

**Smith, Theresa L.**

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**From:** watchoutforfoxy@gmail.com  
**Sent:** Monday, April 11, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2015-0166

**RECEIVED**  
**2016 APR 12 AM 7:52**  
**THE CITY OF CALGARY**  
**CITY CLERKS**

April 11, 2016

Application: LOC2015-0166

Submitted by: Emily Kolaczek

Contact Information

Address: 2625 28 Ave SW

Phone:

Email: [watchoutforfoxy@gmail.com](mailto:watchoutforfoxy@gmail.com)

Feedback:

Good Afternoon, My family and I reside about 100m from 2840 25A ST SW on a corner lot with clear views of this property. We have lived in this area for 14 years, and we love the community and our neighbours. We have spoken in person to the applicant, and are in favour of the proposed land-use re-designation and development. It is a creative and different use of an unusually shaped corner lot, and it provides a more affordable housing option to the typical semi-detached developments in the area. Last night we came home to find a flyer in our mailbox that petitioned residents to oppose this, along with a bit of misinformation and negative language which tries to convince neighbours that this would lead to a cascade of rezoning in the area. Everyone is entitled to their opinion, but it is unfair to present only partial information in order to convince others that yours is the only correct one. Here is the link to the website that this individual has set up: <http://buyaninfill.com/rezone>. They did not disclose their own identity or what their interest in this project may be. We have no connection with this development (other than our proximity), but we felt that it might be worthwhile to voice our support since the voice of opposition is often so much louder. It seems that the applicant must conform to rules as they are laid out, but there is no such accountability on the other side of the equation. Please feel free to contact me if you wish to communicate further. Regards, Emily Kolaczek  
2625 28 Avenue SW [watchoutforfoxy@gmail.com](mailto:watchoutforfoxy@gmail.com)

**Smith, Theresa L.**

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**From:** Nicholas Lupick [NLupick@altacorpcapital.com]  
**Sent:** Monday, April 11, 2016 9:08 PM  
**To:** Duff, Jennifer E.  
**Cc:** corrine@godlonton.com; City Clerk  
**Subject:** Opposition to Re-zoning of 2840-25A Street SW

Hello,

As the homeowner of 2040 25<sup>th</sup> Street SW, I am writing you this letter to express my opposition to the rezoning of 2840 25A St SW. I have also signed the on-line petition. Please let me know if there's anything further required.

Thank you,

**ALTA CORP**  
CAPITAL

**Nick Lupick, CFA**  
Analyst, Institutional Research  
Large Cap E&P, Integrated and Oil Sands

403 539 8592 Direct

1100, 888 - 3rd Street SW, Calgary AB Canada T2P 5C5  
[www.altacorpcapital.com](http://www.altacorpcapital.com)  
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**CITY CLERK'S**

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Email Disclaimer



**Smith, Theresa L.**

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**From:** Anne Brinovac [abrinovac@shaw.ca]  
**Sent:** Tuesday, April 12, 2016 6:55 AM  
**To:** City Clerk  
**Cc:** Corinne@godlonton.com; Duff, Jennifer E.  
**Subject:** Rezoning of 2840 25A Street SW

City of Calgary:

We are residents of Richmond Park and oppose the rezoning of 2840 25A Street SW. We have been long time residents of both Killarney and Richmond Park and do not want to see a precedent set to develop huge eyesores that do not fit in with the current look of the area.

4 high units on one lot is excessive and not fair to the other homeowners in the area. We bought properties in the area because of the old character, beauty, quietness, bigger lots, bigger backyards, lots of trees, not a lot of traffic, no problem parking, etc. Increasing density, to a point, is understandable. But this new proposal is excessive and will create traffic and parking problems in the area. It will also be an eye sore and will take away the uniqueness, beauty and character of the area. It is not fair to the other property owners to create such drastic change in the area and pave the way for many more to come.

Thank you,

Anne & Mirko Brinovac

3223 - 26A Street SW

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2016 APR 12 AM 8:11

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**Smith, Theresa L.**

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**From:** susan penno [forevery@telus.net]  
**Sent:** Monday, April 11, 2016 3:48 PM  
**To:** City Clerk  
**Cc:** corinne@godlonton.com  
**Subject:** Rezone 2840-25A St SW

Good Morning, I am strongly opposed to this development, changing the zoning to M-CG, to allow for a 4-Plex on this already undersized lot (5824 sq. ft) . I do not object to duplexes in a R-C2 area. This is a drastic change and would be a precedent which would lead to the preverbal slippery slope. I agree with all previous arguments that have been filed against this development. Dietmar and Susan Penno 3015-25A St. S.W.

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2016 APR 11 PM 4:10

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**Smith, Theresa L.**

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**From:** Innovative Synthesis Inc. [innosyn@shaw.ca]  
**Sent:** Monday, April 11, 2016 11:04 AM  
**To:** City Clerk  
**Cc:** Executive Assistant - Ward 9; Corinne@godlonton.com; Doug Roberts  
**Subject:** FW: Opposed FW: Re development proposal on 2840 25A St. S.W.

Calgary Planning Commission:

I and my wife (Nancy Campbell) are opposed to the proposal to upzone the property at 2840 25A St. S.W.

First and foremost, I do not agree developers should be granted exceptions to existing zoning- that is a broader community issue. They need to work within existing regulations.

I don't understand how the proponent says he is having difficulty building a duplex but a 4 plex will be fine.

Although Richmond Rd is a collector by physical dimensions, it has not functioned as a collector between 29 St and Crowchild since the late 60's when the 26 Ave flyover was installed. The community has struggled with traffic issues due to the fact that Richmond Rd dead ends at Crowchild.

In the absence of sale of the piece of land on the south side of the property, with 2 doors facing the south, these residents will effectively have a private park out their front door that won't be reflected in their taxes.

Parking will surely be an issue- 8 vehicles, a fire hydrant, alley, configuration of Richmond Rd, Church, school, etc.

The Richmond Knob Hill development committee as well as a significant number of residents opposes the rezoning.

I urge you to deny the request for upzoning and only allow a building that complies with existing regulation- a duplex.

Again, we are opposed to the application for upzoning of the subject property.

Thank you.

Phil Harding

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2016 APR 11 AM 11:14  
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**Smith, Theresa L.**

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**From:** Mike Doerksen [mdoerksen@fieldlaw.com]  
**Sent:** Monday, April 11, 2016 9:57 AM  
**To:** City Clerk  
**Cc:** 'corinne@godlonton.com'  
**Subject:** FW: 2840 - 25a St SW spot rezoning application - Bylaw 100D2016  
**Attachments:** cpc-public-hearing-ad-herald-april-7.pdf

Bylaw 100D2016

I agree with and support the Richmond Knob Hill Community Association Development Board's opposition to this application.

Michael Doerksen  
3212 27 St SW  
T3E 2G8



**Michael G. Doerksen** | Associate  
T 403-232-1752 | F 403-264-7084 | [mdoerksen@fieldlaw.com](mailto:mdoerksen@fieldlaw.com)  
400 - 604 1 ST SW, Calgary AB T2P 1M7

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**Smith, Theresa L.**

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**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:06 PM  
**To:** 'Sandi Warnke'  
**Cc:** City Clerk  
**Subject:** RE: Rezoning of 2828 - 25A St SW

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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2016 APR 12 PM 1:48  
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**From:** Sandi Warnke [<mailto:Sandi.Warnke@albertahealthservices.ca>]  
**Sent:** Monday, April 11, 2016 9:13 AM  
**To:** Duff, Jennifer E.  
**Cc:** 'corinne@godlonton.ca'; 'gwarnke@telus.net'  
**Subject:** Rezoning of 2828 - 25A St SW

Jennifer

I've just signed a petition opposing the rezoning of the above-mentioned property. It's bad enough that developers seem to be doubling the density on every piece of property that comes up for sale, but increasing the density *even more* is getting ridiculous.

I would hate to be the neighbor to the north and have the proposed towering development beside me, which would completely take away the privacy with the windows on the north side. Parking is getting to be an issue due to volumes as well. I live near Killarney Glen Court, which is pretty high-density and parking is designated, but vehicles always seem to spill over onto our street.

Sandi Warnke  
3227 Kenmare Cres SW  
403-242-6513

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April 11, 2016

Jennifer Duff  
Planner, Centre West  
Community Planning  
The City of Calgary Location  
#8075 800 Macleod Tr. SE  
Calgary, AB T2P 2M5

Jennifer Duff,

Re: Spot Rezoning 2840 25A St. SW

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Killarney /Glengarry was rezoned from R2 to R2 with DC guidelines. Therefore the community can have a minimum lot frontage of 37.5 ft. for a single dwelling, and a 50 ft. lot can have a duplex dwelling. The rezoning initiative was undertaken to avoid the situation where developers can increase the density for their own profit at the expense of the community. Over the past years we have seen the density of our community increase significantly as a result of the rezoning and the construction of new duplex dwellings.

On-street parking is now becoming a major issue as a result of the increased density. Duplex dwellers often have three vehicles and their garages are obviously full of personal treasures.

At the time of the previous re-zoning the City the City indicated that it was opposed to spot rezoning and to achieve the R2 with DC guidelines the Community had to achieve a VERY high degree of community acceptance. The same community acceptance rules should be applied to the current situation.

Spot rezoning is the worst of all worlds and severely and detrimentally effects the host neighbourhood. The developers don't care and don't contribute to the Community. All they are interested in is PROFIT, and the city just wants to jam as many people in the older communities as they can to the detriment of the existing residents of the older inner city communities. It's alright in someone else backyard attitude. In addition the Community being a down-stream Community will have enough issues created by the high density just to the south, that being Currie, thanks to Canada Lands and their sensitive approach. There are many existing properties, presently available within the inner City, that would accommodate the zoning they require for this type of development.

Our Community is presently full of ILLEGAL 4-plexes, to which the City appears to be BLIND and DEAF, so any additional units will only increase the negative impact on our Community and our quality of life.

Residents have remained here or have purchased here with the knowledge that the area is R2DC and stable. To change the zoning now is like changing the game rules part way through the game. Just isn't fair nor does it promote the integrity of the system for the older neighbourhoods.

In addition, this proposed change erodes the basic principal of the various zoning types. An R2 designation in Killarney/ Glengarry has every right to mean/be the same as in other R2 areas in the city. We request that if SPOT Zoning is to be implemented in the inner city it be applied to all communities R1 & R2. We should all be equal not singled out for SPECIAL City rules.

I and many others worked on the previous rezoning for 5 years, and for what? Just to have the City change the rules to our detriment whenever they feel the urge.

**As a result we are vehemently opposed to this application of spot rezoning!**



Ursul Pauls  
Killarney Glengarry Resident & Community Member

cc:

Killarney/Glengarry Community Association [pres@killarneyglengarry.com](mailto:pres@killarneyglengarry.com)

Richmond Community Association [president@richmondknobhill.ca](mailto:president@richmondknobhill.ca)

Mayor Nenshi fax: 403 268 8091/403 268 3823

Alderman Wooley fax: 403 268 8091/403 268 3823

Corinne Godlonton [Corinne@godlonton.com](mailto:Corinne@godlonton.com)

**Smith, Theresa L.**

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**From:** Colleen [cphetherington@shaw.ca]  
**Sent:** Wednesday, April 13, 2016 3:11 PM  
**To:** City Clerk  
**Cc:** Corinne@godlonton.com  
**Subject:** Rezoning at 2840 25A Street SW

It is my hope in sending this letter that my concerns regarding the proposed M-CG rezoning at the end of our block are carefully considered and not simply filed in the NO box.

I have lived at the address below since 1989. We bought in this neighbourhood believing the zoning was sacrosanct. We learned the hard way that the caveats were invalid due to a clerical error. We have had no choice but to learn to live with that. We have also been surrounded by people who seemingly ignore the approvals process to build monster homes. Apparently there is no penalty for this.

I am not opposed to densification. I have been involved in my community, especially over the past 10 years. I welcome the upgrades and recognize the need to create a tightly knit community which requires less infrastructure. In fact, I welcome it.

What concerns me is the thoughtfulness that goes into the end product. The traffic and parking issues are already seriously impairing the sense of community in this small area of the city. The only upgrade to the roads has been ugly cement barriers (unlike the flower bunkers in Mount Royal) which serve to make Richmond Road virtually impassable in winter weather and just plain unsightly year-round. But this is not my main concern.

What is more troubling is the whole notion of spot rezoning. This seems to be a back door to a "No Zoning" policy. I wonder who benefits besides developers. Certainly not the neighbourhood. I have been at development appeal meetings and recognize how difficult these can be, but surely a realistic and modern mechanism to collaborate with a community can be found. I did a great deal of work with conflict resolution during my career. I believe it is possible to build a protocol that genuinely engages the neighbourhood rather than inflaming it. While 100% approval will never be possible, at least everyone affected should have an opportunity to be heard regarding their concerns and an opportunity for collaboration of the larger plan should be provided. Putting our individual fires using "spot rezoning" seems to disregard the concerns of citizens and to create a patchwork of construction, rather than building livable communities.

I sincerely hope you will reconsider.

Colleen Hetherington

3047 25A Street SW  
Calgary, Alberta  
T3E 1Z8

*Colleen P. Hetherington*

3047 25A Street SW  
Calgary, AB T3E 1Z8

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**Smith, Theresa L.**

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**From:** Duff, Jennifer E.  
**Sent:** Wednesday, April 13, 2016 12:24 PM  
**To:** 'Paul Day'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - 2840-25a st sw re-zoning

Good Morning,

Thank you for taking the time to send in your support of this application. This item is scheduled to be heard at a Public Hearing of Council on May 2nd. All letters must be sent directly to the City Clerk so I have cc'd the City Clerk in this response to ensure they receive your comments.

I am available to answer any questions you have regarding this application.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Paul Day [mailto:paulfday20@gmail.com]  
**Sent:** Tuesday, April 12, 2016 8:40 PM  
**To:** Duff, Jennifer E.  
**Subject:** 2840-25a st sw re-zoning

This email is to express my support for the re-zoning of the above address. A similar lot one block west on richmond rd has three homes on it and is a good use of space. I dont believe the community associations objections are applicable to the community at large. The lot in question is not 50'x125' as are most other lots. We lost trees , sunlight and parking when 4 separate 40' lots were created on 25st at 32 ave and the world did not end. Sincerely paul day. 3019 25st sw

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:08 PM  
**To:** City Clerk  
**Subject:** FW: Rezoning - 2840 - 25A street SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** <Evans>, Marni <[Marni.Evans@agrium.com](mailto:Marni.Evans@agrium.com)>  
**Date:** Tuesday, April 12, 2016 at 1:41 PM  
**To:** "[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)" <[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Rezoning - 2840 - 25A street SW

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Good afternoon,

I am writing as a concerned neighbor living in the 25A street block.

The owner of **2840 – 25A ST SW** has applied to rezone his property to **M-CG** which allows double the current density of zoning (4-plex instead of semi-attached). This new zoning would allow for a maximum height of 12 metres instead of 10 and lot coverage upward of 60% instead of 45%.

Surrounding neighbors and other residents of both Richmond Knob Hill and Killarney communities are opposed to this 'spot rezoning'. The Richmond Knob Hill Community Association Development Board has reviewed this application to the city and is opposed to this property being rezoned. Approval of spot rezoning to individual lots in our community will set a precedent which could allow for spot rezoning to high density near or beside our homes – **I believe that 4 units or more on a 50 foot lot is excessive.**

The City of Calgary current mandate is to increase the density in the inner city. The consensus of my neighbors is that this higher density should be built on streets already zoned for this type of density and if the city wants to rezone entire areas it should be done with a revision to the bylaws with consultation from each homeowner. Having spot rezoning approved leads the process down a slippery slope to where R-1 areas could become higher density in the future.

It is also not fair to homeowners that have purchased in an R-C2 area expecting to only have 2 dwellings per lot to be subjected to higher density and issues related to the same (parking, sunlight blockage, loss of trees and green areas, storm sewer flooding).

If you have any questions, please feel free to contact me.

Regards,  
Marni Evans

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**Smith, Theresa L.**

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**From:** Duff, Jennifer E.  
**Sent:** Wednesday, April 13, 2016 12:26 PM  
**To:** 'Adrienne Furrie'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Regarding Spot Re- Zoning in Richmond and Killarney on 2840 25A Street  
**Attachments:** cpc-public-hearing-ad-herald-april-7.pdf

Good Afternoon,

Thank you for your email. This item is scheduled to be heard at a Public Hearing of Council on May 2nd. All letters must be sent directly to the City Clerk as outlined on the Notice (see attached). I understand you received information asking you to email me so I have cc'd the City Clerk in this response to ensure they receive your concerns.

I am available to answer any questions but please send any future letters related to this application to the City Clerk.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Adrienne Furrie [<mailto:adrienne@adriennefurrie.com>]  
**Sent:** Tuesday, April 12, 2016 10:15 PM  
**To:** Duff, Jennifer E.  
**Cc:** [Corinne@godlonton.com](mailto:Corinne@godlonton.com)  
**Subject:** Regarding Spot Re- Zoning in Richmond and Killarney on 2840 25A Street

Hello, I live at 2331 - 21 Ave SW. I just signed the petition voicing my concern against this proposal and I included these comments:

I am all in support of increasing urban density however allowing a 4 unit dwelling to be built in the middle of a residential neighbourhood is not the way to do this. If I wanted to live in as crowded an area as that I would have purchased in Bankview, or right down town. I would be VERY upset if I found out a direct neighbour of mine was trying to build a completely gigantic building near to, or even worse, right beside my personal residence. The limitations of how big the R2 split homes are already allowed to be is pushing the limits of what feels reasonable but something even bigger would be terrible to surrounding residential homes.

Sincerely, Adrienne Furrie  
403-681-4818



**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:08 PM  
**To:** City Clerk  
**Subject:** FW: 2828 25A ST SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Mike Verney <[mike.j.verney@gmail.com](mailto:mike.j.verney@gmail.com)>  
**Date:** Tuesday, April 12, 2016 at 12:39 PM  
**To:** "[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)" <[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)>, Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** 2828 25A ST SW

I oppose the rezoning.

Regards,  
Mike Verney, 3035 25 ST SW

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**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:13 PM  
**To:** 'Deborah'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 Rezoning of 2840-25A ST SW - OPPOSED

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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2016 APR 12 PM 1:45  
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**From:** Deborah [<mailto:debbiepullman@hotmail.com>]  
**Sent:** Friday, April 08, 2016 2:53 PM  
**To:** Duff, Jennifer E.  
**Cc:** [Corinne@godlonton.com](mailto:Corinne@godlonton.com)  
**Subject:** Rezoning of 2840-25A ST SW - OPPOSED

Jennifer -

We the owners of 2037 24A ST SW are **opposed** to the rezoning and increase density in our community. We have been the victims of sewer (actual sewage) flooding twice in the space of one year with absolutely no fair compensation from the City of Calgary and are now subject to higher insurance premiums as well as the disclosure policy that will limit us in obtaining fair market value for our home if we choose to sell in the near future. Putting semi-attached homes in this community has put a severe strain on water and sewage pipes that are over 60 years old and spot rezoning would result in an even higher strain and we would not want what happened to us to happen to anyone else. Our home is only 4 1/2 years old and it was shocking that the city took no responsibility in this situation when clearly it could have been prevented after the first time.

Sincerely

**Deborah R. Pullman & William J. Cox**

**Smith, Theresa L.**

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**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:12 PM  
**To:** 'Drew Gnam'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Rezoning of 2840 25A Street SW

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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-----Original Message-----

From: Drew Gnam [[mailto:drew\\_gnam@hotmail.com](mailto:drew_gnam@hotmail.com)]  
Sent: Saturday, April 09, 2016 9:45 AM  
To: Duff, Jennifer E.  
Cc: [corinne@godlonton.com](mailto:corinne@godlonton.com)  
Subject: Rezoning of 2840 25A Street SW

I am resident in the neighbourhood and want it to remain 100% R-C2.

I am against of spot rezoning to individual lots in my community as it will set a precedent which could allow for spot rezoning to high density near or beside my home. I am fine with the density increasing from a single family home per 50 foot lot frontage to two homes on the same lot frontage in a R-C2 area. However, I believe that 4 units or more on a 50 foot lot is excessive.

Please reject the rezoning application of 2840 25A Street SW.

Sincerely

Drew Gnam  
2230 25 Street SW  
403-589-8056

**Smith, Theresa L.**

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**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:12 PM  
**To:** 'Susan Gnam'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Rezoning of 2840 25A Street SW

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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2016 APR 12 PM 1:46  
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**From:** Susan Gnam [<mailto:slgnam@hotmail.com>]  
**Sent:** Saturday, April 09, 2016 11:03 AM  
**To:** Duff, Jennifer E.  
**Cc:** [corinne@godlonton.com](mailto:corinne@godlonton.com)  
**Subject:** Rezoning of 2840 25A Street SW

I tried sending this before and it was kicked back so my apologies if you get it twice.

I am a resident in the neighbourhood and want it to remain 100% R-C2.

I am against spot rezoning to individual lots in my community as it will set a precedent which could allow for spot rezoning to high density near or beside my home. I am fine with the density increasing from a single family home per 50 foot lot frontage to two homes on the same lot frontage in a R-C2 area. However, I believe that 4 units or more on a 50 foot lot is excessive.

Please reject the rezoning application of 2840 25A Street SW.

Sincerely

Susan Gnam  
2230 25 Street SW  
[403-771-6188](tel:403-771-6188)



**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:11 PM  
**To:** 'Andre Perrone'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Opposition to Requested zoning change for 2840 – 25A ST SW, Calgary, AB

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Andre Perrone [<mailto:andre.perrone@gmail.com>]  
**Sent:** Saturday, April 09, 2016 11:23 AM  
**To:** Duff, Jennifer E.  
**Cc:** [Corinne@godlonton.com](mailto:Corinne@godlonton.com)  
**Subject:** Opposition to Requested zoning change for 2840 – 25A ST SW, Calgary, AB

Dear Ms. Duff:

We, the undersigned owners of property 2029 25 ST SW, Calgary-AB affected by the requested zoning change for 2840 – 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Best Regards,

Andre L. Perrone  
Isabel S. P. Perrone

**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:11 PM  
**To:** 'RYAN ARMSTONG'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Rezoning 2840 -25A st

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

-----Original Message-----

**From:** RYAN ARMSTONG [<mailto:ryanrarm@shaw.ca>]  
**Sent:** Saturday, April 09, 2016 12:36 PM  
**To:** Duff, Jennifer E.  
**Cc:** [Corinne@godlonton.com](mailto:Corinne@godlonton.com)  
**Subject:** Rezoning 2840 -25A st

I support the 'Richmond and Killarney communities position against rezoning this property.  
Thanks

Ryan Armstrong

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**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:10 PM  
**To:** 'Clancy Cowan'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Rezoning

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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-----Original Message-----

**From:** Clancy Cowan [<mailto:clancyb@live.ca>]  
**Sent:** Saturday, April 09, 2016 6:56 PM  
**To:** Duff, Jennifer E.  
**Cc:** [corinne@godlonton.com](mailto:corinne@godlonton.com)  
**Subject:** Rezoning

Hello,

My name is Clancy Khezri and I live in Killarney on 24a St SW. I have lived Killarney for over 8 years and absolutely love my community. It has recently been brought to my attention that someone in our community has applied to rezone their property to M-CG. Something I feel very strongly about opposing. I've signed the petition and wanted to send an email to explain why I'm personally so against this proposal. Killarney is already quite a dense community, parking on many streets is limited, schools full with waiting lists, and we've already lost many trees to new infills and freak storms. There is no need to crowd our parks, streets and strain our storm drains and sewage. To have a property be able to have 4 units on a 50ft lot seems crazy, that's potentially 8 additional cars on the street not including visitor parking. It's a slippery slope when we start making acceptions to the bylaws and let individual property be rezoned. I understand that the city of Calgary has decided to increase the density of many inner city neighborhoods but surely that can't take place in every inner city community and on every block. There are places for density and places for family communities. Killarney has prided itself on being a safe family neighborhood for over 100 years, I appreciate the chance to speak out and fight for that tradition to continue.

Thank you for your time.

Sincerely

Clancy  
[Clancyb@live.ca](mailto:Clancyb@live.ca)

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:05 PM  
**To:** City Clerk  
**Subject:** FW: Against Rezoning in Killarney  
**Attachments:** cpc-public-hearing-ad-herald-april-7.pdf

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** <Duff>, "Jennifer E." <Jennifer.Duff@calgary.ca>  
**Date:** Monday, April 11, 2016 at 9:42 AM  
**To:** 'Sharlene Holman' <sharlene.holman@shaw.ca>, Corinne <corinne@godlonton.com>  
**Subject:** RE: Against Rezoning in Killarney

Good Morning,

Thank you for your email. This item is scheduled to be heard at a Public Hearing of Council on May 2<sup>nd</sup>. All letters must be sent directly to City Clerks as outlined on the Notice (see attached).

I am available to answer any questions but please send all official letters and/or petitions to City Clerks.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Sharlene Holman [<mailto:sharlene.holman@shaw.ca>]  
**Sent:** Sunday, April 10, 2016 11:19 AM  
**To:** Duff, Jennifer E.; [corinne@godlonton.com](mailto:corinne@godlonton.com)  
**Subject:** Re: Against Rezoning in Killarney

Hi Jennifer,  
I just realized that my pervious note did not contain my detail information.

Sharlene Holman  
2209-25A Street SW  
Calgary, Alberta T3E 1Y8  
403-240-2075

I am AGAINST rezoning in Killarney

I am strongly against rezoning areas in Killarney/Richmond. I heavily considered the zoning of the surrounding areas before purchasing my home, and I paid a price for this home at the current



zoning. To start allowing specific rezoning is not fair to the direct property owners or anyone within the community as it devalues our homes.

I adamantly support the petition block specific rezoning.

Regards,  
Sharlene

On Apr 10, 2016, at 11:15 AM, Sharlene Holman <[sharlene.holman@shaw.ca](mailto:sharlene.holman@shaw.ca)> wrote:

Your Name \*

Your Property Address \*

Phone Number \*

E-mail Address \*

Regarding the Rezoning of 2840 25A Street SW \*

- (X)I am AGAINST the rezoning 2840 25A Street SW

**Place your Comments Here**I am strongly against rezoning areas in Killarney/Richmond. I heavily considered the zoning of the surrounding areas before purchasing my home, and I paid a price for this home at the current zoning. To start allowing specific rezoning is not fair to the direct property owners or anyone within the community as it devalues our homes.

I adamantly support the petition block specific rezoning.

Regards,  
Sharlene

---

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**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 12:09 PM  
**To:** 'Le Tallec, Vincent'  
**Cc:** City Clerk  
**Subject:** RE: Against 2840 - 25A st sw rezoning

Good Afternoon,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Le Tallec, Vincent [<mailto:vletaltec@suncor.com>]  
**Sent:** Sunday, April 10, 2016 5:43 PM  
**To:** Duff, Jennifer E.  
**Cc:** [corinne@godlonton.com](mailto:corinne@godlonton.com)  
**Subject:** Against 2840 - 25A st sw rezoning

Hello,

I would like to join my fellow neighbors against the rezone request at 2840 25A ST SW.  
My name is Vincent Le Tallec. I live at 2429 25A street SW with my wife and son.  
Thanks for your support against that rezone request.

Regards,  
Vincent

---

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:01 PM  
**To:** City Clerk  
**Subject:** FW: Rezoning 2840-25A St SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-10, 8:14 PM, "THERESA BRATT" <[brattd@shaw.ca](mailto:brattd@shaw.ca)> wrote:

>We have lived at 3219 27 St SW for the past 13 years. We purchased a  
>home in this area because of the large lots, mature trees, and the  
>single family homes.  
>  
>We are absolutely opposed to spot rezoning as it is not in compliance  
>with current zoning bylaws and our Area Redevelopment Plan.  
>  
>It is bad enough that 2 dwelling buildings have been allowed by city  
>re-zoning in the area, but 4 plexes are absolutely NOT an acceptable fit.  
> Please do not allow this beautiful neighbourhood to become a high  
>density area. It is absolutely unfair to the existing residents and  
>will certainly decrease our property values and quality of living.  
>  
>Thank you for taking our views into consideration.  
>Regards,  
>Dr Duane Bratt and Mrs Teresa Bratt  
>3219 27 St SW  
>403-831-6540  
>

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:01 PM  
**To:** City Clerk  
**Subject:** FW: Against M-CG Spot Rezoning (2840 - 25A Street SW - Richmond Knob Hill/Killarney)

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

---

**From:** Sarah Veenhoven <[sarahveenhoven@gmail.com](mailto:sarahveenhoven@gmail.com)>  
**Date:** Sunday, April 10, 2016 at 9:08 PM  
**To:** "jennifer.duff@calgary.ca" <[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)>  
**Cc:** Daniel Domanko <[djdomanko@gmail.com](mailto:djdomanko@gmail.com)>, Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Against M-CG Spot Rezoning (2840 - 25A Street SW - Richmond Knob Hill/Killarney)

Hi Jennifer,

My husband Dan Domanko and I received notice today of a 'spot rezoning' application for 2840 - 25A Street SW to M-CG (allowing a 4-plex instead of a semi-attached), only a few blocks east of our home.

Dan and I strongly oppose this spot rezoning proposal because approval of spot rezoning of random, individual lots in our community and neighbouring community of Richmond Knob Hill will set a precedent which could allow for spot rezoning to high density near or beside our home. Once there is one property that is given permission to not comply with the Area Redevelopment Plan, there will be no way to stop future such non-compliances.

Increasing density in the inner city by slowly allowing spot rezoning to infiltrate neighbourhoods rather than the city rezoning entire areas with a revision to the bylaws with consultation from each homeowner is discouraging. We believe the best option for the city to increase density is to build high density units on streets that are already zoned accordingly.

Another issue with approving four dwellings per lot is that current infrastructure is not built to handle the density. The surrounding key arteries (Crowchild, 33rd Avenue/Richmond Road, 26th Avenue, 29th Street, etc.) are already overwhelmed with high traffic volumes and limited parking.

We kindly ask that the City of Calgary reject the spot rezoning application for 2840 - 25A Street SW.

Thank you,

Sarah Veenhoven & Dan Domanko

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:02 PM  
**To:** City Clerk  
**Subject:** FW: 2840 - 25A Street SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Jeff Kundert & Kirsty Venner <[khvenner@gmail.com](mailto:khvenner@gmail.com)>  
**Date:** Sunday, April 10, 2016 at 9:38 PM  
**To:** "[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)" <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** 2840 - 25A Street SW

Dear Jennifer

I am the owner of 3010 26A St SW and I protest against the rezoning of 2840 - 25A Street SW and any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

My reasons include, but are not limited to:

- It'll set a precedent for development that will detract from the character and charm of the area.
- It is unfair on current homeowners in the area who purchased homes with the expectation of 2 dwellings per lot and the amount of land coverage etc etc that allows.
- The neighbours to the north will be heavily shaded.

Regards,

Kirsty Venner

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:02 PM  
**To:** City Clerk  
**Subject:** FW: 2840 25A St SW rezoning

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-10, 9:58 PM, "Matt Toews" <[matt\\_toews@hotmail.com](mailto:matt_toews@hotmail.com)> wrote:

>Hi Jennifer,  
>  
>I'm writing to register my opposition to changing the zoning of 2850  
>25A St SW. I believe 4-plexes within an area which is primarily single  
>homes and infills will negatively affect property values. It could  
>also change the character of the neighbourhood contrary to what most  
>current owners desire. There are already multi-family zoning areas  
>within Killarney and Richmond that should be developed first.  
>  
>  
>Thanks,  
>Matt  
>  
>  
>Sent from my iPhone

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:02 PM  
**To:** City Clerk  
**Subject:** FW: 2840 - 25A Street SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Jeff Kundert <[JKundert@ramtech.ca](mailto:JKundert@ramtech.ca)>  
**Date:** Sunday, April 10, 2016 at 10:00 PM  
**To:** "Jennifer.Duff@calgary.ca" <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** 2840 - 25A Street SW

Hello Jennifer

I am the owner of 2335-23 Ave SW and believe the rezoning of 2840 - 25A Street SW should be stopped.

The reasons include:

- It'll set a precedent for development that will detract from the character of the area.
- It is unfair on current homeowners in the neighbourhood who purchased homes with the expectation of two dwellings per lot and the amount of land coverage used.
- The neighbours to the north will be shaded more due to the extra height.
- Street parking will be negatively affected.

Thank you.  
Jeff Kundert  
Tel. 403 249-3523

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:02 PM  
**To:** City Clerk  
**Subject:** FW: Rezoning - 2840 25A St SW Calgary.  
**Attachments:** 2016\_04\_11\_08\_44\_35.pdf

**Importance:** High

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099

Home (403) 249-3831

---

**From:** Brian Jardine <[BJardine@renfrew-insurance.com](mailto:BJardine@renfrew-insurance.com)>  
**Date:** Monday, April 11, 2016 at 8:57 AM  
**To:** "jennifer.duff@calgary.ca" <[jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Rezoning - 2840 25A St SW Calgary.

Hi Jennifer,

Please find attached a signed petition showing that we are against the rezoning of 2840 – 25A St SW.

The owner of the property came by my house when my wife was home alone and convinced her to signed his petition in favor of rezoning, I wish to have our names removed from his support list.. We are actually both AGAINST this.

Please feel free to contact me if you would like to discuss.

Kind Regards,

**Brian Jardine** CIP, CRM  
Senior Account Executive  
Arthur J. Gallagher Canada Limited



300, 334 11th Avenue S.E. Calgary, AB, Canada, T2G 0Y2  
T. 403.299.2847 | F. 403.266.5177 | TF. 800.661.9897  
[www.ajgcanada.com](http://www.ajgcanada.com) | [Brian\\_Jardine@ajg.com](mailto:Brian_Jardine@ajg.com)



Formerly Renfrew Insurance Ltd.

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# **SORRY WE MISSED YOU**

## **IMPORTANT REZONING INFORMATION FOR OUR COMMUNITY**

The owner of **2840 – 25A ST SW** has applied to rezone his property to **M-CG** which allows double the current density of zoning (4-plex instead of semi-attached). This new zoning would allow for a maximum height of 12 metres instead of 10 and lot coverage upward of 60% instead of 45%.

**This file is to be reviewed in front of City Council on May 2, 2016.**

Surrounding neighbours and other residents of both Richmond Knob Hill and Killarney communities are opposed to this 'spot rezoning'. Spot rezoning is taking an individual lot and increasing the zoning which is not in compliance with the Area Redevelopment Plan and current zoning bylaws. The Richmond Knob Hill Community Association Development Board has reviewed this application to the city and is opposed to this property being rezoned. We would like to have every homeowner to support us in opposing this application.

## **HOW THIS AFFECTS YOU AS AN OWNER OF PROPERTY IN OUR COMMUNITIES**

Approval of spot rezoning to individual lots in our community will set a precedent which could allow for spot rezoning to high density near or beside your home. Most owners are fine with the density increasing from a single family home per 50 foot lot frontage to two homes on the same lot frontage in a R-C2 area. However, we believe that 4 units or more on a 50 foot lot is excessive.

The City of Calgary current mandate is to increase the density in the inner city. The consensus of the neighbours is that this higher density should be built on streets already zoned for this type of density and if the city wants to rezone entire areas it should be done with a revision to the bylaws with consultation from each homeowner. Having spot rezoning approved leads the process down a slippery slope to where R-1 areas could become higher density in the future.

We also believe that it is not fair to homeowners that have purchased in an R-C2 area expecting to only have 2 dwellings per lot to be subjected to higher density and issues related to the same (parking, sunlight blockage, loss of trees and green areas, storm sewer flooding).

## **HOW YOU CAN HELP – OUR PETITION DEADLINE IS APRIL 12**

Sign Petition on-line: [www.BuyAnInfill.com/rezone](http://www.BuyAnInfill.com/rezone)

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

	Name:	Address:	Phone Number:	Email Address:	Signature:
1	Brian Jardine	2704 Richmond Rd SW	403-604-8791	brianjardine@shaw.ca	T
2	Erin Jardine	2704 Richmond Rd SW	403-604-8791	erinjardine@icloud.com	

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**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:02 PM  
**To:** City Clerk  
**Subject:** FW: Spot Rezoning of 2840 25A St SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Don Sharpe <[don.sharpe@shaw.ca](mailto:don.sharpe@shaw.ca)>  
**Date:** Monday, April 11, 2016 at 9:17 AM  
**To:** "Jennifer.Duff@calgary.ca" <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Spot Rezoning of 2840 25A St SW

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Please,

Spot Rezoning is not what we want in the neighborhood.

We've already got too many overheight buildings approved.

We've already got parking headaches.

No more, please.

I live at 2007 25 Street SW.

This is one of the oldest homes in the neighborhood, built in 1912.

Every year I participate in the Century Homes Parade, and I'm proud to live here.

I worked hard for this little piece of Calgary, I have great neighbors and friends here.

Stop Spot Rezoning. Stop it now.

We need solutions to the problems we have here, not more density problems.

Don Sharpe  
403 246-8690



CPC2016-104  
Attachment 3  
Letter 29  
2702 28 Ave SW  
Calgary AB T3E 2B1

11<sup>th</sup> April 2016

Ms. Jennifer Duff  
Planner, Centre West  
Community Planning  
The City Of Calgary

Dear Ms. Duff,

**Rezoning 2840 – 25A St SW**

This letter is in regard to the application for the rezoning of the above property.

I object most strongly to the application and particularly the aspect of spot rezoning. As you will undoubtedly be aware the subject property sits within a well-established RC-2 zone and is a community in which many owners have made specific property purchase decisions based upon not only the current zoning but also the reliance upon the City to uphold its own Area Development Plan and legislation which the City itself has developed. The City, and you as the Planner for Centre West, have an obligation to uphold the bylaws and to comply with the Area Redevelopment Plan. As this application to rezone to M-CG is neither in compliance with the current zoning bylaws nor the Area Redevelopment Plan then I fully expect you to adhere to your obligations and not act unilaterally.

The proper way to consider this re-zoning is to consult the resident homeowners and only if they accede to a change in the bylaws should re-zoning occur. That has not occurred and until it does then the status-quo must remain.

Yours sincerely,



William Reid

cc Corinne@godlonton.com

RECEIVED  
2016 APR 15 AM 8:10  
THE CITY OF CALGARY  
CITY CLERK'S



RECEIVED

2016 APR 12 AM 11:52

THE CITY OF CALGARY  
CITY CLERK'S

April 12, 2016

Dear Councillors:

**RE: PUD2016-0217 Designation of the BMO Building as a Municipal Historic Resource**

The Calgary Heritage Authority (CHA), in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the BMO Building located on Stephen Avenue as a Municipal Historic Resource.

The BMO Building is listed on the CHA *Inventory of Evaluated Historic Resources* as a City Wide Historic Resource and is designated as a Provincial Historic Resource. The statement of significance says:

*"The Bank of Montreal, completed in 1932, is a three-storey, Tyndall limestone-clad, Beaux Arts-style building situated at one of the principle intersections in downtown Calgary. Corinthian columns and a pediment dominate its main facade, while the interior focal point of the building is a lofty banking hall with marble and plaster finishes and an elaborate coffered ceiling. The building contributes to the Stephen Avenue National Historic Site district, declared in 2002, and was protected as a Historic Resource by the Province of Alberta in 2003."*

We hope that Council would give consideration to developing future incentives for larger projects such as the BMO Building.

Thank-you for your thoughtful consideration on this matter, should you or your staff require more information please contact our executive director, Josh Traptow, at [josh@calgaryheritageauthority.com](mailto:josh@calgaryheritageauthority.com) or (403) 837-7359.

