



# Kingsland Community Association

## Opposition to the Proposed Land Use Amendment LOC2014-0209 at 7812 Elbow Drive SW

I/We, SANDRA BIELESCH, are strongly opposed to the proposed redesignation of 7812 Elbow Drive SW from R-C1 to M-C1. We ask the City of Calgary Council to refuse the proposed redesignation of 7812 Elbow Drive SW from R-C1 to M-C1.

I/We feel that:

- The proposed density does not fit within the context or character of this area of Kingsland. This area of Kingsland is low density residential. Higher density redevelopment should be accommodated as the Jack Carter and Market on Macleod sites along Macleod Trail are redeveloped.
- The Municipal Development Plan (MDP) identifies Macleod Trail as an Urban Corridor, land use amendments to allow for higher densities should be considered along Macleod Trail.
- The 2014 Calgary Civic Census identified:
  - That 61% of dwellings in Kingsland are row houses or apartments. This is higher than the City rate of 31%.
  - That Kingsland grew by 10% in population (4,358 to 4,812) between 2009 and 2014.

Kingsland has been accommodating the additional density the City would like to see in established communities. Our community already has a significant amount of multi-family housing, and anticipates more density as vacant parcels on Macleod Trail are redeveloped. Redesignating a parcel in a low-density area that does not fit the context of the neighbourhood is inappropriate.

- The proposed access off the rear lane will negatively impact area residents. This rear lane is already negatively impacted due to the number of vehicles using the lane for the Korean Church.
- An approval to this redesignation will set a precedent for an inappropriate density in this low density area. An approval will provide support for developers to redesignate single family parcels along Elbow Drive, which will drastically change the character of this streetscape, which I/we do not support.
- Additional Comments:

We ask the City of Calgary Council to refuse the proposed redesignation. The proposed density is inappropriate in this low density area. For the above reasons, please refuse the proposed redesignation of R-C1 to M-C1.

Signed:

Sandra Bielech  
Signature

Name:

SANDRA BIELESCH

Address:

7811 - 7 ST SW

Signature

CITY OF CALGARY <b>RECEIVED</b> IN COUNCIL CHAMBER	
JUL 20 2015	
ITEM:	<u>CPC 2015-100</u>
	<u>RFCK</u>
CITY CLERK'S DEPARTMENT	



# Kingsland Community Association

505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email: [admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

## QUESTIONNAIRE

Re: LOC2014-0209 - 7812 Elbow Drive. S.W.

**An application has been proposed in Kingsland that will challenge you to think about the way that Kingsland should redevelop.**

The Kingsland Planning & Development Committee would like to draw your attention to a proposed Land Use Redesignation. A redesignation approval allows for a different type of development to occur on a property. In this case, an application has been submitted to the City to redesignate the property at **7812 Elbow Drive S.W.**, (immediately south of the Retina Clinic) from R-C1 to M-C1. The details of what an M-C1 redesignation would mean to the site have been summarized in the cover letter. **All access from any redevelopment will be from the rear alley.** The type of redevelopment permitted along Elbow Drive could set a precedent for redevelopment in other areas of Kingsland including along 7<sup>th</sup> Street.

The Kingsland Community Plan (KCP) does not support this application. The KCP guides the Kingsland Community Association Board and the Kingsland Planning Committee when responding to applications.

We would appreciate it if you could take some time to answer the following questions. Your answers will be used by the Kingsland Community Association to respond to the City of Calgary regarding this and future applications, and if necessary, amend the Kingsland Community Plan. A community workshop will be held on May 30, 2015 (9:00am – 2:00pm), to discuss any future amendments to the Kingsland Community Plan. Please contact Brandy MacInnis at [planninglady@hotmail.com](mailto:planninglady@hotmail.com) or 403-617-0976 if you plan to attend.

1) What is the maximum number of units you would like to see on each single family parcel on Elbow Drive?

- ☒ 1 Unit per Lot - Keep the streetscape the way it is.
- ☐ 2 Units per Lot - I like the semi-detached dwellings infills I see in other communities and think this type of development would fit in the context of Kingsland on Elbow Drive.
- ☐ 3-4 Units per Lot - A small multi-family building on one lot would be suitable for the context of Elbow Drive in Kingsland.
- ☐ Greater than 4 units per Lot - I would support the consolidation of parcels and development of multi-family buildings (townhouse, row house, 3+ storey buildings) along Elbow Drive.

2) My position regarding the proposed redesignation application of 7812 Elbow Drive S.W. from R-C1 to M-C1 is:

- ☒ In Opposition  
☐ In Support  
☐ No concerns

Reasons for your position (please use reverse if you require additional space):

TRAFFIC IN LANEWAY - DUST - NOISE

INSUFFICIENT PARKING.

LOSS OF SUNLIGHT & PRIVACY IN BACK YARD

GARBAGE - DUMPSTER SMELL, NOISE AND MESS

SETS PRECEDENT FOR FUTURE DEVELOPMENT

3) Do you plan to speak at Council to state your position?

- ☐ Yes  
☐ No

4) Contact Information:

Name: SANDRA BIELESCH

Address: 7811-75T SW

Email Address: bikerrob@shaw.ca

**Thank you for sharing your thoughts! Kingsland thanks you for taking the time to get involved and let us know your thoughts!**

**Robert J. Bielesch**  
**7811-7<sup>th</sup> Street SW**  
**Calgary, AB T2V 1G5**

March 22, 2015

lisette.burgaghersi@calgary.ca  
File No. 2014-0209

Dear Sir or Madam:

Pursuant to File No. 2014-0209 regarding Rezoning of Address 7812 Elbow Drive from R-C1 to M-C1, I would like to lodge a formal complaint at this time. I am the resident across the alley from the proposed re-zoning. My objections are as follows:

1. Intrusion of privacy.
2. Increased traffic, not only during the day but during "all" hours of the day and night.
3. Dramatic increase in noise related to residents and parking issues...slamming doors, loud conversations and the typical obtrusive behaviour of multi-family dwellings and the tenants that typically occupy them. Noise issues will be evident at all times during the day and night and will be objectionable at all times, and more so in the evening and night time hours.
4. Increase in garbage collection activities and smells and noise associated with the location of a large bin receptacle in lieu of a single private garbage container.
5. Potential for parking on my alley border perimeter and noise and disturbance associated with that.
6. Sets the course for the disintegration of the residential community into a commercial community.
7. Reduced property values because of the intrusion of commercial development. Changing the zoning sets the stage for future re-zoning projects that will leap-frog off of the initial entry.

All of the above set out my feelings on the proposed project. I bought into a residential community and strongly object to any and all re-zoning issues that jeopardize the home and investment I have made in this community.

Sincerely,

Robert Bielesch

Robert J. Bielesch, P. Eng