

<b>CPC2015-108</b>	<b>REMOVE FROM CORPORATE RECORD;</b> that with Respect to Attachment 3 contained in CPC2015-108, Letter 1 be <b>REMOVED</b> from the corporate Record.	PUBLIC	<b>To be REMOVED from the Corporate Record.</b>
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**Albrecht, Linda**

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**From:** G M Cassell [gmccassell18@gmail.com]  
**Sent:** Wednesday, July 08, 2015 7:26 PM  
**To:** Albrecht, Linda; Office of the Mayor; Councillors Office Contact  
**Cc:** G M Cassell  
**Subject:** LOC 2014-0146 - 2003 - 21 Avenue NW

RECEIVED

2015 JUL -9 AM 7:56

THE CITY OF CALGARY  
CITY CLERK'S

**Subject: LOC 2014-0146 - 2003 - 21 Avenue NW**

July 08, 2015

**The City of Calgary**

700 Macleod Trail S.E.

P.O. Box 2100, Station M

Calgary, AB T2P 2M5

**Attention: Mayor Naheed Nenshi and City of Calgary Council**

**RE: CPC2014-146**

**2003 - 21 Avenue NW**

**Calgary, AB**

**Proposal to Redesignate the Land Use**

**From: Residential - Contextual One / Two Dwelling District (R-C2)**

**To: Residential - Grade-Oriented Infill District (R-CG)**

**to Allow for Rowhouse Development**

**Good Day Honorable Mayor Naheed Nenshi & City of Calgary Council:**

Following is my response to the applicant's proposal to re-designate the land use for 2003 - 21 Avenue NW from Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill District (R-CG), to support the development of a four unit townhouse project in the community of Banff Trail.

**Per the Applicant's Submission:**

1) The applicant is interested in their "business point of view", focused on the "opportunity to generate a reasonable amount of return on their initial investment". The home located at 2003 - 21 Avenue NW is presently assessed at \$469,500. Should each townhouse be marketed and sold conservatively for \$600,000 per unit, the net profit could easily be \$1.2 Million for the project. By any standards, this is much more than a **"reasonable amount of return on their initial investment."**

2) The applicant proposes to **"contribute positively to the character of Banff Trail"**. By building a 4 unit townhouse, surrounded by single family and infill homes, how would this development "contribute positively to the character of Banff Trail" or "respect its streetscape"? This proposal is clearly a case of "spot rezoning".

3) The applicant states it would be a **"missed opportunity to not increase density at this location"** and "remain respectful to the existing context and the size of the site". In proposing to build a four unit townhouse on a 55' x 120' lot, adjacent to single family and infill homes, how does this remain "respectful to the existing context and size of the site or the adjoining homes"? The applicant states this is a **"low density street"** and the proposed development **"will provide a compatible new infill development"**. On the south side of 21st Avenue, the adjacent home located at 2007, is a well kept, single family RC-2 home, adjacent at 2009 is a newer, detached infill, adjacent at 2011 and 2013 are two newer, attached infill homes, adjacent at 2015 and 2017 are another two newer, attached infill homes, at 2021 is a single family home and at 2015, there is a single family home. Five infill units already exist on this avenue, doubling the density of a typical street or avenue. Adding an additional 4 units, the density will increase to 70% on this small street, consisting of 13 lots. Excessive by any standards and **not** "compatible new infill development".

As we are all well aware, an Area Redevelopment Plan (ARP) is a planning document, adopted as a bylaw by City Council, that sets out comprehensive land use policies and other proposals that help guide the futures of individual communities.