Sincerely,

**Scott Jolliffe**  
Chair, Calgary Heritage Authority

Cc Clint Robertson, Senior Heritage Planner  
Kathy Dietrich, Director of Calgary Growth Strategies  
Stuart Dagleish, General Manager of Planning & Development  
Office of the City Clerk  
Office of the Mayor



April 11, 2016

**OPPOSED TO: BYLAW CHANGE PURPOSAL FROM RC-2 to M-CG FOR 2840 25A STREET SW**

To: Jennifer Duff

I understand the need for more housing in the inner city and I understand that progress is a definite factor in my neighborhood. The recent surge of older homes being torn down to build infills, duplexes etc has actually enhanced the look and feel in Killarney.

Adding anything more than a duplex on the property in question would be a disaster on so many levels. I am **whole-heartedly against** this and see it as another 'spot zoning' attempt in our neighborhood!

**TREES AND GREEN SPACE**

First and foremost is the optics. Having all the surrounding homes with yards and beautiful mature trees and then having a monstrous 4 plex in the midst?? The current property has numerous mature trees and shrubs that add to the lush and healthy feel of our community. There is no doubt that putting a 4 plex on the property would eliminate all that foliage. Every tree and every blade of grass will be eliminated in order for the developer to maximize the square footage with the lot usage going from 45% to 60%.

A couple years back our neighborhood participated in the **Neighborwoods** project that was an initiative to replace aging trees with new ones on existing properties. Our area tracked the HIGHEST participation level in the entire city! So now why would we be for a project that is going to take down so many beautiful, mature trees? Doesn't make much sense does it?

**RESPECT & PRIVACY**

For the impact on neighboring property - does it seem right to have multiple windows on a higher grade looking into existing back yards? Homeowners have invested thousands of dollars, lots of love and care and a whole lot of hard work to maintain their properties with the expectation that they bought in RC-2 zoned areas.

**TRAFFIC AND PARKING**

The crisis issue with this project going forward is parking and traffic. It's hardly adequate now, definitely inadequate for 4 new residences! It's a short walk to transit but people in this town love their cars so we can only imagine the additional congestion.

## **VIOLATION OF ARP – A STATUTORY DOCUMENT**

In January of 2014, the City Council had a lengthy debate about a multifamily project that was proposed for 2 corner lots on 28th St SW. Due to that fact that there was a very lengthy debate, Council set up a sub group to come up with 'guidelines' that would make these decisions a little easier to decide. In March of 2014 our Councilor, Evan Woolley, and his group determined a set of 8 guidelines that were to be tested for a period of one year. Other than a vague list of criteria, there was no instruction as to how these guidelines were to be used or weighted or anything. The Land Use Amendment people flat out told me (sic), "they are very confusing and ambiguous so I voted it through to the next level". How comforting to know that City staff can be confused and just bump it up a level to perpetuate the confusion so the responsibility is moved!

What these guidelines have exposed us to is a potential of 130 + multifamily – NOT duplexes but 4 and 6 plexes potentially to be put on every corner in Killarney/Glengarry! With this **precedent of a spot zoning** change being set, it exposes our entire community to having every corner filled.

In January of 2015, myself and about 10 of my neighbors spent an arduous day with City Council. I still don't know which group was more exhausted by the debate! The point is, we brought this same issue forward, debated for 3 + hours and secured a positive vote in our favour. If it was the right thing to do last year, why is the spot rezoning issue resurfacing a short year later?

This purposed change to the bylaw is wrong on many levels. It's abundantly clear that the developer has their eye on the prize – MONEY. There is no thought or consideration given to the heart and soul of our neighborhood which is people living harmoniously and happily in their bungalows with well tended properties. We are very fortunate. Don't ruin it!

Most residents were absolutely appalled that the City would dare usurp our ARP without calling the WHOLE community to a vote!

**I am OPPOSED TO THIS ZONING CHANGE.**

Hopefully, there is an alternative.

Kind regards,

Sheri Pollard

3247 Kenmare Crescent SW

403 870 7055

RECEIVED  
2016 APR 15 AM 8:19  
THE CITY OF CALGARY  
CITY CLERK'S



**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** FW: 2840-25A ST SW Rezoning

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

---

**From:** Brett Olson <[bc\\_olson@hotmail.com](mailto:bc_olson@hotmail.com)>  
**Date:** Monday, April 11, 2016 at 4:46 PM  
**To:** "Jennifer.duff@calgary.ca" <[Jennifer.duff@calgary.ca](mailto:Jennifer.duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** 2840-25A ST SW Rezoning

Hi Jennifer,

I am writing in response to the petition for the rezoning of 2840- 25A ST SW. I am the registered owner of 2825 26 ST SW and I protest against any change of the land Development Code which would zone the property to any classification other than the current state of DC with 2P80 guidelines.

Let me know if you require more info

Brett

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2016 APR 15 AM 8:09  
THE CITY OF CALGARY  
CITY CLERK'S



**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** FW: Against

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Marc Moquin <[mmoquin@shaw.ca](mailto:mmoquin@shaw.ca)>  
**Date:** Monday, April 11, 2016 at 5:18 PM  
**To:** "Jennifer.Duff@calgary.ca" <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Against

Hello. I have submitted my online contesting of the requested zoning change for 2840 – 25A ST SW, Calgary, AB, and thereby do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.  
I live at and own 2210-25 St SW, Calgary T3E 1X4.

Thank you,  
Leslie Haring

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2016 APR 15 AM 8:09  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** FW: rezoning

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-11, 6:56 PM, "Shelley Cooper" <[shelley.cooper0@icloud.com](mailto:shelley.cooper0@icloud.com)> wrote:

>Dear Jennifer,  
>I am against the rezoning of 2840 - 25a St SW. It is out of character  
>with the neighbourhood and increases the density too much. That block  
>was already R2 and the new infills are doubling the density as they are  
>replacing single family homes. I disagree with spot rezoning. I was  
>unhappy with the rezoning in the wedge of Richmond that no longer  
>required a 50 ft frontage for a single family home.  
>Regards,  
>Shelley Cooper

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THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** FW: Petition rezoning 2840-25A St. SW

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-11, 7:03 PM, "E Kundert" <[kundert@telus.net](mailto:kundert@telus.net)> wrote:

> I own 3026 - 28th Street S.W. and protest against the rezoning of  
>2840-25A Street SW.

>  
> My reasons - The developers will be wanting to rezone  
>more in our area.

>  
> It will increase the density in  
>the area and generate more traffic and parking problems.

>  
>

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CITY CLERK'S

**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 11:35 AM  
**To:** 'craig.henderson@shaw.ca'  
**Cc:** City Clerk  
**Subject:** RE: LOC2015-0166 - Petition Regarding 2840 - 25A Street SW

Good Morning,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

**From:** Craig Henderson [<mailto:craig.henderson@shaw.ca>]  
**Sent:** Monday, April 11, 2016 8:38 PM  
**To:** Duff, Jennifer E.  
**Cc:** [Corinne@lgodlondon.com](mailto:Corinne@lgodlondon.com)  
**Subject:** Petition Regarding 2840 - 25A Street SW

Hello Jennifer:

Just a quick note to let you know that we have added our names to the online petition opposing the rezoning of 2840 – 25A Street SW.

We feel the neighbourhood should remain R-C2.

Thanks very much,  
Craig & Michèle Henderson  
2008 – 24A Street SW

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**Smith, Theresa L.**

---

**From:** Duff, Jennifer E.  
**Sent:** Tuesday, April 12, 2016 11:33 AM  
**To:** 'Frank McCullough'  
**Cc:** City Clerk  
**Subject:** RE: 2840 25A St SW

Good Morning,

I am responding to this email again and have cc'd the City Clerk to ensure that your concerns are received. Please send all future letters regarding this application to the City Clerk.

Let me know if you have any further questions or concerns.

Thank you,

Jennifer Duff  
Planner, Centre West  
Community Planning  
T 403.268.8977 | calgary.ca  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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2016 APR 12 AM 11:53  
THE CITY OF CALGARY  
CITY CLERKS

**From:** Frank McCullough [<mailto:trollontheroad@icloud.com>]  
**Sent:** Tuesday, April 12, 2016 6:15 AM  
**To:** Duff, Jennifer E.  
**Cc:** [corinne@godlondon.com](mailto:corinne@godlondon.com)  
**Subject:** RE:2840 25A St SW

Dear Ms Duff,

I'm sending you copy from electronic petition regarding my opposition to the rezoning of the above mentioned property.

*Councillors:*

*This spot rezoning application is not in the best interests of the community. Redevelopment of the neighbourhood is already underway as RC-2 which doubles the original density and the designed capacity of infrastructure services. Services, particularly sewer and storm, are rapidly deteriorating due to age and this is a fundamental truth that the city must begin to face, regardless of its intention to increase density.*

*In our neighbourhood we have already experienced basements flooding from sewer back-up due to collapsed city main sewers and found that the city will not accept responsibility for the damage it has caused through negligence of maintaining its crumbling and deteriorated system for which we pay monthly fees.*

*Rezoning of this type is an attempt by the developer to make money from a scheme that leaves the neighbours and city with the expenses of the externalities created, not from the creation of the housing intended and planned in the by-law. The developer knows this. This application must be summarily dismissed.*

I trust you will voice my concerns.

Thanks,

Frank McCullough M.Eng.  
Owner and Taxpayer  
Killarney

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:08 PM  
**To:** City Clerk  
**Subject:** FW: no M-CG zoning

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-12, 11:11 AM, "Donna Gould" <[ddgould@telus.net](mailto:ddgould@telus.net)> wrote:

>To Whom It May Concern,

>

>I have lived in the Killarney area for 21 years. The lack of  
>sustainability in the duplex re-zoning has increased air and noise  
>pollution as well as exponentially increasing the number of vehicles in  
>our communities. The impact on traffic is notable increasing emissions  
>from the dramatic increase of idling at traffic lights. We have also  
>lost many mature trees that could have assisted with the aforementioned  
>concerns. This new proposal for 2840 25 A Street in UNACCEPTABLE.  
>Four homes on 50 feet of land does not work and simply would exacerbate  
>the problems listed above. Cease and desist. The area is already too  
>high density. There are 8 units on 25 A Street S.W. still unoccupied.  
>We are already in need of parking zoning that would only allow one  
>vehicle on the street for each 25 foot frontage owned.

>

>Sincerely,

>Donna Gould

>2014 25 A St. S.W.

>[ddgould@telus.net](mailto:ddgould@telus.net)

>

>

>

RECEIVED  
2016 APR 15 AM 8:02  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:08 PM  
**To:** City Clerk  
**Subject:** FW: Regarding Spot Re- Zoning in Richmond and Killarney on 2840 25A Street

Corinne Godlonton

[corinne@godlonton.com](mailto:corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Adrienne Furrie <[adrienne@adriennefurrie.com](mailto:adrienne@adriennefurrie.com)>  
**Date:** Tuesday, April 12, 2016 at 10:15 PM  
**To:** "Jennifer.Duff@calgary.ca" <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>  
**Subject:** Regarding Spot Re- Zoning in Richmond and Killarney on 2840 25A Street

Hello, I live at 2331 - 21 Ave SW. I just signed the petition voicing my concern against this proposal and I included these comments:

I am all in support of increasing urban density however allowing a 4 unit dwelling to be built in the middle of a residential neighbourhood is not the way to do this. If I wanted to live in as crowded an area as that I would have purchased in Bankview, or right down town. I would be VERY upset if I found out a direct neighbour of mine was trying to build a completely gigantic building near to, or even worse, right beside my personal residence. The limitations of how big the R2 split homes are already allowed to be is pushing the limits of what feels reasonable but something even bigger would be terrible to surrounding residential homes.

Sincerely, Adrienne Furrie  
403-681-4818

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2016 APR 15 AM 8:02  
THE CITY OF CALGARY  
CITY CLERKS

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:08 PM  
**To:** City Clerk  
**Subject:** FW: Rezone M-CG  
**Attachments:** cpc-public-hearing-ad-herald-april-7.pdf

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

On 2016-04-12, 9:27 AM, "Duff, Jennifer E." <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)> wrote:

>Good Morning,  
>  
>Thank you for your email. This item is scheduled to be heard at a  
>Public Hearing of Council on May 2nd. All letters must be sent  
>directly to City Clerks as outlined on the Notice (see attached).  
>  
>I am available to answer any questions but please send all official  
>letters and/or petitions to City Clerks.

>Thank you,  
>  
>Jennifer Duff  
>Planner, Centre West  
>Community Planning  
>T 403.268.8977 | [calgary.ca](http://calgary.ca)  
>The City of Calgary | Mail code: #8075  
>800 Macleod TR SE, Calgary, AB, T2P 2M5

>-----Original Message-----

>From: dawn crawford [<mailto:sharnadawn3@gmail.com>]  
>Sent: Monday, April 11, 2016 7:54 PM  
>To: Duff, Jennifer E.  
>Cc: [Corinne@godlonton.com](mailto:Corinne@godlonton.com)  
>Subject: Rezone M-CG

>  
>I would like to sign the petition on line how every there is no web  
>page that comes under [www.BuyAnInfill.com/rezone](http://www.BuyAnInfill.com/rezone) which just brings one  
>to a realtor ??

>Dawn

>Sent from my iPhone

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2016 APR 15 AM 8:08  
THE CITY OF CALGARY  
CITY CLERKS



>

>NOTICE -

>This communication is intended ONLY for the use of the person or entity  
>named above and may contain information that is confidential or legally  
>privileged. If you are not the intended recipient named above or a  
>person responsible for delivering messages or communications to the  
>intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution,  
>or copying of this communication or any of the information contained in  
>it is strictly prohibited. If you have received this communication in  
>error, please notify us immediately by telephone and then destroy or  
>delete this communication, or return it to us by mail if requested by  
>us. The City of Calgary thanks you for your attention and co-operation.

**Smith, Theresa L.**

**From:** corinne@godlonton.com  
**Sent:** Thursday, April 14, 2016 5:06 PM  
**To:** City Clerk  
**Subject:** FW: Re-zoning of property at 2840 25a Street SW

RECEIVED  
2016 APR 15 AM 8:12  
THE CITY OF CALGARY  
CITY CLERK'S

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

**From:** Nelson Saunders <[saundersn@shaw.ca](mailto:saundersn@shaw.ca)>  
**Date:** Monday, April 11, 2016 at 1:29 PM  
**To:** "[Jennefer.Duff@calgary.ca](mailto:Jennefer.Duff@calgary.ca)" <[Jennefer.Duff@calgary.ca](mailto:Jennefer.Duff@calgary.ca)>  
**Cc:** Corinne <[corinne@godlonton.com](mailto:corinne@godlonton.com)>, "[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)" <[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)>, "[landuse@killarneyglengarry.com](mailto:landuse@killarneyglengarry.com)" <[landuse@killarneyglengarry.com](mailto:landuse@killarneyglengarry.com)>  
**Subject:** Re-zoning of property at 2840 25a Street SW

Ms. Duff,

May I suggest that your Centre West planning group visit the site in question and see how inappropriate it is for the re-development to a four-plex of 12 meters in height.

Re-development of this type should wait until the Calgary Board of Education site (the Viscount Bennett School) is approved for re-development.

It is at this time that the whole area would be looked at by the City Planning Committee, I would suppose, and the commercial, traffic and density studies would more thoroughly be debated.

I have found that the Richmond Knob Hill Community Association Development Board has in the past been very astute in their deliberations with developers, city planners and community members (as have the same people in the Killarney Community).

I feel that these dedicated community leaders should be listen to very carefully by your planning group as they do have the feelings of their communities well in hand.

As can be seen when traveling around these communities they are not against re-development, rather they accept it, attempting to integrate all the ideas into the normal ebb and flow of their communities.

I sometimes get the feeling that the builders of such projects feel that their projects are much more important than the communities in which they wish to locate, and by any logical standard that is just wrong.

Sincerely  
Nelson Saunders  
3032 26 Street SW

**Smith, Theresa L.**

---

**From:** Bill Sawyers [bill.sawyers@shaw.ca]  
**Sent:** Wednesday, April 20, 2016 9:22 PM  
**To:** City Clerk  
**Subject:** Rezoning of 2840 25A St. S.W.

I am the property owner and resident of 2836 25A St.S.W, directly to the north of the proposed redevelopment.

I have lived here since 1987, and I enjoy this neighbourhood for its proximity to downtown and for the character and style of 1950s era bungalows mixed with newer developments. There are still some of the original homes across 25A St and across Richmond Road. I have no plans to redevelop my property.

I am against the rezoning and redevelopment of 2840 25A St. for a number of reasons.

This development will have a major effect on my quality of life as rezoning to M-CGd75 will allow the owner to build a 4 unit complex on the lot.

A development of this size will take up much of the lot coverage and a large building plus garage will shade my yard during much of the year. In addition a three story building as indicated on the artists rendition will loom over my yard and affect my privacy. It would certainly change the look and feel of this end of the block. Sticking an R4 density development between R1 and R2 blocks is totally inappropriate.

A similar development on the corner of Richmond road and 26 Street caused flooding problems on the adjacent property at 3011 26 Street S.W. It is analogous to my situation as the affected house was downhill of the three unit development. This development at 2840 would take up most of the lot coverage and leave no uncovered ground for drainage with the result that the water has no place to go but into my yard. A smaller development with lesser coverage would mitigate this concern somewhat.

The subject lot is also less than full size with a smaller frontage on to the back alley, which is to be used for access. This area is already congested with a power pole making access difficult.

In addition parking can be difficult here as there is a no parking zone on Richmond road next to the residence and a fire hydrant in front of 2840 which means residents park other places.

I am not opposed to greater density in this neighbourhood, but it needs to be done in a planned thoughtful process, not in a haphazard ad hoc manner. I would not be opposed to a smaller semi detached R2 development on this site, in fact I would look forward to that.

Bill Sawyers

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2016 APR 21 AM 8:07  
THE CITY OF CALGARY  
CITY CLERKS

**Smith, Theresa L.**

---

**From:** corinne@godlonton.com  
**Sent:** Wednesday, April 20, 2016 8:41 PM  
**To:** City Clerk  
**Subject:** FW: Re 2840 25A ST SW

**From:** Spencer Field  
**Sent:** Wednesday, November 18, 2015 12:01 PM  
**To:** Jennifer.Duff@calgary.ca  
**Subject:** Re 2840 25A ST SW

I am the owner of 2827 – 25A Street. I have resided at my single family home at this address for 37 years. I am a senior citizen and have seen many changes to the types of homes built on the street which has changed the look of the street. I have no immediate plans to sell my home as I have known my neighbours for years and feel safe living here. I am against the rezoning of the property at 2840 – 25A Street as I feel that the higher density is not in keeping with the look and feel of our neighbourhood. It is understandable to have increased density in the inner city but the zoning already allows 2 units per lot. I question as to how the owner is planning on building more homes than 2 as the lot is 50 feet in the front but tapers to the back to approximately 25 – 30 feet. There is also limited street parking at the address due to a fire hydrant being located in front of it as well as Richmond Road having no parking for part of the lot. I have had trouble accessing the front of my home at times due to limited parking and the traffic has increased in the last few years. It will also be very sad to see all of the mature trees cut down in order to accommodate a higher density building. Please call me with any questions you may have.

Spencer Field  
403 242 8372

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2016 APR 21 AM 8:07  
THE CITY OF CALGARY  
CITY CLERKS



Smith, Theresa L.

RECEIVED

**From:** corinne@godlonton.com  
**Sent:** Wednesday, April 20, 2016 8:42 PM  
**To:** City Clerk  
**Subject:** FW: development at 2840-25a Street SW

2016 APR 21 AM 8:06

THE CITY OF CALGARY  
CITY CLERK'S

On 2015-11-23, 9:25 PM, "Megan Crawford" <[megancrawford@shaw.ca](mailto:megancrawford@shaw.ca)> wrote:

>Hello Jennifer  
>Re: 2840- 25 A Street SW  
>  
>From DC-to M-CGd75  
>  
>We heard that our neighbour at the end of our alley, Stirling Karlsen  
>is planning on having his property re-zoned so he can build a 4/6 plex  
>there.  
>  
>We are located at 2811-25 Street SW and we are adamantly opposed to  
>this re-zoning for a number of reasons.  
>  
>1. Having that high of density in a multi-family building close to our  
>detached home will reduce the value of our home. We are a family of 5  
>and have worked hard to renovate our original 1949 bungalow, keeping  
>the landscaping to fit with the neighbourhood while being mindful of  
>our neighbours needs.  
>  
>2. Another point against the re-zoning is the fact that there is a fire  
>hydrant in front of that house which makes parking out front of that  
>property issue. There is no parking along Richmond Road and what we  
>find is that the current tenants of this house ( 2 of them) park their  
>numerous vehicles on our street 25street as it is closer and no abides  
>by the school zone or 1 hour parking, making it difficult for our own  
>family to find parking. If density were to increase even with garages,  
>more people could end up parking out front of our home.  
>  
>2a. It is a pie shaped lot and because of this it does not lend itself  
>to having the garages designed in a way with this type of development  
>that would allow enough parking to not add to the congestion that is  
>felt because there is a church behind and school that has a busy  
>intersection right there.  
>  
>3. With the rezoning comes larger percentage of lot coverage which  
>means most of the lot will be covered by building structures and not as  
>much green space or trees will be in the yard. This type of development  
>could change the beauty and landscape of the street and neighbourhood.  
>  
>We are not against semi-detached homes as two of them just were built  
>beside us in the past 2 years. Although we would prefer single homes  
>like ours, we understand that progress happens. As we feel that this  
>semi-detached would work well with what is currently here and would  
>still keep with the current zoning.  
>  
>4. Lastly the traffic increase to the street in which we already has a



>horrible accident ridden intersection at both ends.

>

>Thank you, for your time and consideration

>

>Megan and Sean Crawford

>2811-25 Street SW

>403-229-3628

>

>

**Smith, Theresa L.**

**From:** corinne@godlonton.com  
**Sent:** Wednesday, April 20, 2016 8:46 PM  
**To:** City Clerk  
**Subject:** FW: Community Association Comments on LOC2015-0166 (2840 25A ST SW)

**From:** Doug Roberts <[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)>  
**Date:** Monday, February 29, 2016 at 9:23 AM  
**To:** "Duff, Jennifer E." <[Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)>  
**Cc:** Stirling Karlsten <[stirling@stirlingkarlsten.com](mailto:stirling@stirlingkarlsten.com)>, Dennis Cant <[dbcant@gmail.com](mailto:dbcant@gmail.com)>, "[president@richmondknobhill.ca](mailto:president@richmondknobhill.ca)" <[president@richmondknobhill.ca](mailto:president@richmondknobhill.ca)>, Dana Hill <[danahill@shaw.ca](mailto:danahill@shaw.ca)>, Joan Faulk <[jrfaulk@telus.net](mailto:jrfaulk@telus.net)>, Nancy Miller <[evolvenm@telus.net](mailto:evolvenm@telus.net)>  
**Subject:** Re: Community Association Comments on LOC2015-0166 (2840 25A ST SW)

Ms. Duff

As we indicated previously regarding the captioned land use redesignation application (the "LOC Application"), the Richmond/Knob Hill Community Association (the "Association"):

1) is not fundamentally opposed to the concept of having slightly higher density than R-2 on the 2840 25A Street SW parcel (the "Subject Parcel"), given that it is effectively a corner parcel located along a collector road (Richmond Road SW) and that we understand it has been granted a Licence of Occupation for the adjacent 196m<sup>2</sup> City-owned green space; but

2) does not consider it appropriate for the Subject Parcel's building height limit to be increased beyond its current 10m building height limit, given that it is located immediately adjacent to, and on the South side of, a single storey bungalow.

The Association therefore requested that the LOC Application be amended to maintain the Subject Parcel's existing 10m building height limit by either:

1) adding a 10m height modifier to the proposed M-CGd75 land use designation; or

2) replacing the proposed M-CGd75 land use designation with the same form of Direct Control land use designation that was used a few years ago to accommodate a 3-plex at 3015 26 Street SW, another corner parcel along the North side of Richmond Road SW, 1 block to the west of the Subject Parcel (Bylaw No. 62D2011, LOC2011-0022, the "DC Bylaw"),

but no such amendment has been made. In this regard we do not agree that Subsection 20(1) of the Land Use Bylaw precludes the application of a Direct Control land use designation to the Subject Parcel, as that subsection did not preclude the application of the DC Bylaw to the nearby 3015 26 Street SW parcel in 2011.

It has also recently come to our attention that there is significant opposition to the LOC Application among the neighbouring residents, including the neighbours immediately to the North and across the street to the South of the Subject Parcel, which is contrary to what we had been told by the Applicant. It also does not appear that the Applicant has conducted adequate consultation with the neighbouring residents regarding the LOC Application and the proposed redevelopment of the Subject Parcel, as the concerned residents that attended our Development Committee meeting last week indicated that they had not previously seen the concept plans that the Applicant had provided to the Association almost 2 months ago.

For these reasons the Association does not support the LOC Application.

Thank you.

**Doug Roberts**  
Chair, Development Committee  
Richmond/Knob Hill Community Association  
403-252-8924  
[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)

RECEIVED  
2016 APR 21 AM 8:05  
THE CITY OF CALGARY  
CITY CLERKS

On 2016-02-26, at 11:32 AM, Duff, Jennifer E. wrote:

Hi Doug,

I just wanted to let you know that this application will be remaining the standard M-CGd75 and will be presented at the Calgary Planning Commission meeting on March 10<sup>th</sup>. The Land Use Bylaw states in section 20 (1) that:

Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

I have stated in my CPC report that "the Community Association does not object to the increase in density but they did request that a maximum height of 10 metres be added through a Direct Control district to be sensitive to the adjacent parcels." It is my understanding that you have been involved in several meetings with the applicant and/or neighbours and just wanted to confirm that this is still your position on the application. The final CPC report must be completed by 10AM on Tuesday, March 1 so if there is anything additional you would like to add, please let me know by February 29<sup>th</sup> at the very latest. Also, if you would like to submit anything directly to CPC, please do so by the same date.

Thank you,

Jennifer Duff  
Planner, Centre West  
Local Area Planning and Implementation  
T 403.268.8977 | [calgary.ca](http://calgary.ca)  
The City of Calgary | Mail code: #8075  
800 Macleod TR SE, Calgary, AB, T2P 2M5

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**From:** Doug Roberts [<mailto:development@richmondknobhill.ca>]  
**Sent:** Friday, December 11, 2015 10:52 AM  
**To:** Duff, Jennifer E.  
**Cc:** Stirling Karlsen; Dennis Cant; Dana Hill; Nancy Miller; Joan Faulk; [president@richmondknobhill.ca](mailto:president@richmondknobhill.ca)  
**Subject:** Re: Community Association Comments on LOC2015-0166 (2840 25A ST SW)

Hi Jennifer

We discussed this matter at our meeting last night and concluded that if the subject parcel's land use designation is to be changed to allow a 4-plex to be constructed, then for the sake of consistency it should be changed to the same type of Direct Control land use district that was used a couple of years ago to allow a 3-plex to be constructed at 2704 Richmond Road SW, 1 block to the west of the subject parcel. A PDF copy of the terms of that Direct Control land use district is attached for your information. The only change that should be required would be to increase the density modifier sufficiently to allow a maximum of 4 units to be constructed on the subject parcel.

Let us know if you see any concerns with taking this approach.

Thanks,

Doug

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**NOTICE -**

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

**Smith, Theresa L.**

**From:** corinne@godlonton.com  
**Sent:** Wednesday, April 20, 2016 8:43 PM  
**To:** City Clerk  
**Subject:** FW: 2840 25A St SW - Land Use Bylaw Amendment Comments  
**Attachments:** 2840 25A St Comments.pdf; RKHCADesignGuidelines201005.pdf; richmond-arp.pdf

**From:** Tom Stevens <tom.r.stevens@outlook.com>  
**Date:** Thursday, April 14, 2016 at 10:25 AM  
**To:** "jennifer.duff@calgary.ca" <jennifer.duff@calgary.ca>  
**Cc:** "development@richmondknobhill.ca" <development@richmondknobhill.ca>, Corinne <corinne@godlonton.com>, "evan.wooley@calgary.ca" <ward08@calgary.ca>  
**Subject:** FW: 2840 25A St SW - Land Use Bylaw Amendment Comments

Good Afternoon,

This email is to reiterate our objection to the rezoning application as well as the new development permit for 2840 25A St SW. I have attached our previously submitted comments regarding the rezoning which were sent back in November. Upon review of the development plans (Mr. Karlsen personally reviewed them in detail with us), our objections and concerns to the rezoning are further validated.

There are numerous reasons to object to this development and I'm sure have been listed in detail by other members of the community. The fact is, the proposed development is well outside the norms of the existing properties in the community. The community design guidelines and the Richmond Area Development Plan (attached) are very clear about the size, zoning and overall fit within the community. This project meets none of those guidelines. The wishes of the community are very clear on this matter. One individual's desire should not outweigh the wishes of the many community members directly affected by this project.

Please feel free to contact me directly should you require any further explanation of my concerns. I hope that the communities efforts to oppose this development are heeded and a more suitable development can proceed.

Thank you,

-Tom Stevens

**From:** Tom Stevens [mailto:tom.r.stevens@outlook.com]  
**Sent:** November-24-15 10:08 PM  
**To:** jennifer.duff@calgary.ca  
**Cc:** development@richmondknobhill.ca; corinne@godlonton.com  
**Subject:** 2840 25A St SW - Land Use Bylaw Amendment Comments

Good Evening,

Please find attached my comments on the proposed land use bylaw amendment for 2840 25A St SW as well as a copy of the Richmond / Knob Hill Community Association Development Design Guidelines.

Should you have any questions or concerns, please feel free to contact me.

Best Regards,

RECEIVED  
2016 APR 21 AM 7:56  
THE CITY OF CALGARY  
CITY CLERK'S

-Tom Stevens



November 24<sup>th</sup>, 2015

**Subject: 2840 25A St SW Land Use Bylaw Amendment Comments**

---

**From:** Mr. Tom Stevens  
Mrs. Kate Stevens  
2820 25A St. SW  
Calgary, AB  
T3E 1Z6  
**Email:** [tom.r.stevens@outlook.com](mailto:tom.r.stevens@outlook.com)

**To:** Ms. Jennifer Duff  
Planning Development & Assessment  
City of Calgary

**CC:** Richmond/Knob Hill Community Association  
  
Mr. Glen and Mrs. Corinne Godlonton  
2832 25A St SW

---

RECEIVED  
2016 APR 21 AM 7:56  
THE CITY OF CALGARY  
CITY CLERKS

Dear Ms. Duff,

This memo is in respect to the request for comments regarding the land use bylaw amendment of 2840 25A St SW. We are neighbours to the north of the subject property and would appreciate your consideration of our comments and concerns regarding the proposed bylaw amendment.

Please find included the following:

1. Land Use Bylaw Amendment Comments
2. Richmond/Knob Hill Community Association ("RKHCA") Residential Development Design Guidelines dated May 2010

We request that our names and contact information remain confidential and not disclosed to any other parties, other than the recipients of this memo, without our prior written consent.

Should you require any further information or clarification, please feel free to contact us. We would appreciate a response to our comments at your earliest convenience.

Sincerely,

Tom Stevens

Kate Stevens

## Land Use Bylaw Amendment Comments

Please find our comments and concerns regarding the land use bylaw amendment. Upon review, you will find that the proposed density increase on this parcel of land is highly opposed. We believe that this is a view held by the Richmond/Knob Hill Community Association (RKHCA) and more importantly, by a large number of residence on the affected street.

We oppose the bylaw amendment on the following basis:

1. Overcrowding and Devaluation of Neighbouring Property
  - The proposed bylaw amendment to increase the density of this parcel is contrary to the RKHCA Development Design Guidelines.
  - Per the RKHCA Guidelines:
    - "...the Association will generally oppose any application to redesignate a parcel to higher-density or commercial land use." [pg.2]
  - There are certain parcels of land which have been designated for higher density or commercial use. These areas along 17<sup>th</sup> Ave, 26<sup>th</sup> Ave and 33<sup>rd</sup> Ave are along major roadways and generally are appropriate for the area due to the available parking and surrounding property classes.
  - The parcel in question is located at the beginning of a very quiet street. The higher density housing would create an overcrowded corner where parking and traffic flow is already complicated due to the intersection of 5 different streets.
  - In addition, the higher density housing will cause the property values of the surrounding residences to decrease and therefore discourage further development of the area.
2. Lot Coverage and Street Scape
  - The larger size and mass of home to be placed on the proposed rezoned parcel will be significantly larger than the single family and semi-detached homes already existing on the street.
  - This excessively large complex will not fit within the established street scape and is not supported in the RKHCA Guidelines nor by the residents of the street.
3. Tree Removal:
  - The proposed rezoning will allow for development that removes large, healthy, mature trees from the property.
  - The community strives to maintain its mature trees and was an area especially hard hit during the September 2014 storm. The trees on the subject property are by far some of the most mature and substantial trees on the street. It would be a great loss to the community to lose these trees after decades of growth.
  - This viewpoint is well supported in the RKHCA Development Guidelines:

"Unlike some other older inner-city residential communities in Calgary, Richmond/Knob Hill has relatively few mature public trees. As a result, the vast majority of mature trees in Richmond/Knob Hill are located on private property, and the ongoing redevelopment and densification activities are resulting in the loss of many of these mature trees, and the many benefits that they provide. The Association has a strong interest in protecting and enhancing our community's urban forest canopy, and therefore strongly encourages proposed developments to go to extraordinary lengths to avoid the removal of any existing healthy tree unless absolutely necessary." [pg 5]

**Richmond/Knob Hill Community Association**  
**Residential Development Design Guidelines**  
**May 2010**

The City of Calgary has recently approved a new integrated Municipal Development Plan and Transportation Plan, known as Plan-It Calgary ("Plan-It"), which sets out the City's vision for accommodating future growth in a sustainable fashion. One of Plan-It's primary strategies in this regard is to increase the density of existing inner-city residential communities. Richmond/Knob Hill is one of the residential inner-city communities that the City has targeted for densification through redevelopment of its aging housing stock. The Richmond/Knob Hill Community Association (the "Association") welcomes this redevelopment and looks forward to working together with both the City's Building & Development group and developers to ensure that this redevelopment takes place in a coordinated and sustainable fashion that is both respectful of the community's existing residents and further enhances Richmond/Knob Hill as one of Calgary's most desirable family-oriented residential communities. With this in mind, the Association's Development Committee has prepared the following residential development design guidelines to assist developers, residents and others interested in participating in this exciting transformation of Richmond/Knob Hill. These guidelines are not intended to be "written in stone", but rather are expected to evolve over time to address changes to the City's residential development bylaws and guidelines, and to continue to reflect the current priorities of, and issues of concern to, the Association.

**Notable Features of Richmond/Knob Hill**

Richmond/Knob Hill has many features that make it a highly desirable community to call home, and in which to build homes. Some of its more notable features include the following:

1. Location, location, location! Richmond/Knob Hill, which comprises the area from 17<sup>th</sup> Avenue SW south to 33<sup>rd</sup> Avenue SW and from 19<sup>th</sup>/20<sup>th</sup> Street SW west to 25A Street SW, is ideally located:
  - (a) minutes from downtown by transit or car, even during rush hour;
  - (b) adjacent to the Marda Loop shopping district and within easy walking distance of the 17<sup>th</sup> Avenue SW shopping district;
  - (c) along Crowchild Trail South, which bisects the community and gives residents easy access to other parts of the City
  - (d) adjacent to the neighbouring communities of Killarney/Glengarry, Bankview, South Calgary and Garrison Woods.
2. Portions of Richmond/Knob Hill, particularly around 29<sup>th</sup> Avenue SW, are elevated, resulting in sloped lots and potential views of downtown to the northeast, Nose Hill Park to the north, the foothills to the south and the mountains to the west.
3. Richmond/Knob Hill is blessed with a large number of majestic spruce, elm and other mature trees, which create an urban forest canopy that provides numerous benefits including summer shade, purified air, muffled traffic noise and a home for birds, animals and insects, to name a few.
4. Richmond/Knob Hill is primarily zoned as an R-C2 land use district, making it possible for its existing older bungalows on 50+ foot lots to be redeveloped into two new infill homes on subdivided 25+ foot lots.

### **Development Guidelines**

In addition to Plan-It, development in Richmond/Knob Hill is governed by the following City of Calgary implementation and policy documents:

1. The current Land Use Bylaw 1P2007 (the "LUB");
2. The Richmond Area Redevelopment Plan, originally published in 1986; and
3. The current Low Density Residential Housing Guidelines for Established Communities (the "Infill Guidelines").

Generally speaking, the Association supports the rules, policies, principles and guidelines laid out in the above documents and wishes to see them followed in any development that takes place in Richmond/Knob Hill. In addition, the Association has a particular interest in the following issues when reviewing applications for development permits for proposed developments in Richmond/Knob Hill:

### **Land Use**

As noted above, most of Richmond/Knob Hill has been assigned an R-C2 land use designation. Exceptions include the southwest corner of the community, which has been designated R-C1, and certain parcels along 17<sup>th</sup>, 26<sup>th</sup>, and 33<sup>rd</sup> Avenues which have been designated for either higher-density residential or commercial use. The Association's general position is that the current land use designations are appropriate and allow for sufficient densification. Accordingly, with the possible exception of parcels that border any of the corridors referred to above, the Association will generally oppose any application to redesignate a parcel to a higher-density or commercial land use.

### **Overall Size/Mass**

The Association encourages diversity in the redevelopment of the community's existing housing stock, including single detached dwellings, semi-detached dwellings and duplex dwellings. However, the Association also supports the following excerpts from the Infill Guidelines:

A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised primarily of small homes, does not respect its context.

The majority of situations within the city's established communities require a reduced building mass (including height) in order to respect the adjacent homes and streetscape. Homes built to the maximum bylaw standards are often incompatible and visually disruptive to the street. Reductions in the height, depth, and width of a new development may be required in order to make the project compatible with its context and to reduce substantial loss to adjacent buildings of privacy and sunlight.

Excessively large homes are wasteful, unsustainable and do nothing to further the densification objectives of Plan-It. Accordingly, proposed developments involving the construction of single family homes on larger lots should be modest in scale and should not attempt to "max out" the building envelope. The Association encourages proposed developments that involve the construction of well-designed single family, semi-detached and duplex homes which make efficient and effective use of available interior space.

### Overall Height/Third Storeys

Due to the view potential of many lots in Richmond/Knob Hill, there can be considerable incentive to build as high as possible to maximize those views. However, this can result in a home that does not respect its context. The Association accordingly wishes to ensure that proposed developments comply with all applicable height restrictions and are consistent with, and fit within the context of, the existing streetscape. Manipulation of the grade of the lot and one or more of its building contextual reference points to artificially achieve compliance with applicable height restrictions will not be tolerated, and relaxations of height restrictions will be strongly opposed except in extraordinary circumstances.

Any proposed third storey will not be supported unless it:

1. Complies with applicable height restrictions;
2. Is sufficiently set back from the front, side and rear facades of the home to minimize overshadowing and massing issues;
3. Does not allow overlooking of adjacent properties; and
4. Serves a valid and useful purpose (ie. more than merely a marketing feature).

### Rooftop Terraces/Balconies/Decks

The LUB currently classifies rooftop terraces and balconies as either “recessed balconies”, which are subject to a maximum size limit, or as “open balconies”, which are subject to a maximum depth limit. Oversized rooftop terraces and balconies have greater potential to create overshadowing, massing, overlooking and noise issues for neighbouring properties. Accordingly, any proposed rooftop terrace or balcony will not be supported unless it:

1. Complies with applicable size and/or depth restrictions;
2. Is sufficiently set back from the front, side and rear facades of the home to minimize overshadowing and massing issues; and
3. Does not allow overlooking of adjacent properties.

Above-grade decks should also be designed to prevent overlooking of adjacent properties.

