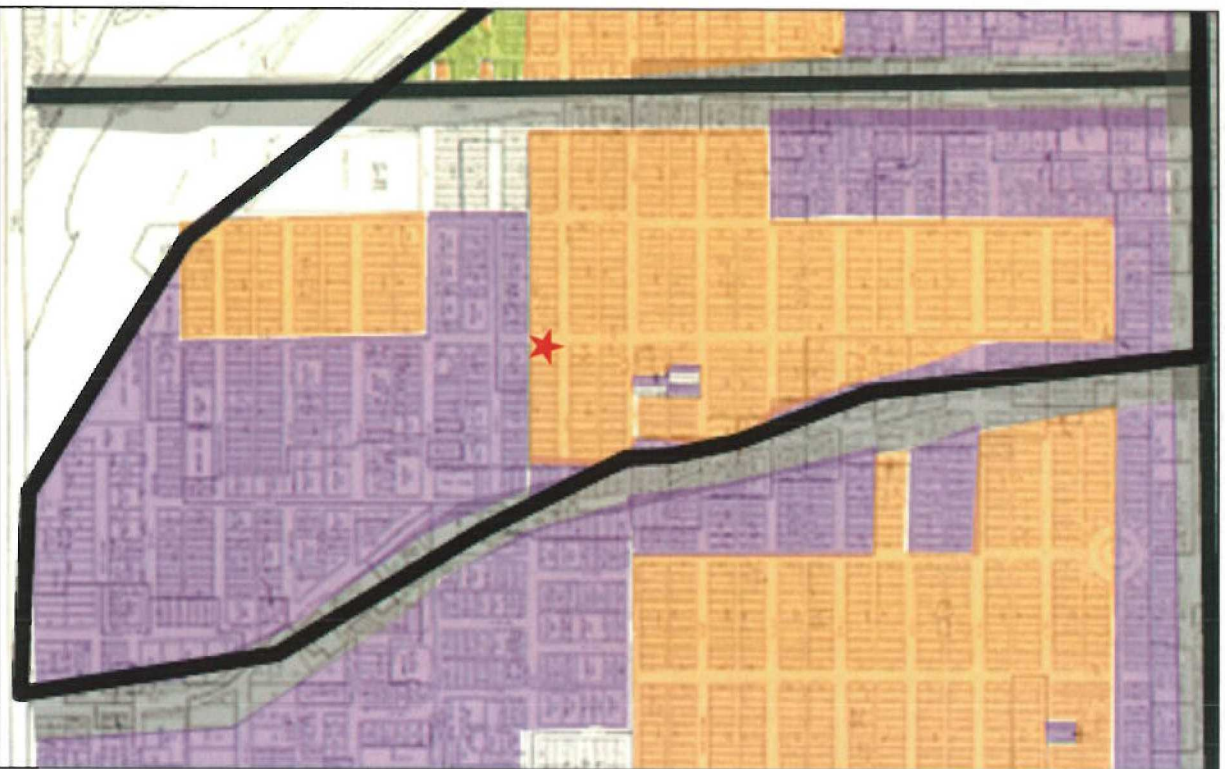


- **301 – 7 Ave NE**
- Currently zoned R-C2: 2 units, 10m height
- Originally applied for M-C1 zoning: denied
- Now asking for R-CG: 4 units, 11m height

REASONS TO DENY THIS APPLICATION

AT ISSUE:

5. Represents a significant increase of density and massing and is not appropriate for all areas, including this parcel.
6. Crescent Heights already has fewer single family dwellings when compared to surrounding communities and the City at large.
7. Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