Per the Banff Trail Area Development Plan, consolidated April, 2013,

***"EXECUTIVE SUMMARY"***

***Banff Trail Land Use and Development***

***Residential Land Use***

***“Preservation and rehabilitation of existing sound housing stock as well as construction of compatible infill housing are encouraged to support continued rejuvenation of the neighborhood.”***

## **“1.2 Goals**

*f) To resolve local planning issues/concerns identified through the public participation and planning process;”*

## **“2.1 Residential Land Use**

*a) To create and maintain stability within the community.*

*b) To ensure the continued viability of Banff Trail as a desirable neighbourhood by **preserving the existing character** and quality of the area while **permitting compatible infill development.**”*

### **“2.1.2 Context”**

*a) Banff Trail is characterized by one-story single-family bungalows, low profile semi-attached houses and duplexes on 15 metres (50 foot) lots. There is a sense of order attractiveness of the streetscape provided by consistent building height, set back, individual front entry to dwelling units and well maintained front yards with attractive landscaping.*

*Recent new infill developments in the area have been mainly in the form of new single-family houses on 15 metre (50 foot) lots or 7.5 metres (25 foot) lots.*

### **“2.1.3 Policy”**

**“2.1.3.1”** *The traditional function of Banff Trail as a stable low density family-oriented neighborhood is reaffirmed.”*

**“2.1.3.2”** *A low density residential conservation and infill development policy shall be applied to the existing residential areas. The current “R-1” and “R-2” land use designations will be retained. The intent is to maintain the community and land use stability while **allowing for***

***compatible conversion and new infill redevelopment to ensure the continued renewal of the community."***

***"2.1.3.9"*** *In order to maintain the existing neighbourhood character and community stability, expansion of the existing medium density residential areas and/or the redesignation of existing sites to higher densities are strongly discouraged.*

***"2.1.3.10"*** *Renovation and rehabilitation of existing housing stock is encouraged.* ***Bylaw 1P2013***

Is the current ARP for Banff Trail being respected? There have been office consolidations for Banff Trail in 2001, March and May of 2004, 2007, 2008, 2009, 2011 and 2013.

This quadrupling in density will:

1. Damage the immediate character and atmosphere of the immediate streetscape;
2. Not maintain the low density residential character of the immediate streetscape or encourage "sensitive" intensification;
3. Not encourage conservation of the community's heritage resources;
4. Not encourage compatible new infill development;
5. Not retain the traditional roles and functions of Banff Trail as predominately a "low density, family oriented community";
6. Not preserve the "stability and character" of the community of Banff Trail;
7. Not preserve the "existing unique characteristics" within the community;
8. Increase traffic congestion and parking issues which already exist, due to the parcel's proximity to a junior high school and two elementary schools (all within one block of the subject property), SAIT, U of C, Foothills Hospital, the LRT McMahon Stadium, North Hill Shopping Center and the Trans-Canada Highway. Parking will increase at least four fold for the four units. Already, there is no parking permitted on 19th Street NW;
9. Not be compatible with existing single detached and semi-detached homes in the community, in terms of scale and massing;
10. Cause shadowing and exponentially decrease natural sunlight;
11. Negatively impact the privacy of adjacent property owners and
12. Four units on this parcel is too much density for this area.

**Per the Administration Report, dated May 21, 2015:**

*"The proposal represents a **modest increase** in density for this inner city parcel of land and allows for a development that has the ability to be compatible with the character of the existing neighborhood."*

**Per the Applicant's Submission, my point 3,** the applicant states this is a "low density street" and the proposed development "will provide a compatible new infill development". On the south side of 21st Avenue, the adjacent unit located at 2007, is a well kept, single family RC-2 home, adjacent at 2009 is a newer, detached infill, adjacent at 2011 and 2013 are two newer, attached infill homes, adjacent at 2015 and 2017 are another two newer, attached infill homes, at 2021 is a single family home and at 2015, there is a single family home. Five infill units already exist on this avenue, doubling the density of a typical street or avenue. Adding an additional 4 units, the density will increase to 70% on this small street, consisting of 13 lots. Excessive by any standards, not "compatible new infill development", nor a "modest increase" in density for this inner city parcel.

Although a permitted land use via RC-G, please take the above into consideration and do not permit 4 townhouse units to be erected on this 55' x 120' lot. By permitting 4 townhouse units on this lot, you will effectively wedge the single family home, owned by Bryan and Dawn Huggard, located at 2007 - 21 Avenue NW, between 9 contextual units.