### Front and Side Setbacks

The Association wishes to ensure that proposed developments comply with all applicable front and side yard setback restrictions and are consistent with, and fit within the context of, the existing streetscape. Relaxations of any of these restrictions will be strongly opposed except in extraordinary circumstances, such as to allow for the preservation of existing trees. With respect to side setbacks on larger lots, the Association supports the following excerpt from the Infill Guidelines:

For larger lots (e.g., greater than 12 m (39.4 ft.) in width), side yards greater than the bylaw minimum are often more appropriate in order to respect the context of the street. Projections into a side yard on a larger lot are not encouraged, unless the street context dictates otherwise.

### Building Depth

The Association also wishes to ensure that proposed developments comply with all applicable maximum building depth guidelines to minimize any adverse impact on adjacent properties’ back yard amenity space and to provide sufficient room behind the home for both a rear drive garage and enough back yard amenity space to allow for the preservation of as many existing trees as possible, or at least room to plant new trees.



### Exterior Facades/Front Drive Garages

The Association has a strong interest in preserving and enhancing the safety, walkability and the friendly, street-oriented nature of our community. To this end, the Association encourages proposed developments to include:

1. Architecturally-interesting front facades finished in high-quality materials;
2. Side facades finished in high-quality non-combustible materials;
3. Welcoming front entries;
4. "Sittable" front porches or verandas at the main floor level; and
5. Principal rooms oriented towards the street,

and will strongly oppose any proposed front drive garage unless it is satisfied that a rear drive garage is not feasible. Furthermore, where a front drive garage is the only option, its adverse impact on the streetscape must be minimized. Triple front drive garages and double front drive garages with oversized doors will be strongly opposed.

### Drainage

As Richmond/Knob Hill transitions to smaller lots with larger homes and garages, in many cases semi-detached, drainage can become a problem. Larger roofs generate more runoff that in turn has less exposed ground capable of absorbing it, and fewer available pathways to reach the street or alley. The City's Lot Grading Bylaw is not a complete solution in this regard, as it focuses on ensuring that surface water drains away from new structures and assumes that adjacent properties will be graded in a similar fashion, which is not a reasonable assumption in communities such as Richmond/Knob Hill where adjacent properties may have been developed more than 50 years ago. The Association therefore encourages the use of permeable surfaces for patios and sideyard walkways and requests that each proposed development provide a comprehensive grade plan that not only complies with the City's Lot Grading Bylaw, but will also prevent runoff from flowing onto adjacent properties.

### Air Conditioners, Vents, etc.

As Richmond/Knob Hill densifies, with more people living in closer quarters, the noise and other emissions generated by air conditioners, air exchangers, furnace, dryer and vacuum system vents, etc. can become a major source of irritation for adjacent properties. The Association therefore encourages proposed developments to:

1. avoid the use of traditional air conditioners, and instead use other, less obtrusive and less energy-intensive means of preventing heat buildup such as passive solar design, geothermal systems, whole house fans, green roofs, etc.; and
2. position vents and other sources of noise or other emissions well away from adjacent properties' windows and outdoor amenity spaces.

### Trees

Unlike some other older inner-city residential communities in Calgary, Richmond/Knob Hill has relatively few mature public trees. As a result, the vast majority of mature trees in Richmond/Knob Hill are located on private property, and the ongoing redevelopment and densification activities are resulting in the loss of many of these mature trees, and the many benefits that they provide. The Association has a strong interest in protecting and enhancing our community's urban forest canopy, and therefore strongly encourages proposed developments to go to extraordinary lengths to avoid the removal of any existing healthy tree unless absolutely necessary. Reasonable relaxations that would make it possible to preserve

one or more existing trees are likely to be supported by the Association. Where it is impossible to preserve an existing tree in its current location, the possibility of using the services of a tree mover to relocate the tree to a new location should be explored. If it is impossible to either preserve or relocate an existing tree, or where no trees currently exist, proposed developments should provide for new trees to be planted to contribute to our community's urban forest canopy. Although columnar deciduous trees, such as Swedish poplars, are often considered to be ideal for smaller lots, the Association encourages residents and developers to preserve and enhance the diversity of our urban forest canopy by planting other varieties of trees as well, including evergreens, for their year-round beauty, elms and other shade trees, for their wide canopies, and flowering trees, for their spring blossoms and scents.

### Sustainable Features

The Association encourages proposed developments to incorporate sustainable design features and technology. Some examples include:

Passive solar design	Rainwater re-use	Solar hot water – potable use
Photovoltaics	Grey water re-use	Solar hot water – space heating
Daylighting	Green roof	High reflectance “cool roof”
Xeriscaping	Cogen systems	Renewable/ recycled materials
Permeable surfaces	Solar thermal air preheat	Geothermal space heating/ cooling

### Development Plans

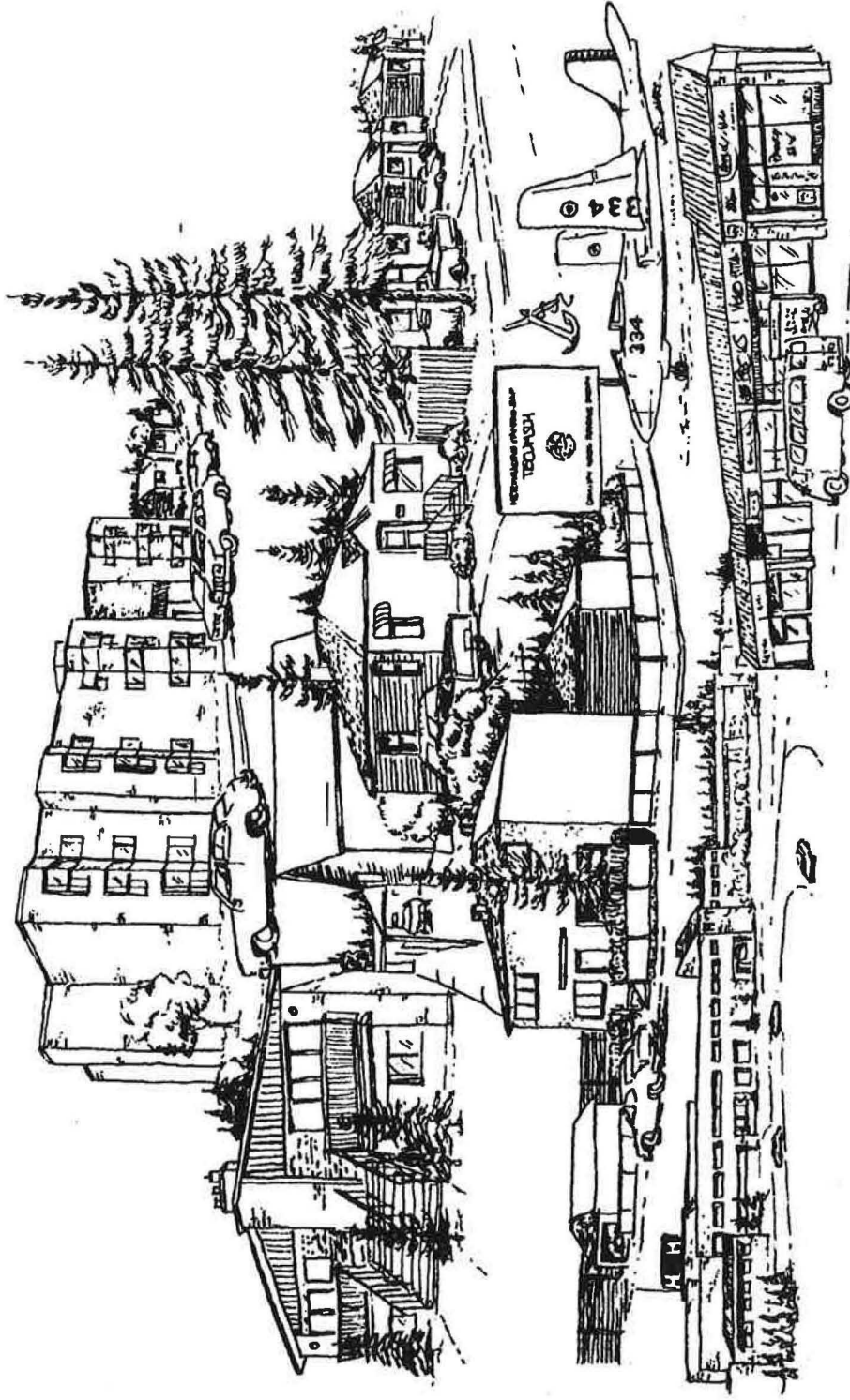
To facilitate the Association's review of proposed developments, all plans submitted should clearly and accurately portray all relevant information, including:

1. The location and nature of all exterior features of adjacent homes, including windows, doors, walls, eaves, cantilevers, patios, porches, decks, balconies, etc.
2. The existing grade and building contextual reference points, as well as the proposed grade and building contextual reference points, if different;
3. The proposed location of air conditioner units and all furnace, dryer and vacuum system vents.
4. On each side elevation plan, the maximum building height envelope; and
5. The location, caliper size and canopy of all existing and recently removed trees.

If a proposed development includes a third storey or requests a relaxation of any applicable height restrictions, the plans submitted should be supplemented with:

1. Perspective views that accurately show how the proposed development would appear to a person walking by on the street; and
2. A shadow study that accurately shows the extent to which the proposed development will cast shadows onto adjacent properties, sidewalks, streets and alleys at representative times of the day during each season.

If you have any questions regarding the above guidelines, or if you are interested in redeveloping a property in Richmond/ Knob Hill, please contact the Association. Our Development Committee would be happy to meet with you to discuss your proposed development.



# RICHMOND

## AREA REDEVELOPMENT PLAN



The Supporting Information in this document is not part of the bylaw.

For the purposes of electronic publications the Supporting Information is identified by the footer "Richmond Area Redevelopment Plan Supporting Information."

## OFFICE CONSOLIDATIONS

September 1995,  
November 2003,  
July 2006,  
March 2008,  
June 2008,  
December 2010,  
May 2013,  
March 2014,  
January 2015  
April 2015

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# Richmond

## Area Redevelopment Plan

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**Bylaw 17P85**  
**Approved 1986 March 10**





**NOTE:** This office consolidation includes the following amending Bylaws:

Amendment	Bylaw	Date	Description
1	9P87	Abandoned	
2	8P88	1988 July 18	Map 2 - (superceded by Bylaws 6P90, 22P91, 1P2000, 8P2006)
3	6P90	1990 March 18	Change Map 2 - (superceded by Bylaws 22P91, 1P2000, 8P2006)
4	22P91	1991 November 04	Change Map 2 - (superceded by Bylaw 1P2000, 8P2006)
5	1P2000	2000 January 21	a) Change text in Summary - Transition b) Change text in Section 2.1.3.5 c) Delete reference to Site 4 in Section 2.1.4.6 d) Change Maps 2 & 3 (superceded by 8P2006)
6	8P2006	2006 June 19	a) Change Maps 2 & 3 b) Change text in Section 2.2.3.3 c) Add Site 15a to Section 2.2.4.4
7	12P2008	2008 March 10	a) Delete and replace text in Site 15a in the table in subsection 2.2.4.4
8	42P2008	2008 June 01	a) Add text in Preface. b) Delete and replace text in Section 2.1.4.1.
9	40P2010	2010 December 06	a) Delete and replace text in Subsection 2.2.4.4, Site 15a
10	12P2013	2013 May 27	a) Add text in Section 2.1.3.1
11	4P2014	2014 March 10	a) Delete text in Summary b) Change Map 1 c) Delete and replace text in Section 1.1 d) Delete and replace text in Section 2.1.3.5 e) Change Map 2 f) Delete text in Section 2.1.4.6 g) Change Map 3 h) Delete Subsection 2.2.3.2 in Section 2.2 i) Delete Map 4 j) Delete text in Section 2.2.4.1 k) Delete text in Section 2.2.4.4 l) Delete text in Section 2.2.4.4 m) Delete Map 5 & replace with Map 4 n) Delete text in Section 5.2 o) Delete Map 6 & replace with Map 5 p) Delete text in Section 5.4.4
12	4P2015	2015 January 13	a) Delete and replace Map 2
13	10P2015	2015 April 13	a) Delete and replace Map 2

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

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# RICHMOND AREA REDEVELOPMENT PLAN

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## PREFACE

Area Redevelopment Plans (A.R.P.s) are planning documents, adopted by By-law, which set out a comprehensive program of land use policies and other planning proposals that help to determine and guide the future of individual communities within the City. As such, an A.R.P. is intended to supplement the Land Use By-law by providing a local policy context and, where appropriate, specific land use and development guidelines, on which the Approving Authority can base its judgement when deciding on community planning-related proposals. While districts and their accompanying rules under the Land Use By-law apply uniformly throughout the City, an A.R.P. provides a community perspective to both the existing land use districts as well as to proposed redesignations of specific sites within a community.

The expected life of the Richmond A.R.P. is ten to fifteen years. This may vary in relation to general growth trends within the City or to specific trends in Richmond. It is important, therefore, that an evaluation of the Plan's effectiveness in meeting its objectives be undertaken within five years of its approval.

*Note: This Area Redevelopment Plan ("ARP") was adopted by Council when the City of Calgary Land Use Bylaw 2P80 ("2P80") was in effect. As a result, the ARP references land use districts both in its text and its maps which are no longer current. New land use districts have been applied to all parcels in the City, pursuant to the City of Calgary Land Use Bylaw 1P2007 ("1P2007"), effective June 1, 2008, which transitioned 2P80 districts to the most similar 1P2007 district. Therefore, it is important for the user of this ARP to consult the new land use maps associated with 1P2007 to determine what the actual land use designation of a general area or specific site would be. Any development permit applications will be processed pursuant to the districts and development rules set out in 1P2007.*

*Notwithstanding the foregoing, the user should be aware that where the ARP guidelines and policies reference a 2P80 district in the ARP, the same guidelines and policies will be applicable to those lands identified by the district on an ongoing basis and must be considered by the approving authority in its decision making, notwithstanding that the 2P80 districts, strictly speaking have no further force and effect.*

**Bylaw 42P2008**

## Summary

The Inner City Plan approved by City Council on May 7, 1979, recommended that selected inner city communities that had no approved planning policy, have Area Redevelopment Plans prepared and implemented to provide a planning strategy for each individual community's future. While a large portion of the Richmond community (all land east of Crowchild Trail) was considered to exhibit characteristics common to the Inner City, the 1981 revisions to the General Plan categorized all of the Richmond area as being part of the Inner Suburbs. As a result of the Inner City Plan, A.R.P. preparation policy, development pressure and an increasing number of land use problems in the community, the Richmond area was subsequently designated for A.R.P. preparation in December of 1982.

Using the Council approved policies in the Calgary General Municipal Plan and the Inner City Plan as a planning framework, the Richmond A.R.P. reaffirms the policy of conservation and revitalization for the community.

The recommended policies in the Richmond A.R.P. can be summarized as follows:

## Land Use and Development

### Residential

- The conservation and infill policy for Richmond is reaffirmed under the R-1 and R-2 districts, providing for the protection of existing dwellings in good repair and for the rehabilitation of those dwellings in need of repair, while encouraging infill development that is compatible in character and scale with existing dwellings.
- High priority is placed on the City applying for the Residential Rehabilitation Assistance Program (R.R.A.P.) designation for that portion of the community east of Crowchild Trail. This would be an extension of the designation as it presently applies to the Richmond area west of Crowchild Trail.
- A low density policy using the RM-2 district rules will apply to certain areas in the community with the aim of further providing for low profile family-oriented development.
- The policy of providing for a variety of housing opportunities within a medium density range under the existing RM-4 and RM-5 districts is reaffirmed. The Plan also acknowledges the one existing RM-6 site located in the community.



## Transition

- A policy is provided which recognizes the existing commercial use of Site 7 on Map No. 3, but encourages the eventual owner-initiated redesignation to a more appropriate land use. **Bylaw 1P2000**

## Commercial

- The majority of the local commercial areas under the C-1 designation are retained.
- A general commercial policy which provides for a range of commercial retail and office development in the medium density range and mid-rise form under the C-3(23) district is proposed for 17 Avenue S.W.

*Deleted*

**Bylaw 4P2014**

## Institutional

- The Plan contains policies which help ensure that future expansion and development of the H.M.C.S. Tecumseh occurs in a manner which is compatible with adjacent residential uses.

## Open Space and Recreation Facilities

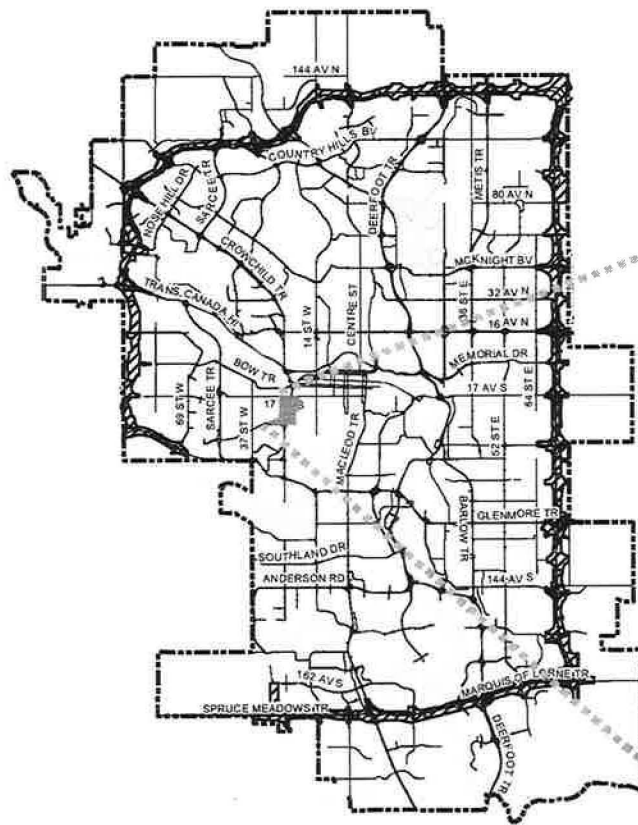
- Policies for the improvement in quality of sites, facilities and available recreational activities are provided for the following sites: the 20 Street/22 Avenue park, including the recommended addition of a bikeway rest station, picnic facilities and a tot lot; and the Richmond Sunken Gardens park, requiring redesign to incorporate options such as a jogging track, warm-up and exercise stations, picnic tables, and additional park benches and garbage receptacles.
- To ensure continued use of the 22 Street/ 30 Avenue and 20 Street/22 Avenue as park sites, both sites are redesignated from R-2 to P.E.
- Preparation of a feasibility study which will review Community Association facility needs is provided for. The study will examine all available options concerning the future of the existing community lease site and building located at 26 Avenue and Crowchild Trail S.W. and their respective costs and benefits and will recommend an appropriate course of action.
- The Parks/Recreation Department will undertake a study of the Richmond School site to determine what portion and location of the site should be acquired for open space should the site be declared surplus by the School Board.

## School Facilities

- The City of Calgary's position with respect to the provision of schools in the community is outlined and includes the following points:
  - the City would appreciate being consulted when discussions regarding closure are held between the School Board and parents, and for discussions involving potential re-use options;
  - it is desirable to have at least one public elementary school remain open in the area that would be within walking distance of residences.

## Transportation

- Except as noted below, the roadways within the community retain their existing designations.
- All streets in the area bounded by 17 and 19 Avenues S.W. and 24 and 25A Streets S.W. are recommended to be redesignated from local to collector standard to serve the adjacent commercial and medium density residential uses, while 19 Avenue S.W. between 19 and 20 Streets is proposed to be a collector standard. The remaining portion of 20 Avenue S.W. located between Richmond Road and Crowchild Trail is to be redesignated from collector to local standard.
- The possible need for action to reduce infiltration of traffic from future development in the medium density residential area into the lower density area is recognized. Such action, which would be based on monitoring of the situation by the Transportation Department and the Community Association, could include road closures along the south side of 19 Avenue. Any action would recognize similar policies and problems in the Killarney-Glengarry community.
- Implementation of the proposals west of Crowchild Trail should not be undertaken until such time as the Killarney-Glengarry A.R.P. is completed. This will ensure that the area will be treated in a consistent manner with the above noted A.R.P.



## Map 1 Study Area

### Legend

 Study Area Boundary

0 200 400 600  
Metres

Approved: 17P85  
Amended: 4P2014

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

## 1.0 Introduction

### 1.1 Study Boundaries

*The boundaries of the Richmond A.R.P. are illustrated in Map 1 (Study Area).* **Bylaw 4P2014**

### 1.2 Goals

The goals of the Richmond A.R.P. are:

- 1.2.1 To implement the policies of the Calgary General Municipal Plan and the Inner City Plan as they apply to Richmond.
- 1.2.2 To reaffirm Richmond as a family-oriented community by encouraging a combination of residential preservation and rehabilitation.
- 1.2.3 To accommodate the development of medium density residential dwellings in selected areas.
- 1.2.4 To ensure a viable hierarchy of commercial uses appropriately situated to serve the community as well as neighbouring communities.
- 1.2.5 To optimize the quality and types of recreational and open space amenities available in the community.

## **2.0 Land Use and Development**

### **2.1 Residential**

#### **2.1.1 Objective**

To preserve and enhance the established residential character of the community while identifying where compatible infill development may be accommodated.

#### **2.1.2 Context**

Located west of the downtown core, Richmond is a community displaying the characteristics of both the inner suburb/inner city areas. The community contains a concentration of low density dwellings, the dominant dwelling form being the one storey bungalow situated on a 15 metre (50 foot) lot. The majority of these dwellings were built in the 1950's for single family purposes. Since then, some conversion to two family dwellings, along with infill redevelopment on 7.5 metre (25 foot) lots, has occurred. Redesignations to permit medium density development have taken place on a limited basis in a small number of pockets adjacent to 17 and 33 Avenues, Crowchild Trail and Richmond Road. However, little redevelopment has occurred within these areas. Walk-up apartments are few in number and a significant number of single-family and converted dwellings remain.

#### **2.1.3 Policy**

Four residential land use policies are outlined for Richmond and are described in the following sections. The areas to which each of the policies apply are shown on Map No. 2. In addition, a transition policy applicable to certain specific sites and a set of general residential policies applicable to all of the residential land use policy areas are detailed. Guidelines for policy application together with specific implementation actions are described in Section 2.1.4.

##### **2.1.3.1 Conservation and Infill**

The conservation policy of the Inner City Plan is reaffirmed through a conservation and infill policy, the intent of which is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. This policy provides for the form and density allowed under the existing R-1 and R-2 districts *with the exception of the existing residential dwelling located at 2413 and 2415 - 20 Avenue SW, which can include up to 4 dwelling units in accordance with the associated Direct Control District*. Existing structures in good repair should be protected, while structures in poor repair should be rehabilitated or replaced.

**Bylaw 12P2013**



#### **2.1.3.2 Low Density**

A low density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment. Acceptable redevelopment under the RM-2 district would include single and two-family dwellings and multi-dwelling infill projects comprised of townhousing or stacked townhousing. Maximum density should not exceed 75 units per hectare (30 units per acre).

#### **2.1.3.3 Medium Density**

The medium density policy is intended to encourage redevelopment with a variety of housing types attractive not only to single adults and childless couples, but families as well. In addition to apartments, redevelopment, which provides direct access to grade or to landscaped areas as well as a proportion of units with two or more bedrooms (as specified in Section 2.1.4.4), is encouraged. Townhousing and stacked townhousing would be particularly appropriate. This policy provides for redevelopment under the RM-4 and RM-5 districts and a maximum density which should not exceed 148 units per hectare (60 units per acre) and 210 units per hectare (85 units per acre) respectively.

#### **2.1.3.4 High Density**

A high density policy is intended to provide for apartment development which does not exceed 321 units per hectare (130 units per acre). This policy allows for high density multi-dwelling units in a mid-rise form under the RM-6 district. This policy applies only to the recently developed RM-6 site located in the community, as noted in Section 2.1.4.5. Expansion of this site or redesignation of other sites to RM-6 is discouraged and would require an amendment to this plan.

#### **2.1.3.5 Transition Policy**













This policy recognizes that *site 7* noted on Map No. 3 should be amended to a land use designation different from the one that presently exists. This is due either to the nature of neighbouring sites, or because the existing use is inappropriate. The intent of the eventual transition from one land use type to another is to allow existing uses to continue until such time as a land use application is initiated by the landowner.

**Bylaws 1P2000 & 4P2014**

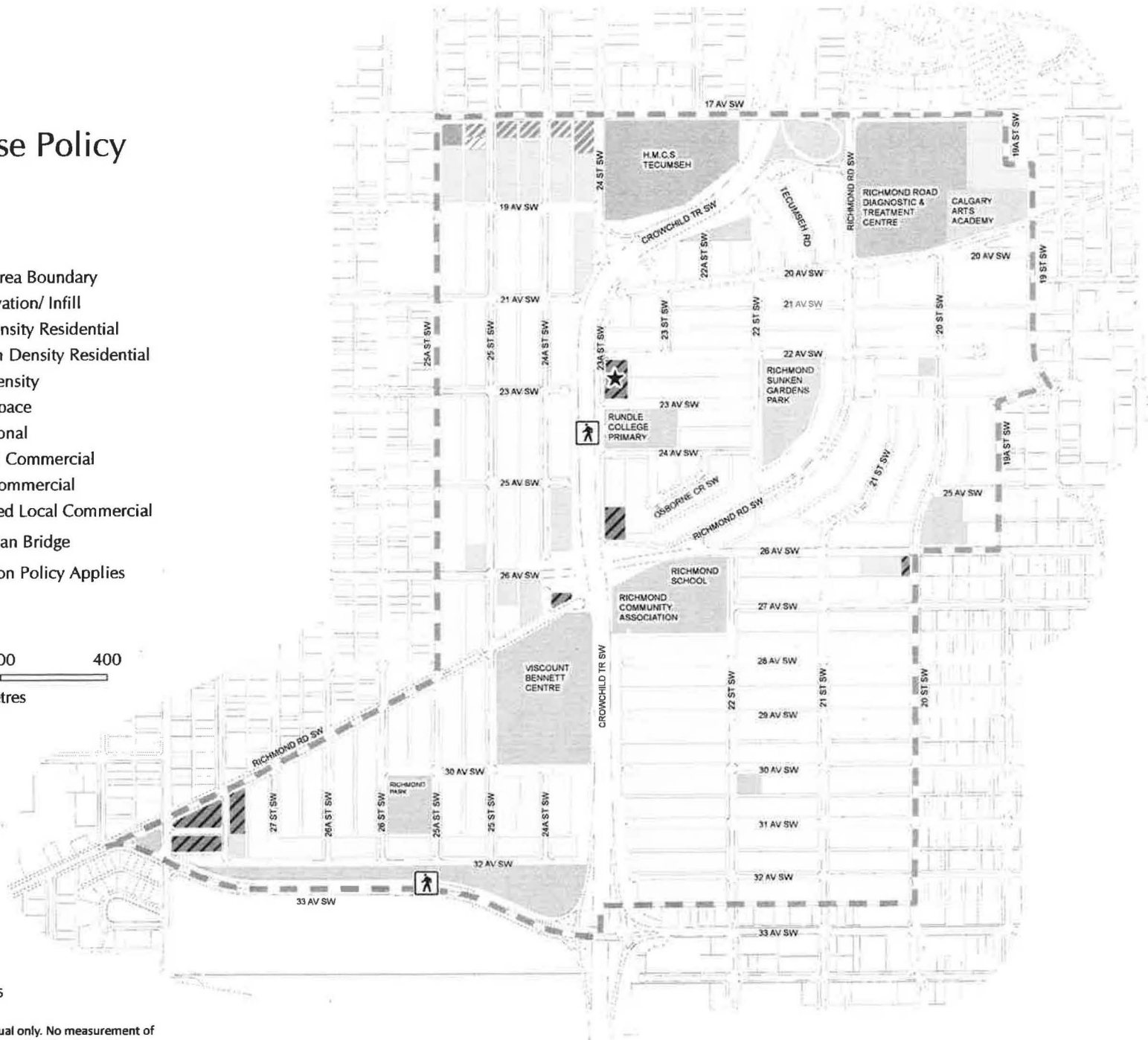
## Map 2

### Land Use Policy

#### Legend

-  Study Area Boundary
-  Conservation/ Infill
-  Low Density Residential
-  Medium Density Residential
-  High Density
-  Open Space
-  Institutional
-  General Commercial
-  Local Commercial
-  Restricted Local Commercial
-  Pedestrian Bridge
-  Transition Policy Applies

0 200 400  
Metres



Approved: 17P85  
Amended: 10P2015

This map is conceptual only. No measurement of distance or areas should be taken from this map.

### **General Residential Policy**

The following policies supplement the previously stated policy areas:

- 2.1.3.6** As the Richmond community area west of Crowchild Trail and the South Calgary/Altadore community to the immediate south have been designated as Residential Rehabilitation Assistance Program areas, the part of the Richmond community east of Crowchild Trail should also be designated as a R.R.A.P. area.
- 2.1.3.7** Where redevelopment occurs adjacent to Crowchild Trail S.W., it shall comply with the City Council approved "Surface Transportation Noise Policy Guidelines".
- 2.1.3.8** Utility upgrading and other public improvements may be required as redevelopment occurs and the costs associated with such upgrading shall be the responsibility of the developer in accordance with City policy.

## 2.1.4 Implementation

### Development Guidelines

To reflect the intent of the residential land use policies, the following guidelines are to be considered by the Approving Authority in reviewing development applications:

	District	Land Use Policy	Development Guidelines
2.1.4.1	R-1	Conservation and Infill	<ul style="list-style-type: none"><li>Existing designation to be retained.</li><li><i>Part 3, Part 4 (where applicable), Part 5 (Division 1) and the rules and requirements of the appropriate Land Use District in Part 5 shall apply.</i> <b>Bylaw 42P2008</b></li></ul>
2.1.4.2	R-2	Conservation and Infill	<ul style="list-style-type: none"><li>To demonstrate compatibility of Infill with surrounding development, both in character and scale, the following is encouraged:<ul style="list-style-type: none"><li>a) front yard setback similar to surrounding properties;</li><li>b) retention of existing mature vegetation whenever possible;</li><li>c) front building entry;</li><li>d) compatible roofline orientation and slope;</li><li>e) compatible building scale, mass and height;</li><li>f) similar building finishing materials and external appearance; and</li><li>g) indication of parking location on development permit application.</li></ul></li></ul>
2.1.4.3	RM-2	Low Density	<ul style="list-style-type: none"><li>To demonstrate compatibility of new development with surrounding development, the following is to be encouraged:<ol style="list-style-type: none"><li>For single and two-family dwellings, development guidelines as set out in Section 2.1.4.1 and 2.1.4.2.</li></ol></li></ul>

**2.1.4.3  
Cont'd**

District	Land Use Policy	Development Guidelines
RM-2	Low Density	<p>2. For multi-family development:</p> <ul style="list-style-type: none"> <li>a) front yard setback similar to surrounding properties;</li> <li>b) front yards used as landscaped space or amenity area and not for provision of parking;</li> <li>c) retention of existing mature vegetation whenever possible;</li> <li>d) front building entry;</li> <li>e) berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and amenity areas;</li> <li>f) compatible roofline, orientation and slope;</li> <li>g) building finishing materials, colour, design detail, and facade articulation respecting surrounding building character;</li> <li>h) provision of 1.25 resident parking spaces and .15 visitor parking spaces per dwelling unit.</li> </ul>
RM-4, RM-5	Medium Density	<ul style="list-style-type: none"> <li>• The following is to be encouraged: <ul style="list-style-type: none"> <li>a) provision of a landscape site design that: <ul style="list-style-type: none"> <li>• retains existing mature vegetation wherever possible;</li> <li>• indicates front yards as landscaped space or amenity area and not for parking provision;</li> <li>• provides for underground parking wherever possible;</li> <li>• utilizes berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and private amenity areas; and</li> <li>• indicates parking that is accessed from paved lanes.</li> </ul> </li> </ul> </li> </ul>



	District	Land Use Policy	Development Guidelines
2.1.4.4 Cont'd	RM-4, RM-5	Medium Density	<p>b) provision of a building design that:</p> <ul style="list-style-type: none"> <li>• has a scale, mass and height that does not adversely affect adjacent conservation and infill development, and which allows adequate sunlight penetration to adjacent development;</li> <li>• contains building finishing materials, colour, design detail, facade articulation and rooflines which respect the character of adjacent buildings; and</li> <li>• ensures enclosure or adequate screening of mechanical ventilating and plant equipment.</li> </ul> <p>c) a variety of housing types;</p> <p>d) provision of a minimum of 50% two or more bedroom units in all developments;</p> <p>e) provision of .15 visitor parking spaces per dwelling unit in addition to minimum parking requirements of the Land Use By-law for different dwelling types; and</p> <p>f) provision of signage easily read from the road to clearly identify access to, and location of, visitor parking.</p>
2.1.4.5	RM-6	High Density	<ul style="list-style-type: none"> <li>• Development guidelines as set out in Section 2.1.4.4.</li> </ul>

### Action Required

To implement the residential land use policies the following actions are required. Refer to Map No.3 for site location.

2.1.4.6	Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
	1.	DC(238) and C-1	Residential Conservation and Infill	<ul style="list-style-type: none"><li>Site now part of Crowchild Trail S.W. right-of-way and to be redesignated to dominant surrounding designation of R-2.</li></ul>
	2.	<i>Deleted</i>		<b>Bylaw 4P2014</b>
	3.	DC(93)	Residential Conservation and Infill	<ul style="list-style-type: none"><li>Site to be redesignated to R-2 as development of the site for a restaurant with dwelling accommodation is inappropriate given access is now provided from 24A Street, a local residential road, and not from Richmond Road.</li></ul>
	4.	<i>Deleted</i>		<b>Bylaw 1P2000</b>
	5.	RM-4	Residential Low Density	<ul style="list-style-type: none"><li>Sites to be redesignated to RM-2 to provide for lower scale transition between the RM-4 apartments to the north and the R-2 single-family and two-family to the south.</li></ul>

## Map 3

# Sites Requiring Implementation Action

### Legend

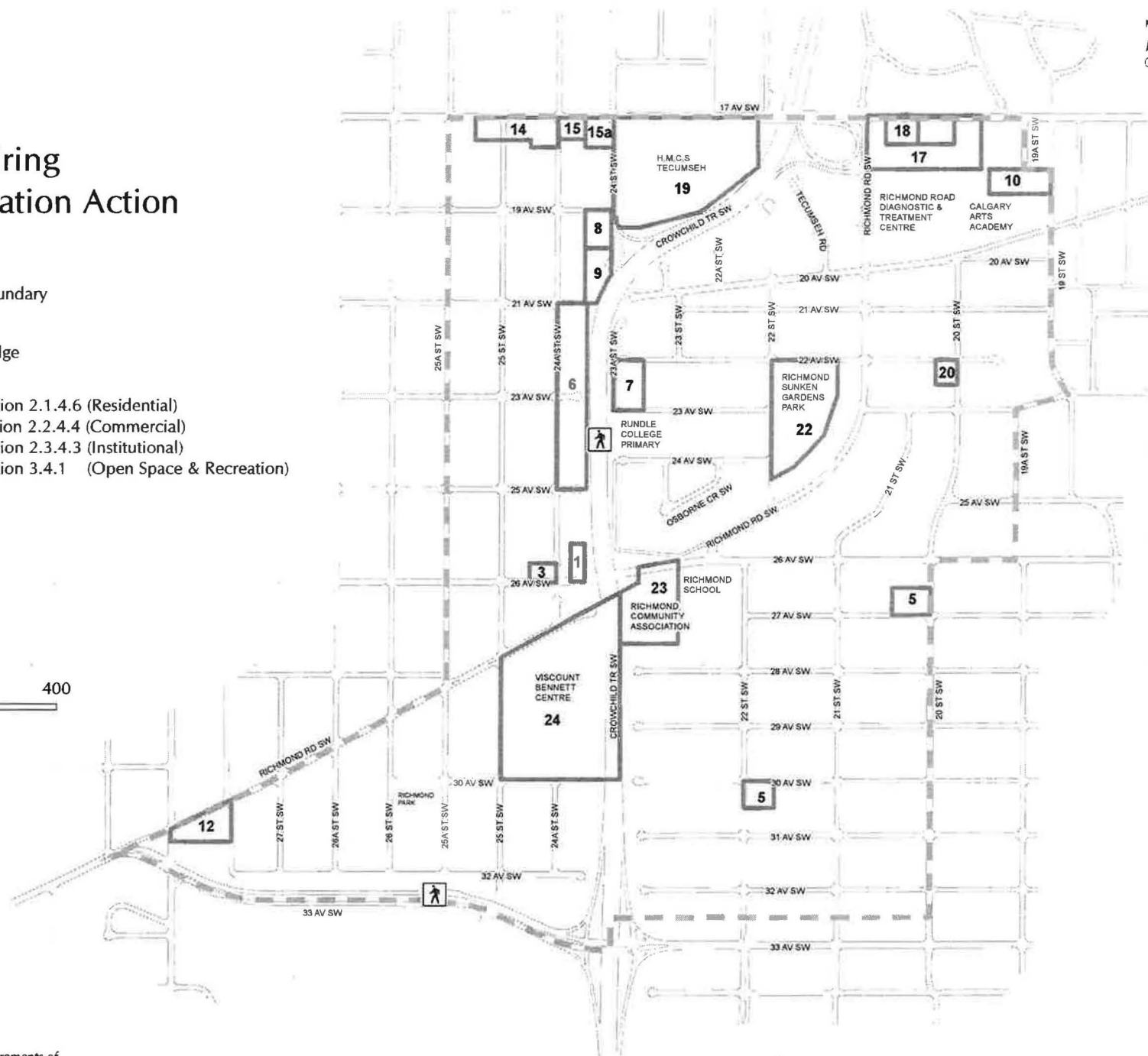
Study Area Boundary

Site Location

Pedestrian Bridge

Sites 1-10 See Section 2.1.4.6 (Residential)  
 Sites 11-15a See Section 2.2.4.4 (Commercial)  
 Sites 16-19 See Section 2.3.4.3 (Institutional)  
 Sites 20-24 See Section 3.4.1 (Open Space & Recreation)

0 200 400  
 Metres



Approved: 17P85  
 Amended: 4P2014

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

**2.1.4.6  
Cont'd**

Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
6.	R-2	Residential Low Density	<ul style="list-style-type: none"> <li>Sites to be redesignated to DC (RM-2) to provide for low scale multi-family transition area between the R-2 single-family and two-family to the west and Crowchild Trail to the east.</li> </ul>
7.	C-1	Local Commercial/ Residential Low Density	<ul style="list-style-type: none"> <li>Existing land use designation to be retained; however, Transition Policy encouraging redesignation to Residential Low Density due to restricted access and orientation to local residential road and area.</li> <li>Owner initiated applications for redesignation to RM-2 do not require amendment to A.R.P.</li> </ul>
8.	R-2	Residential Medium Density	<ul style="list-style-type: none"> <li>Site to be redesignated to RM-4 to provide transition between the R-2 single-family and two-family residential area to the west and the intersections of 24 Street and Crowchild Trail to the immediate east.</li> </ul>
9.	R-2	Residential Medium Density	<ul style="list-style-type: none"> <li>Site to be redesignated to RM-4(75) to continue the transition area of Site 8 above, but with a density modification due to the odd shape of the parcel and restricted access from the cul-de-sac of 20 Avenue.</li> <li>Land Department to put property up for sale to permit private development.</li> </ul>
10.	PE	Residential Medium Density	<ul style="list-style-type: none"> <li>Sites to be redesignated to RM-5 in order to return sites to original appropriate designation removed in error during preparation of the Land Use By-law.</li> </ul>
<p><b>Note:</b> City of Calgary to make application to the Federal Government to have that portion of Richmond Community located east of Crowchild Trail designated as a R.R.A.P. area.</p> <p>The Engineering Department, in consultation with the community and within one year of adoption of the Richmond A.R.P., should review the community's local improvement needs. Any recommended upgrading would be the subject of Local Improvement By-laws on an area by area basis.</p>			

---

## **2.2 Commercial**

### **2.2.1 Objective**

To clearly establish the extent and role of commercial areas within the community, and to encourage commercial development that relates in appearance, scale and function to the surrounding residential areas.