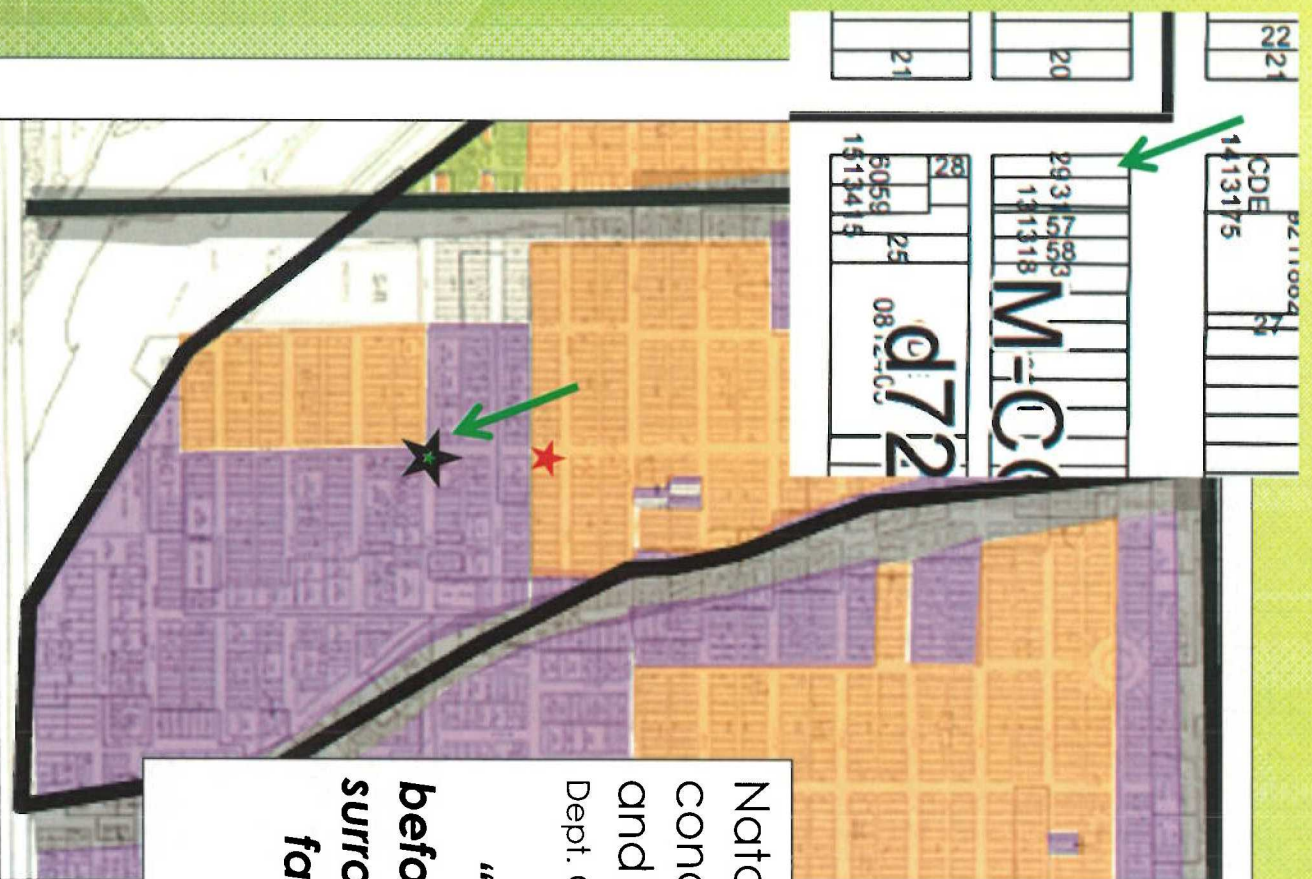


REASONS TO DENY THIS APPLICATION

1. Landowners are expected to understand zoning implications at the time of purchase.

Natasha Halliwell (305 – 5 Ave NE) expressed concerns re **MC-G development** next door and was told: (by Ken Melanson (City Planning Dept. on March 31'15)

"I should have done my due diligence before purchasing my home on the zoning of surrounding properties...in order that I not be faced with "unpleasant" surprises further down the road."