More acceptable and respectful to the site and in keeping with the community character of the adjacent properties, would be two attached or two detached infill units, facing 21st Avenue N.W., as found directly west of the adjacent property and 2007 - 21 Avenue NW, where five infill units already exist.

**Per the Older Adult Housing Project, Stakeholder Feedback Summary, published by the City, October, 2013:**

**Page 7 - "A full 85% of Canadians aged 55 and over would prefer to remain in their current residence as they age, Canada Mortgage and Housing Corporation, 2012. "Housing for Older Canadians - The Definitive Guide to the Over 55 Market". Volume 1, Understanding the Market.**

Change is inevitable. When initiating change and redevelopment, we need to be mindful of real people and their communities. This proposed re-designation does not place any values on the heritage, the character, the preservation, the social fabric or the identity of the community or the real people of Banff Trail, in particular Bryan and Dawn Huggard.

Bryan and Dawn Huggard are a senior couple, in their 70's, who have lived in their home for over 49 years, supporting their community, raising and educating their children within the City of Calgary and being hands-on in raising and nurturing their grandchildren.

How does forcing Bryan and Dawn Huggard, a senior couple, out of their home, by this massive development, allow them to "age in place"? They will be forced to leave their home of over 49 years, to seek alternative accommodations, possibly not within their beloved community and estranged from their beloved grandchildren.

Please take this into consideration, when making your decision, to permit 4 units on this 55' x 120' lot. As stated previously, two attached or two detached infill units, as found directly west of the adjacent property and 2007 - 21 Avenue NW, would be more representative of a "**modest increase in density**" and be more "**compatible with the character of the existing neighborhood**".

Thank you.

Sincerely

Gianna M. Cassell

**Smith, Theresa L.**

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**From:** Rob Hirsch [RHirsch@valorfireplaces.com]  
**Sent:** Sunday, June 28, 2015 5:58 PM  
**To:** Albrecht, Linda  
**Subject:** LOC2014-0146 before council on July 20, 2015  
**Attachments:** Council July20.doc

Hello!

Although I have represented Banff Trail Planning and Development for nearly 2 years, I have never spoken before council. Therefore, please review the attachment. If you have any concerns, please reply to me directly. If everything is in order, please confirm that I can present this "live" before council on July 20.

I understand that this item is approximately # 8 or #9. At this point I am assuming it will be before council in the afternoon. Please provide clarity; let me know when I need to arrive. Any other pertinent information will be greatly appreciated.

Thank you.

Rob Hirsch  
Banff Trail Planning and Development Chairperson

RECEIVED  
2015 JUN 30 AM 9:07  
THE CITY OF CALGARY  
CITY CLERK'S



June 29, 2015

To City clerk  
City of Calgary  
Planning, Development and Assessment

RECEIVED  
2015 JUN 30 AM 9: 07  
THE CITY OF CALGARY  
CITY CLERK'S

Subject: LOC2014- 0146

Dear Council Members:

In the applicant's submission, it states that "the developer is interested in producing a high quality development that will be very visually appealing". During the CPC meeting on June 18, one of the committee members questioned the applicant - in an attempt to define high quality. I urge you to hold the developer to account, when it comes to quality. The current application is too vague.

**If this project commences, it will be a precedent setting development in Banff Trail.** Currently, the Banff Trail ARP is in the process of being revised, which is intended to trigger higher density near our LRT stations we have two stations in Banff Trail. Until recently, the Banff Trail Station was adjacent to the Savory Lodge, which was a haven for criminal activity, including one of the more heinous murders in North West Calgary. Many people still regard train stations as high crime areas. However, just like other large world class cities around the world, we recognize the need for intensifications around these strategic LRT stations.

So here is my point - I request that council members hold the Calgary Planning department to account insuring high quality construction is implemented in this, the first of many higher density units coming to Banff Trail. In order to reach the goal of minimizing vehicle traffic into downtown, these TOD areas must be attractive.

Secondly, regardless of the 11 letters opposing this application, I can tell you that one of the major concerns with this project and future development in Banff Trail, is parking.