### **2.2.2 Context**

The majority of commercial development in Richmond serves local needs and is auto-oriented with minimal sidewalk pedestrian activity. Several small strip shopping centres and small commercial nodes are scattered through the community. There are two commercial strips, one on 17 Avenue S.W. and one on 33 Avenue S.W., which are underdeveloped and for the most part consist of local and regional auto-oriented uses. Typically, development in these areas consists of one and two storey, flat roofed, stucco buildings containing personal service businesses such as banks, restaurants, dry cleaners and convenience stores. In addition, there are a few offices and automotive service stations.



## **2.2.3 Policy**

Two categories of commercial land use policies are appropriate for the community: local commercial and general commercial (Map No. 2). Guidelines for their application, together with specific implementation actions, are described in Section 2.2.4.

### **2.2.3.1 Local Commercial**

The local commercial policy is intended to provide for goods and services catering to the needs of surrounding neighbourhoods. Typical uses would include banks, dry cleaners, hardware stores, small offices and shops, restaurants, retail food stores and automotive services.

### **2.2.3.2 Deleted.**

**Bylaw 4P2014**

### **2.2.3.3 Remainder of Community**

*A local commercial policy is reaffirmed for all of the existing local commercial areas in the community, as shown on Map No. 2, with the exception of Site 7 of Section 2.1.4.6. This site is considered to be viable and serves the needs of the surrounding neighbourhoods well. The C-1 district and the uses cited in Section 2.2.3.1 are considered to be appropriate.*

**Bylaw 8P2006**

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#### **2.2.3.4 General Commercial**

The general commercial policy is intended to provide for a wide variety of goods and services which cater to the needs of a broad population base on a quadrant or city-wide basis. Typical uses would include specialty shops and services and office/retail uses. Mixed-use development, including residential use, may also be appropriate.

#### **2.2.3.5 17 Avenue**

Provision for a range of commercial retail, office and mixed use development shall continue to apply to 17 Avenue S.W., between 24 and 25A Streets S.W., under the general commercial policy. Development in the medium density range and in a mid-rise form under the C-3(23) district should be encouraged. Auto-oriented uses, which normally involve extensive front yard parking such as auto body/paint shops, automotive sales/rental/specialties/services, drive-in businesses and motels, should be discouraged. New development could include the elements of a pedestrian shopping strip, such as ground floor retail with residential/office above, and the provision of pedestrian-oriented amenities.

## 2.2.4 Implementation

### Development Guidelines

To reflect the intent of the commercial land use policies, the following guidelines are to be considered by the Approving Authority in reviewing development applications:

	District	Land Use Policy	Development Guidelines
2.2.4.1	C-1	Local Commercial	<ul style="list-style-type: none"><li>To demonstrate compatibility of new development with adjacent residential, the following is to be encouraged: <b>Bylaw 4P2014</b><ul style="list-style-type: none"><li>a) parking and access located in front of development are to be appropriately screened with a combination of berming, fencing and landscaping; and</li><li>b) service access provided only from rear paved lane.</li></ul></li></ul>
2.2.4.2	C-2(12)	Local Commercial	<ul style="list-style-type: none"><li>Development guidelines as in Section 2.2.4.1 to apply.</li></ul>
2.2.4.3	C-3(23)	General Commercial	<ul style="list-style-type: none"><li>The following is to be encouraged:<ul style="list-style-type: none"><li>a) provision of underground parking whenever possible;</li><li>b) access to parking and loading areas from paved laneways; and</li><li>c) building design that ensures a reasonable transition in building mass between the proposed development and adjacent residential areas, and that maximizes residential privacy.</li></ul></li></ul>

**2.2.4.3  
Cont'd**

District	Land Use Policy	Development Guidelines
		<ul style="list-style-type: none"> <li>Where new development includes retail at grade, the following is to be encouraged: <ul style="list-style-type: none"> <li>individual at grade retail entrance;</li> <li>design features such as: clear glazing for store front windows, weather protection for pedestrians, arcades and canopies and pedestrian scale signage; and</li> <li>at grade landscaping and street furniture.</li> </ul> </li> </ul>

To implement the commercial land use policies the following actions are required. Refer to Map No. 3 for site locations.

**2.2.4.4**

Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
11.	<i>Deleted</i>		<b>Bylaw 4P2014</b>
12.	C-1	Local Commercial	<ul style="list-style-type: none"> <li>Existing land use designation to be retained.</li> <li>Land Department to place site for sale or lease to permit private development.</li> </ul>
13.	<i>Deleted</i>		<b>Bylaw 4P2014</b>

Site		Land Use Policy	
14.	C-3		<ul style="list-style-type: none"> <li>Sites to be redesignated to C-3(23) to meet the intent of the general commercial policy for 17 Avenue S.W. A height control of 23 metres provides for development that will be compatible in scale with the existing adjacent RM-6 and DC sites, and the RM-4 area to the south.</li> </ul>
15.	RM-4	General Commercial	<ul style="list-style-type: none"> <li>Sites to be redesignated to C-3(23) to meet the intent of the general commercial policy for 17 Avenue S.W. A height control of 23 metres provides for development that will be compatible in scale and use with the existing adjacent RM-6 and D.C. sites, and the RM-4 area to the south.</li> </ul>
15a.	C-3(23)	<i>General Commercial</i>	<ul style="list-style-type: none"> <li><i>Site to be redesignated to C-COR1f4.74h32 to accommodate a variety of commercial or mixed uses in the general commercial area.</i></li> </ul> <p style="text-align: right;"><b>Bylaw 8P2006, 12P2008, 40P2010</b></p>

*Deleted.*

**Bylaw 4P2014**



## **2.3 Institutional**

### **2.3.1 Objective**

To continue to accommodate existing regional institutional facilities in the community in a manner which ensures their compatibility with neighbouring uses and with the community as a whole.

### **2.3.2 Context**

There are two large regional institutional uses located within the community: the H.M.C.S. Tecumseh site on 17 Avenue west of Crowchild Trail S.W., and the Alberta Children's Hospital site on Richmond Road and 17 Avenue S.W. Since 1944 the H.M.C.S. Tecumseh site has accommodated a naval reserve training centre. In 1981, a portion of the centre was destroyed by fire; however, a new facility and redesigned site layout has been approved by the Department of National Defence and completion is scheduled for 1986.

The first building on the Children's Hospital site was opened in 1952 with major building additions completed in the 1970's and early 1980's. The hospital is a regional health centre for Southern Alberta and provides a broad range of health services for children and their parents, including a school, a children's research centre and a child health centre. The more recent expansions have resulted in increased traffic flow and on-street parking congestion on neighbouring residential streets. Further expansion of the hospital in the long term is anticipated.

### **2.3.3 Policy**

One institutional policy is described in the following section and is shown on Map No. 2. In addition, guidelines for its application, together with specific implementation actions, are described in Section 2.3.4.

- 2.3.3.1** The institutional policy ensures that the two large existing regional institutions continue to be accommodated, while providing for future expansion which does not adversely affect adjacent residential areas. This policy provides for the form and density allowed under the P.S. district. Building design and site layout which is sensitive in terms of scale and traffic/parking intensity should be encouraged.

## 2.3.4 Implementation

### Action Required

To Implement the institutional land use policy the following actions are required. Refer to Map No. 3 for site location.

Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
17.	P.S.	Institutional	<ul style="list-style-type: none"> <li>Existing land use designation to be maintained.</li> <li>Land Department to sell site and lane to the Hospital to permit future expansion of Hospital research centre.</li> <li>Land sale would include dedication to the City of the required 17 Avenue S.W. setback.</li> <li>Hospital is responsible for lane closure application and consolidation of these properties with appropriate adjacent hospital property.</li> </ul>
18.	RM-5	Institutional	<ul style="list-style-type: none"> <li>Hospital owned site presently containing a house used for office purposes is to be redesignated to P.S. to allow for future expansion of the research centre.</li> <li>Hospital responsible for dedication to the City of the required 17 Avenue S.W. setback and consolidation of property with the appropriate adjacent hospital property.</li> </ul>
19.	R-1	Institutional	<ul style="list-style-type: none"> <li>Site to be redesignated to P.S. to acknowledge the existing institutional use of the H.M.C.S. Tecumseh as well as providing for anticipated future expansion.</li> </ul>

## **3.0 Open Space and Recreation**

### **3.1 Objective**

To provide for high quality community open space and recreation facilities and to ensure that the use of these facilities is maximized through the provision of a broad range of appropriate community activities.

### **3.2 Context**

The Richmond community has six park/open space sites, which provide a combination of active and passive areas including grassed open space, playing fields and children's play areas. In addition, there are four schools in the area: three elementary - St. Charles (separate), Richmond and Knob Hill (public) - and one public junior/senior high - Viscount Bennett which provide open space as well. While the amount of open space per person and quality of this space is presently considered above City standards, there are several areas of concern. The existing Community Association building is in very poor condition and in a less than optimum location in terms of adequately serving the Community's needs. Certain park/open space sites do not appear to serve the community as well as they could. Two of the park sites and three of the school sites are designated R-1 or R-2 with the school sites owned outright in fee simple by the respective school boards and the St. Charles school is presently closed.

### **3.3 Policy**

One land use policy is appropriate for the community's open space and recreation facilities as described in the following section. In addition, specific actions for the implementation of these policies are described in Section 3.4.

#### **Site/Facility Improvement**

**3.3.1** The use of existing open space land and recreation facilities presently under public ownership should be maximized through a program of selective site and facility upgrading. The intent of this improvement policy is to ensure that: existing open space sites are designated appropriately to ensure continued park use, the existing sites and facilities are of high quality and the activities provided by these sites serve the community's specific recreational needs.

**3.3.2** To maintain sufficient open space in a suitable distribution across the Richmond community, should the Richmond Elementary School be closed and declared surplus, the City of Calgary intends to enter into negotiations to acquire a portion of the site for open space purposes.

### 3.4 Implementation

#### Action Required

To implement the recreation and open space policy the following actions are required:

#### 3.4.1

Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
20.	R-2	Open Space and Recreation	<ul style="list-style-type: none"> <li>Existing City-owned park site to be redesignated to P.E. to acknowledge existing use and designated as Municipal Reserve (M.R.).</li> <li>Parks/Recreation Department to develop landscaping and site plan in consultation with the community. Options examined should include the creation of a bikeway rest area, including bike storage, warm-up, picnic and rest areas with benches and garbage receptacles.</li> <li>Parks/Recreation Department to prepare cost estimate of recommended site plan for submission to Council through normal budget process.</li> </ul>
21.	R-2	Open Space and Recreation	<ul style="list-style-type: none"> <li>Existing City-owned park site to be redesignated to P.E. to acknowledge existing use and designated as Municipal Reserve (M.R.).</li> </ul>
22.	PE	Open Space and Recreation	<ul style="list-style-type: none"> <li>Existing land use district to be retained.</li> <li>Parks/Recreation Department to develop site plan, in consultation with community. Options examined should include:               <ol style="list-style-type: none"> <li>jogging track with warm-up and exercise stations;</li> <li>addition of picnic tables; and</li> <li>additional park benches and garbage receptacles.</li> </ol> </li> <li>Parks/Recreation Department to prepare cost estimate of recommended site plan for submission to Council through normal budget process.</li> </ul>
23.	PE	Open Space and Recreation	<ul style="list-style-type: none"> <li>Existing land use designation to be retained and the site to be designated Municipal Reserve (M.R.).</li> </ul>

**3.4.1  
Cont'd**

Site	Existing Designation	Land Use Policy	Proposed Designation/Implementation
23.	PE	Open Space and Recreation	<ul style="list-style-type: none"> <li>Planning &amp; Building and Parks/Recreation Departments to prepare feasibility study for consideration by City Council, of all options relating to rehabilitation or relocation of Community Association facility. Study should include:               <ul style="list-style-type: none"> <li>a) consultation with community;</li> <li>b) analysis of facility and site; study of all available options for facility, including rehabilitation, relocation and site redesign;</li> <li>c) cost/benefit analysis of various options; and</li> <li>d) recommendations concerning best option, its cost and implementation timeframes.</li> </ul> </li> </ul>
24.	R-1	Conservation and Infill	<ul style="list-style-type: none"> <li>Existing land use designation to be retained.</li> <li>Transportation Department to conduct duration and vehicle residency surveys in the area immediately around the Viscount Bennett School site to determine if the site meets the guidelines for the establishment of a restricted parking zone. In addition, the Planning &amp; Building Department should monitor the need for parking lot expansion to meet the parking demand generated by the Continuing Education Program taking place in the school.</li> </ul>

**3.4.2** The City of Calgary and the Calgary Board of Education will undertake a joint study of the Richmond school site to determine the precise amount of land needed for open space purposes at the time of the site being declared surplus by the School Board.

**3.4.3** That City Council states its intention that should the Richmond School be closed, the City will exercise its right of first refusal and enter into negotiations to acquire about one-half of the site from the Calgary

Board of Education. Upon purchase the portion of the site acquired with monies from the Reserve Fund will be registered as reserve land.

**3.4.4** The Parks/Recreation Department in conjunction with the Community Association undertake a Needs and Preference Study in the community within one year of the approval of this A.R.P. The Study results will identify and address the community's and City's concerns with open space and recreation.



## **4.0 School Facilities**

### **4.1 Objective**

To declare a City position with respect to the provision of school facilities in the Richmond Community and to help minimize the negative impact on the community of possible school closures.

### **4.2 Context**

One of the goals of the Richmond A.R.P. is to reaffirm the community's role as a family-oriented neighbourhood. In order for this role to be continued, provision of services which cater to the family are considered to be essential. Schools, especially elementary schools, are viewed in that manner.

The community has two operating public elementary schools, Knob Hill and Richmond both of which were the subject of recent debates on closure. The Killarney, Sunalta and King Edward schools have been recommended by the Calgary Board of Education as designated schools should these closures occur. The St. Charles Separate Elementary School is closed. The Viscount Bennett Senior High School is presently operating as a continuing education facility.

St. Charles, Richmond and Viscount Bennett school sites are "non-reserve" lands as defined by the Joint Use Agreement (1985). Retention of any of these sites as part of the community open space system after the relevant school board has declared the site as surplus would require acquisition of the site from the school board and redesignation of the site for parks purpose.

With regard to school closures it is expected that the school boards would undertake consultation involving parents, school staff and community members in regard to program limitations related to low enrollments. Mutual agreement would be sought to ensure that closure and consolidation is required to improve the quality of the educational program.

Richmond would have an above standard amount of open space based on Parks/Recreation Department guidelines if the school sites were declared surplus and disposed of. However, there is an unequal distribution of open space within the community. To address the distribution problem the City should acquire about one half of the Richmond School site which would complement the existing Community Association site. The remainder of the site would maintain its present land use designation of R-2. A policy reflecting this recommendation is included in the Open Space and Recreation, Section 3.

## Map 4

# Community & Area Schools

### Legend

-  Study Area Boundary
-  Public School
-  Separate School
-  Parks & Open Space

0 200 400 600  
Metres



Approved: 17P85  
Amended: 4P2014

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

## **4.3 Policy**

### **4.3.1** The City of Calgary's position with respect to the provision of school facilities in the Richmond Community is as follows:

- the City would appreciate being consulted when discussions between the Public School Board and area parents relating to possible closure of a community school are undertaken. The City will offer input to the School Board relating to planning policies, population trends and community impact of a possible closure;
- the City would be consulted with regard to reuse options for particular school sites considered for closure;
- it is the City's position that, whenever possible, school buildings which have been closed should be reused for community related activities. Redesign and renovation of the building should not be of a nature which would preclude the building's return to school use if the child population in the community returns to appropriate levels;

- due to the importance to the health, age group, balance, and attractiveness to young families of a viable school program, at least one public elementary school be available within a reasonable distance for Richmond residents;
- the Viscount Bennett and St. Charles School sites are not required for future open space needs. About one-half of the Richmond school site will be required for open space purposes (see 3.4.2), with the remainder of the site retaining its present designation of R-2.

## **4.4 Implementation**

**4.4.1** Upon adoption of this Area Redevelopment Plan, the City Clerk will forward a copy of the position with respect to the provision of school facilities in Richmond to the Calgary Board of Education.

**4.4.2** Upon the completion of the joint study outlined in Section 3.4.2, appropriate redesignations would occur for the Richmond School site.

## 5.0 Transportation

### 5.1 Objective

To provide for the continuance of a pleasant and safe community environment by ensuring:

- reasonable access and egress to and from the community; and
- control of traffic flow and on-street parking congestion generated by intense development.

### 5.2 Context

Richmond is bisected north-south by the Crowchild Trail expressway which is six lanes wide with overpasses that control access to and from the area. 17 and 33 Avenues provide the only direct access/egress from the community onto/from Crowchild Trail. The community is well served by 17 Avenue (a major street) and 33 Avenue (a major street west of Crowchild Trail and a collector street east of Crowchild Trail) on the north and south periphery respectively. The existing collectors of Richmond Road, portions of 20 Avenue and 26 Avenue also provide good east-west movement through the community. With the exception of three areas, the remainder of the community's road system is considered to operate satisfactory. These three areas are between 17 and 19 Avenues S.W. from 24 to 25A Streets; 27 and 28 Streets between 33 Avenue and Richmond Road; and 33 Avenue, all of which are proposed for modifications, either in designation or design. **Bylaw 4P2014**

### 5.3 Policy

The following hierarchy of appropriately designated roads, together with the selected road and lane closures, proposed road and lane improvements and other implementation actions listed in Section 5.4, are intended to control present local and regional traffic flow, provide flexibility for the transportation needs of new local and regional development, and ensure that the community's public transit needs are well served.

#### 5.3.1 The designations of the roadways within the community are set out below from the current designations.

##### **Expressways:**

- Crowchild Trail

##### **Major Roads:**

- 17 Avenue S.W.
- 33 Avenue S.W. (between Crowchild Trail and 30 Street S.W.)

##### **Collector Roads:**

- Richmond Road S.W.
- 19 Avenue S.W. (between 20 and 19 Streets S.W.)\*
- 26 Avenue S.W.
- 20 Street S.W. (between 26 and 33 Avenues S.W.)

- 33 Avenue S.W. (between 24 and 20 Streets S.W.)
- 27 Street S.W. (between 33 Avenue and Richmond Road S.W.)\*
- 28 Street S.W. (between 33 Avenue and Richmond Road S.W.)\*
- 24 Street S.W. (between 17 Avenue and Crowchild Trail S.W.)\*
- 24 Street S.W. turn from Crowchild Trail S.W.\*
- 24A Street S.W. (between 17 and 19 Avenues S.W.)\*
- 25 Street S.W. (between 17 and 19 Avenues S.W.)\*
- 25A Street S.W. (between 17 and 19 Avenues S.W.)\*
- 19 Avenue S.W. (between 24 and 25A Streets S.W.)\*

\* **Proposed**

**NOTE:** The proposed collector roads may require the posting of parking restrictions or, depending on the eventual density and form of redevelopment, reconstruction to widen the pavement within the existing right-of-way.

#### **Local Roads:**

- 20 Avenue S.W. (between Richmond Road and Crowchild Trail)\*
- All other community streets.

\* **Proposed to be downgraded from collector to local.**

#### **Truck Routes:**

- Crowchild Trail S.W.
- 17 Avenue S.W.
- 33 Avenue S.W. (between 19 Street S.W and 30 Street S.W)

**5.3.2** The Transportation Department and the Planning & Building Department should monitor development in the multi-unit residential area between 17th and 19th Avenues west of Crowchild Trail to determine whether this portion of the community is being negatively affected by traffic generated by new developments in this area.






**5.3.3** Residential Parking Zone "O" which relates to the area around the Alberta Children's Hospital and restricts parking on the adjacent residential streets shall continue to apply.

**5.3.4** The Southwest Roads Study shall be amended by the replacement of the full road and lane closures by partial closures at the intersections of 24A, 25 and 25A Streets and adjacent lanes on the south side of 17 Avenue S.W.

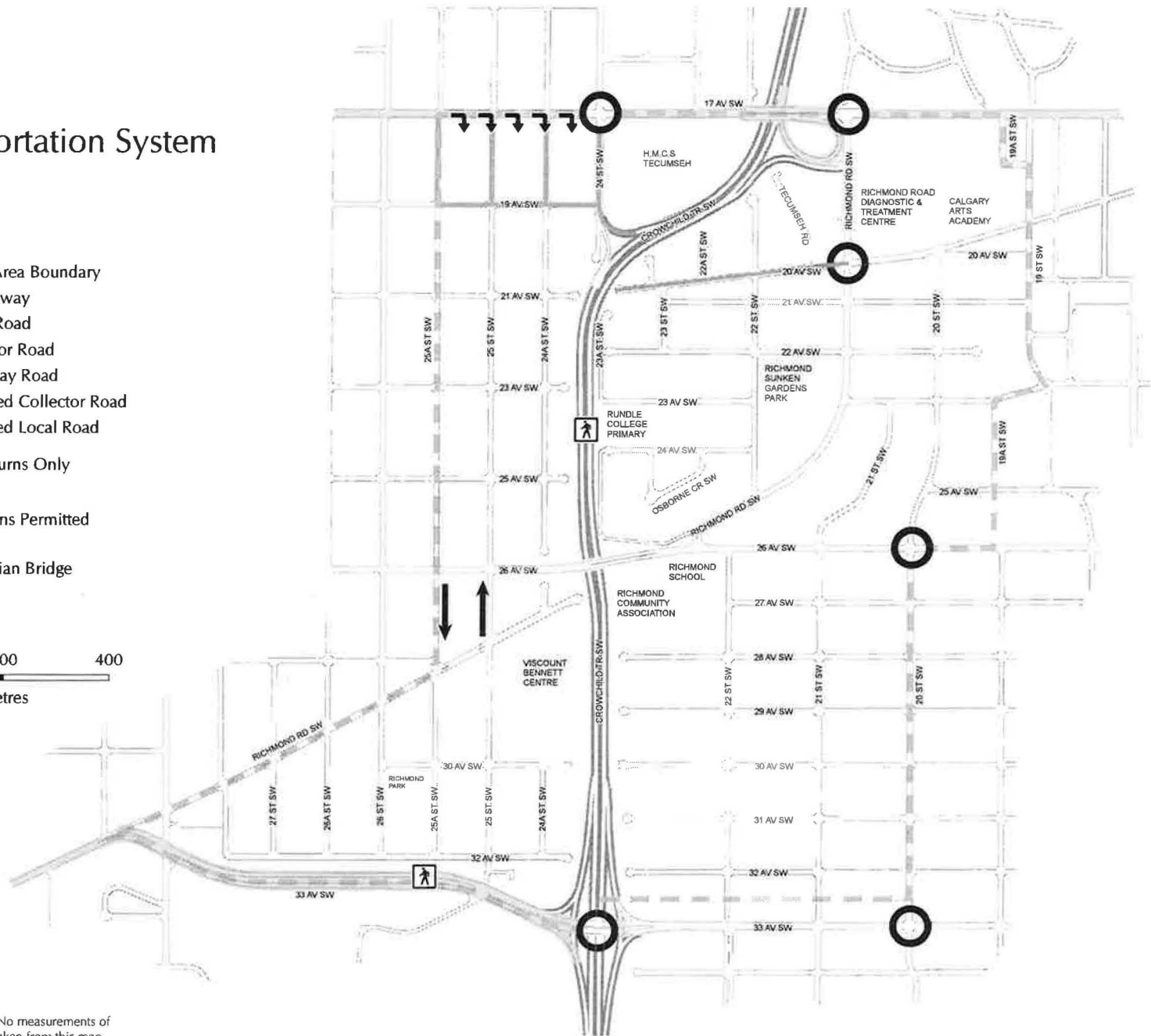
# Map 5

## Transportation System

### Legend

-  Study Area Boundary
-  Expressway
-  Major Road
-  Collector Road
-  One Way Road
-  Proposed Collector Road
-  Proposed Local Road
-  Right Turns Only
-  All Turns Permitted
-  Pedestrian Bridge

0 200 400  
Metres



Approved: 17P85  
Amended: 4P2014

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



## **5.4 Implementation**

To implement the transportation policy, the following actions are required:

- 5.4.1** The Planning & Building, Transportation and Engineering Departments will monitor redevelopment as outlined in 5.3.2 above. Should negative impacts be identified, alternatives to rectify the situation will be explored. These alternatives could include the closure of 24A, 25 and 25A Streets and adjacent lanes along the south side of 19th Avenue S.W.
- 5.4.2** Any road and lane closures which may result from the monitoring study outlined in 5.4.1 above will only be undertaken after consideration of the impacts on the Killarney-Glengarry community.
- 5.4.3** The Transportation Department, in consultation with the 33 Avenue businesses and the Richmond and South Calgary communities, will prepare an operations plan for 33 Avenue S.W. The majority of the elements of the operations plan are located in South Calgary, however they would have an equal impact on the Richmond community. Implementation of the operations plan can either be triggered as development occurs or at the initiation of the communities and businesses whichever is appropriate. The cost of any improvements will be financed through normal City Policy.

- 5.4.4** A potential problem with traffic volumes that exceed the acceptable maximum number of vehicles for the collector standard road of 33 Avenue could result. Therefore the Transportation and Planning & Building Departments will monitor this situation as development occurs. Amendment to the A.R.P. would be considered should problems arise in this regard.  
**Bylaw 4P2014**

- 5.4.5** The Southwest Roads Study shall be amended by the replacement of the full road and lane closures of 24A, 25 and 25A Streets S.W. and adjacent lanes on the south side of 17 Avenue S.W. by the partial closures outlined in 5.3.4.

- 5.4.6** Changes to By-law 3M85, the City of Calgary Transportation System By-law, as set out in Section 5.3.1 will be prepared by the Transportation Department.

# **RICHMOND Supporting Information**

**March 1986**





# RICHMOND AREA REDEVELOPMENT PLAN

## Supporting Information

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# SUPPORTING INFORMATION

## **Preface**

This section provides background information to the Richmond Area Redevelopment Plan (A.R.P.). Its purpose is to describe the context within which the planning proposals of the A.R.P. have been formulated. However, this section is not a part of the Area Redevelopment Plan and, therefore, has no legal status.



## **1.0 Approach to Planning and Planning Implications**

### **1.1 Approach to Planning**

Richmond is a good example of a community that has completed the first stage of its neighbourhood life cycle.

As the community has matured, children have left home, while a majority of their parents have stayed in the community and retained ownership of their dwellings. Random low-density infill has replaced some deteriorated single-family dwellings and some single-family dwellings have been converted to two-family dwellings. At the same time, only a small number of young families with school age children have moved into the area resulting in a continuing decline in school enrollment.

These trends are verified by the following facts:

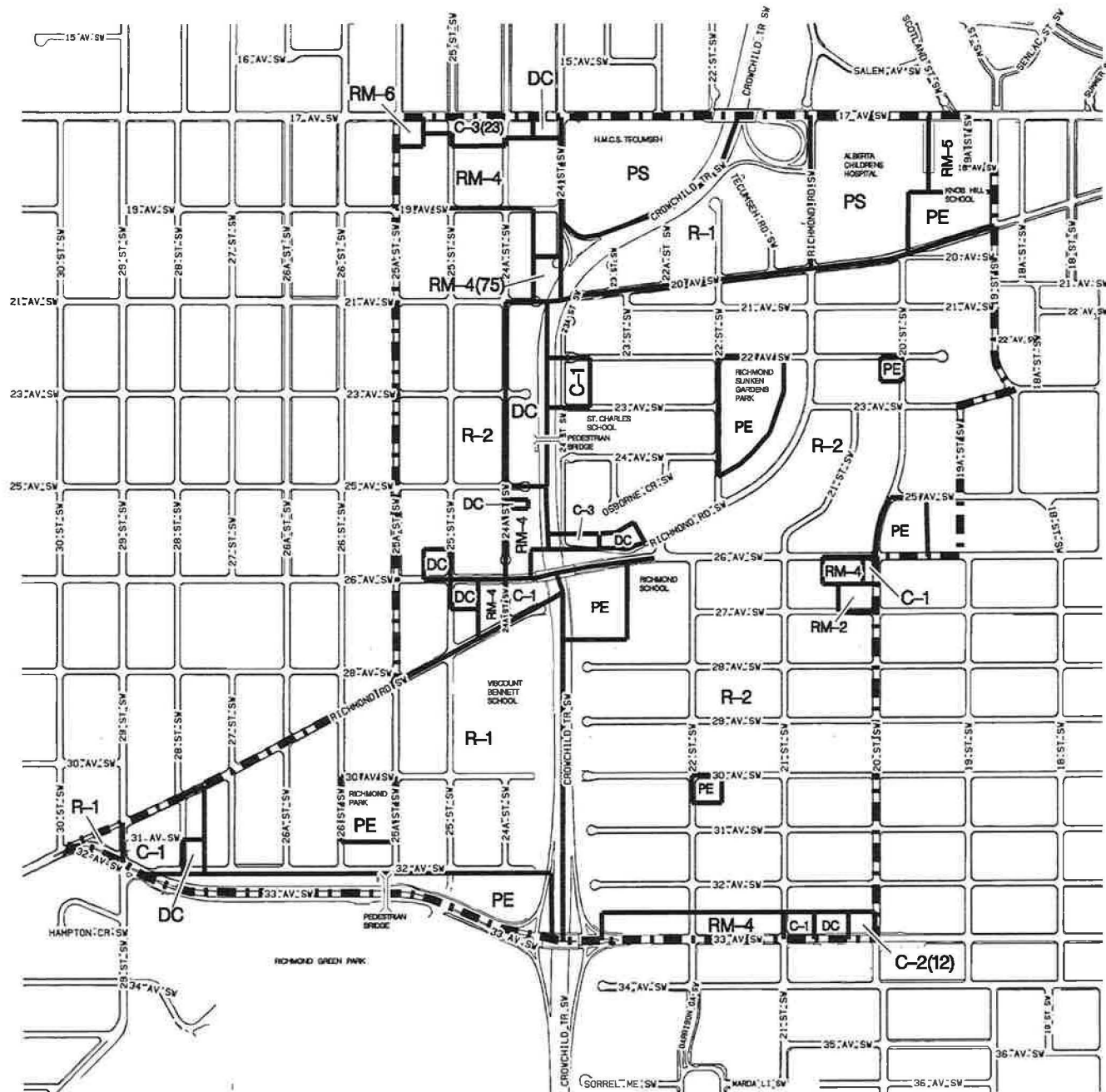
- a high proportion of people in the 65+ age group compared to the city as a whole,
- a very low proportion of children in the 0 to 14 age group compared to the city as a whole,
- a large number of owner-occupied single-family dwellings, and
- an above average length of time that people have lived in the area.

The intent of the Richmond A.R.P. is to maintain and improve the present character of the community, and to the extent possible, attract young families with children back into the area. This is to be accomplished through the encouragement of: a combination of residential conservation, rehabilitation and infill; a range of residential dwelling choices; revitalized and viable commercial areas; and, improvement in the quality of open space and recreational activities.

Richmond's role in the Inner City/Inner Suburb area should continue to be one of providing for an environment of low-density residential and local and general commercial uses. (Note: Reference should be made to Map 7 - Proposed Land Use District Map, throughout the review of this Section).

#### **1.1.1 Residential Land Use**

The following sets of policies are aimed at offering a balance of residential dwelling options to a wide range of potential residents. However, particular emphasis has been placed on dwelling forms that are attractive to young families. The intent of this approach is to stabilize the community physically as well as demographically with the ultimate aim of re-establishing the community's family-oriented nature.



RICHMOND

Map  
7

## PROPOSED LAND USE DISTRICTS

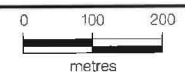
- Community Boundary
- Land Use District Boundaries
- R-1 Residential Single - Detached
- R-2 Residential Low Density
- RM-2 Residential Low Density Multi-Dwelling
- RM-4 Residential Medium Density Multi-Dwelling
- RM-4(75) Residential Medium Density Multi-Dwelling
- RM-5 Residential High Density Multi-Dwelling
- RM-6 Residential High Density Multi-Dwelling
- C-1 Local Commercial
- C-3 General Commercial
- C-3(12) General Commercial
- C-3(23) General Commercial
- PS Public Service
- PE Public park, School and Recreation
- DC Direct Control



March 1986



CITY OF CALGARY  
PLANNING & TRANSPORTATION POLICY





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### **Conservation and Infill Policy (R-1, R-2 Districts)**

The Plan proposes a reaffirmation of the conservation policy of the Inner City Plan providing for the retention of the existing character and quality of the area through the conservation and rehabilitation of existing housing while allowing for low-scale compatible infill development.

Thus, the majority of the two existing Single-detached and Low Density Residential districts of R-1 and R-2 are recommended for retention.

#### **R-1 (Residential Single-Detached)**

The area bounded by Richmond Road S.W. on the north, Crowchild Trail S.W. on the east and 33 Avenue S.W. on the south and the area north of 20 Avenue S.W., bounded by Crowchild Trail, 17 Avenue S.W. and Richmond Road are stable residential areas containing housing in good condition and both areas should retain the existing R-1 designation.

It is recommended, however, that the existing R-1 area bounded by 17 Avenue on the north, 24 Street on the west and Crowchild Trail on the south and east, be redesignated to the P.S. (Public Service) District. These lands contain the H.M.C.S. Tecumseh naval training centre, and the P.S. district would provide more appropriate rules and

guidelines for future anticipated reconstruction and general operation of the site than under the existing R-1 district.

In addition, the P.S. district would apply to the City-owned lands on the west side of Richmond Road. This would allow for the lease of the land for parking lot use to serve the Alberta Children's Hospital parking needs which would help to lessen the existing parking impact on the streets of adjacent residential areas. The district would provide more appropriate rules for landscaped and screened yards, paved parking and controlled access to ensure compatibility with the adjacent residential area to the west.

#### **R-2 (Residential Low Density)**

The retention of the majority of the existing R-2 district throughout the area provides for the best opportunity to re-establish a family orientation to the community. This district allows for the retention of single-family dwellings, conversion of existing single-family dwellings to two-family dwellings, duplexes and 7.5 metre (25 foot) lot infill development. To ensure compatibility of proposed infill development with existing dwellings a set of design guidelines is recommended. The guidelines would be applied by the Approving Authority in the review of discretionary development permit applications for infill development.

The half-block bounded by 19 Avenue S.W. on the north, 20 Avenue S.W. on the south and adjacent to the west side of Crowchild Trail S.W. is recommended for redesignation from R-2 to the RM-4 (Residential Medium Density) district due to its direct exposure to the recently upgraded Crowchild Trail. The City-owned site at the south end of this block is recommended for a density maximum under the RM-4(75) district due to its odd shape and restricted access from the cul-de-sac off 20 Avenue. As with the previously mentioned half-block to the immediate north this block must comply with the City Council approved Surface Transportation Noise Policy Guidelines.

#### **Low Density Policy (RM-2 and D.C.(RM-2) District)**

The aim of introducing a low density multi-dwelling policy is to encourage an improvement in residential quality and character, as under the conservation and infill policy, while simultaneously providing for low profile family-oriented redevelopment. In addition to single and two-family dwellings, small multi-dwelling infill projects containing townhouse or stacked townhouse units would be appropriate. Maximum density would not exceed 75 units per hectare (30 units per acre).

The RM-2 district is applied in two instances: to several properties on the north side of 27 Avenue S.W. west of 20 Street S.W., presently designated RM-4, and to two half blocks to the west side of Crowchild Trail S.W. located on

24A Street between 21 and 25 Avenues, presently designated R-2. It should be noted that the two half blocks west of Crowchild Trail require a D.C. (RM-2) designation because technically the Land Use By-law does not provide the use of RM-2 west of Richmond Road. It is felt that such a restricting line arbitrarily splits the community and that the use of RM-2 west of Crowchild and within Richmond is appropriate.

In both of the above areas it is felt that low profile redevelopment would provide a more appropriate transition area than under the existing land use district. In the case of 27 Avenue, RM-2 development would provide a transition between the RM-4 and local commercial on 26 Avenue S.W. and the conservation and infill area to the south. In the case of 24A Street, D.C. (RM-2) provides a reasonable buffer area between Crowchild Trail and the conservation and infill area to the immediate west. As with any other proposed development adjacent to Crowchild Trail it must comply with the City Council-approved Surface Transportation Noise Policy Guidelines.

#### **Medium Density Policy (RM-4, RM-5 District)**

The plan proposes retention of the existing RM-4 and RM-5 medium density districts which typically provide for apartment forms of development at 148 units/ha (60 units/acre) and 210 units/ha (85 units/acre) respectively. However, development of a wider variety of housing forms,

such as triplexes, fourplexes and townhouses, in combination with specific guidelines to encourage family-oriented accommodation, is also encouraged. Expansion of these areas is discouraged.

Several RM-4 properties located in the block bounded by 21 and 22 Streets S.W., 33 Avenue S.W. on the south and the lane immediately north of 33 Avenue S.W. are recommended for the application of a commercial transition policy. The existing RM-4 district will apply until such time as landowners apply for a C-1 (Local Commercial) designation in compliance with the policies of the proposed 33 Avenue S.W. commercial centre as described in Section 2.2.3.2.

One 17 Avenue RM-4 site has been recommended for redesignation to C-3(23) General Commercial to provide continuity of use in this area.

#### **High Density (RM-6 District)**

This district provides for up to six storey apartment development at 321 units/ha (130 units/acre). There is only one recently developed RM-6 property in the community and while it is recommended for retention, expansion of this area, or the addition of other RM-6 areas to the community, is discouraged due to the non-family nature of such development.

### **1.1.2 Commercial Land Use**

The intent of the proposed commercial policies is to clearly establish the extent of the commercial areas, while encouraging the provision of a range of local and general commercial uses. These uses would serve the immediate neighbourhood as well as the regional areas served by the two cross-city links of 17 and 33 Avenues.

#### **Local Commercial (C-1 District)**

The following policies provide for the stabilization and revitalization of the community's commercial areas. These policies are intended to complement the residential policy strategy by providing a strong community retail base.

All of the existing C-1 sites are recommended for retention, with the exception of the two sites located on 24 Street S.W. between 22 and 23 Avenues S.W. For the time being the C-1 designation is recommended for retention, however, due to its location and access problems its continued viability is questionable. Therefore, a residential transition policy which would provide for future owner initiated redesignation to the more appropriate low density residential district of RM-2 is recommended. In addition to providing for low density multi-dwelling development, the RM-2 district would allow community related uses, such as child care or senior citizen facilities, to be developed, should the opportunity arise.



The Inner City Plan policy which provides for local commercial development, with primarily an automobile orientation, is reaffirmed for the north side of 33 Avenue S.W., between 20 and 21 Streets S.W. This area forms part of a larger “commercial centre” containing the properties on both sides of 33 Avenue S.W. and the north side of 34 Avenue S.W., between 19 and 21 Streets S.W., thus straddling the Richmond and South Calgary/Altadore community boundaries.

The intent of the “commercial centre” is to encourage a revitalized commercial core central to the two communities. The centre provides for local commercial uses on the north side of 33 Avenue that would not negatively affect, either in mass or scale, the low density residential development across the lane to the north. In addition, it provides for general and local commercial uses on the south side of 33 Avenue which are compatible with the medium density residential to the immediate south. By encouraging the concentration of a wide variety of commercial uses, in what is felt to be a viable location, these policies will simultaneously discourage commercial redesignations in other less appropriate areas of both communities.