REASONS TO DENY THIS APPLICATION

1. Landowners are expected to understand zoning implications at the time of purchase.

- Jiaren Corporation is no different than any other landowner in the city.
- Jiaren Corporation should have done **THEIR** due diligence if R-CG was the zoning they wished for.



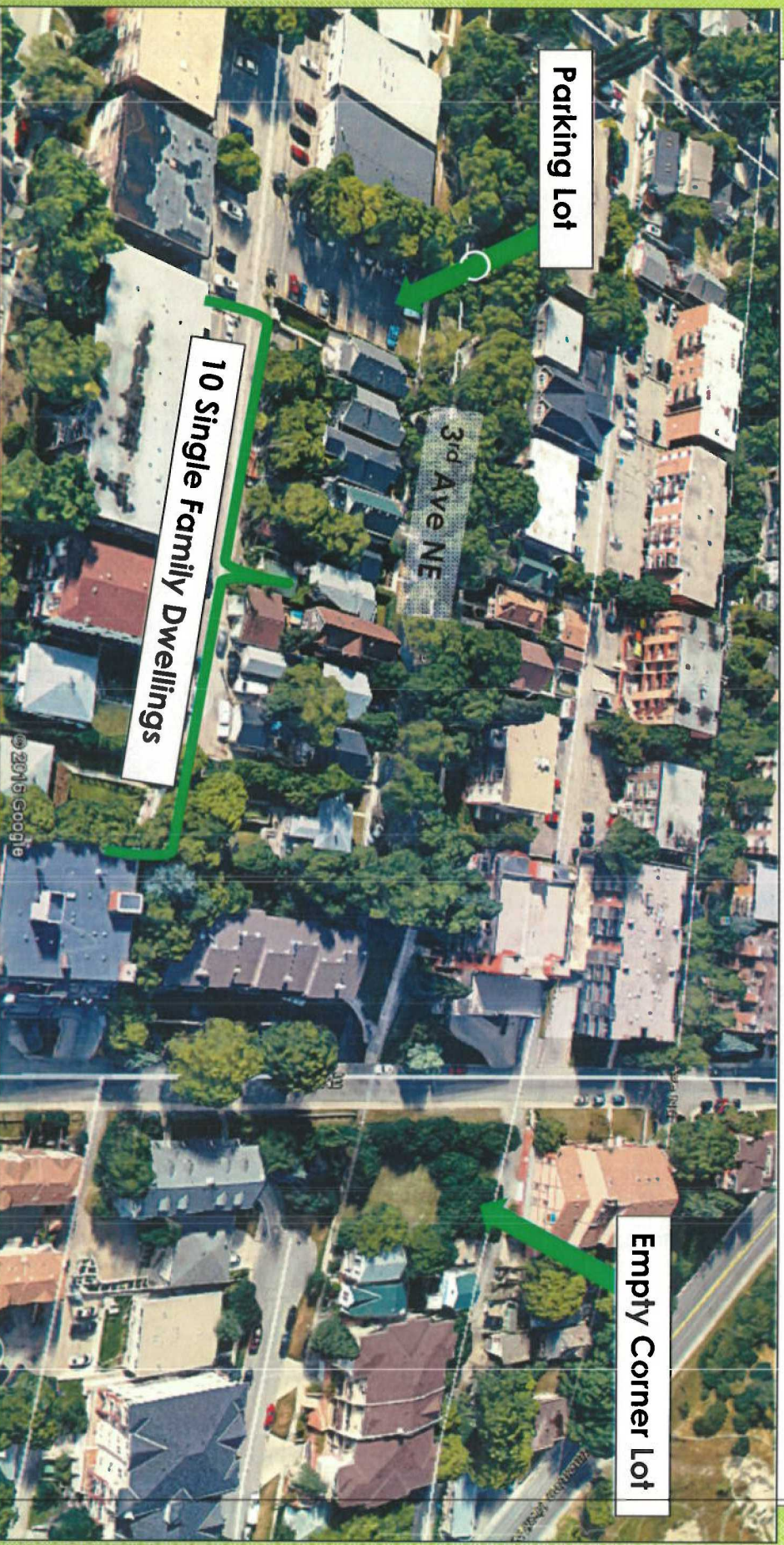
There cannot be a double standard – one for community residents and one for developers.

