



FORM TITLE

Header text

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Javier

Last name (required) Rubio

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) Land Use Amendment in Renfrew (Ward 9) at 808 – 10 Street NE, LOC2021-0125

Date of meeting Dec 6, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please review my comments on Land Use Amendment in Renfrew (Ward 9) at 808 – 10 Street NE, LOC2021-0125.

Javier Rubio
1103 Child Avenue N.E.
Calgary, AB T2E 5C6

November 29, 2021

Delivered Via E-mail

Office of the City Clerk, The City of Calgary

700, Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta
T2P 2M5

Attention: Office of the City Clerk, The City of Calgary

**RE: Application for Land Use Amendment – LOC2021-0125
 Location, 808 10 Street NE**

As a longtime resident of the Renfrew and Bridgeland/Riverside area (15 years) I am writing to express my concern with the proposed land use change as described in LOC2021-0125, specifically related to 808 10 Street NE. Over the years I have seen several large redevelopments in the neighborhood which are inconsistent with the area character/existing development and impact residents and families in a negative manner. The requested change from R-C2 to R-CG to enhance density will have the following undesirable impacts that I would like considered when reviewing the application:

- Previously approved large developments in the area have “shadowed” existing residents/families’ properties and impacted their reasonable use and enjoyment of outdoor space/backyards. Excessive building height and dimension is changing the character of the area. One family located at 1104 Colgrove Ave, NE, across the alley from my home, chose to leave the community all together after the large development located at 804 10 Street NE was constructed and completely boxed in and shadowed their home, this also introduces privacy concerns with overlooking residents – Please see Fig. 1 (images 1-3). Further south on 10th Street NE, the residence at 616 10th Street NE was built which severely blocked the light and view at 790 10th St NE – Please see Fig. 2. These large overbuilt structures change the community feel and impact current residents. Boxed in properties experience limited sunlight and a change in the feel of the outdoor space, use of shadowed outdoor spaces is much more unappealing and claustrophobic. Consistent and compatible urban design should be considered. I do not want similar impacts experienced on these other properties to impact my family as we enjoy spending a significant amount of time outside in our outdoor spaces.
- Parking availability in the area is a concern. Due to current area population density and bus zone parking exclusions on Child Ave NE, on street parking availability is already challenging at points. Increasing the density of population in this immediate area will only exacerbate this issue. How will the builder address parking to ensure there won’t be a negative impact on existing residents? I don’t believe this will be possible. I anticipate the addition of 4-6 cars to the immediate area with a 4-5 unit proposed structure. The current residents of 808 10 Street NE already park directly on their lawn to avoid parking constraints. Further, when the multi-unit structure located at 1105 8th Ave NE was built, parking became an issue there. I often see cars parked bumper to bumper on street and I want to avoid a similar situation on Child Ave NE. Also of note, and contrary to the builders notes in the application outreach summary, the builder did not provide any information to me on how they would address the parking situation. I have emails detailing our limited conversations. The builder committed to reaching out to me again before an application would be submitted to the city which they failed to do.
- I am concerned about building setback and design as these are major consideration in how a new structure would impact and interact with existing homes and residents. Will there be an opportunity to review the building design and associated impacts prior to any potential approval being granted? Seeing a rendering of the structure could alleviate or raise additional concerns with the land use change.
- Density in the community has already been addressed via the construction of several large high-rise structures in the Bridgeland/Riverside area in between 1st Avenue NE and Memorial Dr. There is no need to impact the remainder of the community with large structures as the population to support the existing and plentiful amenities in the area is already in place. Further, the construction of a larger single-family home or duplex allowed under the current zoning can still increase density in the community without overbuilding and creating structures that do not complement existing residential character. In addition, the construction of the 4-unit building with smaller square footage units does not ensure greater density than homes that could be built under current zoning.
- The blind corner and dangerous winter driving conditions present on 10th St NE and Child Ave NE is also cause for concern. The introduction of a 4 car garage directly on the extremely steep hill on 10th St NE would likely result in a safety issue. The hill ices up severely in winter leaving cars stuck on the hill and cars come around the corners at high speeds. I’m concerned there’s potential for a safety incident to occur. Also, building a garage in the alley where it would be safer will be next to impossible due to the steep alley running on to 10th St NE.
- One last item to note, I reached out to the developer prior to the submission of the land use application with the city and asked that they forward me any building plans and notify me when they were going to submit the application which they assured me they would. However, I received no communication from them prior to seeing the notice from the city. This fact makes me question if the builder is committed to open and timely communication with the existing impacted residents and is cause for concern. I have email to evidence this if there is interest in reviewing.

I would ask that city council carefully review and consider all the noted concerns above. I would also ask that priority is given to the concerns of the existing longtime residents and families in proximity to the proposed land use change when compared to those of a development company. The existing R-C2 zoning allows for density and structures consistent with the existing community. I am hopeful that a new structure within the current zoning that supports and maintains the character of the community can be put in place. Renfrew is one of the older communities in the city and consider a developed area and should not face major redevelopment efforts.

Thanks for your time and consideration of this matter,

Javier Rubio
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Fig. 1



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Fig. 2