#### **General Commercial (C-3 District)**

The existing C-3 district, which presently applies to 17 Avenue, provides for a wide range of commercial retail, office and mixed-use development up to a maximum density of 3.0 F.A.R. at 46 metres (150 feet). These existing C-3

properties have not developed to near the maximum potential of the district, while low and medium scale residential development has grown around them. However, general commercial uses are still appropriate in this area due to their location along a major thoroughfare.

Building and site development guidelines and a height modifier of 23 metres (75 feet) under the C-3 district has been applied to 17 Avenue S.W. This would ensure compatibility between future commercial development and adjacent residential dwellings, while continuing to recognize a variety of commercial uses which serve areas beyond the immediate community. As a result, development in the medium density and mid-rise form is encouraged.

The C-3 designation is, at the present time, recommended for retention on the site located on 24 Street S.W. immediately north of 26 Avenue S.W. However, due to access and visibility problems and the residential nature of the surrounding area a residential transition policy allowing for owner-initiated redesignation to the R-2 district is recommended.

The only C-3 site on the north side of 33 Avenue, and thus located in the centre of the local commercial portion of the “commercial centre”, is recommended for redesignation to the C-2(12) district. The intent of including the C-2 district within a largely C-1 area is to provide for flexibility in use

and density, while ensuring that the scale and use of any new development complies with the local commercial intent of this portion of the "commercial centre."

### **1.1.3 Other Land Uses**

#### **Institutional Land Use (P.S. District)**

Two large regional institutional uses are located in the community: the H.M.C.S. Tecumseh Naval Reserve Training Centre and the Alberta Children's Hospital. To ensure accommodation of existing and future development, while providing policies that ensure the compatibility of these facilities with neighbouring uses and the community as a whole, the P.S. (Public Service) district will replace the R-1 designation presently applying to the H.M.C.S. Tecumseh site and will continue to apply to the hospital site.

Existing institutional uses, such as churches and child care centres, are considered appropriate within residential areas and have, therefore, retained their existing land use designations.

#### **D.C. (Direct Control)**

Those D.C. sites which are considered not to conflict with the intent of the proposed policies for adjacent and surrounding properties are recommended for retention. D.C. sites, which either conflict with the proposed policies of the area

around it or have not been developed under the D.C. guidelines, are recommended for redesignation to a district which meets the policy intent of the area.

### **1.1.4 Open Space and Recreation Facilities**

At present the Richmond community is considered to have a high rating in terms of the quantity and quality of open space. However, school related open space, which forms a substantial portion of the amount of usable open space area, is a concern, in that three of the community schools were considered for closure in 1985, while the remaining school has already been closed. Furthermore, preliminary investigation has identified the need to improve a number of open space areas and facilities to better serve the needs of the community.

The policies proposed encourage the improvement in the quality of sites, facilities and recreational activities through a program of selective site and facility upgrading. The identified sites include: the 20 Street and 22 Avenue park, the Richmond Sunken Gardens Park, and the community lease site containing the community hall. In relation to the community lease site, a feasibility study concerning the site and existing building is to be prepared by the Planning & Building and Parks/Recreation Departments. The study will examine the problems associated with the site and recommend site and building solutions together with funding options and an appropriate implementation program.

### 1.1.5 Transportation and Parking

The Plan proposes the retention of a majority of existing roadway designations; however, a selected number of revised road designations and road and lane closures are proposed to ensure the controlled flow of traffic and a minimum of on-street parking congestion that could be generated by intense residential, commercial and institutional uses.

The two areas where proposed policies encourage greater residential and commercial density and, therefore, require corresponding new transportation policies are:

- a) The area bounded by 17 and 19 Avenues S.W. and 24 and 25A Streets S.W., as previously indicated in Sections 1.1.1 and 1.1.2. This area is recommended for medium density residential and general commercial development. To separate this area from the adjacent conservation and infill area to the immediate south, all roads in the area should be upgraded to collector standard, with right turns only allowed to all roads and lanes at 17 Avenue S.W., and
- b) The Richmond portion of the recommended "commercial centre". Dependent on the elements of the upgrading plan chosen for implementation and the timing of

implementation, together with the form and density that development takes, certain traffic management schemes such as restricted turns or closures may be required.

With respect to low and medium density residential development, experience in other inner city and inner suburb communities indicates that an increase in the amount of the minimum number of parking spaces provided in such developments is necessary to alleviate on-street parking problems. Therefore, the A.R.P. proposes a minimum of 1.25 resident parking spaces and .15 visitor parking spaces per dwelling unit in RM-2 districts and the provision of .15 visitor spaces per dwelling unit in addition to the Land Use By-law minimum in RM-4 and RM-5 districts.

## 1.2 Development Potential

The following estimates are based on the development of the community to full potential within each of the land use districts and do not reflect likely population trends within the community over the life of the plan.

### **1.2.1 Population Potential**

Full development under the proposed residential policies could accommodate a total theoretical population of 7100 persons living in 3334 dwelling units.\* This would be an approximate 65 percent increase over the present population of 4282 living in 2058 dwelling units resulting in a density of 44 units per net hectare (18 units per net acre) in the residential portions of the community. However, as noted above a figure considerably below this should be anticipated as being reasonable. Further population could also be accommodated within areas designated for commercial use; however, such a figure has not been included in the above totals due to the fact that commercially designated areas are unlikely to become receptors of a large residential population.

### **1.2.2 Commercial Potential**

Full development under the proposed commercial policies could result in 26,616 m<sup>2</sup> (286,500 square feet) of commercial floor space,\*\* compared to the 9,011 m<sup>2</sup> (97,000 square feet) presently developed in the Richmond community; a potential increase of approximately 195 percent. Again, as in the case of the residential projections, the actual figure attained is likely to be substantially less than this theoretical estimate.

**\* The following assumptions are made in estimating population potential:**

- (1) That existing non-apartment structures will be redeveloped to the maximum permitted density;
- (2) That existing apartment uses do not redevelop, and
- (3) That occupancy rates similar to existing rates will occur in new developments.

**\*\* The following assumptions are made in estimating commercial floor space potential:**

- (1) That all sites will be developed to the maximum permitted density, and
- (2) That all development occurs as retail/office space with no residential component.

## 2.0 Community Profile

### 2.1 Community History

Richmond is located on land that was annexed to Calgary in 1907 and 1910. Subdivisions have occurred from the time of those annexations to the end of the 1950's. A small number of houses were developed following annexation; however, the overwhelming majority of residential development occurred during the 1950's. The community is situated in the area categorized by the Calgary General Municipal Plan as the Inner Suburbs and was formerly considered to exhibit characteristics of the Inner City, as identified by the 1979 Inner City Plan.

The dominant housing form within the community is the one storey, stucco bungalow located on a 15 metre (50 foot) lot. Some conversion to two-family dwellings has occurred since the 1950's. Additionally, a small number of 15 metre lots have been redeveloped to create two 7.5 metre (25 foot) lots for single-family infill dwellings. Apartment redevelopment has been limited to a few areas adjacent to 17 Avenue, 33 Avenue and Richmond Road S.W.

The majority of commercial development is located along 17 and 33 Avenues S.W. and serves a local function, while smaller pockets of commercial development are scattered throughout the community.

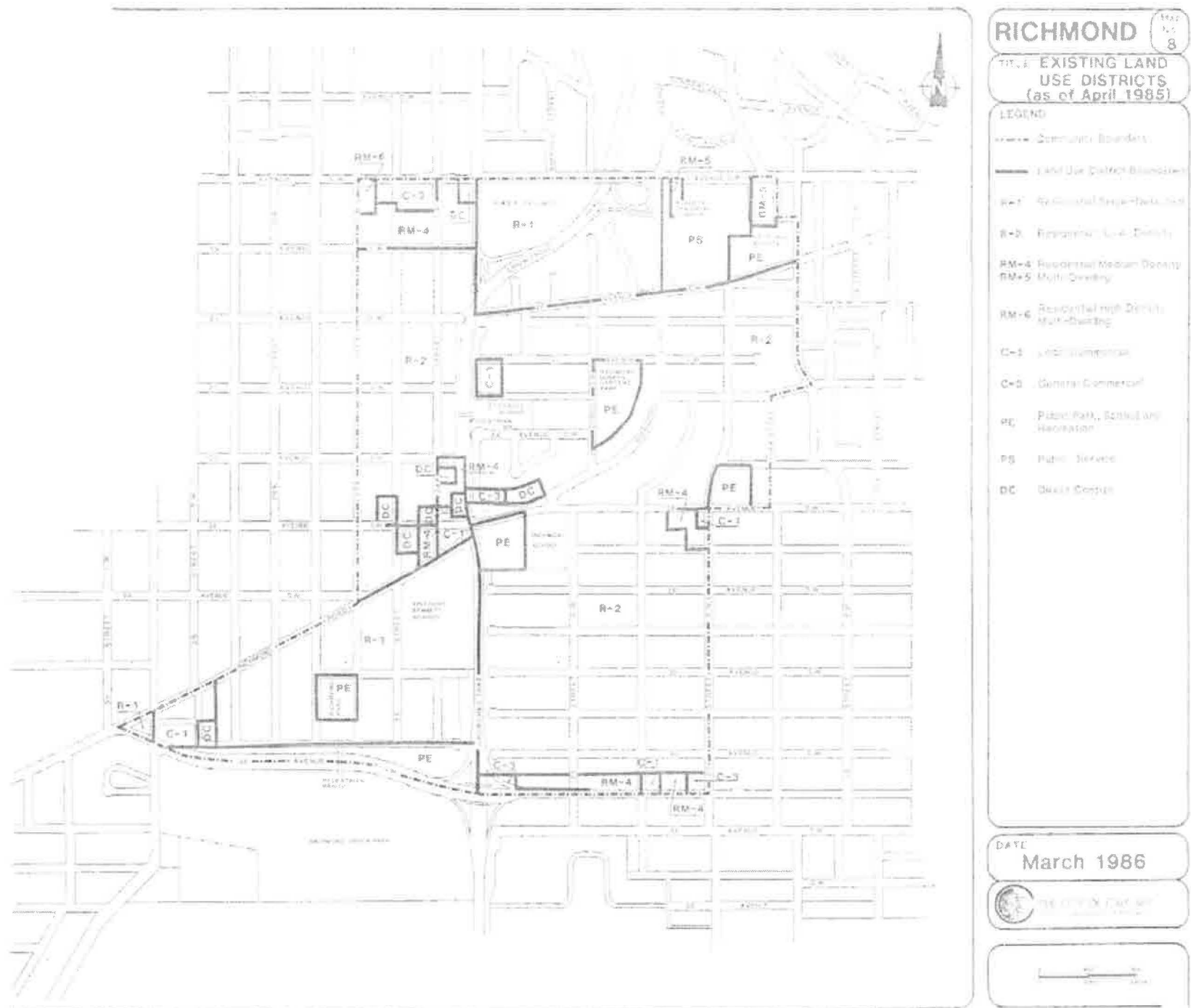
### 2.2 Existing Land Use Districts

Map No. 8 indicates the land use designations which presently apply to land in the Richmond community.

The majority of Richmond is designated R-2, Residential Low Density District supplemented by two portions of the R-1 Residential Single-Detached District located in the north and south-west portions of the community. These districts are restricted to one and two family dwellings. Medium to high density residential designations which allow for apartment buildings, including Senior Citizen projects, townhouses and fourplexes, are located adjacent to major and collector standard roads within the area. These districts include the RM-4 and RM-5 Residential Medium Density Multi-Dwelling Districts and the RM-6 Residential High Density Multi-Dwelling District.

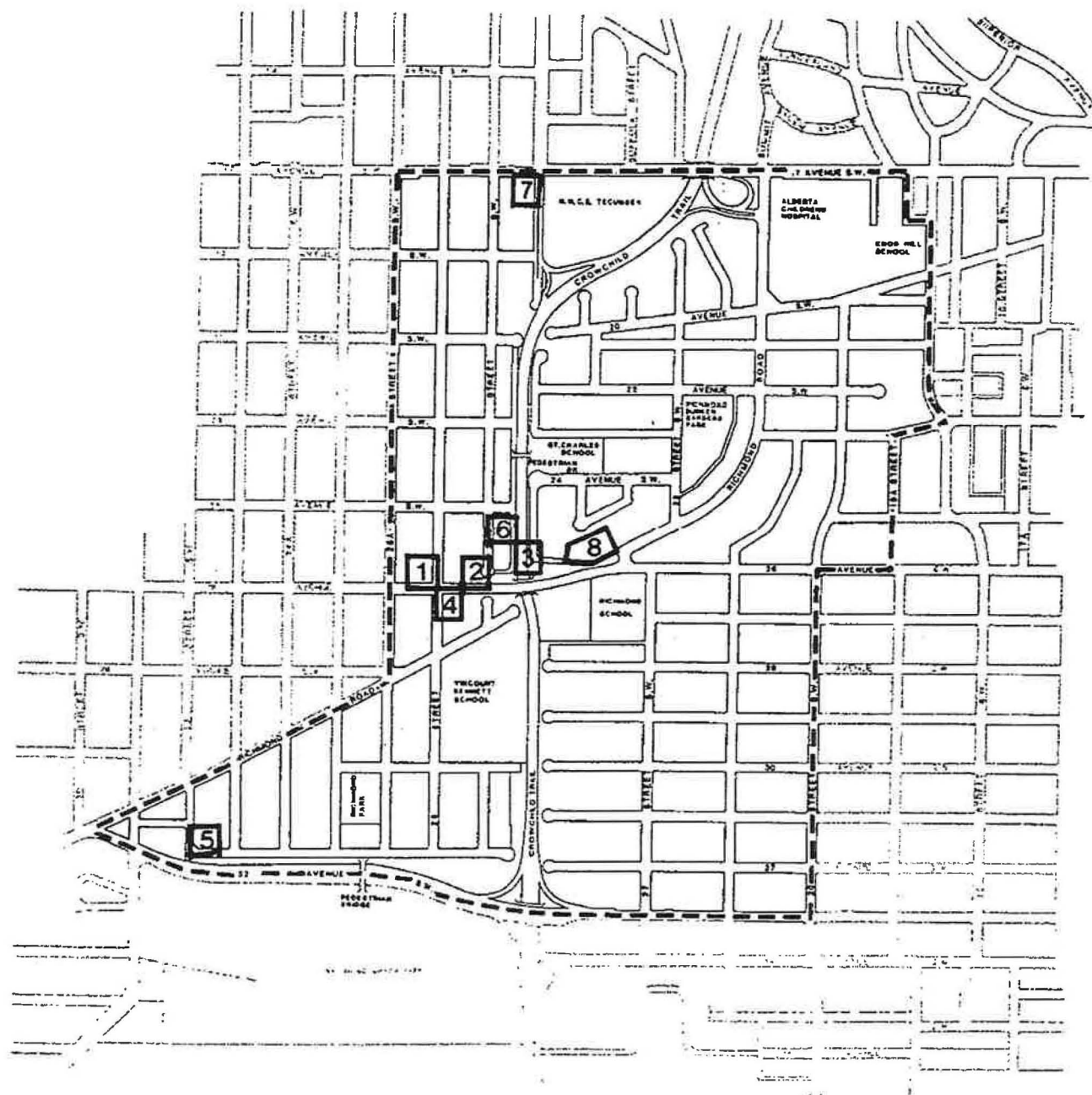
Commercial land use districts include the C-1 Local Commercial District, and the C-3 General Commercial District.

The remainder of the community is designated as follows: the Alberta Children's Hospital is under the PS - Public Service District; 6 sites are within the PE - Public Park, School and Recreation District, 8 sites are designated D.C. - Direct Control District - with specific uses and guidelines, as indicated in Table 1 and Map No. 9.









**RICHMOND**

MAP  
No.  
9

**TITLE EXISTING DIRECT  
CONTROL DISTRICTS**  
(as of April 1985)

**LEGEND**

--- Community  
Boundary

**6** DC Site Number  
(See Table 1)

DATE **MARCH 1986**



THE CITY OF CALGARY  
PLANNING AND BUILDING DEPARTMENT

0 0.1mi 0.2mi  
0 160m 320m

**TABLE 1  
EXISTING DIRECT CONTROL DISTRICTS**

<b>Site No.</b>	<b>Amendment No.</b>	<b>Reclassification/Redesignation Dates</b>	<b>Approved Use</b>
1.	DC 68	February 5, 1973	<ul style="list-style-type: none"> <li>• 31 unit apartment.</li> </ul>
2.	DC 93	May 16, 1973	<ul style="list-style-type: none"> <li>• C-1 guidelines for takeout restaurant/residential accommodation.</li> </ul>
3.	DC 238	August 12, 1974	<ul style="list-style-type: none"> <li>• C-1 guidelines - gas bar.</li> </ul>
4.	DC 500	January 11, 1977	<ul style="list-style-type: none"> <li>• 30 unit senior citizens apartment.</li> </ul>
5.	DC 895	November 12, 1979	<ul style="list-style-type: none"> <li>• 20 unit senior citizens apartment.</li> </ul>
6.	DC 80Z82	June 14, 1982	<ul style="list-style-type: none"> <li>• 48 unit apartment.</li> </ul>
7.	DC 168Z82	September 20, 1982	<ul style="list-style-type: none"> <li>• 7 storey office building.</li> </ul>
8.	DC 59Z84	September 10, 1984	<ul style="list-style-type: none"> <li>• R-2 guidelines for a church parking lot.</li> </ul>

## 2.3 Existing Land Use

The generalized land use pattern is illustrated in Map No. 10 and the land use distribution is illustrated in Figure No. 1. Richmond comprises 169 gross hectares (416 gross acres) of land. The net area (not including roads and rights-of-way) is 112 hectares (276 acres).

### Residential

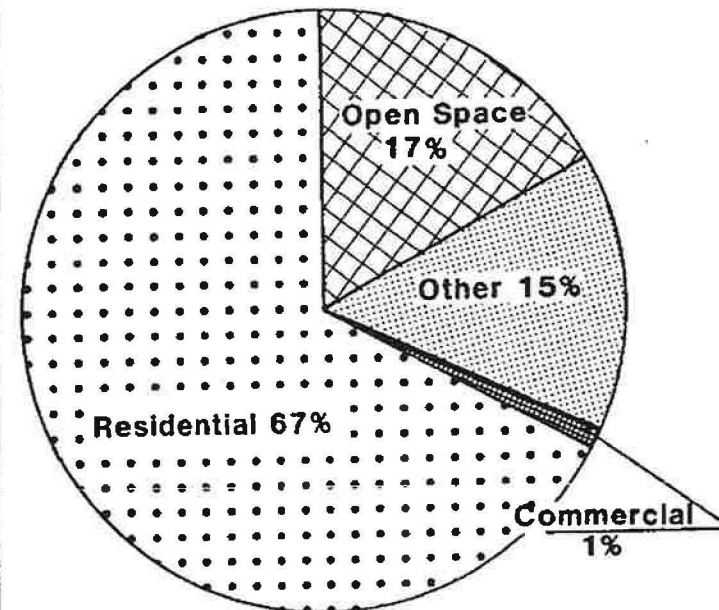
Residential land use is the largest land use component and is dominated by single-family and two-family dwellings. There is a small percentage of multi-family dwellings in the community.

75 net hectares (185 acres) are used for residential purposes. Within this residential area 4282 persons reside in 1935 dwelling units which amounts to a density of 26 units per net hectare (10 units per net acre).

### Commercial

Local commercial uses, represented by small shopping centres which provide a wide range of personal service, automotive service and retail businesses, are distributed throughout the community. There are two general commercial strip areas located along 17 and 33 Avenues, containing one and two storey office and retail developments.

**Fig. 1 1981 LAND USE DISTRIBUTION**










\*does not include roads  
and rights of way

MAP  
No  
10

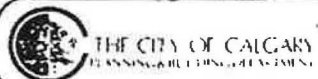
# RICHMOND

## TITLE GENERALIZED LAND USE

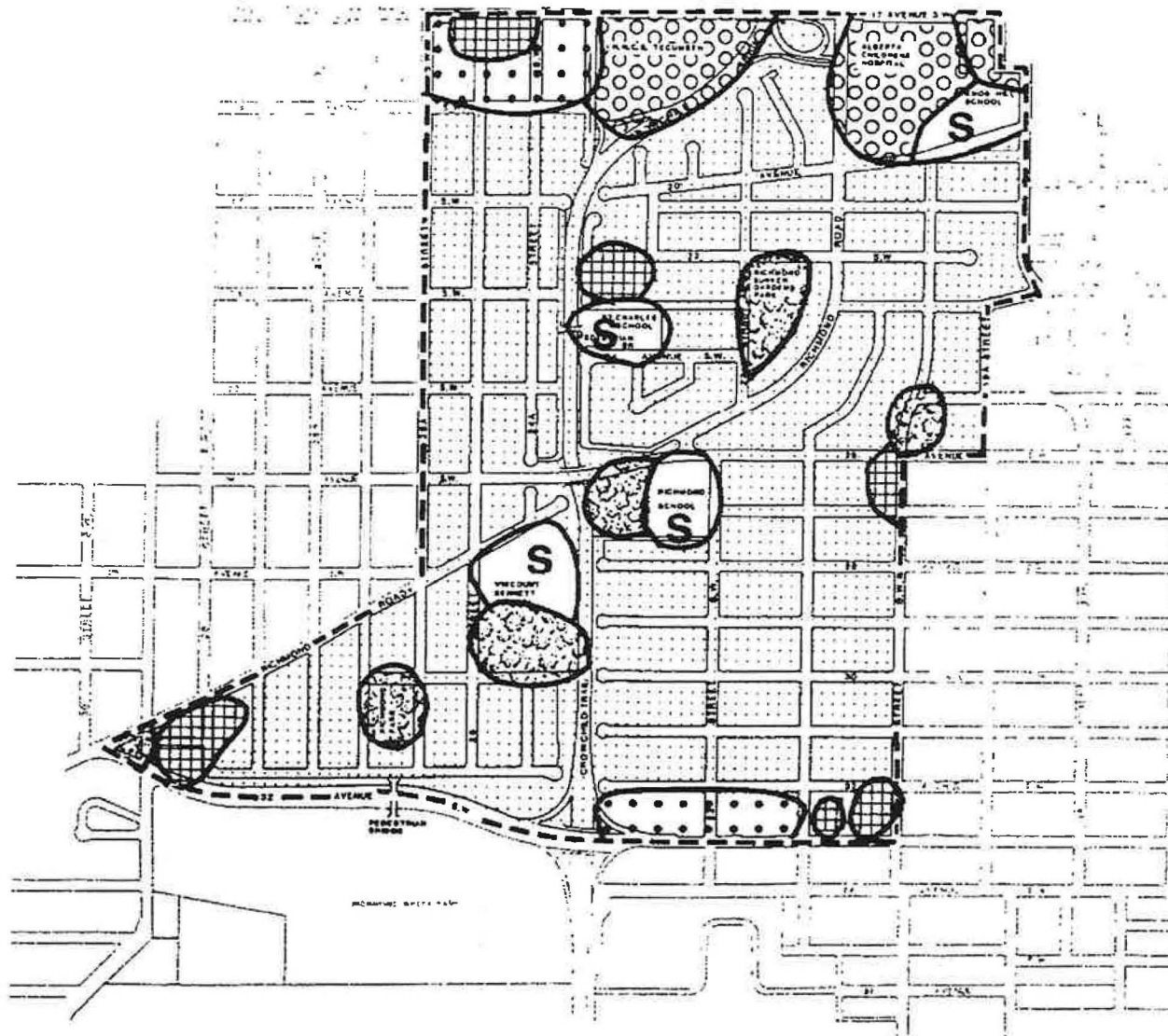
### LEGEND

-  Predominantly Single Family/ Duplex
-  Mixed Houses and Apartments
-  Commercial
-  Institutional
-  Open Space
-  Schools
-  Community Boundary

DATE  
**MARCH 1986**



0 0.1mi 0.2mi  
0 160m 320m



---

## **Institutional**

There are two large regional institutional use sites located in the community: the H.M.C.S. Tecumseh Naval Reserve Training Centre (under the Federal Government Department of National Defence) and the Alberta Children's Hospital; both located on 17 Avenue S.W.

## **Open Space, Recreation and School Facilities**

Richmond has six local park and open space sites and four school sites within its boundaries comprising 13.035 ha (32 acres); (Table 2 and Map No. 11). This is 8 percent of the total community area. In addition, there are 5.6 ha (14 acres) of visual relief and urban buffer area primarily adjacent to roadways. There are no regional parks in the immediate vicinity of the Richmond community.

Of the 18.633 ha (46 acres) of total open space area, 9.866 ha (24 acres), or 53 percent is usable recreational open space. Of the 9.866 ha, 5.326 ha (12.88 acres), or 63 percent, is school yard space. 82 percent of the school land is not designated PE under the Land Use By-law.



**TABLE 2  
RECREATION/OPEN SPACE AND SCHOOL SITES**


<b>Site</b>	<b>Location</b>	<b>Designation</b>	<b>Size</b>	<b>Facilities</b>
1. Knob Hill School (Public School)	20 Avenue and 19A Street S.W.	PE	1.619 ha (3.98 ac)	40% building/parking lot; 60% open space comprised of children's play equipment and play fields/areas; potential future closure.
2. 22 Avenue and 20 Street S.W. Park		R-2	.117 ha (.29 ac)	100% passive; landscaping and park bench.
3. Knob Hill Park	26 Avenue and 20 Street S.W.	PE	.684 ha (1.68 ac)	Primarily passive; landscaped; children's play area.
4. Richmond Sunken Gardens Park	Richmond Road and 22 Street S.W.	PE	1.659 ha (4.08 ac)	25% active; 75% passive; mature landscaping; children's play equipment.
5. St. Charles School (Separate School)	2412 Crowchild Trail S.W.	R-2	.983 ha (2.4 ac)	50% active area; presently closed and vacant; until Fall 1984 leased to Calgary French school.
6. Community Lease	Crowchild Trail and 26 Avenue S.W.	PE	1.097 ha (2.7 ac)	Community Association hall; storage building; baseball diamond; field sports area; winter hockey rink.
7. Richmond School (Public School)	2701 - 22 Street S.W.	R-2	1.59 ha (3.9 ac)	65% active area; playfield areas; potential future closure.
8. Viscount Bennett School (Public Junior/ Senior High School)	2519 Richmond Road S.W.	R-1	4.213 ha (10.4 ac)	65% active area; baseball and soccer fields; potential closure and conversion to teaching/ continuing education centre.
9. 30 Avenue and 22 Street S.W. Park		R-2	.166 ha (.4 ac)	100% active area; children's play equipment; recently upgraded landscaping.
10. Richmond Park	30 Avenue and 26 Street S.W.	PE	.907 ha (2.23 ac)	100% active; children's play equipment; mature landscaping.
11.	Intersection of 32 Avenue and Richmond Road	R-1		Grassed, some trees.
12.	North of 32 Avenue S.W.	PE		Grassed.

# RICHMOND

MAP No. 11

TITLE  
EXISTING OPEN SPACE

## LEGEND

 Park/Open Space

 School

5 Site Number  
(See Table 2)

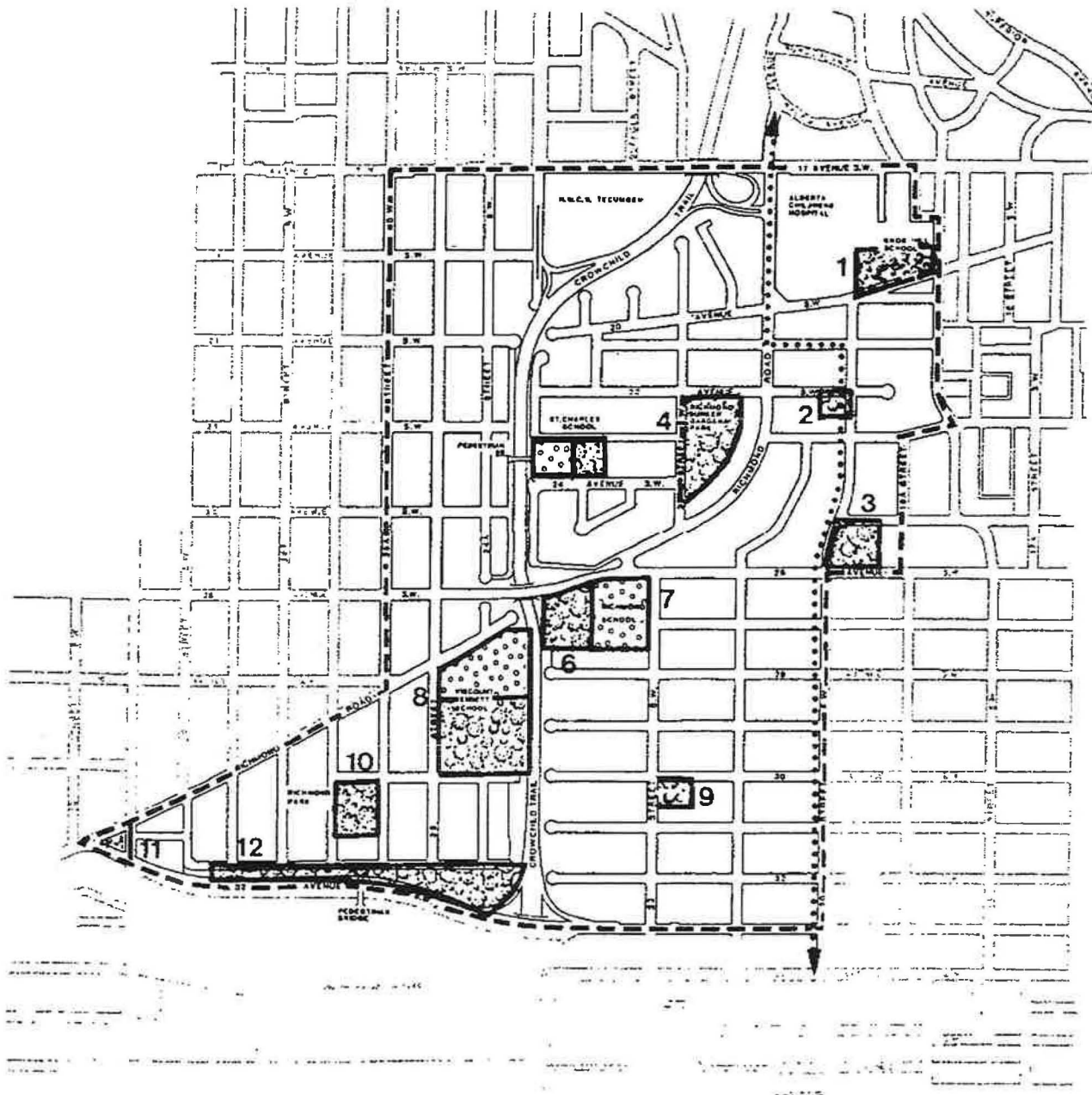
..... Bikeway

--- Community Boundary

DATE  
**MARCH 1986**

 THE CITY OF CALGARY  
PLANNING & BUILDING DEPARTMENT

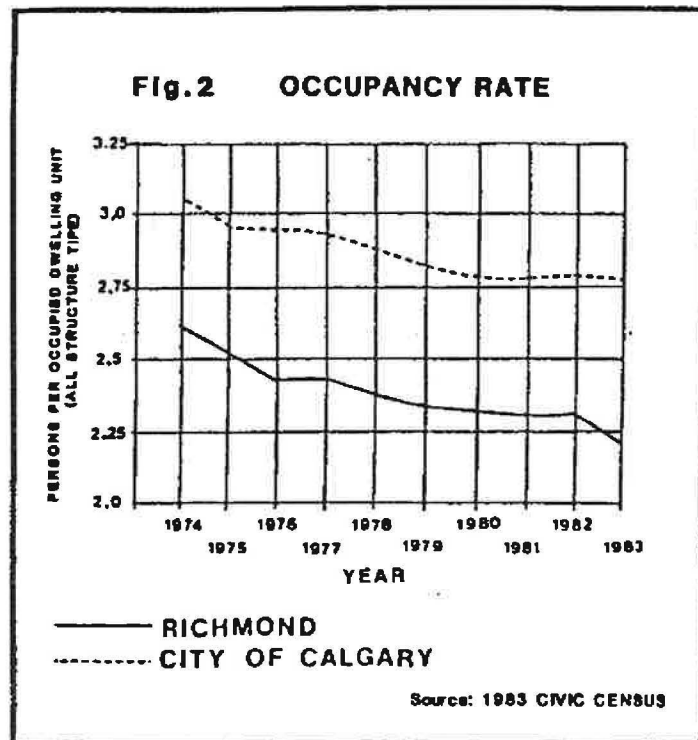
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## 2.4 Demographic Characteristics

The main elements shaping Richmond's demographic structure are:

- a large population of 45-64 year olds and senior citizens, and
- a very low child population.

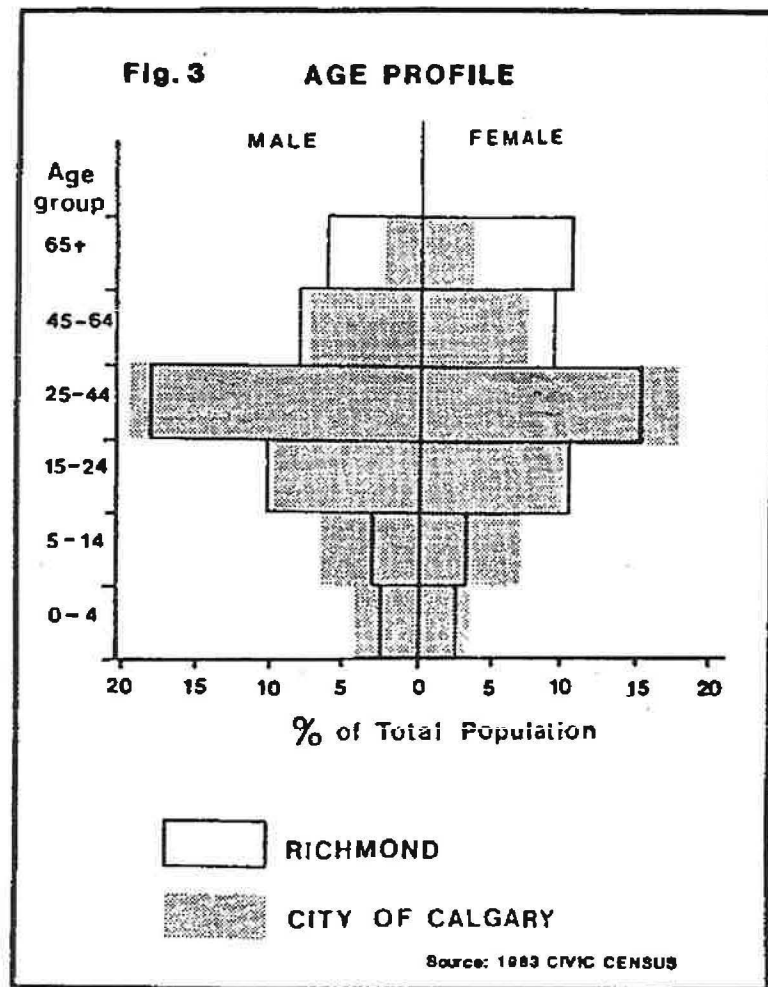


## Population and Occupancy Rate

Richmond's overall occupancy rate declined 16% from 1974 to 1983 (2.64 to 2.21 persons per dwelling unit), significantly higher than the City as a whole, which declined 9% (3.04 to 2.76 persons per dwelling unit), (Figure No. 3). This decline has been steady, and while the total number of dwellings has gradually increased from 1906 in 1974 to 2065 in 1984, the total population has declined 11% from 4832 in 1974 to 4282 in 1983.

## Age Structure

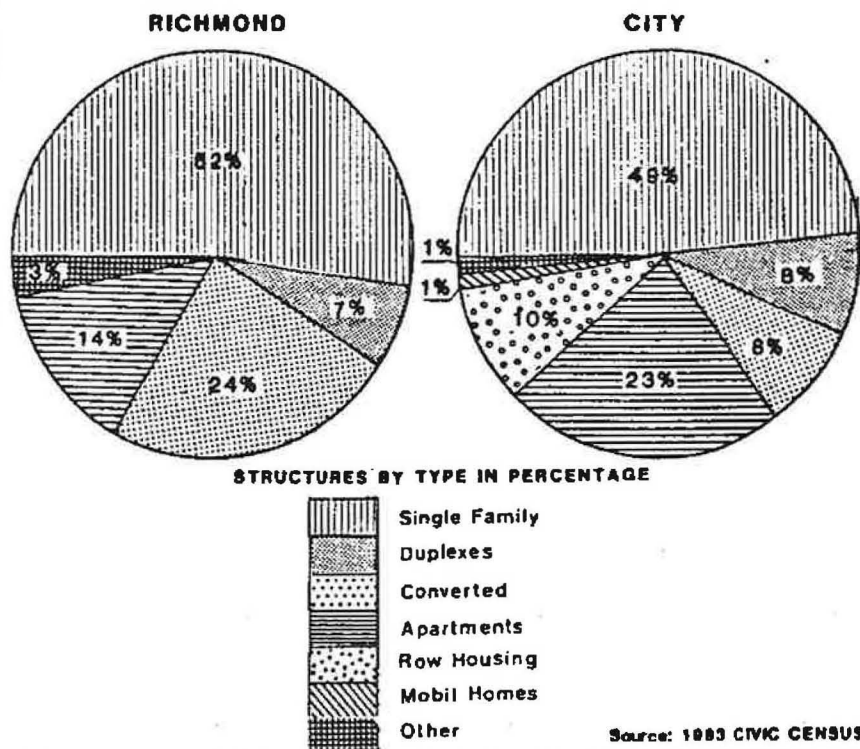
Richmond's age structure is similar to Inner Suburbs communities having a large concentration in the 65+ age group and a substantially small population within the 0 to 15 age group. Furthermore, in contrast to Inner City communities, which tend to have a large concentration of people in the 20 to 29 age group, Richmond has an average number in this group and a below average number in the 30 to 44 age groups. A comparison of Richmond age profile over the last 10 year period shows a continual, steady increase in the proportion of people in the 65+ category, as well as an increase in this proportion in relation to the City average.



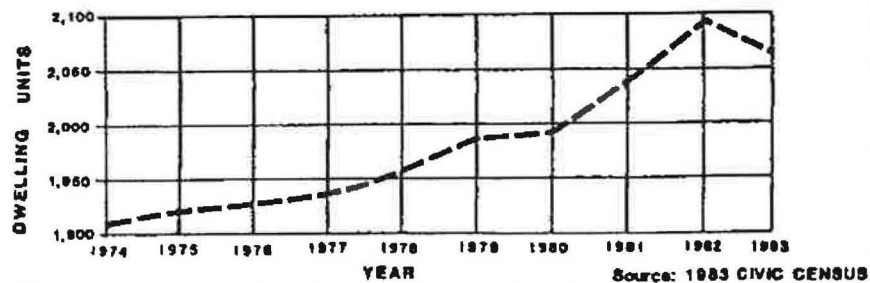
## Housing Structure and Population

As indicated in Figure No. 4, single-family housing is by far the most predominant housing type in Richmond, followed by converted dwelling units. Figures No. 5 and No. 6 indicate respectively: a very slow gradual increase in the number of dwelling units in the community, and that the biggest population decrease has occurred in single family dwellings. These trends relate directly to children leaving home, while parents remain as the community continues to mature. Furthermore, a large number of owner-occupied single-family dwellings - 83.2% in the 1983 Civic Census (City average - 88.8%), in combination with a large percentage of people living in the community in excess of 10 years - 47% - 10+ years; 30% - 2 to 10 years, (as tabulated from the Richmond Community Survey) indicates the stability of the community. It should be noted that the City average is affected by the large number of newer owner-occupied, single-family dominated suburban areas. Richmond exceeds the percentage of inner suburb owner-occupied single-family dwellings (83% vs. 79%) as well as that of the Inner City (83% vs. 72%).