The bylaw needs to be applied consistently to all.

REASONS TO DENY THIS APPLICATION

2. Many R-CG properties exist in CH and developer could have purchased any one of those.

Example 3rd Ave NE, all zoned M-CG



REASONS TO DENY THIS APPLICATION

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal is intended to increase in density for the parcels located on a corner parcel, a

• This application would

3. This LOC requires an amendment to the CH ARP and there has been no community consultation on this.

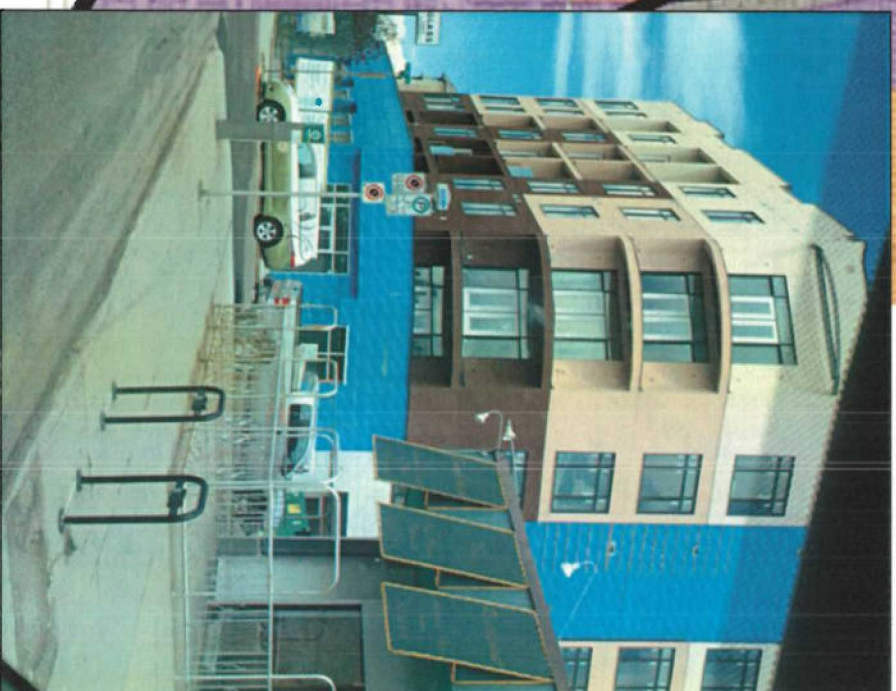
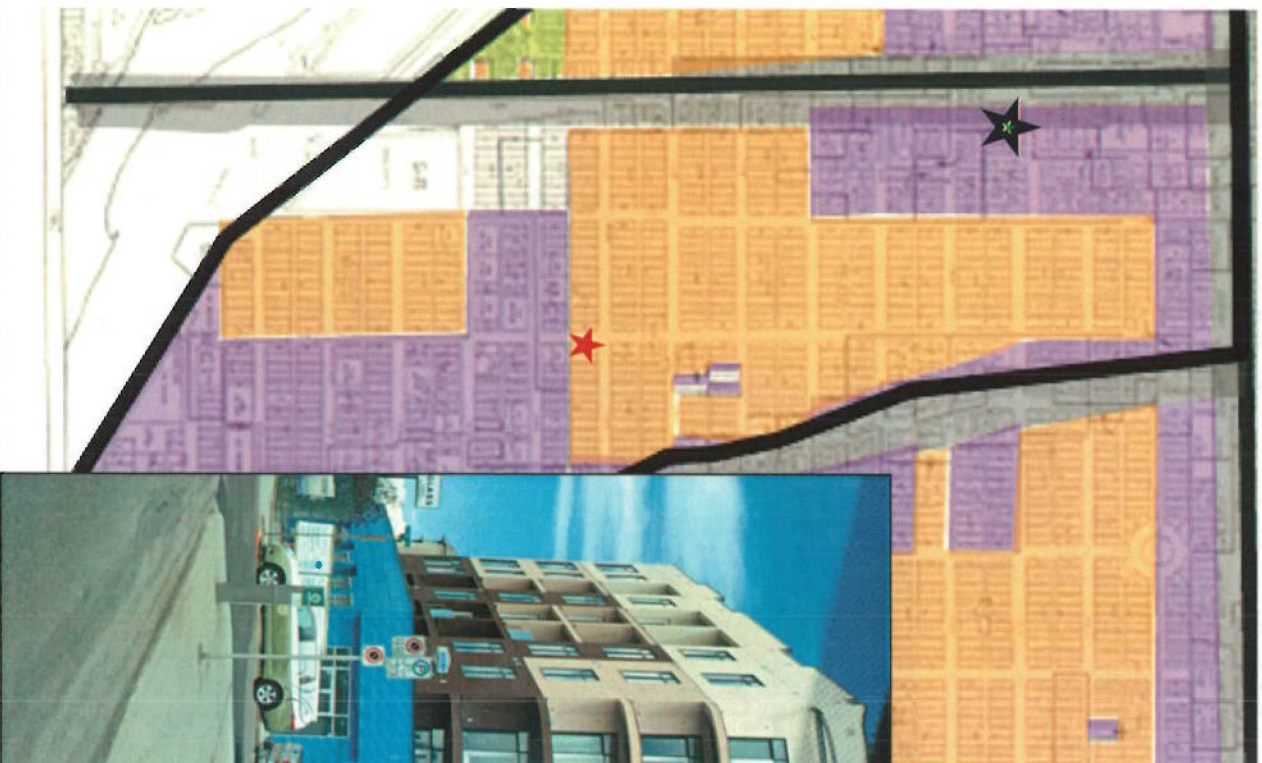
The land use amendment from R-C2 to R-CG adheres to the CH ARP **IF AND ONLY IF** this LOC, before you today, is approved "as amended"

- In other words..... the application **DOES NOT** comply with the current CH ARP

If this LOC is approved today it is a breach/abrogation of the public process; where a commercially-motivated entity can unilaterally seek (and expect) to change a multi-year, multi-stakeholder redevelopment plan. A collaborative, multi-stakeholder planning document should only be amended through a collaborative stake-holder process.

