

Smith, Theresa L.

From: msparkes [msparkes@telusplanet.net]
Sent: Tuesday, May 31, 2016 9:43 PM
To: City Clerk
Cc: msparkes@telusplanet.net
Subject: Re: Capital Hill Bylaw 112D2016 for 1424, 1428, 1432, 1436, 1440 - 23rd Ave. NW

To whom it may concern,

Thank you for the notice regarding the above application. We are submitting this letter to express how the proposed rezoning will impact our family.

We live across the street from the subject addresses. We have lived here with our two young children since 2012 and love the neighbourhood for its proximity to the park and its quiet, close-knit community.

Generally, we are not opposed to development of the lots. Our concerns are the multi-residential nature of the rezoning and the additional vehicles and traffic they will bring.

1. Parking

The street is already congested with parked vehicles. Usually, there is a spot available in front of our house (mostly thanks to the consideration and cooperation of our neighbours) with any guests or additional vehicles having to park at the end of the street away from the residences. The additional vehicles associated with the rezoning would further reduce the amount of street parking available.

2. Traffic

The road is narrow (this is especially true on the 13th Street connector) and with vehicles parked on both sides, opposing traffic is forced to alternate right of way. Obviously, this would be amplified by the additional vehicles. On the 13th Street end of the street, there are no parking restrictions, and this is filled on weekdays by students attending SAIT. We are concerned about the increased danger in trying to cross the road to access Confederation Park.

As a side note to these concerns, we worry about the decrease in our property value as we purchased our house only four years ago. If the development should target a lower price point than the other houses on our street, our property value may decrease.

Please consider our concerns in your decision. Let us know if you need any further information.

Mike Sparkes & Shannon Oseen
1427 23rd Ave. NW
403-210-1414
msparkes@telusplanet.net

RECEIVED
2016 JUN -1 AM 8:17
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: lvkilvert@gmail.com
Sent: Monday, May 30, 2016 11:23 PM
To: City Clerk
Subject: Online Submission on LOC2015-0036

May 31, 2016

Application: LOC2015-0036

Submitted by: Leah Kilvert

Contact Information

Address: 1435 23 Ave., NW

Phone:

Email: lvkilvert@gmail.com

Feedback:

Good afternoon, I wanted to write a quick note for consideration regarding the rezoning application for LOC2015-0036. As neighbours to this location, our chief concern regarding this rezoning is the increased traffic in the area. Increasing the housing density in this area would, in my opinion, put a large strain on the existing roadways in this area. 14th Street is overtaxed with traffic as it is, as is 20th Avenue. I do not believe that these roadways were constructed to support the amount of traffic that exists on them now, let alone increased traffic from higher density housing. In addition, more residents would put a strain on the availability of street parking, which already must bear the strain of persons using the park and students parking to walk to SAIT. While not entirely opposed to this change, I would caution that the Council take into consideration the increased strain that higher density housing would place on the existing infrastructure. Thank you for your consideration. Regards, Leah Kilvert

RECEIVED
2016 MAY 31 AM 7:53
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: david@davidmckellar.com
Sent: Sunday, May 29, 2016 7:03 AM
To: City Clerk
Subject: Online Submission on LOC2015-0036

May 29, 2016

Application: LOC2015-0036

Submitted by: David McKellar

Contact Information

Address: 1432 - 22 Avenue NW

Phone: 403-465-3077

Email: david@davidmckellar.com

Feedback:

RECEIVED
2016 MAY 30 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

Dear Sir / Madam Redesignation (LOC2015-0036) This submission to City Council is in response to the proposal to change the designation of the properties 1424 to 1440 - 23 Avenue NW, Calgary from R-C2 to MCG and to amend the North Hill Area Redevelopment Plan. We have lived in our house in Pleasant Heights for twenty one years. Our house is a skinny in-fill built in 1980 and it is located at 1432 - 22 Avenue NW, just around the corner from the subject properties. We understand the current buzz in City planning circles is to increase density but the urban sprawl is not happening in this part of Calgary - quite the reverse as the number of houses is gradually doubling. Being in one of the earlier in-fills in the area it has been interesting to watch the old bungalows on the large lots gradually being replaced with two tall single homes or duplex in-fills. When we moved in to the house our children were 11 and 9 years old and there were several other children living in the immediate area. Using trick or treaters at Halloween as our barometer that number shrank to zero over the early years but in the last several years the numbers have grown as old houses are replaced and young families move in to houses with nice yards. That will not be helped by a condo development on the park. We believe the proposal to increase the zoning density on these properties is wrong for many reasons: (1) A large building (presumably some sort of multi-floor condo) would be entirely out of place in an area of skinny single houses and two storey duplexes. It would detract from the inner city residential look that the area has developed over the last couple of decades. (2) A large building backing onto Confederation Park would be an eye sore and would cause excessive shading to an area of the parkland to the north. (3) The City has in the past sold off pieces of the park for people to build large houses which we are opposed to (such as 1420 - 23 Avenue NW – the adjoining property!). For the City to now be considering allowing the building of a large condo building on the remainder of the north side of 23 Avenue NW, overlooking the park, is continued folly. (4) There are already severe parking issues on 23, 22 and 21 Avenues and 13 Street as a result of SAIT students preferring to park for free on residential streets rather than paying SAIT parking rates. There are some parking regulations in place but these are only in a few areas and enforcement is patchy. People visiting the park and events at the seniors' centres (on 21 Avenue NW but backing onto the park) by car also add to the existing parking issues. (5) The proposed site of this multi-residential building is directly on 14 Street NW (essentially at the 24 Avenue NW traffic lights) at one end of 23 Avenue and Confederation Park at the other end and the increased traffic from the new building will add