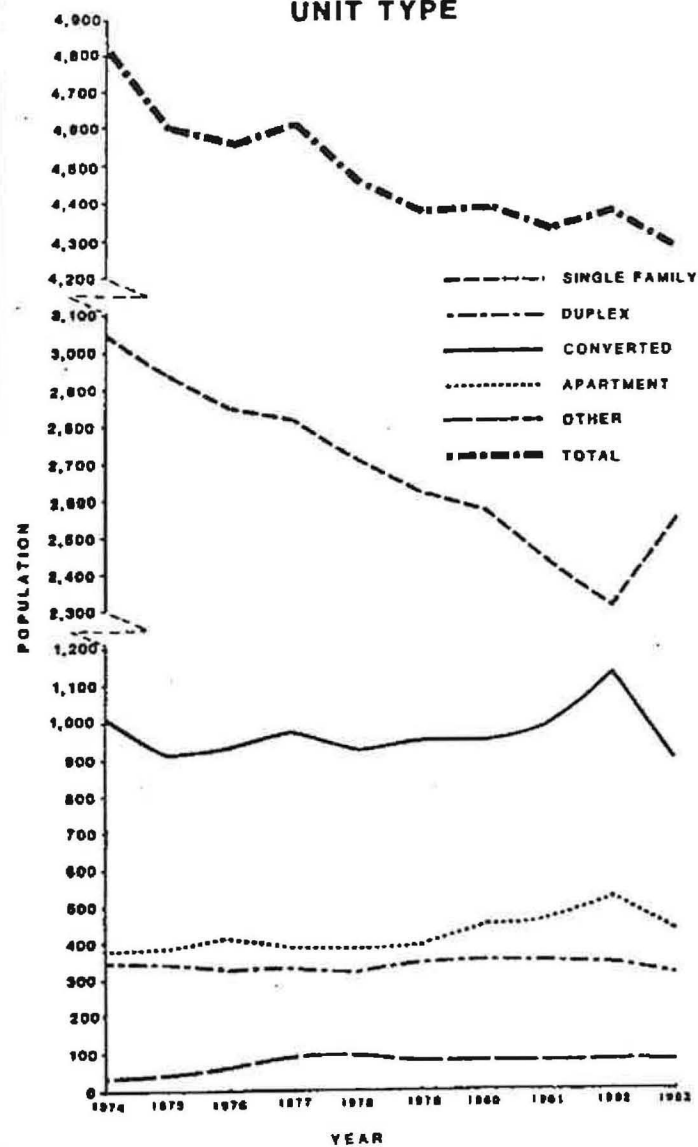
**Fig.4 1983 DWELLING UNIT MIX\***



**Fig.5 DWELLING UNITS (1974-1983)**



**Fig.6 POPULATION BY DWELLING UNIT TYPE**



## **2.5 Existing Transportation System**

The existing transportation system is shown in Map No. 12.

The following eight bus routes serve the community:







- #2 Mount Pleasant/Killarney
- #6 Killarney/26 Avenue
- #20 Heritage/Northmount
- #94 Bankview
- #106 Killarney/26 Avenue
- #108 Blue Arrow
- #111 Blue Arrow East/West
- #112 Blue Arrow East



MAP  
No. **12** **RICHMOND**

TITLE **EXISTING  
TRANSPORTATION  
SYSTEM (as of  
April 1985)**

**LEGEND**

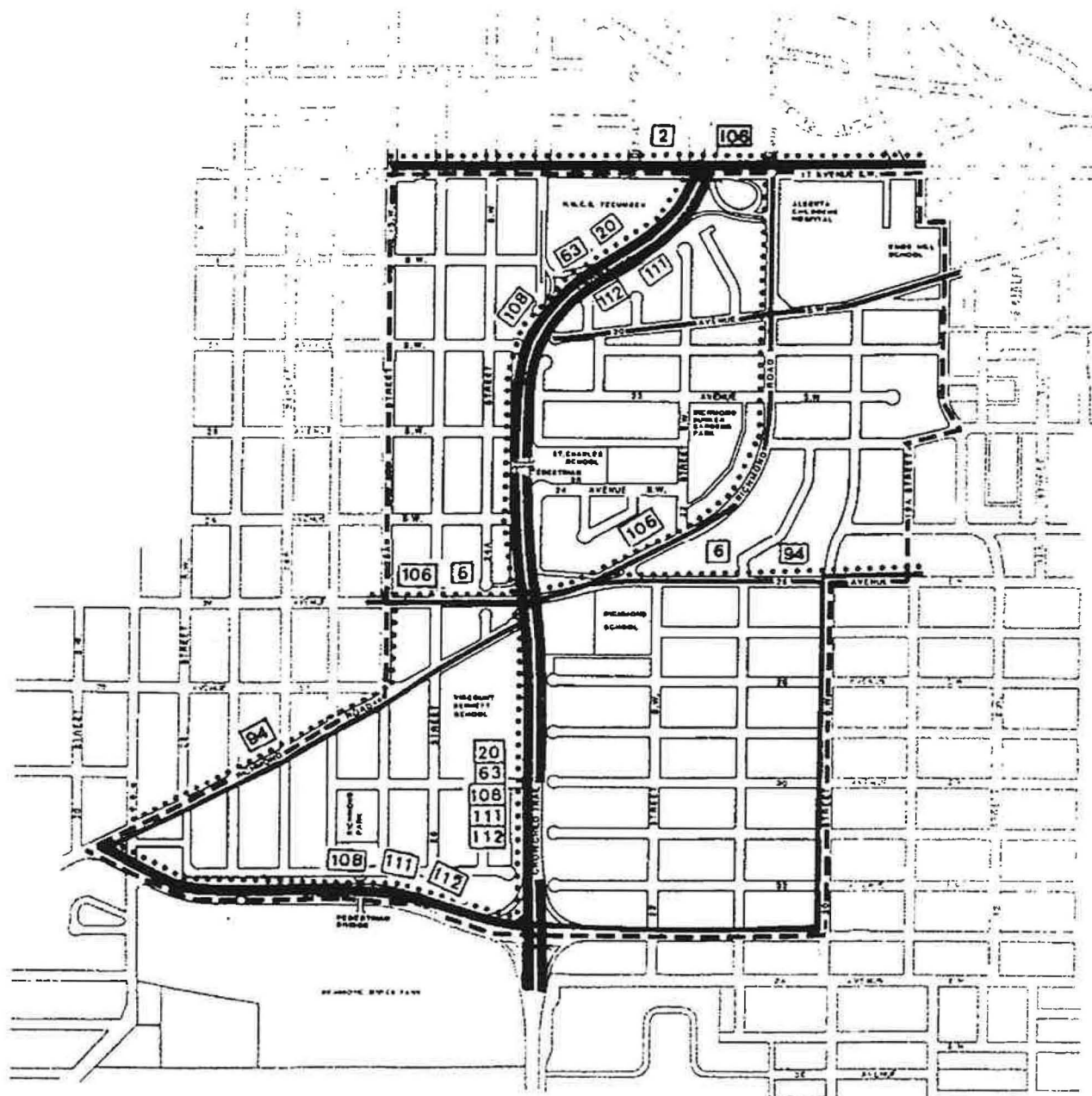
-  Freeway or Expressway
-  Major Road
-  Collector Road
-  Bus Route and Number
-  63
-  Community Boundary

DATE **MARCH 1986**



THE CITY OF CALGARY  
PLANNING & BUILDING DEPARTMENT

0 0.1mi 0.2mi  
0 160m 320m



## 3.0 Background to Policy Formulation

### 3.1 Planning Process

- November 30, 1982 - Letter to Richmond and South Calgary Community Associations from the Planning Department indicating commencement of A.R.P. for these communities and requesting preliminary discussions with community representatives.
  - December 16, 1982 - Planning and A.R.P. process discussed at a meeting with Community Association representatives.
  - January 20, 1983 - Second meeting with Community Association representatives sets A.R.P. study boundaries (all of Richmond and South Calgary/Altadore communities included). Open House date of February 19, 1983 is set.
  - January 27, 1983 - Notification letter to 7 adjacent Community Associations, H.U.D.A.C., U.D.I. and B.O.M.A. announcing commencement of A.R.P. and invitation to an A.R.P. Open House for February 19, 1983.
  - February 9, 12, 16, 18, 1983 - Advertisements concerning the Open House appeared in all Calgary newspapers.
  - February 14, 1983 - Third meeting of Community Association representatives to finalize Open House arrangements and discuss the terms of reference and structure of a Community Planning Advisory Committee (C.P.A.C.).
  - February 19, 1983 - Open House held at South Calgary Community Hall to discuss issues and concerns relating to the two communities. Approximately 150 people attended with 34 written responses to a Planning Department questionnaire received.
  - March 28, 1983 - Community Planning Advisory Committee was formed, composed of 20 interested citizens representing both communities (5 from Richmond, 15 from South Calgary/Altadore). Some 20 meetings were held between March 1983 and November 1984, with the C.P.A.C. acting in an advisory capacity to the Planning & Building Department.
- NOTE:** On November 3, 1983, a decision to separate Richmond/South Calgary A.R.P. into 2 A.R.P.'s was made, based on: the number and complexity of South Calgary/Altadore problems, and that the possible lengthy time required to deal with them would result in unduly delaying the Richmond portion of the A.R.P. C.P.A.C. meetings after this date involved only the Richmond members.

**NOTE:** On June 8, 1983 all businesses located on 33 Avenue were invited to attend the June 21, 1983 C.P.A.C. meeting to discuss the future of this area. As a result of this June 21 meeting the 33 Avenue Businessmen's Association appointed a representative to the C.P.A.C.

- September 29, October 4, 25, 27 and November 1, 3 and 10, 1983 - Individual Block Meetings were held for any areas where a major change in land use was being considered. (The individual areas were identified at the September 13 and 20, 1983 C.P.A.C. meetings). 2 of the 6 areas were located in the Richmond A.R.P. area.
- October 1983 - Planning Department Community Survey Questionnaire delivered to one block in every ten blocks of the Richmond and South Calgary/Altadore communities. 76 written responses were received from the Richmond sample. The purpose of the questionnaire is to gain supplemental information to the C.P.A.C., Block and Open House meetings.
- February 1985 - Draft A.R.P. circulated and Open House held in Community Association building to inform residents and property owners of the proposals contained in the draft A.R.P. Approximately 125 people attended.

## 3.2 Issues and Concerns

Richmond Community issues and concerns described in this section are derived from the public participation program conducted from 1982 to 1984 as described in Section 3.1. It includes opinions gathered through an Open House, the Community Planning Advisory Committee, Block Meetings, a Community Questionnaire and discussions with the Richmond and South Calgary Community Associations.

### 3.2.1 General Considerations

Richmond exhibits the characteristics and trends which typify those communities that the Calgary General Municipal Plan categorizes as the Inner Suburbs. These characteristics include:

- Predominant land use of R-2 district and composed of small post-war bungalows used as single-family dwellings.
- Pockets of under-developed multi-residential land situated adjacent to major roads or commercial areas.
- Commercial strips designated C-1 or C-3 which are underutilized and primarily auto-oriented.
- Comparatively low population density.
- Age structure which has a low proportion of children and a high proportion of seniors.

Responses to the Community Survey (conducted in October, 1983) depicted trends and characteristics that ran parallel with those from the 1983 City of Calgary Census, namely: The below average population of pre-school and school age children; well above average seniors population; a consistent population decline over the last 15 years, and a well above average number of single-family dwellings, a high percentage of which is owner-occupied.

The survey gave a further indication as to the stability of the population living in Richmond, as 47% of respondents had lived in the community for 10 years or more, while 30.3% had lived there from 2 to 10 years. 77% of the respondents indicated a willingness to stay in the community. The survey indicated that the five most common responses as to what people like the most about living in Richmond were:

1. The proximity to Downtown;
2. The availability of shopping facilities;
3. The proximity to place of employment;
4. The quietness of the neighbourhood, and
5. The feeling of safety in the neighbourhood.

The five most common reasons given for disliking living in the neighbourhood were:

1. Traffic noise;
2. No reason in particular;
3. The possibility of school closure;
4. The poor maintenance of houses and property, and
5. The pressures of redevelopment.

Additional concerns not included in the questionnaire, but expressed by residents, included:

1. Excessive traffic volumes and excessive speeding on certain streets in the community, especially Richmond Road and 26 Avenue.
2. Inadequate access from the community onto Crowchild Trail.
3. The need for additional off-street parking for the Alberta Children's Hospital.
4. The need for improved cleaning and maintenance of community streets, lanes and sidewalks.
5. The need for additional police patrols throughout the neighbourhood.
6. The need to encourage young families to locate in the community.
7. The need for more frequent bus service and an improved route system.

### **3.2.2 Land Use Considerations**

#### **Residential**

Most people felt there was a need to draw families with pre-school and school age children into the community. There was a common feeling that through a combination of conservation and

rehabilitation of existing low density dwelling units, young families would be attracted into the area. People were split, however, on the need or desirability for single-family infill dwellings on 7.5 metre lots as a further option to young families.

In the community survey 54% indicated that they liked the single-family infill dwellings that had been developed in the community to date, while 42% indicated a dislike of them. There was an indication that the provision of design/development guidelines would make infill development a more desirable option.

With respect to the condition of existing housing the community survey revealed that 50% of the respondents had made major repairs within the last 3 years, while 38% of those making repairs indicated that further repairs were necessary. Furthermore, it was indicated that the majority of those further repairs were not going to be carried out in the near future due to the lack of funds or fear of a decline in neighbourhood stability.

The majority of people were against the further introduction of multi-family dwellings into the area, regardless of whether or not they were in a townhouse or apartment form. On the other hand, there were people who felt that the existing multi-family areas provide a good transition between low density residential areas and busy thoroughfares while allowing for a variety of unit types and building forms.

## **Commercial**

People were concerned with the location, quality and kinds of commercial uses available in the community. There was an indication of a need to curtail random commercial redevelopment and to clearly define the extent and nature that future commercial development should take. There was a strong feeling that the 17 Avenue commercial strip was underutilized, that the local commercial area between 22 and 23 Avenues at Crowchild Trail was no longer viable and that there was a need to introduce a recognizable pattern into the 33 Avenue area through the creation of a strong and attractive commercial centre.

## **Institutional**

A number of people expressed that there was a need to ensure the provision of ample parking for the Alberta Children's Hospital and that the parking impact of the hospital on the surrounding residential areas should be held to a minimum.

### **3.2.3 Open Space, Recreation and School Facilities**

While it was generally felt that the amount of open space provided in the community was satisfactory, there was concern as to the quality and variety of the existing sites. In particular, the Sunken Gardens park, the 22 Avenue and 20 Street open space and the community lease site were cited as requiring

modification or upgrading. There was a great deal of concern expressed about the condition and location of the community hall and the need to relocate the facility to better serve the community.

### **3.2.4 Transportation**

#### **Roads**

A great deal of concern was expressed with the impact of the upgrading of Crowchild Trail. In particular, dissatisfaction with restricted access from 26 Avenue onto Crowchild Trail north as well as the design and operation of the 33 Avenue - Crowchild overpass were the most common concerns. People also felt that the temporary barriers located at 24 Street and 19 Avenue should be made permanent to control shortcutting traffic from Crowchild Trail.

People felt that there were excessive volumes of traffic on Richmond Road and 26 Avenue and that speed limits throughout the community were not being observed.

#### **Parking**

The community survey revealed that there is a significant number of residents with three vehicles, but that by far the largest percentage of people have one or two vehicles. 80% of the respondents indicated that they had off-street parking with 64% using it always or most of the time. In addition, 80% indicated that there was little or no difficulty in finding on-street parking.

Concern was expressed with the future availability of parking for the 33 Avenue commercial area, as well as the parking congestion in the area around the Alberta Children's Hospital, in spite of the restricted parking zones.

## **3.3 Policy Direction**

### **3.3.1 The Calgary General Municipal Plan**

The approved growth strategy outlined in the Calgary General Municipal Plan (1978) indicates overall directions for change within the Inner City and Inner Suburbs. Richmond is categorized as an Inner Suburb community in the Plan, with such communities given the following policy direction:

*"3.3.6.1 ...It is particularly important that the character and integrity of the inner suburbs be protected. For the most part the inner suburbs are stable areas having a housing stock in good condition. Unwarranted intrusions of inappropriate land uses into these areas should be prevented wherever possible. In specific instances where there may be justification for some change in land use policy, such a change should be investigated through appropriate planning processes such as the area redevelopment plan process."*



### 3.3.2 The Inner City Plan

The Inner City Plan (1979) recommends general policies to be used in the formulation of an Area Redevelopment Plan for Richmond. While one of the principal objectives of the Area Redevelopment Plan is to implement these policies, latitude exists in their application on a site specific basis provided that the general intent of the policies is adhered to.

#### Residential Land Use

The Inner City Plan recommends two general residential land use policies for Richmond (Map No. 13):

##### 1. Conservation

*"The intent within areas designated for conservation is to retain the existing character and quality of the area. These areas should function as stable family residential neighbourhoods. Portions of such areas should be preserved (protected from more intensive development), other parts may accept some new development so long as it respects and enhances the existing fabric of the community."*

##### 2. Medium Low Density

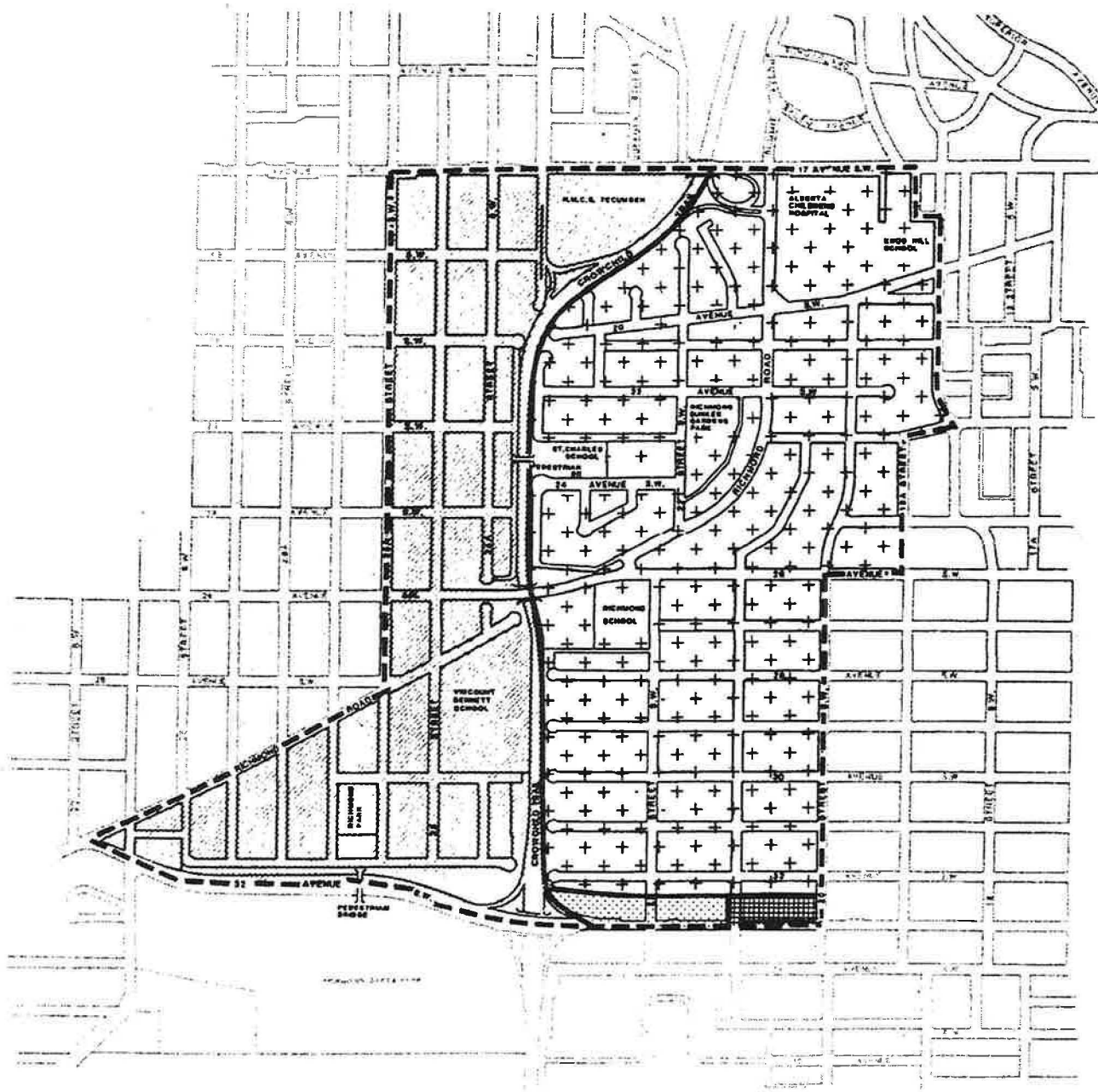
*"This density range relates to existing R-2 - R-3 [R-2 - RM-4 under the Land Use By-law 2P80] land use classifications and would allow from*

*23 to 65 units per net acre. The intent is to provide a variety of housing opportunities with some emphasis on family accommodation. Fifty percent of the units should contain two bedrooms or more and have access to private open space at grade. Building form should respect the character of surrounding buildings. Single family, duplexes, fourplexes, row housing, stacked townhouses and walkups could be built in these areas."*

It is important to note that the boundary chosen for the Inner City Plan area excluded approximately one-third of the Richmond community area, therefore providing no policy direction for the lands west of Crowchild Trail. However, due to the similar nature of those lands with no policy to those within the Inner City Plan study area, and the inclusion of Richmond in the Inner Suburb category of the Calgary General Municipal Plan, both plans have been used as a basis for providing policy and implementation direction.

#### Commercial Land Use

The Inner City Plan categorizes 33 Avenue S.W. as a "Local Auto Oriented Strip" between 26 and 21 Streets S.W., recommending the following policies:



# RICHMOND

MAP No. 13

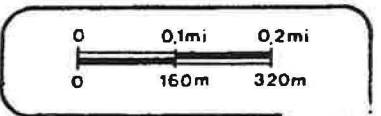
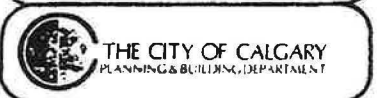
## TITLE INNER CITY PLAN POLICIES

**LEGEND**

- Conservation
- Medium-Low Density Residential
- Medium-Low Density Residential and Local Commercial
- No Policy
- Community Boundary

Source:  
THE INNER CITY PLAN(1979)

DATE  
**MARCH 1986**



The Inner City Plan study boundary does not include 17 Avenue west of Crowchild Trail. However, the commercial policies contained in the Plan have been used as a basis for formulating policy and implementation direction for future development of this strip.

It should be noted that the precise boundaries and extent of the above residential and commercial areas dealt with in the Inner City Plan are to be determined at the community level with the participation of local interest groups.

## Transportation

### Inner City Plan

The Plan classifies Crowchild Trail, 17 Avenue and 33 Avenue as Primary Thoroughfares (the equivalent of the present terms of Freeway, Expressway and Major Road); 26 Avenue as a Secondary Thoroughfare (Collector Road), with the remainder of the community roads as Local Streets.

**TABLE 3  
INNER CITY PLAN COMMERCIAL LAND USE**

Character	General Guidelines
<ol style="list-style-type: none"> <li>Provisions of goods and services catering to the needs of the surrounding neighbourhoods: <ul style="list-style-type: none"> <li>food stores</li> <li>banks</li> <li>dry-cleaners</li> <li>hardware</li> <li>small shops and restaurants</li> </ul> </li> <li>Little sidewalk pedestrian movement or activity.</li> <li>Typical user will stop at only a very few businesses; cars will be parked on site.</li> </ol>	<ol style="list-style-type: none"> <li>Parking: <ul style="list-style-type: none"> <li>on-street parking not encouraged</li> <li>few public parking facilities required</li> <li>access to parking from the major street, <u>not</u> by means of laneways</li> <li>restricted parking on adjacent residential streets.</li> </ul> </li> <li>Low intensity land uses.</li> <li>Very limited residential uses (oriented away from the major street).</li> </ol>

#### Crowchild Trail South Functional Planning Study

This study, approved by City Council on December 18, 1978, involved the upgrading of Crowchild Trail from 11 and 12 Avenues S.W. to Glenmore Trail S.W. The changes that affected the Richmond community involved:

- exit ramp from Crowchild Trail north at 17 Avenue S.W.
- Crowchild Trail widening to six lanes between 38 Avenue S.W. and 17 Avenue S.W.
- grade separation at 26 Avenue S.W.
- construction of an interchange at 33 Avenue S.W.

All of this work was completed in 1983 as part of Stage 1 of the project. Approved future upgrading stages are not located within the community.

#### Southwest Roads Study

On June 26, 1979, City Council adopted the following recommendations for roads which would have an impact on the Richmond Community:

*"That Council adopt the following plans and instruct the Administration to ensure that the right-of-way is protected for them.*

*...(b) Richmond Road/33 Avenue S.W. as shown in Exhibit 7 of the Southwest Roads Report and subject to change in the 33 Avenue section in accordance with the decision of Council on March 26, 1979 (OD79-13).*

*(c) 17 Avenue S.W. as shown in Exhibit 6 of the Southwest Roads report."*

The upgrading of 33 Avenue S.W., west of Crowchild Trail S.W., occurred in 1983 in conjunction with the Crowchild Trail upgrading. As indicated in Figure No. 12, 33 Avenue S.W. is classified as a major road west of Crowchild Trail and as a collector road east of Crowchild Trail. It should be noted, however, that Council subsequently amended this policy by redesignating 33 Avenue east of Crowchild back to collector road status.

The future upgrading plans for 17 Avenue S.W. include widening and dividing by boulevard as well as the closure of 24A, 25 and 25A Streets and the lanes between 24 and 24A, 24A and 25, 25 and 25A Streets. However, this A.R.P. recommends that the full closures at these roads and lanes be replaced by partial closures.

**Smith, Theresa L.**

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**From:** corinne@godlonton.com  
**Sent:** Thursday, April 21, 2016 12:07 AM  
**To:** City Clerk  
**Subject:** 2840 - 25A Street SW Rezoning Application LOC2015-0166, Bylaw 100D2016  
**Attachments:** Electronically signed petition with 18 signatures with comments.docx; Electronically signed petition with 182 signatures with no comments.docx; Manually signed petition with 28 signatures.pdf; Manually signed petition with 115 signatures.pdf; Map of petition home owner locations.pdf

Hi Theresa,

Please find attached the following documents opposing the above application:

- (1) Word Doc Electronically signed petition with 18 signatures including comments
- (1) Word Doc Electronically signed petition with 182 signatures with no comments
- (1) PDF file Manually signed petition with 28 signatures
- (1) PDF file Manually signed petition with 115 signatures
- (1) PDF file with map indicating locations of petition signees

Could you please confirm that you have received this and all is good. I tried as best I could to work in the formats we discussed last week.

Thanks.

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099  
Home (403) 249-3831

RECEIVED  
2016 APR 21 AM 7:51  
THE CITY OF CALGARY  
CITY CLERKS

1.

Your Name : Deborah R. Pullman and William John Cox

Your Property Address: 2037 24a St. S.W.

Phone Number: 4032396157

E-mail Address: [debbiepullman@hotmail.com](mailto:debbiepullman@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: We have already had 2 serious issues of sewer flooding in our home due to the age and strain of the pipes in this neighbourhood with little assistance from the City. I couldn't agree more that this would put a much more serious strain on sewers and would not want anyone else to suffer the way we have. The city of Calgary needs to address the failing sewer system before any excessive rezoning.

Signed Electronically By:: Deborah R. Pullman

2.

Your Name : Tanner Mitchell

Your Property Address: 2809 25 Street Southwest

Phone Number: (140) 346-1923

E-mail Address: [tannermitchell@shaw.ca](mailto:tannermitchell@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: I initially didn't see an issue with this when he came do my door asking me to sign his petition. With this new information on the negative affects of rezoning that weren't told to us we are very much against this. That home is on a road that is very busy and it will be a nightmare driving down it everyday with all the vehicles that could be there. This will also change the feel of the community. My wife and I are very much against this and feel a bit tricked into thinking there wasn't any issues by the owner.  
Let me know if you need anything further.

Signed Electronically By:: Tanner Mitchell

3.

Your Name : Richard Craig

Your Property Address: 3003 29th Street SW, CAlgary, T3E2K9

Phone Number: (403) 282-1441

E-mail Address: [rcraig@nucleus.com](mailto:rcraig@nucleus.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: Sport rezoning is an advantage to the developer only, who profits from the development but never contributes to the community. The existing community suffers significant, negative impacts on their lifestyles and property values. Secondly, once spot rezoning is permitted the community will face a continual battle against subsequent rezoning based on the logic that it has already been approved in the community.

Secondly the area is already facing EXTREME additional density increase with the unpopular Canada Lands plans for the Curry Barracks redevelopment.

People have purchased in these communities based on the current zoning and it



is extremely unfair of the City to arbitrarily change specific zoning just to satisfy the City's obsession to increase density at the expense of the inner communities.

If 4-plex dwellings are to be allowed in R1 and R2 areas it should apply to all communities, not just victimize the inner city communities.

Richard Craig  
403 282 1441

Signed Electronically By:: Richard J Craig

4.  
Your Name : Lisa Marie Graham

Your Property Address: 3216 26A Street S.W.

Phone Number: (403) 217-0664

E-mail Address: [lisagra@telus.net](mailto:lisagra@telus.net)

Regarding the Rezoning of 2840  
25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: We are in a bungalow and live next door to a huge ugly modern house that just went in a couple of years ago. This has had a very negative impact on our property in terms of light within our house and sunlight on our property as well as water drainage. We wish we could have done something to stop it but once one person succeeds in rezoning their property it is a very slippery slope and the character of the neighborhood is forever changed.

Signed Electronically By:: Lisa M Graham

5.  
Your Name : Brian Jardine

Your Property Address: 2704 Richmond Road SW

Phone Number: (403) 604-8751

E-mail Address: [Brianjardine@shaw.ca](mailto:Brianjardine@shaw.ca)

Regarding the Rezoning of 2840  
25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

My wife had actually signed the petition allowing this rezoning during the day when the owner was knocking on doors looking for support.

Place your Comments Here: We're not sure how to go about this, but we want our names removed from the list he has supporting this build.

We are AGAINST this rezoning.

Signed Electronically By:: Brian Jardine

6.  
Your Name : Ron Webber

Your Property Address: 2622 25A St SW

Phone Number: (403) 246-0493

E-mail Address: [tigermoth32@gmail.com](mailto:tigermoth32@gmail.com)

Regarding the Rezoning of 2840  
25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: I bought in an older established area because I like big yards and lots of sun exposure for my children and my hobby of gardening. If someone bought the

house to the south of me and built a 12 meter tall 4-plex it would force me to move out of the neighbourhood. It would cut out all of my sun exposure. Who wants to live next to a 12 meter tall wall and live in the cold shade year round? Also who in their right mind would purchase a house next door to these row houses? The value of the house beside this monstrosity would decrease dramatically while the builder would make a fortune selling 4 individual units! Will the builder reimburse his neighbour whose property value has plummeted?

Signed Electronically By::

Ron Webber

7.

Your Name :

Keith & Ksenia Barnes

Your Property Address:

2113 27 Ave SW

Phone Number:

(403) 247-1987

E-mail Address:

[kgbarnes@hotmail.com](mailto:kgbarnes@hotmail.com)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

This rezoning will increase parking problems on and around our neighborhood. With increased parking problems come more people parking on the street which in-turn will create more car prowling problem. With more car prowling, the neighborhood will require more policing efforts and cost the city more money which will likely mean higher taxes. I am against higher taxes and will be voting against any elected official that votes for this development.

We are trying to have trees planted in our neighborhood, this development will remove them.

Signed Electronically By::

Keith Gordon Barnes

8.

Your Name :

Sheri Pollard

Your Property Address:

3247 Kenmare Cres SW

Phone Number:

(403) 870-7055

E-mail Address:

[verde@shaw.ca](mailto:verde@shaw.ca)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

We went in front of Council last year to voice our ardent displeasure with spot zoning in Killarney. We won that vote but it was 6 months of hard work and apparently, it didn't get the message across strongly enough! NO to SPOT ZONING in Killarney. Two houses per 50 foot lot is ENOUGH! Why should our community have to take the brunt of the City's desire to have more people living in the core? Spread it out a bit! We have the Currie Barrack project coming online that will add 5000 new living spaces in the adjacent community to ours. I think that is plenty for the side of Crowchild! Please don't ruin our community by over building.

Signed Electronically By::

Sheri Pollard

9.

Your Name :

Jean Miller

Your Property Address:

3223 Kenmare Crescent SW

Phone Number:

(403) 242-6816

E-mail Address:

[Jeanleighton@shaw.ca](mailto:Jeanleighton@shaw.ca)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

I am against the rezoning of this property for one important reason and that is the practice of spot-zoning.

I was part of a group that successfully opposed the spot-rezoning of a Killarney property. Our group was not against increasing the density of the inner city but it needs to be done in an organized manner that does not lead to uncontrolled and unplanned development.

Place your Comments Here:

Our group emphasized that it was time for a zoning review but we understood this was not on the councils agenda. This needs to happen and it needs citizen input throughout the process. As a tax payer I object to the time council spends on these spot-zoning situations.

I wish you the best in your petition and hopefully your message about spot-zoning will be heard.

Jean Miller

Signed Electronically By::  
10.

Jean Miller

Your Name :

Chad Quinlan

Your Property Address:

3207 26A Street SW

Phone Number:

(403) 813-4082

E-mail Address:

[chadquinlan@yahoo.ca](mailto:chadquinlan@yahoo.ca)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Hello,

Thank you for reviewing and taking into consideration the comments put forward by concerned neighbors and homeowners of the community. I am against spot rezoning as this is not in compliance with the area redevelopment plan and bylaws. I also submit that the city should consider the lack of benefit to the community by approving this plan. The impact to adjacent properties and the precedent that this sets for future development is negative and undesired. The main winner in this proposal is the developer and the balance of benefit is largely skewed. I do not believe this is the type of strategy that the city should take on.

Place your Comments Here:

I am in support of increasing density in a controlled and logical manner. I also believe that within that strategy we should look to ensure there are options maintained for those that do not want to buy or live in an area that allows increased density. If you want to buy a duplex or multifamily dwelling, there should be options, but if you want to buy a single family home and live amongst homes in kind there should be options for that preserved in the development plan as well. Having an unpredictable and unreliable zoning process is negative for property values and is not in keeping with the spirit of controlled and logical development.

Signed Electronically By::

Chad Quinlan

11.

Your Name : William Sawyers  
Your Property Address: 2836 25A St.S.W.  
Phone Number: (403) 242-1506  
E-mail Address: [bill.sawyers@shaw.ca](mailto:bill.sawyers@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: I live next door to the proposed development and I am against it because it will affect my property. I will lose sunlight and privacy and I feel that this density is not appropriate for an R2 and R1 zoned street.

Signed Electronically By:: William E Sawyers

12.

Your Name : Frank McCullough  
Your Property Address: 2558 21 Ave SW  
Phone Number: (403) 542-1799  
E-mail Address: [frankmc@creb.com](mailto:frankmc@creb.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Councillors:

This spot rezoning application is not in the best interests of the community. Redevelopment of the neighbourhood is already underway as RC-2 which doubles the original density and the designed capacity of infrastructure services. Services, particularly sewer and storm, are rapidly deteriorating due to age and this is a fundamental truth that the city must begin to face.

Place your Comments Here: In our neighbourhood we have already experienced basements flooding from sewer back-up due to collapsed city main sewers and found that the city will not accept responsibility for the damage it has caused through negligence of maintaining its crumbling deteriorated system for which we which we pay monthly fees.

Rezoning of this type is an attempt by the developer to make money from a scheme that leaves the neighbours and city with the expenses of the externalities created, not from the creation of the housing intended and planned in the by-law. The developer knows this. This application must be summarily dismissed.

Signed Electronically By:: Frank McCullough M.Eng. Taxpayer

13.

Your Name : Adrienne Furrie  
Your Property Address: 2331 - 21 Ave SW Calgary AB T2T0P4  
Phone Number: (403) 681-4818  
E-mail Address: [adrienne@adriennefurrie.com](mailto:adrienne@adriennefurrie.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here: Hello, I am all in support of increasing urban density however allowing a 4 unit dwelling to be built in the middle of a residential neighbourhood is not the way

to do this. If I wanted to live in as crowded an area as that I would have purchased in Bankview, or right down town. I would be VERY upset if I found out a direct neighbour of mine was trying to build a completely gigantic building near to, or even worse, right beside my personal residence. The limitations of how big the R2 split homes are already allowed to be is pushing the limits of what feels reasonable but something even bigger would be terrible to surrounding residential homes.

Sincerely, Adrienne Furrie

Signed Electronically By::

AF

14.

Your Name :

Anthony Voss

Your Property Address:

2827 26th St SW

Phone Number:

(587) 439-0135

E-mail Address:

[tony.voss@hotmail.ca](mailto:tony.voss@hotmail.ca)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

I agree with the comments above. We moved to Killarney (from Mission) in 2014 because of the lower property density and serene, quiet, mature environment. Rezoning a property in this neighborhood (even a spot rezoning) to a higher density will no doubt lead to others and will negatively affect the key reason we moved to this neighborhood. I oppose this application.

Signed Electronically By::

A R Voss

15.

Your Name :

Colleen Hetherington

Your Property Address:

3047 25A Street SW

Phone Number:

(403) 240-2531

E-mail Address:

[cphetherington@shaw.ca](mailto:cphetherington@shaw.ca)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

There is no way to write this letter and not sound like a reactionary and selfish, but I shall try to explain my concerns regarding the proposed M-CG rezoning at the end of our block.

I have lived at the address below since 1989. We bought in this neighbourhood believing the zoning was sacrosanct. We learned the hard way that the caveats were invalid due to a clerical error. We have had no choice but to learn to live with that.

I am not opposed to densification. I have been involved in my community, especially over the past 10 years. I welcome the upgrades and recognize the need to create a tightly knit community which requires less infrastructure.

What concerns me is the thoughtfulness that goes into the end product. The traffic and parking issues are already seriously impairing the sense of community. The only upgrade to the roads has been ugly cement barriers (unlike the flower bunkers in Mount Royal) which serve to make Richmond Road virtually impassable in winter weather.

These are a few of my concerns.

What is more troubling is the whole notion of spot rezoning. This seems to be a back door to a "No Zoning" policy. I wonder who benefits besides developers. Certainly not the neighbourhood. I have been at development appeal meetings

and recognize how difficult these can be. Surely a mechanism to collaborate with a community can be found. I did a great deal of work with conflict resolution during my career. I believe it is possible to build a protocol that genuinely engages the neighbourhood rather than inflaming it. Putting our individual fires, a la spot rezoning, seems to disregard the concerns citizens and create a patchwork of construction, rather than building livable communities.

I sincerely hope you will reconsider.

Signed Electronically By::

Colleen Hetherington

16.

Your Name :

Jill Wrightson

Your Property Address:

2434 26 St SW

Phone Number:

(403) 922-4409

E-mail Address:

[jill.wrightson@gmail.com](mailto:jill.wrightson@gmail.com)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

People who have lived and bought in this area should not have the zoning redone to suit a developer's need. I do not want the increased traffic, 26th Street is a bike route and the traffic already is busy in the morning, to the point where my daughter is afraid to cross 26th Ave. This building will bring more traffic in addition to the other problems outlined in the above information.