REASONS TO DENY THIS APPLICATION

4. This application is unnecessary to help achieve the City's objective of increased density.



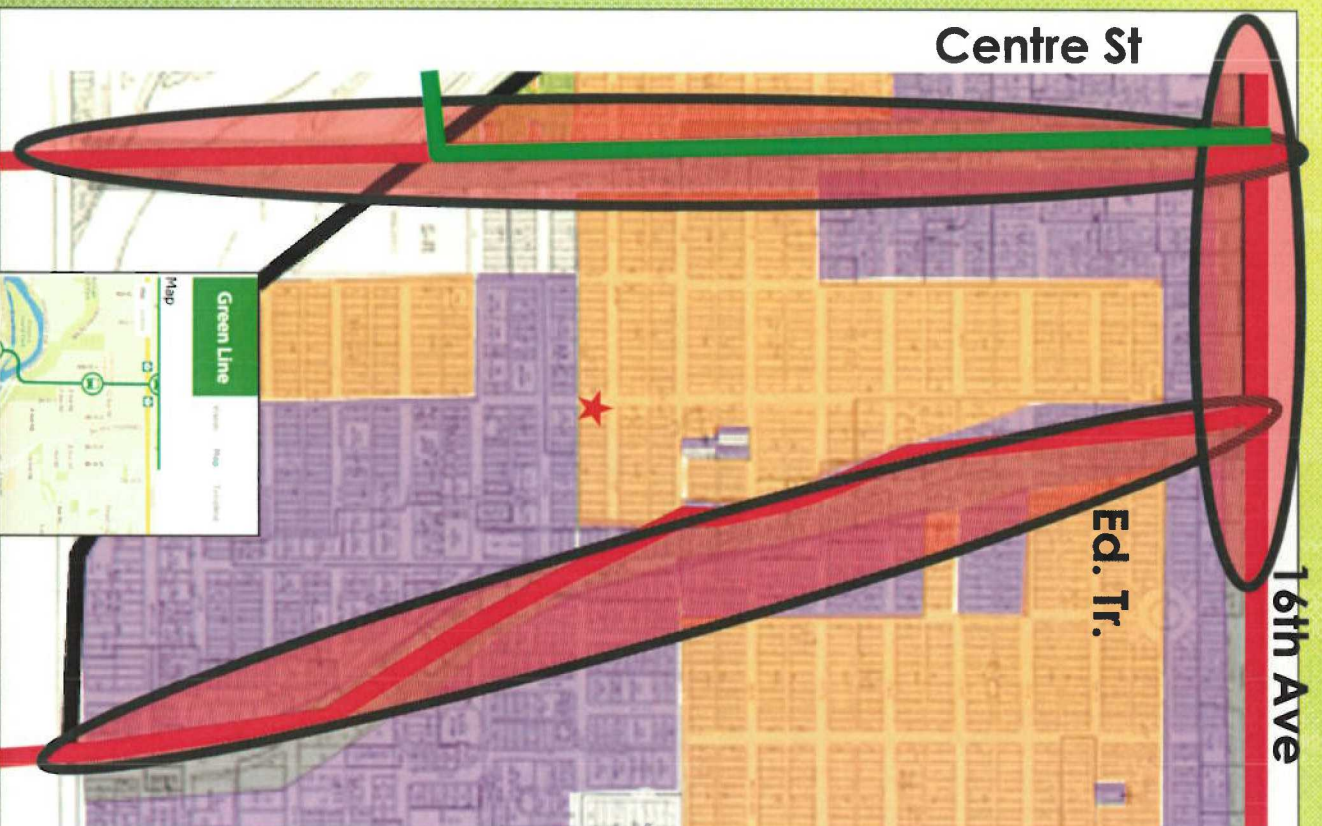
- Centre St and 13th Ave NE

REASONS TO DENY THIS APPLICATION

4. This application is unnecessary to help achieve the City's objective of increased density.

CH is front and centre in the **Main Streets Program**

- **Long term growth & mix-use redevelopment**
- CH East is bounded on **three sides** by the "Main Streets
- There will be **density increase** along all three of these bounding corridors
- Green Line development in the future



REASONS TO DENY THIS APPLICATION

New "row-home"
302 – 5 Ave NE



Front yard

5. Represents a significant increase of density and massing and is not appropriate for all areas, including this parcel.

- No front or back yards
- Increased noise from multiple A/C units
- Lack of permeable surface
- Loss of urban forest – no space to replant



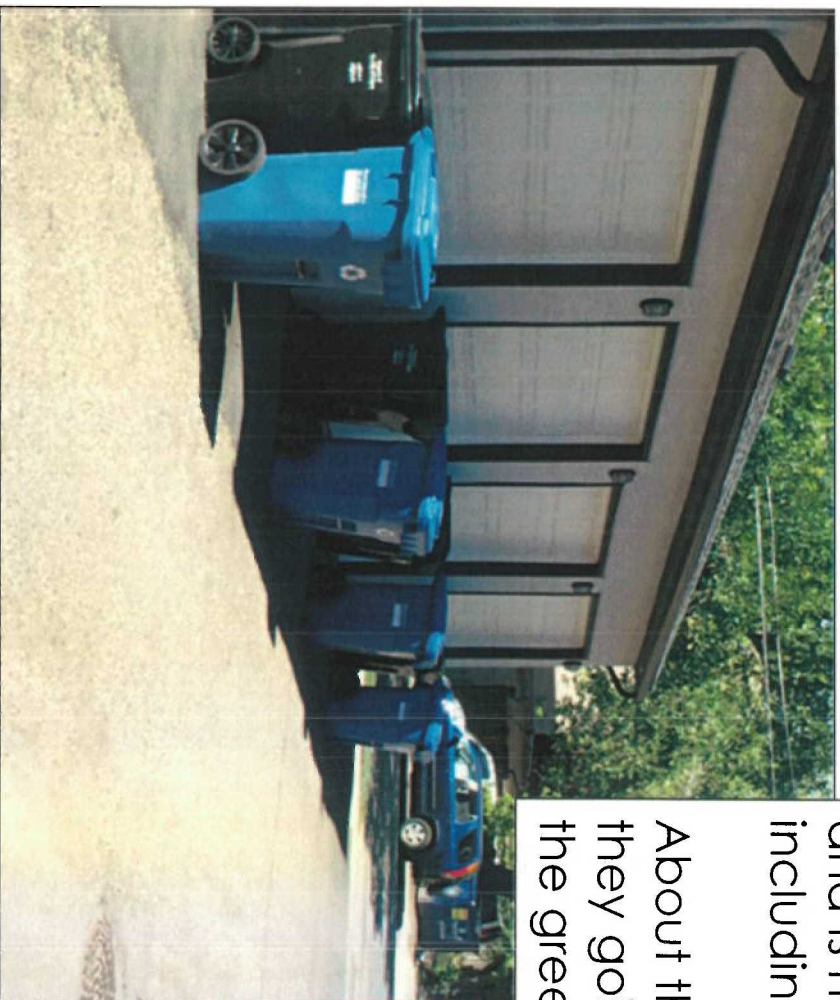
Back yards

"Evidence indicates that even a trip to the backyard or a city park provides health & psychological benefits" – National Geo 2016

"A concrete jungle destroys the human spirit" – Lee Kuan Yew

REASONS TO NOT SUPPORT THIS APPLICATION

**New "row-home"
302 – 5 Ave NE**



5. Represents a significant increase of density and massing and is not appropriate for all areas, including this parcel.

About that garbage.....what are they going to do when they get the green bins???