to road safety and access issues – both into and out of the Pleasant Heights area. The Christmas lights on 14 Street NW are kitty corner to the site. (6) There is not a proper lane behind these properties which compounds potential access and parking issues and raises the question of whether the City might be approached to annex some more parkland for the development. A really bad idea! (7) Confederation Park is a rare, wild, inner city park established by people with vision and Council and City planners should be taking the appropriate steps to protect it and ensure that developments do not encroach or harm the park and the public's enjoyment of this unusual green space. (8) We understand the default position to any criticism of development is to accuse residents of NIMBYism – for the record we would be very happy if this development was placed on 20 Avenue NW and took out several of the seriously dilapidated properties located there but that will not happen. We do not need to be a property developer to understand the attraction of marketing a condo property backing onto wild parkland for essentially the same land and building costs and the resulting bigger payday. (9) We do not expect social responsibility from property developers (they were key to creating the urban sprawl with the then council and planning staff after all!) but taxpayers depend on their Council and the planning staff to do the right thing regardless of what is requested. In conclusion, this is not the right site for a large building and the requested re-designation should not be approved. Thank you for reading our comments. Regards David and Dorothy McKellar (403) 465-3077

Albrecht, Linda

From: Bryan Buell [bryan.buell@carta.ca]
Sent: Saturday, May 28, 2016 7:13 PM
To: City Clerk
Cc: cherylsunshine@hotmail.com
Subject: June 13 2016 Public Hearing Input Letter Bylaw 112D2016
Attachments: Letter to City 2.docx

Hello Susan Grey,

Attached is a letter concerning bylaw 112D2016 the application for land use redesignation on 23rd Avenue NW, which is going to public hearing on June 13, 2016. As I reside directly across the street, I am profoundly affected by this and would appreciate you submitting my letter to Council for consideration of this application.

Thank you,
Cheri McColl (C/O Bryan Buell)

RECEIVED
2016 MAY 30 AM 8:01
THE CITY OF CALGARY
CITY CLERKS

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary Alberta, T2P 2M5

May 28th, 2016

Thank you for the opportunity to offer input on this application for land use amendment regarding densification on this site. I have had the privilege to serve on both the North Hill Area Redevelopment Plan (NHARP) Committee as well as the North Hill Area Traffic Planning Committee in the past. I also have had interaction with the City to originally bid, buy, design, own and reside on property in the development across the street on 23rd Avenue since created by the City of Calgary. I am therefore very familiar with the location under review at 1424-1440 23rd Avenue NW, as well as with the community, history, geotechnical features, building conditions, city objectives and development process. The input I offer is based on conversations with architects, engineers, city employees, community members, and well over a decade of daily experience in the area.

The land use amendment application proposes a re-designation of five large lots from R-C2 to MCGD89 zoning. This could potentially allow the addition of a four storey, 246 foot wide 24 multi-unit complex. The proposed densifications to 89 units per hectare (uph) for the application would almost double the current 50 uph allowed on the site. Based on various valid reasons impacting the adjacent residents as outlined below, I urge Council to oppose the land use amendment.

A multi-unit dwelling fronting on this site would fail to minimize the traffic impact on the residential street and would overly stress traffic concerns on a street already problematic for the following reasons:

~The site and street are both steeply sloped, with a blind hillcrest to the west, and a sharp blind corner downhill to the east. Year round these conditions dangerously impact visibility of oncoming traffic and safety for cars exiting parking spaces and driveways, and pedestrians accessing the street's park path immediately adjacent 1420 23rd Ave.

~In winter the street is often very slippery, frequently impassable, sometimes even trapping vehicles in the valley when the hill up 13th Street to the south is also too slippery to climb, with cars attempting to do so fishtailing, which has caused damage to parked vehicles.

~ Resident and visitor's parking availability and safety are very limited due to overflow from the nearby Southern Alberta Institute of Technology, which already often impedes fire hydrant and front driveway access and exit visibility.

~ There is considerable rush hour shortcutting traffic along the street to avoid delays at the intersection of 20th Avenue and 14th Street NW. This adds to traffic volumes, speeds, and uphill engine noise on this residential street.