Signed Electronically By::

Calgary

17.

Your Name :

Rebecca Parzen

Your Property Address:

2627 26 St. SW

Phone Number:

(587) 353-3064

E-mail Address:

[rebeccaparzen@yahoo.com](mailto:rebeccaparzen@yahoo.com)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

Young families (including mine) are moving to the neighbourhood and paying top dollar to live in a beautiful residential area close to the city. By rezoning lots on streets and blocks that have retained the character that families are looking for, it destroys the charm that draw people to the neighbourhood. I can understand rezoning for higher density on busier streets, but spot rezoning on quiet streets isn't fair to current residents and detracts from what has made our neighbourhood so desirable in the first place.

Signed Electronically By::

Rebecca Parzen

18.

Your Name :

Paul Wipf

Your Property Address:

2607 26 Street SW

Phone Number:

(403) 837-8698

E-mail Address:

[ppwipf@gmail.com](mailto:ppwipf@gmail.com)

Regarding the Rezoning of 2840  
25A Street SW:

I am AGAINST the rezoning 2840 25A Street SW

Place your Comments Here:

I am very much against the spot rezoning request at 2840 25A Street SW. People in this neighborhood that have purchased new homes in the last few years have made a major investment...likely between \$700,000 to \$900,000.



As approver of the spot rezoning request it is The City's responsibility to help protect neighborhoods and the investment that people have made in good faith. There are many locations throughout Calgary where these type of structures are more suitable.

The residents of this neighborhood respectfully request that The City upholds it's responsibility and decline this spot rezoning request.

Signed Electronically By::

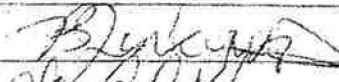
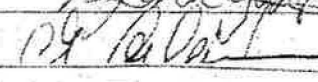
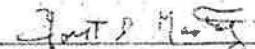
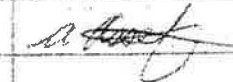

Paul Wipf

RECEIVED

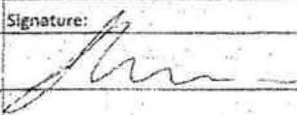




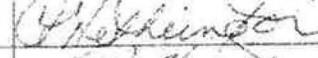

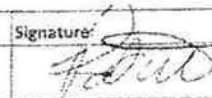
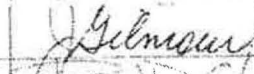

2016 APR 21 AM 7:51

THE CITY OF CALGARY  
CITY CLERK'S

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Brenda Jenkyrs	3023-25 St SW	403-218-7500	Bjenkyrs@hotmail.com	
CHRIS SCHLEMM	3023-28 St SW	"	PEASHEMCE@GMAIL.COM	
Horst Mastag	2815-26 St SW	403-249-1002	hmastag@ucalgary.ca	
NAME: AHMAD ASSAAF	Address:	Phone Number:	Email Address:	Signature:
	2028 25th St SW	403-242-0338		
WILLIAM REID	2102 28 AVE SW	403 607 0830	rechsolloch@hotmail.com	



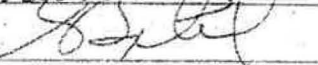



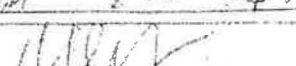
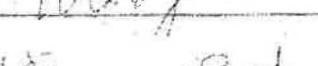



We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
STUART LOEWEN	2837 26 ST SW	403 686 7584	stuart.loewen@shaw.ca	
ANDREW LOEWEN	2837 26 ST SW	403 454 5101	andrew.loewen@shaw.ca	
Melissa Dorman	2614 36th Ave SW	403 454 5101	MLPence56@shaw.ca	
Dani Morrison	2535 25 AVE SW CALGARY, AB, T3E 0K1	403-402-3802	dani.m.morrison@gmail.com	
Jon Morrison	2635 25 AVE SW CALGARY, AB, T3E 0K1	403-121-2428	jon.morrison@shaw.ca	
COLLEEN HETHERINGTON	3047 25th St SW	403 241 2531	colleenh@shaw.ca	
Pratt Hetherington	3047 25th St SW	403 240 2531	phetherington@shaw.ca	
Patrick Winton	2427 25th St SW	403-214-1510	patrick.winton@shaw.ca	
Janet Eilmour	2402 25th St SW	403-249-9945		
Richard Eilmour	2402 25th St SW	403-249-9945		

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with ZP80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Susan Esson	2236 25 ST SW Calgary T3E 1X4	403-826-4639	Susanesson@telus.net	Susan Esson
Doug Esson	2236 25 ST SW Calgary T3E 1X4	403-815-4417	essonda@telus.net	Doug Esson
Carol Richter	2218 26A ST SW	403 686 2117	erichter3@gmail.com	Carol Richter
LAWRENCE Richter	"	"	Lawrence.Richter	LAWRENCE Richter
Vibant - Tumbler	2640-26 ST SW	403 242 0999		Vibant - Tumbler
Lucinda Tumbler	2640-26 ST SW	403 242 0999		Lucinda Tumbler
7400 CLELAND	2399 24 AVE SW	403 249 7656		7400 Cleland
High Leathers	2205 26 ST SW	403-246-9572	highleathers@shaw.ca	High Leathers
Raymond Leathers	2205 26 ST SW	403 246 9572	ray_leathers@shaw.ca	Raymond Leathers
RAJESH VERMA	2250 26 ST SW	403-478-4107	rajeshverma12@yahoo.com	Rajesh Verma
LEENA VERMA	2250 26 ST SW	587-343-8466	rajeshverma12@yahoo.com	Leena Verma
EDWARD CHADCE	2419 26A ST SW	403 217 8512		Edward Chadce


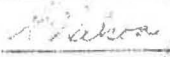
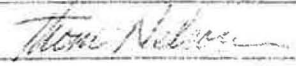

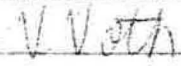

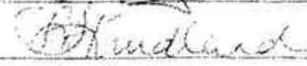



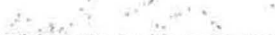
We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Belinda Thomas	3037-28 ST SW	403-246-8172	belinda.thomas@shaw.ca	
DAN THOMAS	3037-28 ST SW	403-246-8172		
Cindy Byckal	3039-25A Street SW	403-242-3939	cbyckal@hotmail.com	
Glenda Lux	3039-25A Street SW	403-242-3939	glenda.lux@hotmail.com	
Donna Gould	2014 25A St SW	2400101	ddgould@telus.net	
KARL KIMMURSHAW	3211 25A ST SW	403-242-7477	kimmurshaw@telus.net	
Mike Weninger	3020-27 ST SW	403-519-3713	Weninger@home.com	
Diana Murray Cragg & Co SW	3050 26A St SW	403-801-0137	Kimmurshaw.ca	
		403-626-4162		
B. Rae Altvater	3047 25 ST SW	587-226-2974	altvater@telus.net	
Consigni Fierdorst	3026-28 St. SW	403-244-1762	Kimmurshaw.ca	

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with ZP80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
1. <del>Charmaine Edwards</del>	2603-25A Street SW	403-601-3140	ced@2418@gmail.com	<del>Signature</del>
2. Jeremy Flynn	"	403-998-1196	jeremy.flynn@shaw.ca	<del>Signature</del>
3. Keren Howard	"	403-240-3635	Keren061@gmail.com	Keren Howard
4. CHARLES CAWOOD	2603-25 ST SW	403-695-0117	ccawood76@gmail.com	Signature
5. Amber Cawood	2603-25 ST SW	403-695-0117	amber.cawood@gmail.com	Signature
6. <del>Robert</del>	2603-25A ST SW	403-240-1285	-	<del>Signature</del>
7. Nelson Saunders	2012 26 ST SW Calgary AB	403-244-8113	saundersn@shaw.ca	Signature
8. Doreen Harget	3212-25A ST	403-242-2586	-	Signature
9. Steve White	3052 25A ST SW	403-244-5074	shwhite@telusplanet.net	Signature
10. Jerrice LaRocque	3032 25A ST SW	403-244-5544	Jarocque@Bergmail.com	Signature
11. ANDREA CROWDER	3028-26 ST SW	403-521-6705	msd@crowder.ca	Signature
12. SEAN CROWDER	3028-26 ST SW	403-521-6704	sean@crowder.ca	Signature

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.




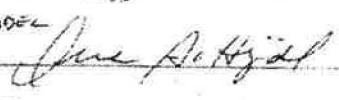




Name:	Address:	Phone Number:	Email Address:	Signature:
Lee & James Evans	2812 25A ST SW	403 921-2579	evans_10@yahoo.ca	
Lynne Nelson	3015 26th St SW	403-242-7512	lynne@nelson2000.com	
Thom Nelson	3015 26th St SW	403-242-7512	thom.nelson@shaw.ca	
Todd Voth	3007 26th St SW	403-831-6410	toddvoth2@hotmail.ca	
Vanessa Voth	3007 26th St SW	403-390-8439	vanessavoth@gmail.com	
Brian Skrudland	3228 25A St SW	(403) 243-3679	brianskrudland20@hotmail.com	
Lana Skrudland	3228 25A St SW	(403) 243-3679		
Michael Doertzen	3412 27th St SW	403-666-2012	michaeldoertzen@gmail.com	
Sarah Doertzen	3412 27th St SW	403-243-3679	sarahdoertzen@hotmail.com	
Frankie Doertzen	3412 27th St SW	403-666-2012	frankiedoertzen@gmail.com	
Frankie Doertzen	3412 27th St SW	403-666-2012	frankiedoertzen@gmail.com	



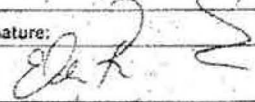

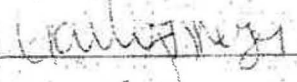



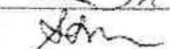
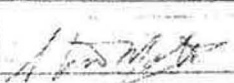



We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Rosemarie Clouthier	3027-27 ST SW	403-288-7211		Rosemarie Clouthier
Naomi Grant	2818 25A ST SW	403 971 5107	twiddlbug@hotmail.com	N-Grant
Soti Zagos	2818 25A ST SW	403-973-1539	sotipapa@hotmail.com	Soti Zagos
Gwen Moriarty	2433-25 ST SW	403-288-9366	gwen.moriarty@telusplanet.net	Gwen Moriarty
BRIAN MORIARTY	2433-25 ST SW	403-288-9366	" "	B. Moriarty
PAUL HARDING	3010 25 ST SW	403 512 4718	hardysyneshaw.ca	Paul Harding
Mary Campbell	3010-25 ST SW	403 249-4403	campbell.harding.ca	Mary Campbell
GABOR F. SCHEIDL	3039-26 ST SW, CALGARY	(403) 249-0041	gabcs@shaw.ca	Gabor F. Scheidl
Lori Kennedy	3720 25 ST SW	403-242-5187	lorik@telus.net	L. Kennedy
CATHERYLE TETREAU	2512-32 AVE SW	403-475-8868	CTQ.SERVICES@shaw.ca	C. Tetreau
Alison Lowrey	" "	" "	" "	Alison Lowrey

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with ZP80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
1 Heather McConoch	3219 25 St SW	(403) 803-7847	hwaiermnd@shaw.ca	Heather McConoch
2 Joseph Vokopis	3219 25 St SW	(403) 650-4993	rmvokopis@shaw.ca	
3 COLLEEN DORAN	3219 25 St SW	403-246-2840	homeisied@shaw.ca	Colleen Doran
4 RICH ALTVATER	3223 27 St SW	403 882 667	raltvater@shaw.ca	
5 Wette King	3223 27 St SW	403-880-1667	wking@shaw.ca	
6 DOMINIQUE VAN SCHIJDDEL	2229 25A ST. SW	403-560 8878	@shaw.ca	
7 ALMA RISONAL	2405 24 St SW	403-249-1157		
8 JANE BECLANE	2419 25A ST SW	403-666-7027	je.beclane@shaw.ca	
9 DAVID & CINDY POPOWICH	2219 24th St. SW	587-351-4753	Cindy.posechnik@gmail.com	
10 Alan Chan	3023 28 Street SW Calgary, AB	(403) 255-8489	achen@accapital.ca	

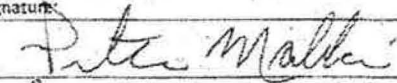

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Eldon Rumligh	2037-25 ST SW	403-240-4169	gk.rhien@telusplanet.net	
Jude Miyashiro	2037 25th St SW	403-240-4169	j.miyashiro@telus.net	
CLAUDE KHEZRI	2225 54th ST SW	4034746950	claucy@live.ca	
AMIR KHEZRI	2225 54th ST SW	4034746950		
VINCENT LE TAUF	2429 25A ST SW	405 660 9389	CRISTINA@HOTMAIL.COM	
LORI FOSTER	240 25A ST SW	275-6058	fo222@shaw.ca	
SANDRA SEBREE			sandra@sebreel.com	
Steven P. Mott	2411-25A <sup>ST</sup> SW	403-217-4424	mottsd@yahoo.ca	
Bonnie P. Banks	2716 32 AVE SW, Calgary AB	403-242-7104	kbbanks@shaw.ca	
KEITH A. BANKS	2716 32 AVE SW, Calgary AB	403-242-1005	KBANKS@SHAW.CA	
MARGOT GRIFFIN	2035 26th ST	403 240-3874	mggriffin@telus.net	

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Jo Ann Wilson	2036-25A ST SW	403-313-3610	joann_wilson@hotmail.com	J Wilson
Dave Brundage	2036-25A ST SW	403-819-1504	dbrundage@shaw.ca	Dave Brundage
MR. C.D. SUMTER	3082 29th St. SW	403 249 3093	—	C Sumter
Mulla Y. Luqmanzu	2708-32 Ave SW	403 217 5369	mloqmanzu@shaw.ca	Mulla Luqmanzu
Jacquelyn Pomeroy	2134 25th St	403 463-5472	jacquelyn.pomeroy@shaw.ca	J Pomeroy
KARL REZNIK	3017-30th Ave SW	403-922-2801		Karl Reznik
Brian Reznik	3017-30th Ave SW	403-241-2360	brian.reznik@shaw.ca	Brian Reznik
Shirley Reznik	3017-30th Ave SW	403-241-2360	shirley.reznik@shaw.ca	Shirley Reznik
Dr. Engle	2036-25th St SW	403-302-3253	dr.engle@calgary.ca	Dr. Engle
Karen Wilson	2036-25th St SW	403-302-3253	karen.wilson@calgary.ca	Karen Wilson
Mrs. J. Wilson	2036-25th St SW	403-302-3253	j.wilson@calgary.ca	J. Wilson

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Peter Makkai	2413 23 <sup>rd</sup> Ave. SW T3E-0K9	403.607.3318	pmakkai@hotmail.com	
Anne Plasterer	" "	403.300.6115	aplasterer@newalta.com	

Comments:

Reasoning to allow 4 units only enriches the builders, lawyers and real estate agents. It takes away from the fabric of the community with a mish mash of buildings and varying styles.

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
1. M.A.H. JACOBI	2431-26A ST SW	403-249-1441		M. Jacobson
2.				

Comments:

I am opposed to this requested zoning.

1. Lorne Birch	2616 26th St SW	403 988 2951	enochlingmen@hotmail.com	Lorne Birch
2.				

Comments:

Tell Evan Wootley to do his job and stop this!

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with ZP80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
1. CHRIS IRVING	245-22 AVE SW CALGARY AB T2T 0T1	403 - 246 3619		<i>Chris Irving</i>
2.				

Comments:

IT IS VERY NECESSARY THAT THE INNER CITY  
OF CALGARY BE KEPT AS NATURE HAS GIVEN US  
RATHER THAN BEING EXPLOITED AND GIVEN  
TO GREEDY MONEY GRUBBING INVESTORS

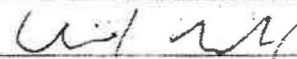
1. LIONA PARKIN	2221 26 ST SW	403 454 6287	shae.mass@smil.ca	<i>[Signature]</i>
2.				

Comments:

Definitely not in favor - traffic already awful for  
<sup>supporting</sup>  
my residential street.



We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
W. David Lloyd	2603-26A ST SW	403-686-6407		

Comments:

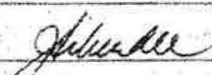
4 Homes, each with 2 vehicles makes for 8 cars, where once was 2.

Mr. Hudson	Mr. Hudson	Mr. Hudson	Mr. Hudson	Mr. Hudson
310-1111	310-1111	310-1111	310-1111	310-1111

Comments:

I am the only one who has been affected by the change. I am the only one who has been affected by the change. I am the only one who has been affected by the change.

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with ZP80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
1 JEAN ARBUCKLE	2233-26AST	403 246 3964	jeanmarbuckle@	
3			Gmail.com.	



Comments:

THANK YOU FOR ALL YOUR HARD WORK & BRINGING THIS  
TO THE ATTENTION OF ALL INVOLVED, GREATLY  
APPRECIATED

CHEERS

Jean

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Phone Number:	Email Address:	Signature:
Kevin Dylev	2625a 26 St SW	403 589 3069	kevin.dylev@gmail.com	
Mike Alarie	2625a 26 St SW	403 354 2095	mike.alarie@gmail.com	

Comments:	Original Price

We, the undersigned owners of property affected by the requested zoning change for 2840 - 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

1

Your Name : Darren McBurney  
Your Property Address: 2024 24A ST SW  
Phone Number: (403) 500-9880  
E-mail Address: [darrenmcburney@yahoo.ca](mailto:darrenmcburney@yahoo.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: darren mcburney

2

Your Name : Kent Fawcett  
Your Property Address: 2211 24A Street SW  
Phone Number: (403) 460-0499  
E-mail Address: [kentfawcett@shaw.ca](mailto:kentfawcett@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Kent Fawcett

3

Your Name : Rhonda Ealey  
Your Property Address: 2211 24A Street SW  
Phone Number: (403) 460-0499  
E-mail Address: [rhondaealey@gmail.com](mailto:rhondaealey@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Rhonda Ealey

4

Your Name : sharren titterington  
Your Property Address: 2218 25 st sw  
Phone Number: (403) 249-2221  
E-mail Address: [sharren@shaw.ca](mailto:sharren@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: sharren titterington

5

Your Name : Susan gnam  
Your Property Address: 2230 25 street SW  
Phone Number: (403) 771-6188  
E-mail Address: [Signam@hotmail.com](mailto:Signam@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Susan Gnam

6

Your Name : vern titterington  
Your Property Address: 2218 25 st sw  
Phone Number: (403) 249-2221  
E-mail Address: [sharren@shaw.ca](mailto:sharren@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: vern titterington

7

Your Name : Matthew MacLean  
Your Property Address: 2414 25 Street SW  
Phone Number: (403) 680-5228  
E-mail Address: [mattymaclean@hotmail.com](mailto:mattymaclean@hotmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Matthew MacLean

8

Your Name : Jay Haralson  
Your Property Address: 2010 25A Street SW  
Phone Number: (403) 471-1489  
E-mail Address: [jay.haralson@shaw.ca](mailto:jay.haralson@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Jay Haralson

9

Your Name : Candace Haralson  
Your Property Address: 2010 25A Street SW  
Phone Number: (403) 801-6090  
E-mail Address: [cjharalson@gmail.com](mailto:cjharalson@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Candace Haralson

10

Your Name : Edwin Lee  
Your Property Address: 2206 - 25A Street SW  
Phone Number: (493) 697-1985  
E-mail Address: [El.seclee@gmail.com](mailto:El.seclee@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Edwin Lee

11

Your Name : Sharlene Starr & Jeremy Lumgair  
Your Property Address: 2416 25 ST SW  
Phone Number: (403) 554-6777

E-mail Address: [s.starr@telus.net](mailto:s.starr@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Sharlene Starr & Jeremy Lumgair

12

Your Name : Yukio YANG

Your Property Address: 2221 25A ST SW

Phone Number: (403) 919-7777

E-mail Address: [yukioyang@me.com](mailto:yukioyang@me.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: YANGYANG

13

Your Name : Guillaume de Camprieu

Your Property Address: 2041 25ST SW

Phone Number: (403) 208-2972

E-mail Address: [Dec0023@cpr.ca](mailto:Dec0023@cpr.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Guillaume de Camprieu

14

Your Name : Scott Adams

Your Property Address: 3216 24a Street SW

Phone Number: (403) 554-2636

E-mail Address: [sadams3216@gmail.com](mailto:sadams3216@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Scott J Adams

15

Your Name : Shannon To

Your Property Address: 2819 25a Street sw

Phone Number: (403) 730-7834

E-mail Address: [Shannonto@yahoo.com](mailto:Shannonto@yahoo.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Shannon To

16

Your Name : Marilou Seaman

Your Property Address: 3022 27 St SW

Phone Number: (403) 243-6454

E-mail Address: [hamelml@gmail.com](mailto:hamelml@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Marilou Seaman

17

Your Name : Brian Graham  
Your Property Address: 3216 26A Street S.W.  
Phone Number: (403) 217-0664  
E-mail Address: [blgraham@telusplanet.net](mailto:blgraham@telusplanet.net)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Brian J. Graham

18

Your Name : Colleen Dizap  
Your Property Address: 2029 31 Street SW  
Phone Number: (403) 604-5953  
E-mail Address: [Colleencrowe@gmail.com](mailto:Colleencrowe@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Colleen Dizap

19

Your Name : Peter and Allison Real  
Your Property Address: 3204 24A St SW  
Phone Number: (403) 686-4195  
E-mail Address: [panda.real@shaw.ca](mailto:panda.real@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Peter Real Allison Real

20

Your Name : Jason Evans  
Your Property Address: 3007 28 Street SW  
Phone Number: 5878968108  
E-mail Address: [jgevans@gmail.com](mailto:jgevans@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Jason Evans

21

Your Name : Kendra Kalkman  
Your Property Address: 2240 33 AVE SW  
Phone Number: (403) 200-8603  
E-mail Address: [whynotke@gmail.com](mailto:whynotke@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Kendra Kalkman

22

Your Name : Susanne Glenn-Rigny  
Your Property Address: 2427 25A ST SW  
Phone Number: 4034771362



E-mail Address: [susanneglenn@hotmail.com](mailto:susanneglenn@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Susanne Glenn-Rigny

23

Your Name : Shaneel Pathak

Your Property Address: 3211 29th st. SW

Phone Number: (403) 890-5452

E-mail Address: [shaneelpathak@gmail.com](mailto:shaneelpathak@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Shaneel Pathak

24

Your Name : Sarah Veenhoven

Your Property Address: 2839 29 Street SW

Phone Number: (403) 607-0363

E-mail Address: [sarahveenhoven@gmail.com](mailto:sarahveenhoven@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Sarah Veenhoven

25

Your Name : Leanne Olson

Your Property Address: 2825 26 street sw

Phone Number: (403) 991-6604

E-mail Address: [Leanneeldred@hotmail.com](mailto:Leanneeldred@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Leanne Olson

26

Your Name : Ken Enns

Your Property Address: 3024 29 Street SW

Phone Number: (403) 457-9190

E-mail Address: [ienns@rogers.com](mailto:ienns@rogers.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Ken Enns

27

Your Name : Dan Domanko

Your Property Address: 2839 29 Street SW

Phone Number: (403) 708-9346

E-mail Address: [djdomanko@gmail.com](mailto:djdomanko@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Dan Domanko

28

Your Name : Garrett and Ronaye Willington (Representatives for the Kabalarian Philosophy)

Your Property Address: 2618 Richmond Road SW

Phone Number: (403) 249-5085

E-mail Address: [Aelectric9@gmail.com](mailto:Aelectric9@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Ronaye Willington

29

Your Name : Anthony & Jane Quan

Your Property Address: 2815 - 29 Street SW

Phone Number: (403) 547-3907

E-mail Address: [ajquan@shaw.ca](mailto:ajquan@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Anthony & Jane Quan

30

Your Name : Terry Petrow

Your Property Address: 3216 - 25A Street SW.

Phone Number: (587) 216-0755

E-mail Address: [forwardthinking@live.ca](mailto:forwardthinking@live.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: T. Petrow

31

Your Name : Sarah Rowley

Your Property Address: 2823 26ST SW

Phone Number: (402) 542-5893

E-mail Address: [sjwalt@hotmail.com](mailto:sjwalt@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Sarah Rowley

32

Your Name : Meaghan currie

Your Property Address: 2031 37 street sw

Phone Number: (493) 831-1863

E-mail Address: [Gleaser@hotmail.com](mailto:Gleaser@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Meaghan currie

33

Your Name : Brad Holtkamp

Your Property Address: 2833 26th st sw calgary ab t3e2b1

Phone Number: (403) 978-1199  
 E-mail Address: [bholtkamp@dg.ca](mailto:bholtkamp@dg.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Brad Holtkamp  
 34

Your Name : David Shklanka  
 Your Property Address: 3005 26 street SW Calgary  
 Phone Number: (403) 615-2393  
 E-mail Address: [Dshklanka@shaw.com](mailto:Dshklanka@shaw.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: David shklanka  
 35

Your Name : Mike May  
 Your Property Address: 2235 25A Street SW  
 Phone Number: (403) 686-2467  
 E-mail Address: [Hailsmay@telus.net](mailto:Hailsmay@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Mike May  
 36

Your Name : Cam Danyluk  
 Your Property Address: 1702 25 St SW  
 Phone Number: (403) 815-2402  
 E-mail Address: [camdanyluk@gmail.com](mailto:camdanyluk@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Cam Danyluk  
 37

Your Name : Effie Geatros  
 Your Property Address: 3028 27 St SW  
 Phone Number: (403) 240-4047  
 E-mail Address: [maryandthebear@gmail.com](mailto:maryandthebear@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Mrs. Effie Geatros  
 38

Your Name : Norm Hawkims  
 Your Property Address: 3018 27 Street SW  
 Phone Number: (403) 453-0303  
 E-mail Address: [Norm.hawkims@sait.ca](mailto:Norm.hawkims@sait.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Norm Hawkins

39

Your Name : Oxana Dzyubenko

Your Property Address: 2825 25A Street SW

Phone Number: (403) 383-2083

E-mail Address: [oxanadonetsk@gmail.com](mailto:oxanadonetsk@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Oxana Dzyubenko

40

Your Name : FLORENCE K TAN

Your Property Address: 2420, 28 Ave SW

Phone Number: 14039988989

E-mail Address: [tanflo@gmail.com](mailto:tanflo@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Florence Tan

41

Your Name : Kimiko McCarthy Comeau

Your Property Address: 2834-26A Street SW

Phone Number: (403) 719-2450

E-mail Address: [kimikomccarthy@yahoo.ca](mailto:kimikomccarthy@yahoo.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Kimiko McCarthy Comeau

42

Your Name : Eryne Horner

Your Property Address: 2221 - 25 Street SW

Phone Number: (403) 242-9472

E-mail Address: [Ehorner@shaw.ca](mailto:Ehorner@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Eryne Horner

43

Your Name : Minoo Razzaghi

Your Property Address: 2623 - 25 street SW

Phone Number: (403) 669-8717

E-mail Address: [mr8717@telus.net](mailto:mr8717@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Minoo Razzaghi

44

Your Name : Leslie Haring

Your Property Address: 2210-25 St. S.W.

Phone Number: (403) 686-1209

E-mail Address: [mmoquin@shaw.ca](mailto:mmoquin@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Leslie Haring

45

Your Name : Clay Gilbreath

Your Property Address: 3010-28th street

Phone Number: (403) 998-2557

E-mail Address: [B.muys101@gmail.com](mailto:B.muys101@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Clay Gilbreath

46

Your Name : jehu@wendy Malcolm

Your Property Address: 2715 28 av sw

Phone Number: (403) 249-5688

E-mail Address: [jehumalcolm@shaw.ca](mailto:jehumalcolm@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: jehu@wendy Malcolm

47

Your Name : Lonnie Smith

Your Property Address: 2832 26A Street SW

Phone Number: (403) 617-8562

E-mail Address: [lonnie.smith@luxfer.net](mailto:lonnie.smith@luxfer.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Lonnie Smith

48

Your Name : Shelley Cooper

Your Property Address: 3027 25A At SW

Phone Number: (403) 246-6294

E-mail Address: [sjeancooper@shaw.ca](mailto:sjeancooper@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Shelley Cooper

49

Your Name : Rob Schneider

Your Property Address: 3220 26A ST SW

Phone Number: (403) 246-1713

E-mail Address: [Schneider.rob@gmail.com](mailto:Schneider.rob@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Rob Schneider

50

Your Name : Megan Schneider

Your Property Address: 3220 26A St SW

Phone Number: (403) 246-1713

E-mail Address: [Megan.wilkinson@gmail.com](mailto:Megan.wilkinson@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Megan Schneider

51

Your Name : Milton Spencer Field

Your Property Address: 2827 25A Street S.W.

Phone Number: (403) 242-8372

E-mail Address: [spence21@telus.net](mailto:spence21@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Spencer M Field

52

Your Name : Natalie Farand

Your Property Address: 2229 25 ST SW

Phone Number: 5146181575

E-mail Address: [nat415@gmail.com](mailto:nat415@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Natalie Farand

53

Your Name : Craig Henderson

Your Property Address: 2008 24A Street SW

Phone Number: (403) 829-1324

E-mail Address: [chenders29@gmail.com](mailto:chenders29@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Craig Henderson

54

Your Name : Natalie Hay

Your Property Address: 2819 29 Street SW

Phone Number: (403) 719-0930

E-mail Address: [nataliehay@yahoo.ca](mailto:nataliehay@yahoo.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Natalie Hay

55

Your Name : Malcolm Hay

Your Property Address: 2819 29 Street SW

Phone Number: (403) 719-0930  
 E-mail Address: [malhay1873@yahoo.ca](mailto:malhay1873@yahoo.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Malcolm Hay  
 56

Your Name : Erica and Nicholas Lupick  
 Your Property Address: 2040 25th Street SW  
 Phone Number: (403) 988-3547  
 E-mail Address: [nick.lupick@gmail.com](mailto:nick.lupick@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Nick Lupick  
 57

Your Name : Linda M. Soby  
 Your Property Address: 3203 25 St. S.W.  
 Phone Number: (403) 287-1067  
 E-mail Address: [lmsoby@shaw.ca](mailto:lmsoby@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Linda M. Soby  
 58

Your Name : Emeline Lamond  
 Your Property Address: 2434 25 st sw  
 Phone Number: (403) 619-8009  
 E-mail Address: [Emelinelamond@gmail.com](mailto:Emelinelamond@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Emeline Lamond  
 59

Your Name : Douglas Rasmussen  
 Your Property Address: 2432 - 25 A St. S.W.  
 Phone Number: (403) 686-2671  
 E-mail Address: [razzle@telusplanet.net](mailto:razzle@telusplanet.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Doug Rasmussen  
 60

Your Name : Vonny Fast  
 Your Property Address: 3207 25th Street SW  
 Phone Number: (403) 804-2603  
 E-mail Address: [vfastpromotions@shaw.ca](mailto:vfastpromotions@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW



Signed Electronically By::

Vonny Fast

61

Your Name :

Chris spronk

Your Property Address:

3219 24A Streer SW

Phone Number:

(587) 433-1872

E-mail Address:

[Cjspronk@gmail.com](mailto:Cjspronk@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

C Spronk

62

Your Name :

Bruce Flokstra

Your Property Address:

3215 27th st sw

Phone Number:

(403) 246-0339

E-mail Address:

[bruceandsona@gmail.com](mailto:bruceandsona@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Bruce Flokstra

63

Your Name :

Kevin Horner

Your Property Address:

2221 - 25 Street SW

Phone Number:

(403) 242-9472

E-mail Address:

[Hornerkl@gmail.com](mailto:Hornerkl@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Kevin Horner

64

Your Name :

Michael Verney

Your Property Address:

3035 25 St SW

Phone Number:

(403) 830-9377

E-mail Address:

[mike.j.verney@gmail.com](mailto:mike.j.verney@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Michael Verney

65

Your Name :

Allan Hume

Your Property Address:

2611 25A ST SW, Calgary AB T3E 1Z3

Phone Number:

(403) 243-0137

E-mail Address:

[theals@shaw.ca](mailto:theals@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Allan Hume

66

Your Name :

Alison Hume

Your Property Address: 2611 25A ST SW, Calgary AB T3E 1Z3

Phone Number: (403) 200-2933

E-mail Address: [theals1@hotmail.com](mailto:theals1@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Alison Hume

67

Your Name : Marni Evans

Your Property Address: 3035 25A street SW

Phone Number: (403) 241-7925

E-mail Address: [mcomm@shaw.ca](mailto:mcomm@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Marni Evans

68

Your Name : Nicole and Nathan Miller

Your Property Address: 2815 26A street SW

Phone Number: (403) 612-9098

E-mail Address: [nicolemiller00@gmail.com](mailto:nicolemiller00@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Nicole Miller

69

Your Name : Nathan Miller

Your Property Address: 2815 26A St SW

Phone Number: 4036129098

E-mail Address: [millernathan24@hotmail.com](mailto:millernathan24@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Nathan Miller

70

Your Name : Susan Henry

Your Property Address: 3024 26th st SW

Phone Number: (403) 249-8672

E-mail Address: [suehenry@telus.net](mailto:suehenry@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Susan Henry

71

Your Name : Blair torry

Your Property Address: 2624 25 st sw

Phone Number: (403) 804-6122

E-mail Address: [blair\\_t8@hotmail.com](mailto:blair_t8@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Blair Torry

72

Your Name : Ryan Stelzer

Your Property Address: 2624 25A Street SW

Phone Number: (604) 805-8102

E-mail Address: [ryan\\_stelzer@hotmail.com](mailto:ryan_stelzer@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Ryan Stelzer

73

Your Name : Trina Richman-Monar

Your Property Address: 2026 25A St. SW

Phone Number: 5873518765

E-mail Address: [trinarichmanmonar@gmail.com](mailto:trinarichmanmonar@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Trina Richman-Monar

74

Your Name : Trista Bailey

Your Property Address: 2831 26A St. SW

Phone Number: (403) 244-7113

E-mail Address: [trsmandy@hotmail.com](mailto:trsmandy@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Trista Bailey

75

Your Name : Wendy patton

Your Property Address: 3227 27th street sw

Phone Number: (403) 827-5158

E-mail Address: [Wlpatton@shaw.ca](mailto:Wlpatton@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Wendy patton

76

Your Name : Dianne Smektala

Your Property Address: 2242 25 St SW

Phone Number: 7803815445

E-mail Address: [d\\_smektala@hotmail.com](mailto:d_smektala@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Dianne Smektala

77

Your Name : Kris Duff

Your Property Address: 2529 25 Ave SW

Phone Number: (403) 554-9524  
E-mail Address: [kristian.duff@gowlingwlg.com](mailto:kristian.duff@gowlingwlg.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Kris Duff

78

Your Name : Nika Pidskalny  
Your Property Address: 2529 25 Ave SW  
Phone Number: (403) 700-4115  
E-mail Address: [vpidskalny@enmax.com](mailto:vpidskalny@enmax.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Nika Pidskalny

79

Your Name : Dr. Thomas Urbanek  
Your Property Address: 2308 - 24 Ave SW  
Phone Number: (403) 217-1200  
E-mail Address: [turbanek@shaw.ca](mailto:turbanek@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Thomas & Sandra Urbanek

80

Your Name : Ken & Sara Kast  
Your Property Address: 2331 22 Avenue SW  
Phone Number: (403) 242-8251  
E-mail Address: [Skast@shaw.ca](mailto:Skast@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Ken Kast

81

Your Name : Laurel Halladay  
Your Property Address: 2404 26 St SW  
Phone Number: (403) 454-8923  
E-mail Address: [lmhallad@hotmail.com](mailto:lmhallad@hotmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Laurel Halladay

82

Your Name : Holly Degroot  
Your Property Address: 2336 23 Ave SW  
Phone Number: (403) 880-8390  
E-mail Address: [hollydeg12@hotmail.com](mailto:hollydeg12@hotmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Holly Degroot

83

Your Name : Thomas Homer  
Your Property Address: 2336 23 Ave SW  
Phone Number: (403) 389-8664  
E-mail Address: tshomer1@gmail.com  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Thomas Homer  
84

Your Name : Phu Vu  
Your Property Address: 2204 26a St SW  
Phone Number: (403) 354-3152  
E-mail Address: [phutvu@gmail.com](mailto:phutvu@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Phu Vu  
85

Your Name : Robin Peesker  
Your Property Address: 2635 26 Street SW  
Phone Number: (403) 686-6435  
E-mail Address: [Robinpeesker@gmail.com](mailto:Robinpeesker@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Robin Peesker  
86

Your Name : Warren Boyle  
Your Property Address: 2407 26st SW  
Phone Number: (587) 226-3066  
E-mail Address: [Warrenboyle@gmail.com](mailto:Warrenboyle@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Warren Boyle  
87

Your Name : Carey Prendergast  
Your Property Address: 2605 26th Street, SW  
Phone Number: 4033338094  
E-mail Address: [cwprende@gmail.com](mailto:cwprende@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Carey Prendergast  
88

Your Name : Gerry Stuart  
Your Property Address: 2430 26A Street SW  
Phone Number: (403) 617-2556  
E-mail Address: [stUARTs@telus.net](mailto:stUARTs@telus.net)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Gerry Stuart  
89

Your Name : Nicole Ryer

Your Property Address: 3227 26A St SW  
 Phone Number: (587) 353-5948  
 E-mail Address: [nicole.ryer@gmail.com](mailto:nicole.ryer@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Nicole Ryer  
 90

Your Name : Rob Kopitar  
 Your Property Address: 2222 26 Street S.W  
 Phone Number: 4039998940  
 E-mail Address: [kopitar@telusplanet.net](mailto:kopitar@telusplanet.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Rob Kopitar  
 91

Your Name : Elvira Gorojanova  
 Your Property Address: 2823 25A Street SW  
 Phone Number: (403) 397-2012  
 E-mail Address: [westerntaxpro@gmail.com](mailto:westerntaxpro@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Elvira Gorojanova  
 92

Your Name : Kathryn Tweedie  
 Your Property Address: 2619 - 26A Street SW, Calgary, Alberta T3E 2C6  
 Phone Number: (403) 681-7522  
 E-mail Address: [ktweedie@vogel-llp.ca](mailto:ktweedie@vogel-llp.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Kathryn Tweedie  
 93

Your Name : Melanie Copp  
 Your Property Address: 3031 - 28 Street SW  
 Phone Number: (403) 249-2912  
 E-mail Address: [mcopp@clarityfinancialservices.ca](mailto:mcopp@clarityfinancialservices.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Melanie Copp  
 94

Your Name : Gordon Copp  
 Your Property Address: 2632 - 25 Street SW  
 Phone Number: (403) 249-2912  
 E-mail Address: [gordcopp@shaw.ca](mailto:gordcopp@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Gord Copp  
 95

Your Name : Jeanette Kish  
 Your Property Address: 2222 26A St Sw, Calgary, AB T3E2C3

Phone Number: 4039312546  
 E-mail Address: [jmkish@platinum.ca](mailto:jmkish@platinum.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Jeanette Kish  
 96

Your Name : Elizabeth Duke  
 Your Property Address: 2332 23 Ave. SW  
 Phone Number: (403) 686-4109  
 E-mail Address: [eeduke@shaw.ca](mailto:eeduke@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Elizabeth Duke  
 97

Your Name : jon walsh  
 Your Property Address: 2640 19th ave sw, calgary ab t3e7g1  
 Phone Number: (250) 344-8516  
 E-mail Address: [jr\\_walsh@hotmail.com](mailto:jr_walsh@hotmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: jon walsh  
 98