REASONS TO DENY THIS APPLICATION

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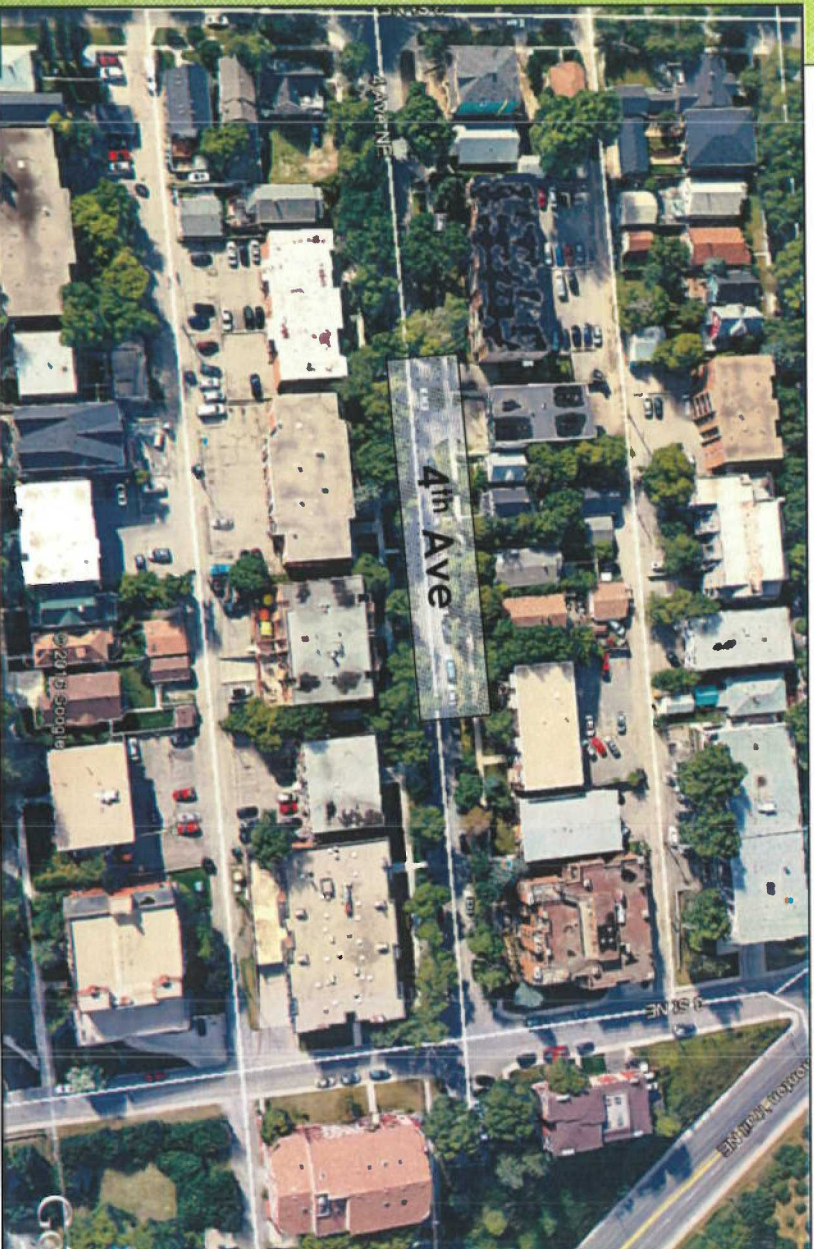


Apartment buildings

Transition

REASONS TO DENY THIS APPLICATION

6. CH already has fewer single family homes than surrounding communities and the City at large.



ONLY 39% of CH residents live in single family homes compared to the city average of **67%**

OR

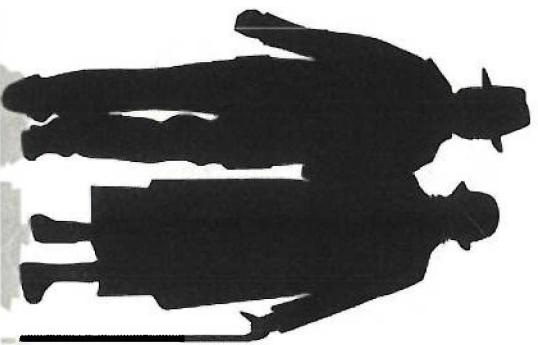
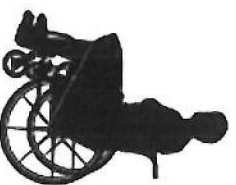
61% of CH residents live in multi-residential dwellings!!