~The street does not always have safe or easy access to or from the high volume traffic on 14th street to the west, because of the backlog from the traffic lights at 24th Ave. and 20th Ave, and this is greatly exacerbated during rush hours.

~ The site under review does not have a functional alley, which will increase use of the 23rd Ave RESIDENTIAL street for site access.

~Garbage and recycle trucks pick up refuse from the avenue side - an unpleasant, unsightly, noisy, and dangerous situation even with current traffic and parking conditions.

These conditions all combine to create unsafe conditions on the street and area. To increase the density as proposed would only add to these already significant issues.

Also, the proposed densifications would be out of context for the area. The neighbourhood is obviously residential. **Though current RC-2 zoning allows duplexes, when lots on the south side of the avenue were opened for public bid, it was stipulated by the City that only single family dwellings were to be built, and thus the City created the current contextual ambience of an RC1 area character on the street.** On the site under review, there currently exists two single-storey homes, one raised bungalow with walk out basement, open space often used for overflow street parking, and an unofficial heritage site homestead, with **sixteen healthy mature trees that contribute a valuable air cleaning ability, counteracting poisonous carbon monoxide fumes from idling congested traffic on 14th street.** The extensive root systems also provide much needed stability to the hillside which is prone to earth movement.

Additionally, the suggested zoning densifications would cause a harsh inappropriate transition in development intensity between both the City's development of single family homes to the south, and the open space of Confederation Park to the north. Such densification would be inconsistent, significantly altering the current residential character and pastoral ambience of the area.

Finally, a more grave concern is the instability of the steep hill on four sides of the area, with the entire block sloping downhill to the northeast. Geotechnical reports from the south side City development indicate the presence of very fine glacial till soils with some clay overlays which make the earth substrate of the hill prone to creep, slump and slide. Additionally, it contains many active underground springs. Before development by the City, extensive damage mitigating controls were implemented on the south and east end of the street, involving addition of extensive hill support to their property on the eastern base, and implementation of a dewatering system to make the hillside more suitable for even single family home development. Despite these extensive efforts, some residences near the base of the hill require sump pumps to control basement water levels, and frequent episodes of ground tremors can be felt in the area. Hillside structures have already suffered structural damage to retaining walls, foundations, and support beams have been displaced, all due to land shifts.

The area under review on the north side of the street lacks such extensive damage mitigating measures. To rezone to potentially allow a more massive, heavier development load, with a large area of disturbed excavation at the northerly hill base which supports existing homes on the already unstable hill, will increase the physical downhill moving force load on the hillside. That could cause greater land movement with sliding to the north, and displacement of the underground streams and dewatering systems to the south. That could induce flooding and extensive damage for existing homes. Such threat to the structural integrity of south side homes could jeopardize the safety and wellbeing of people and property already established on the hillside, and those in any new development. This could carry implications for liability risks for the City of Calgary due to negligent densification with resulting damages to adjacent properties. City engineers seem to have a casual attitude towards this but they do not have to pay to fix the damages that the residents are already incurring.

I understand and agree with the need for densification and revitalization of city neighborhoods. However, there are many factors that make this land unsuitable for such higher densification. Planning officials do not realize that the water pressure in newer adjacent homes in this established area is already a concern. Increased densification in the area will only add to this problem and may result in increased infrastructure costs to the city.

Adjacent residents are also likely to incur increased air conditioning costs if such densification is allowed, as it would block the constant breeze now available from the park, while a larger mass complex absorbs and radiates more heat in summer - another detrimental change to the current enjoyment of their property for neighbourhood residents.

RECOMMENDATIONS TO COUNCIL:

Perhaps after further geotechnical assessment, a limited cottage cluster development (not row housing) on that site with single detached one story hillside residences, with single car front basement garages and walkouts opening to patios adjacent the park, including the reserved lot land, similar to #1420, might be more appropriate. It would provide a revitalizing, safer, more appropriate blend into the topography of the site, while potentially providing a more open, admirable addition to the ambiance of the adjacent public open space, and a favourable compliment to the existing character of the street and the neighborhood.

Reopening of the laneway should be considered to alleviate traffic congestion on 23rd AVE., prior to any land use redesignation.

At MOST, increasing densification ONLY in the 50 foot area adjacent 14th street might be a reasonable change in this residential neighbourhood, and it might actually have the advantage for decreasing exposure to noise of traffic on 14th street.

I trust the City will respect and protect the safety and wellbeing of the adjacent residents in the southerly development established by the City of Calgary, and promote opportunity in future for more suitable and well integrated revitalization on the location under review, other than what has currently been suggested in the application for land use revision.

Thank you for your time to read and carefully consider this input.

Sincerely,

Cheri McColl

Bryan Buell
Jeanine McColl
Robin McColl
Alissa McColl