Your Name : Stephanie Fiedler  
 Your Property Address: 2212 26 St SW, Calgary, AB, T3E 2A5  
 Phone Number: (403) 630-4169  
 E-mail Address: [sdfiedler@shaw.ca](mailto:sdfiedler@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Stephanie Fiedler  
 99

Your Name : LISA ESPERSEN  
 Your Property Address: 2317 23 ave sw calgary  
 Phone Number: (403) 475-2644  
 E-mail Address: [brentespo20@gmail.com](mailto:brentespo20@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Lisa Espersen  
 100

Your Name : Stefanie Walker  
 Your Property Address: 2630 26 Street SW  
 Phone Number: (403) 243-0959  
 E-mail Address: [Yycwalkers@gmail.com](mailto:Yycwalkers@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Stefanie Walker  
 101

Your Name : Gary Chiste  
 Your Property Address: 2414 26 Street SW  
 Phone Number: (403) 836-0692



E-mail Address: [gchiste@redeemer.ab.ca](mailto:gchiste@redeemer.ab.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Gary Chiste  
102  
Your Name : Diane Chiste  
Your Property Address: 2414 26 Street SW  
Phone Number: (403) 975-6724  
E-mail Address: [dmlchiste@gmail.com](mailto:dmlchiste@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Diane Chiste  
103  
Your Name : Graham and Lisa Thomson  
Your Property Address: 2817 25A St SW  
Phone Number: 4036718169  
E-mail Address: [lmtpurchases@gmail.com](mailto:lmtpurchases@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Lisa and Graham Thomson  
104  
Your Name : Diana Ward  
Your Property Address: 2607 26 Street SW  
Phone Number: (403) 802-0096  
E-mail Address: [dianaward@shaw.ca](mailto:dianaward@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Diana Ward  
105  
Your Name : Kevin and Ann MacIntosh  
Your Property Address: 2414 26A Street SW  
Phone Number: 4032426688  
E-mail Address: [athomasmacintosh@gmail.com](mailto:athomasmacintosh@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Ann MacIntosh  
106  
Your Name : Diana Bladon  
Your Property Address: 2405 26st SW  
Phone Number: 5872274483  
E-mail Address: [dianabladon9@gmail.com](mailto:dianabladon9@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Diana Bladon  
107  
Your Name : Byron Davis  
Your Property Address: 2405 26st SW  
Phone Number: (403) 540-7869  
E-mail Address: [byron.davis@gmail.com](mailto:byron.davis@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: BDavis

108

Your Name : Mona Rioux

Your Property Address: 2230 26A Street SW

Phone Number: (403) 217-0139

E-mail Address: [mona.rioux@gmail.com](mailto:mona.rioux@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Mona Rioux

109

Your Name : Brenda Tempest

Your Property Address: 1933 26A street Calgary

Phone Number: (403) 249-1710

E-mail Address: [btempest@shaw.ca](mailto:btempest@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Brenda Tempest

110

Your Name : William Lim

Your Property Address: 2323 23 ave SW Calgary

Phone Number: (403) 990-8757

E-mail Address: [bl20088@yahoo.ca](mailto:bl20088@yahoo.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: William Lim

111

Your Name : Thomas Lim

Your Property Address: 2325 23 Ave SW Calgary

Phone Number: (403) 604-1747

E-mail Address: [tomlim1015@gmail.com](mailto:tomlim1015@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Thomas Lim

112

Your Name : Lauren Trevitt

Your Property Address: 2317 Osborne Crescent SW

Phone Number: (403) 620-4030

E-mail Address: [Ltrevitt@shaw.ca](mailto:Ltrevitt@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Lauren Trevitt

113

Your Name : Correne Komarnicki

Your Property Address: 2634 26A Street SW

Phone Number: (403) 891-1206

E-mail Address: [corkomarnicki@hotmail.com](mailto:corkomarnicki@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Correne Komarnicki

114

Your Name : Nathalie Bleau  
Your Property Address: 2024 24A ST SW  
Phone Number: (403) 500-9880  
E-mail Address: [nathmcb@yahoo.ca](mailto:nathmcb@yahoo.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: nathalie bleau

115

Your Name : Arwen Cruse  
Your Property Address: 2245 24A Street SW  
Phone Number: (403) 249-0748  
E-mail Address: [acruse@telus.net](mailto:acruse@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Arwen Cruse & Murray Heidt

116

Your Name : Drew Gnam  
Your Property Address: 2230 25 Street SW  
Phone Number: (403) 589-8056  
E-mail Address: [Drew\\_gnam@hotmail.com](mailto:Drew_gnam@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Drew Gnam

117

Your Name : Andre L. Perrone  
Your Property Address: 2029 25 ST SW  
Phone Number: (403) 217-0088  
E-mail Address: [andre.perrone@gmail.com](mailto:andre.perrone@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Andre L. Perrone

118

Your Name : Heather Ganshorn  
Your Property Address: 2212 25 St. SW  
Phone Number: (403) 283-0103  
E-mail Address: [hganshorn@gmail.com](mailto:hganshorn@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Heather Ganshorn

119

Your Name : Ryan Armstrong  
Your Property Address: 2621 25 St SW

Phone Number: (403) 264-5624  
 E-mail Address: [Ryanrarm@shaw.ca](mailto:Ryanrarm@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Ryan Armstrong  
 120  
 Your Name : Trevor Newton  
 Your Property Address: 2212 25 ST SW  
 Phone Number: (403) 283-0103  
 E-mail Address: [trevor\\_canuck@yahoo.ca](mailto:trevor_canuck@yahoo.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Trevor Newton  
 121  
 Your Name : Cristina Mitchell  
 Your Property Address: 2809 25th street  
 Phone Number: (403) 998-1855  
 E-mail Address: [Cristinamitchell@shaw.ca](mailto:Cristinamitchell@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Cristina Mitchell  
 122  
 Your Name : Valerie Roberts  
 Your Property Address: 2638 25 Street SW  
 Phone Number: (403) 969-4607  
 E-mail Address: [valeriegroberts@hotmail.com](mailto:valeriegroberts@hotmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Valerie Roberts  
 123  
 Your Name : Sharlene Holman  
 Your Property Address: 2209-25A Street SW  
 Phone Number: (403) 240-2075  
 E-mail Address: [sharlene.holman@shaw.ca](mailto:sharlene.holman@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Sharlene Holman  
 124  
 Your Name : James Devonshire  
 Your Property Address: 2429 25 St. S.W.  
 Phone Number: (403) 246-5732  
 E-mail Address: [Jdevon@shaw.ca](mailto:Jdevon@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: James Devonshire  
125  
Your Name : Dietmar and Susan Penno  
Your Property Address: 3015 25 a st s.w.  
Phone Number: (403) 259-6987  
E-mail Address: [forevery@telus.net](mailto:forevery@telus.net)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: dietmar Penno  
126

Your Name : Georgia Houston  
Your Property Address: 3017 25 St SW  
Phone Number: (403) 690-0087  
E-mail Address: [georgiahouston@gmail.com](mailto:georgiahouston@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Georgia Houston  
127

Your Name : Franca Best  
Your Property Address: 3013 26A St SW  
Phone Number: (403) 295-9324  
E-mail Address: [Francabest@shaw.ca](mailto:Francabest@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Franca Best  
128

Your Name : Kirsty Venner  
Your Property Address: 3010 26A Street SW  
Phone Number: (403) 249-3523  
E-mail Address: [khvenner@gmail.com](mailto:khvenner@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Kirsty Venner  
129

Your Name : Duane and Teresa Bratt  
Your Property Address: 3219 27 Street SW  
Phone Number: (403) 831-6540  
E-mail Address: [brattd@shaw.ca](mailto:brattd@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Teresa Bratt  
130

Your Name : Margaret Watt  
Your Property Address: 3018 26A St SW

Phone Number: (403) 246-2604  
 E-mail Address: [Mawatt@telus.net](mailto:Mawatt@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Margaret Watt  
 131  
 Your Name : Robert Demuth  
 Your Property Address: 2220  
 Phone Number: 4035400869  
 E-mail Address: [ayakorob@gmail.com](mailto:ayakorob@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Robert Demuth  
 132  
 Your Name : Jeff Kundert  
 Your Property Address: 2335 23 Avenue SW  
 Phone Number: 4032493523  
 E-mail Address: [jkrs@shaw.ca](mailto:jkrs@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Jeff Kundert  
 133  
 Your Name : Matthew Toews  
 Your Property Address: 3011 26a st SW  
 Phone Number: (403) 614-4212  
 E-mail Address: [Matt\\_toews@outlook.com](mailto:Matt_toews@outlook.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Matthew Toews  
 134  
 Your Name : Brett Olson  
 Your Property Address: 2825 26 ST SW  
 Phone Number: (403) 808-7108  
 E-mail Address: [brett.olson@cnrl.com](mailto:brett.olson@cnrl.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Brett Olson  
 135  
 Your Name : Jason Rowley  
 Your Property Address: 2823 26st sw  
 Phone Number: (403) 805-1674  
 E-mail Address: [rowley70@hotmail.com](mailto:rowley70@hotmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Jason Rowley  
136  
Your Name : Sandi Warnke  
Your Property Address: 3227 Kenmare Cres SW  
Phone Number: (403) 242-6513  
E-mail Address: [gwarnke@telus.net](mailto:gwarnke@telus.net)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Sandi Warnke  
137

Your Name : Don Sharpe  
Your Property Address: 2007 25 St SW  
Phone Number: (403) 246-8690  
E-mail Address: [don.sharpe@shaw.ca](mailto:don.sharpe@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Don Sharpe  
138

Your Name : Nicole Quinlan  
Your Property Address: 3207 26a Street SW  
Phone Number: (403) 630-7857  
E-mail Address: [nicoledquinlan@hotmail.com](mailto:nicoledquinlan@hotmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Nicole Quinlan  
139

Your Name : Marjorie Bell  
Your Property Address: 3208 - 24A St. SW  
Phone Number: (403) 686-8499  
E-mail Address: [vanmorrisonfan@shaw.ca](mailto:vanmorrisonfan@shaw.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Marjorie Bell  
140

Your Name : Ranny Shibley  
Your Property Address: 2227 24A Street SW  
Phone Number: (403) 474-9647  
E-mail Address: [ranny.shibley@daroil.com](mailto:ranny.shibley@daroil.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Ranny Shibley  
141

Your Name : Dwayne Prazak  
Your Property Address: 3208 - 24A St. SW



Phone Number: (403) 686-8499  
 E-mail Address: [maildwayne@shaw.ca](mailto:maildwayne@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Dwayne Prazak  
 142  
 Your Name : Michele Henderson  
 Your Property Address: 2008 24A Street SW  
 Phone Number: (403) 279-8816  
 E-mail Address: [michlorr@shaw.ca](mailto:michlorr@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Michele Henderson  
 143  
 Your Name : Catherine Munro  
 Your Property Address: 3243 Kenmare Cres SW  
 Phone Number: (403) 993-3717  
 E-mail Address: [catherinemunro@telus.net](mailto:catherinemunro@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Catherine Munro  
 144  
 Your Name : Nelson Saunders  
 Your Property Address: 3032 26 Street SW Calgary T3E 2B5  
 Phone Number: (403) 249-8113  
 E-mail Address: [saundersn@shaw.ca](mailto:saundersn@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Nelson Saunders  
 145  
 Your Name : Greg Macijuk  
 Your Property Address: 3235 Kenmare Crescent SW  
 Phone Number: (403) 313-6026  
 E-mail Address: [greg.macijuk@shaw.ca](mailto:greg.macijuk@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Greg Macijuk  
 146  
 Your Name : Alida Ross  
 Your Property Address: 2831 Grant Cr. SW, Calgary, T3E 4K9  
 Phone Number: (403) 240-2159  
 E-mail Address: [ross.nir@gmail.com](mailto:ross.nir@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Phone Number: (403) 283-1724  
 E-mail Address: [fldougall1@gmail.com](mailto:fldougall1@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Fraser Dougall / Lisa Dougall  
 153  
 Your Name : Dan Magyar and Joy Alford  
 Your Property Address: 3208 - 30 St SW  
 Phone Number: (403) 246-9110  
 E-mail Address: [dan.magyar@gmail.com](mailto:dan.magyar@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Dan Magyar  
 154  
 Your Name : Andrea Gerencser  
 Your Property Address: 3202 - 25 Street SW  
 Phone Number: (403) 246-8145  
 E-mail Address: [agerencs@telus.net](mailto:agerencs@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Andrea Gerencser  
 155  
 Your Name : Kate Robinson  
 Your Property Address: 2624 25A Street SW  
 Phone Number: (403) 606-7976  
 E-mail Address: [kate.robinson1232@gmail.com](mailto:kate.robinson1232@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Kate Robinson  
 156  
 Your Name : Michaela Walter  
 Your Property Address: 2821 26 Street SW  
 Phone Number: (403) 452-0925  
 E-mail Address: [michaela76@me.com](mailto:michaela76@me.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Michaela Walter  
 157  
 Your Name : Lee Evans  
 Your Property Address: 2812 25A St SW  
 Phone Number: (403) 806-3790  
 E-mail Address: [Evans\\_lj@shaw.ca](mailto:Evans_lj@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Alida J. Ross  
147

Your Name : Anne Brinovac  
Your Property Address: 3223 - 26A Street SW  
Phone Number: (403) 826-7867  
E-mail Address: [abrinovac@shaw.ca](mailto:abrinovac@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Anne Brinovac  
148

Your Name : Mirko Brinovac  
Your Property Address: 3223 - 26A Street SW  
Phone Number: (403) 240-2106  
E-mail Address: [abrinovac@shaw.ca](mailto:abrinovac@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Mirko Brinovac  
149

Your Name : Dawn Crawford  
Your Property Address: 3016-29 Th st SW  
Phone Number: (403) 969-8686  
E-mail Address: [sharnadawn3@gmail.com](mailto:sharnadawn3@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Dawn Crawford  
150

Your Name : Robert Wilkinson  
Your Property Address: 3224 - 25A Street SW T3E 1Z9  
Phone Number: (403) 246-3957  
E-mail Address: [robwilk@telus.net](mailto:robwilk@telus.net)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Rob Wilkinson  
151

Your Name : Sylvia Teare  
Your Property Address: 3219 Kenmare Crescent SW  
Phone Number: (403) 242-3681  
E-mail Address: [teares@shaw.ca](mailto:teares@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Sylvia Teare  
152

Your Name : Fraser and Lisa Dougall  
Your Property Address: 2728-32 Ave SW

Signed Electronically By:: Lee Evans  
158

Your Name : Rob lutzer  
Your Property Address: 3227 27th street sw  
Phone Number: (403) 860-8881  
E-mail Address: [Rlutzer@shaw.ca](mailto:Rlutzer@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Rob Lutzer  
159

Your Name : Janet Voss  
Your Property Address: 2827 26ST SW  
Phone Number: (403) 585-7522  
E-mail Address: [jan.voss@hotmail.ca](mailto:jan.voss@hotmail.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Jan Voss  
160

Your Name : Viola Midegs , Paul Spanier  
Your Property Address: 2438-25A Street S.W.  
Phone Number: (403) 242-3752  
E-mail Address: [vm0515@icloud.com](mailto:vm0515@icloud.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Viola Midegs

161

Your Name : Laurie Gerke  
Your Property Address: 2331. 23 Avenue SW  
Phone Number: (403) 249-8303  
E-mail Address: [Laurie.gerke@gmail.com](mailto:Laurie.gerke@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Laurie Gerke

162

Your Name : Jaynie Lutz  
Your Property Address: 2629 23 Ave SW  
Phone Number: (403) 242-3029  
E-mail Address: [support-worker@shaw.ca](mailto:support-worker@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Jaynie Lutz

163

Your Name : Dan Duguay

Your Property Address: 2026 26A St SW  
 Phone Number: (403) 541-0438  
 E-mail Address: [dan.duguay3@gmail.com](mailto:dan.duguay3@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Calgary  
 164  
 Your Name : Robin dezall  
 Your Property Address: 2603 26 Street SW  
 Phone Number: (403) 243-8737  
 E-mail Address: [Rjdezall@telus.net](mailto:Rjdezall@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Robin Dezall  
 165  
 Your Name : N. Clark  
 Your Property Address: 2311 22 Avenue S.W.  
 Phone Number: (403) 703-8082  
 E-mail Address: [gcilt@telus.net](mailto:gcilt@telus.net)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: N. Clark  
 166  
 Your Name : I Eng Tan  
 Your Property Address: 2601 26 Street SW  
 Phone Number: 4032435981  
 E-mail Address: [tanmar07@gmail.com](mailto:tanmar07@gmail.com)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: I Eng Tan  
 167  
 Your Name : Susan Trafford  
 Your Property Address: 2207 26A Street SW  
 Phone Number: (403) 217-6785  
 E-mail Address: [shiltraff@shaw.ca](mailto:shiltraff@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
 Signed Electronically By:: Susan Trafford  
 168  
 Your Name : Rob Brown  
 Your Property Address: 2410 26A St. SW  
 Phone Number: (403) 975-7741  
 E-mail Address: [rapbrown@shaw.ca](mailto:rapbrown@shaw.ca)  
 Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

25A Street SW:

Signed Electronically By:: Rob Brown  
169

Your Name : Kathryn Tweedie

Your Property Address: 2619 26 a st sw

Phone Number: (403) 287-0421

E-mail Address: [kmtweedie@vogel.ca](mailto:kmtweedie@vogel.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Kathryn Tweedie  
170

Your Name : Shirley Evans

Your Property Address: 2808 25A st sw

Phone Number: 4038623618

E-mail Address: [shirleyevans@shaw.ca](mailto:shirleyevans@shaw.ca)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Shirley Evans  
171

Your Name : Christine Seto

Your Property Address: 2228 26A Street SW

Phone Number: (403) 615-1911

E-mail Address: [little\\_seto@hotmail.com](mailto:little_seto@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Christine Seto  
172

Your Name : Susan Seto

Your Property Address: 2228 26A Street SW

Phone Number: (403) 585-5438

E-mail Address: [muoi\\_muoi@hotmail.com](mailto:muoi_muoi@hotmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Susan Seto  
173

Your Name : Howard & Kerry Parsons

Your Property Address: 3028 25A Street SW

Phone Number: (403) 615-8200

E-mail Address: [parsons.howard@gmail.com](mailto:parsons.howard@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By:: Howard & Kerry Parsons  
174

Your Name : Joy Alford

Your Property Address: 3208 30 Street SW  
Phone Number: (403) 246-9110  
E-mail Address: [joy.alford@telus.net](mailto:joy.alford@telus.net)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Joy Alford  
175

Your Name : Phillip Hartwell  
Your Property Address: 2601 26 Street SW  
Phone Number: 4032435981  
E-mail Address: [hartwelp01@gmail.com](mailto:hartwelp01@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Phillip Hartwell  
176

Your Name : Kenneth McNair  
Your Property Address: 2233 26th Streer  
Phone Number: (403) 671-7365  
E-mail Address: [chilko2014@gmail.com](mailto:chilko2014@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Kenneth McNair  
177

Your Name : Nicholas Peso, Brittney Ramsay  
Your Property Address: 2412 26 st sw  
Phone Number: (403) 993-9938  
E-mail Address: [nicholas.peso@hotmail.ca](mailto:nicholas.peso@hotmail.ca)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Nicholas Peso  
178

Your Name : Ashley Vertz  
Your Property Address: 2601 26A Street Southwest  
Phone Number: (403) 650-3363  
E-mail Address: [ashley.vertz@gmail.com](mailto:ashley.vertz@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW  
Signed Electronically By:: Ashley Vertz  
179

Your Name : Tim Breen  
Your Property Address: 2410 26 ST SW  
Phone Number: 14034700248  
E-mail Address: [breen.tim@gmail.com](mailto:breen.tim@gmail.com)  
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW



Signed Electronically By::  
180

Tim Breen

Your Name :

Shauna MacDonald

Your Property Address:

2712 21 ave S.W

Phone Number:

(403) 831-0382

E-mail Address:

[italianliving1@gmail.com](mailto:italianliving1@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Shauna MacDonald

181

Your Name :

Shauna MacDonald

Your Property Address:

2710 21 ave S.W

Phone Number:

(403) 831-0382

E-mail Address:

[italianliving1@gmail.com](mailto:italianliving1@gmail.com)

Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Shauna MacDonald

182

Your Name :

Marc Diermann

Your Property Address:

2434 26 Street S.W.

Phone Number:

4035859711

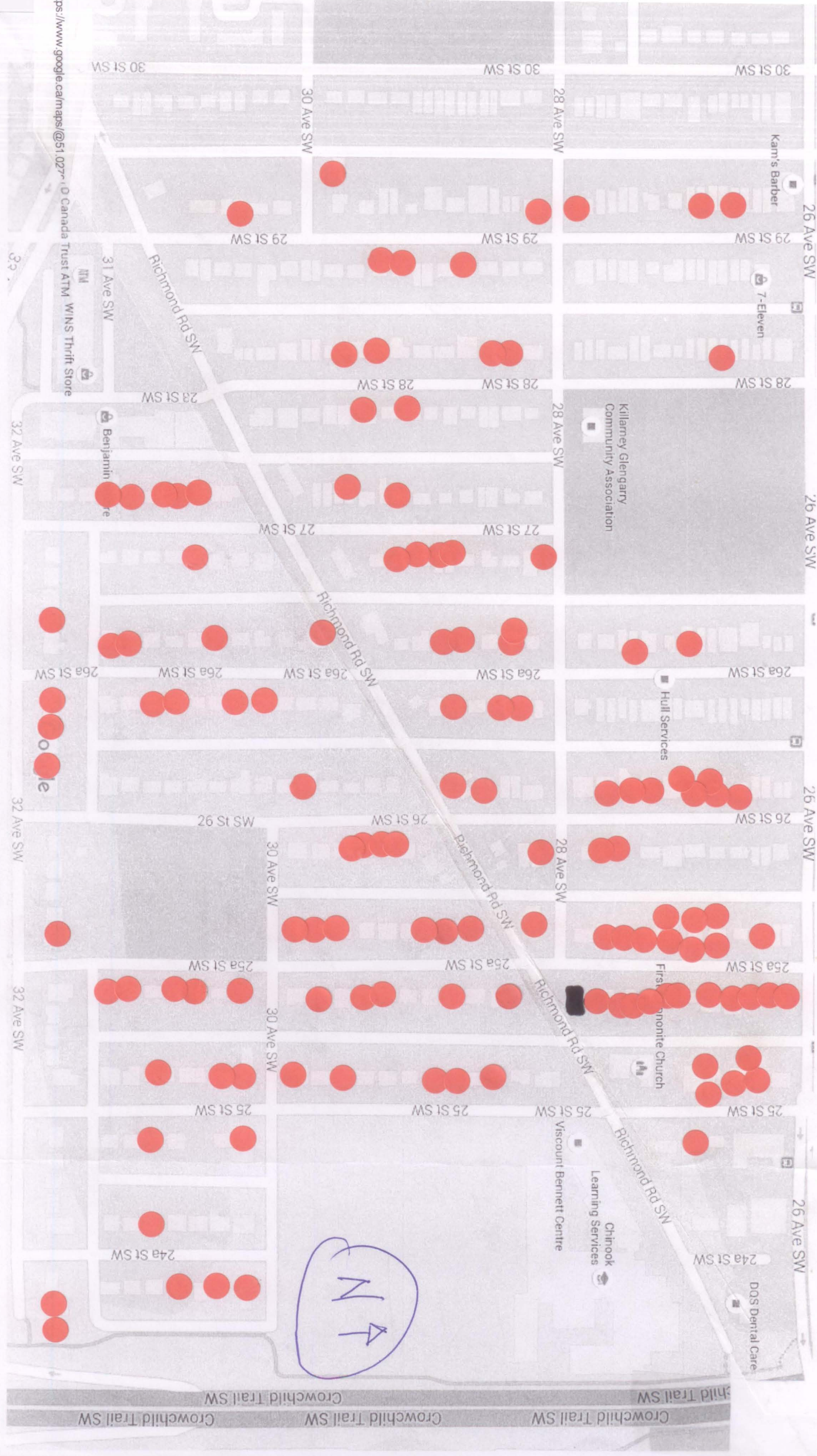
E-mail Address:

[m.diermann@gmail.com](mailto:m.diermann@gmail.com)

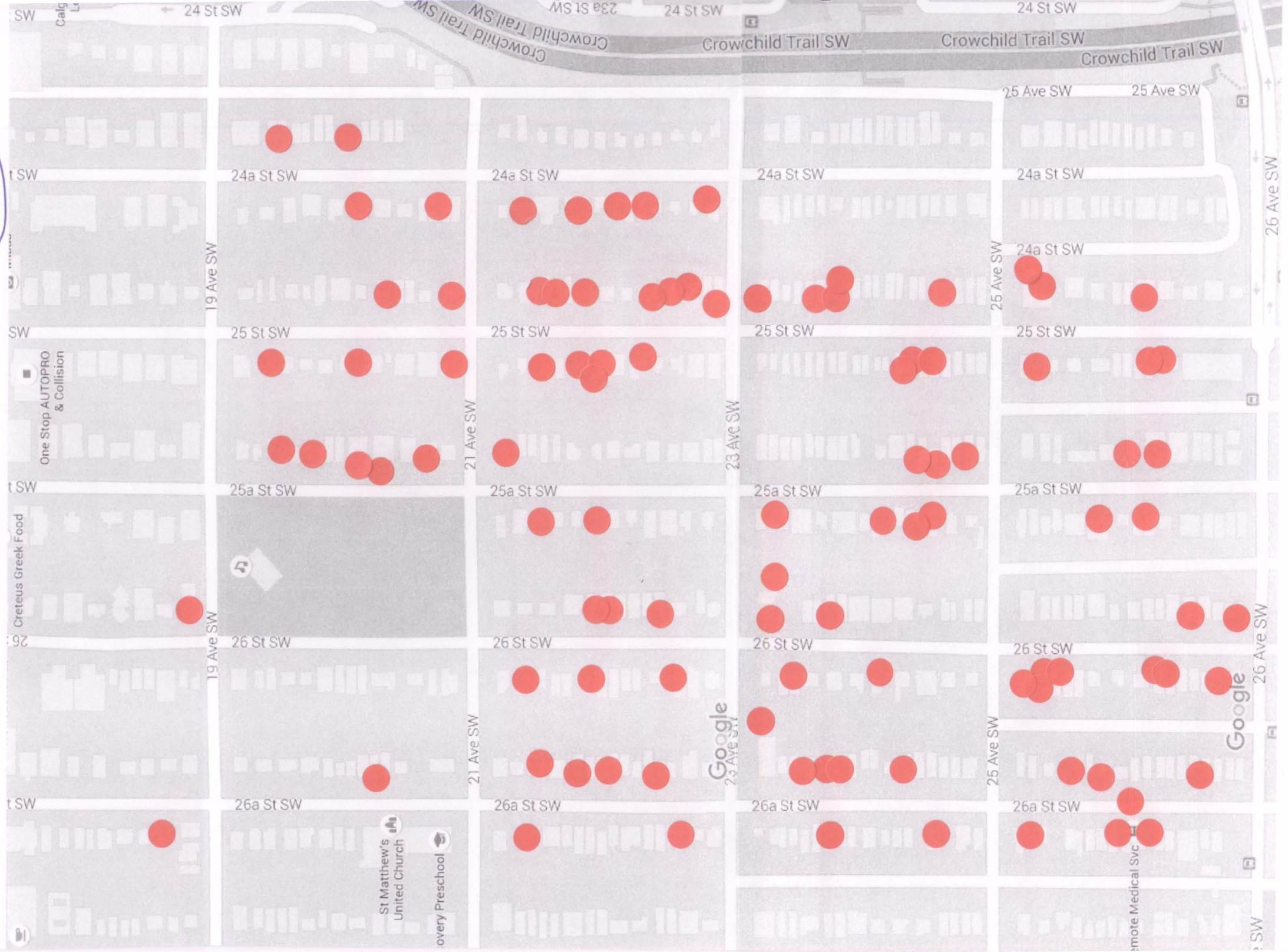
Regarding the Rezoning of 2840 25A Street SW: I am AGAINST the rezoning 2840 25A Street SW

Signed Electronically By::

Marc Diermann

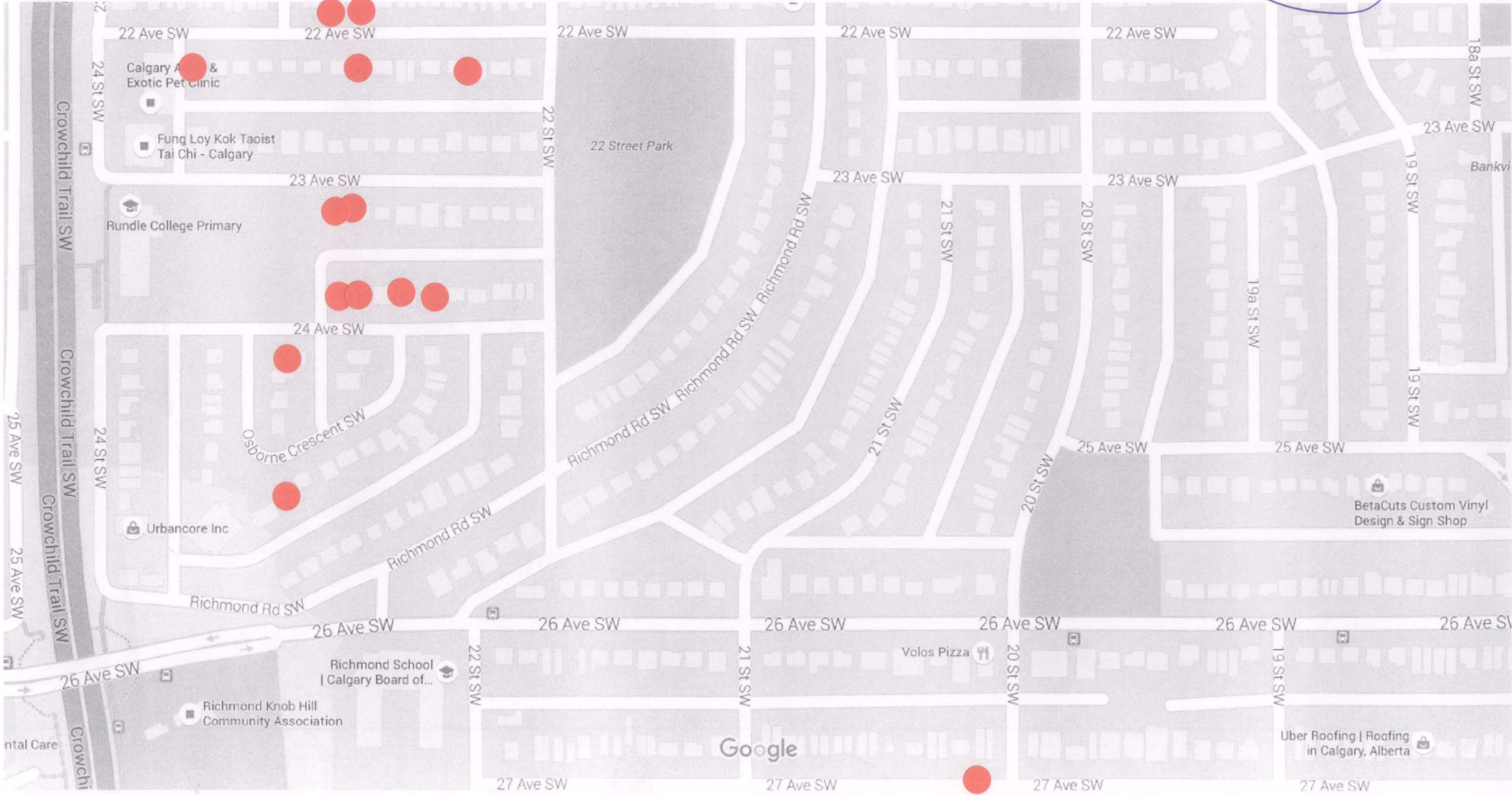
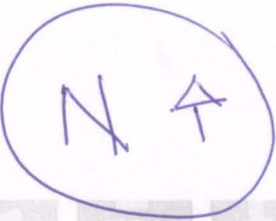








Google Maps



**Smith, Theresa L.**

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**From:** corinne@godlonton.com  
**Sent:** Thursday, April 21, 2016 12:51 AM  
**To:** City Clerk  
**Subject:** 2840 - 25A Street SW Rezoning Application LOC2015-0166, Bylaw 100D2016

Your Worship and Members of Council,

I have prepared this letter to voice my strong disapproval to the proposed land use amendment. My husband and I are the titled owners for two homes two and three doors north of the proposed re-designation site respectively. We are both native Calgarians and in fact my husband grew up at 2832 – 25A Street and moved back when his parents passed 25 years ago and I have resided here for the past ten years. Prior to that, I lived in Killarney and have witnessed many changes to the residential development in both communities.

I would like to comment on a number of items that support my position.

1. A higher density than an R-C2 designation is not in keeping with character of the neighbourhood and does not comply with the Richmond Knob Hill ARP Section 2.1.3.1 Conservation and Infill: The conservation policy of the Inner City Plan is reaffirmed through a conservation and infill policy, the intent of which is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.
2. The current municipal development plan (MDP) outlines the planning principles that should be considered to create quality developments that have a positive influence on the areas surrounding them.
3. I am all for thoughtful development of this community, and understand that the city desires density increases, however the increase to a MCG-75 density designation is not at all respectful to the scale and character of the neighbourhood as well as the residents living on the same street.
4. The size of the parcel is smaller than the typical parcel in the neighbourhood and has an unusual shape that does not lend itself to a higher density than the existing bylaw allows.
5. In this case, approving this current zoning application will result in a building that completely ignores or downplays many of these City bylaws, which is seen by the significant bylaw relaxations required and granted at the development permit stage. The need for substantial bylaw relaxations suggests that the selected land use is not fit-for-purpose on this particular site.
6. The segment of Richmond Road between 29 Street SW and where it dead-ends before Crowchild Trail should not be considered a collector road as there are traffic calming devices installed as opposed to other segments of the same named road segments in other locations.
7. The parcel is not adjacent to but rather is located across the lane from a church. This does not allow for a transition between the mass and height of the proposed development and the 1950's bungalows that are adjacent and across the street from the proposed development. The zoning across the street to the south is R-1.

8. The maximum height of 12 metres will block sunlight to the house on the north side and create privacy issues for the same neighbour.
9. Access in and out of the lane from Richmond Road is already difficult enough as there is an Enmax pole with a guide wire at the corner and the lane can only safely be entered from the west. Adding more vehicles to that corner will only exacerbate the problem.
10. Parking is an issue with the current home as there is a fire hydrant in the front, limited parking on the side towards the front due to the traffic calming devices and one hour parking on the side at the rear of the property. As the tenants currently park in front of the hydrant, it becomes a safety issue for the residents on the street.

I strongly urge and hope that you will consider the impact these changes will have on the people living here and the community as a whole. Again, I support redevelopment, but something that is to the scale of the adjacent homes and one that follows the principles and visions set out in the city's MDP and the areas ARP.

Kindest regards,

Corinne Godlonton

[Corinne@godlonton.com](mailto:Corinne@godlonton.com)

Cell (403) 861-4099

Home (403) 249-3831



Smith, Theresa L.

RECEIVED

**From:** glen@godlonton.com  
**Sent:** Wednesday, April 20, 2016 11:50 PM  
**To:** City Clerk  
**Subject:** Opposition to the rezoning of 2840 25A Street SW

2016 APR 21 AM 7:42

THE CITY OF CALGARY  
CITY CLERK'S

To the office of the City Clerk:

I am against the rezoning of the property located at 2840 25A Street SW for the following reasons.

- 1) We have 343 petitions signed by neighbours that are opposed to this land use amendment.
- 2) The segment of Richmond Road that the property faces is not a collector road even though it shares the same name as other segments that are considered a collector road.
- 3) The lot in mention has an unusually smaller size (5834 sq. ft.) and odd shape compared to the typical lots in our community that are 50X125 (6,250 sq. ft.) that are only zoned for 2 homes.
- 4) The concurrent development permit application proposes to use adjacent city land and includes that land in the design. This city land contains a utility right of way. The right to occupy this land may be withdrawn with 30 days notice (as per the Municipal Government act). This would leave the buyers of the proposed properties with no common area which may not have been disclosed to them when they purchased the developed property.
- 5) If the city land is fenced it will pose traffic visibility issues when cars are turning or crossing Richmond Road, 25A Street and 28 Avenue as it is a 5 corner intersection.
- 6) Residents on this street have purchased homes worth well more than \$700,000 based on the current zoning bylaw; DC with R-2 Guidelines. These people purchased specifically for the existing density. If they wanted higher density they would have purchased on a street or neighbourhood that currently has that higher density.
- 7) There are existing roads in the community that are currently designated for this type of development. Properties of this size should be built were the current zoning allows for it.
- 8) Parking for this lot is already a challenge as there is a fire hydrant in front of the existing residence; parking on Richmond Road is restricted because there are traffic calming devices at the corner, and there is 1 hour parking towards the rear of the lot on Richmond Road. If we allow 4 units with a minimum of 3 Bedrooms (possibly 4 with basement development) there could be as many as 16 vehicles (4 bedrooms X 4 Units) that could mean 9 additional cars parked on the street.
- 9) The percentage of lot coverage with this re-designation is too large and will not allow for adequate water absorption and could cause water drainage issues into the neighbouring property to the north.
- 10) A tri-plex was built in the area on a lot that was 10,000 sq. ft. and the neighbours have been experiencing flooding and parking issues. The development that is being proposed is higher density and higher percentage of lot coverage. So, it stands to reason that the problems will only be worse.



- 11) The development is not in keeping with the existing character of the neighbourhood.
- 12) A developer applied to rezone a parcel in the area to M-CGd72 in January 2015 at 3403 Richmond Road. That application was for 6 units on a 75x120 foot lot (9000 sq. ft). As the proposed application (2840 - 25A ST) is only 5834 sq. ft. the relative density is higher than the application that city council refused and abandoned.
- 13) The height of the property could be up to 12 meters, this will cause excessive sunlight blockage to the neighbour to the north
- 14) The proposed garage bays shown in the DP drawings are excessively small.
- 15) The Visitor parking is located behind the garage doors causing potential arguments between visitors and owners.
- 16) There is an Enmax power pole and guide wire directly behind the driveway entrance that will cause issues entering and exiting both the driveway and lane.
- 17) There will be privacy issues from the development into the neighbours residence on the north side.
- 18) A 3 story development is not a preference of the Richmond Community as stated in the Richmond/Knob Hill Community Association Residential Development Design Guidelines (May 2010).
- 19) I am not opposed to higher density in our community but this location carries a number of issues with it. A better type of property for this type of development would be: a corner house on a true collector road such as 17<sup>th</sup> or 26th Avenue, located on a corner at the north end of the block where there would be no sun blockage to the neighbour, and excess rain water run off would run onto the street and not flood the neighbours yard and home.

Please use a more thoughtful process for future higher density development in our community. My neighbours and myself are adamantly opposed to the rezoning of this property.

Glen Godlonton  
2832 25 A Street SW  
Calgary  
403 829 9500  
[Glen@Godlonton.com](mailto:Glen@Godlonton.com)

**Gee, Kristin**

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**From:** support-worker@shaw.ca  
**Sent:** Sunday, April 17, 2016 9:43 AM  
**To:** City Clerk  
**Cc:** Corinne@godlonton.com  
**Subject:** 2840 25A St SW rezoning

Hello City of Calgary Clerk,

Single family homes or two homes on the same lot is sufficient City of Calgary.

We don't want any 'precedents set' for 'spot rezoning'.

Give your heads a shake.

Jaynie Lutz  
Home Owner  
Killarney/Glengarry

**RECEIVED**  
**2016 APR 18 AM 9:42**  
**THE CITY OF CALGARY**  
**CITY CLERKS**