NO single-family zoned parcels in East CH

REASONS TO DENY THIS APPLICATION

SO WHAT'S THE BIG DEAL?

6. CH already has fewer single family homes than surrounding communities and the City at large.



DIVERSITY IS KEY TO THE VIBRANCY OF A COMMUNITY

- Single family dwellings are home to two key elements of a community – families and seniors
- Row housing doesn't work for families and seniors (many stairs, small rooms & no yards)

Diversity is weakened by density creep.

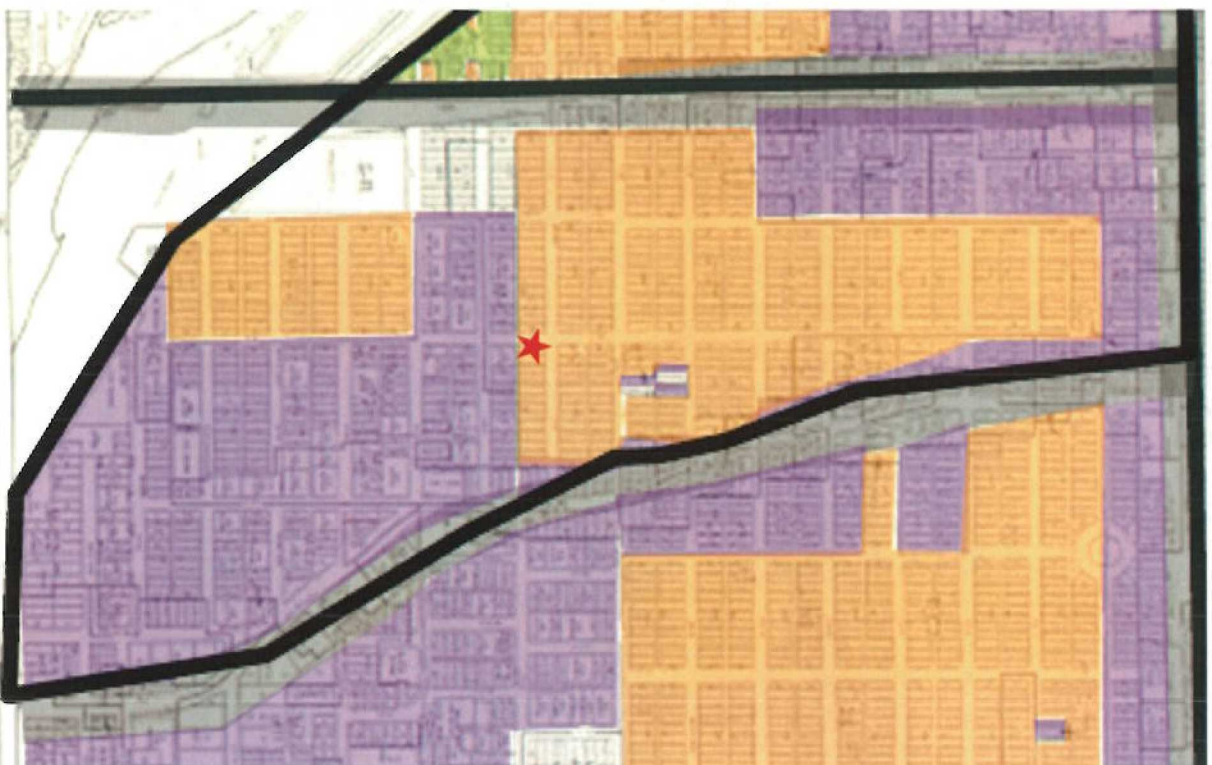
REMEMBER:

ONLY 39% of CH residents live in single family homes compared to the city average of **67%**

REASONS TO NOT SUPPORT THIS APPLICATION

7. Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

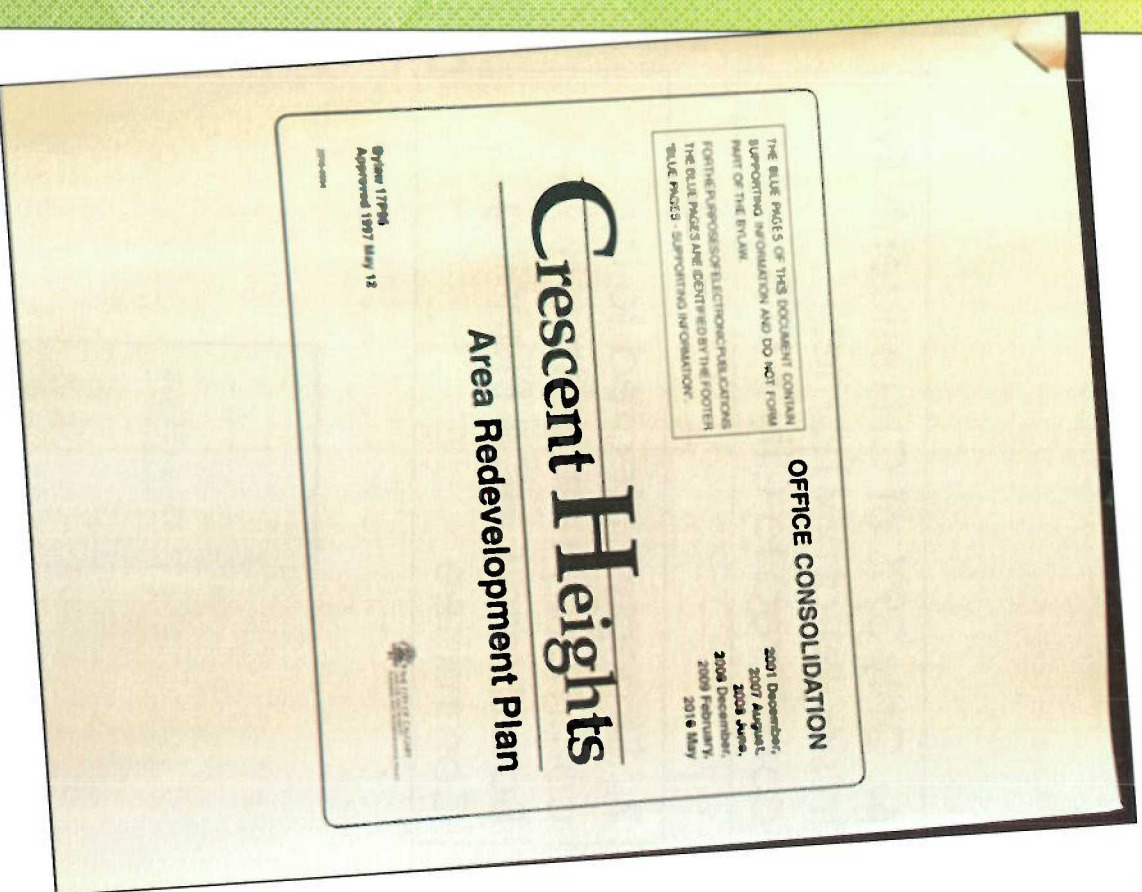
6TH Ave NE demarcation zone between M-CG and R-C2



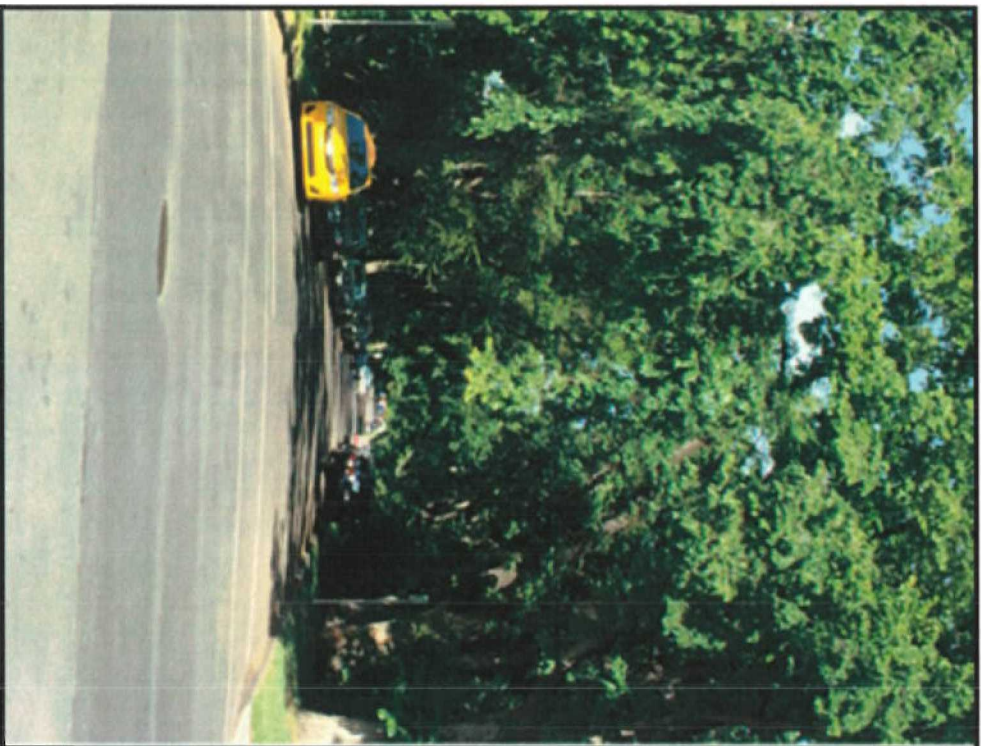
REASONS TO NOT SUPPORT THIS APPLICATION

7. Strongly objected to by community residents, CH Planning Committee and CH Community Association Board.

- Zero community consultation regarding a change to the ARP



SUMMARY



- CH residents and the City of Calgary have a common VISION for CH community.
- We are asking you to uphold our existing ARP.