Therefore, we recommend that 19th Street, between 16 Ave (TC Hwy) and 24th Avenue allow for on street parking during off peak hours, if this application is approved. Coming soon to the CPC, is a C COR2 - DC land use application for the north east corner of the Banff Trail Station area (formerly know as Motel Village).

So it is my understanding that the long awaited off ramp from 16 Ave Westbound, directly onto Crowchild Trail north bound, is now a funded project with the city. When this is complete, 19th Street does not need to be the “cut through” route that it currently is today.

Thank you,  
Sincerely,

Rob Hirsch  
Banff Trail Community Association Planning Rep

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July 5, 2015

Office of the City Clerk

The City of Calgary

Attention: Susan Gray, City Clerk

2015 JUL -6 AM 7:31

THE CITY OF CALGARY  
CITY CLERK'S

**RE: Application to redesignate the land located at 2003 – 21 Ave. N.W. (Plan 8100AF, Block 44 from Residential-Contextual One/Two Dwelling (R-C2) to Residential Grade-oriented In fills (R-CG) District.**

We are seniors in our 70's and have lived at 2007 – 21 Avenue N.W. for 49+ years and have always supported our community. In the past we have not objected to new development, the five "new" infill and attached homes on our block enhance our community.

The applicant is proposing **four units** on a 55 x 120 lot on the corner. We feel four units on one existing corner lot will negatively impact our neighbor and our home in several ways.

We believe in density in the inner city. However this lot borders on a major road (19 Street) no street parking on 19 Street and a stop sign on the corner of 21 Avenue. With four units the number of potential vehicles associated with this property could reach double digits. This quadrupling (at least) of density will further increase traffic congestion and make street parking more difficult than is already is.

There is a junior high school at one end of the block and two elementary schools one block east of 19 Street. As a result there is already a large volume of traffic that travels down 21 Avenue picking up children, dropping them off, evening events and children walking the street to get to their schools.

There are currently 10 school age (or younger) children living just on the south side of our block. These children often play outside together on our lot and the adjoining houses. An increase in traffic congestion will negatively impact these children and lead to increasing safety concerns with more vehicles traveling and looking for parking on the block. The applicant and our alderperson states this is low density we disagree.

We understood that the building height formula to be sensitive of neighboring houses. This proposal will impact the amount of natural light coming into our property along with impacting the privacy of our current home.

The applicant has stated the rezoning of this property is an attractive opportunity that will generate a reasonable amount of return on the initial investment, what does this have to do with rezoning and our community it only benefits the applicant.

The community and board do **not** unanimously agree with this rezoning according to our Planning Board member of Banff Trail. After numerous letters to our Alderman Druh Farrel, we have had no support or even discussion outside of the Open House at Triwood Community in December, 2014 to voice our concerns to her.

We feel very strongly that changing the zoning of this property with negatively impact our street and our home. We respectfully request the application for this be denied.

Sincerely

Bryan and Dawn Huggard

2007 – 21 Ave N.W.



**Albrecht, Linda**

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**From:** Jeanette Monti [Jeanette.Monti@albertahealthservices.ca]  
**Sent:** Thursday, July 09, 2015 8:51 AM  
**To:** Albrecht, Linda  
**Subject:** Application to re-designate the land located at 2003 - 21 Ave N.W.

July 9, 2015

Office of the City Clerk

The City of Calgary

700 Macleod Trail S.E.

P.O. Box 2100, Station M

Calgary, AB T2P 2M5

RECEIVED  
2015 JUL -9 AM 9:05  
THE CITY OF CALGARY  
CITY CLERKS

**Attention: Susan Gray, City Clerk**

**RE: CPC2014-146**

**2003 - 21 Avenue NW**

**Calgary, AB**

**Proposal to Redesign ate the Land Use**

**From: Residential - Contextual One / Two Dwelling (R-C2) District**

**To: Multi-Residential - Contextual Grade-Oriented (R-CG) District**

Susan Gray

The following are my concerns for the applicant's proposal to re-designate the land use for 2003-21 Avenue NW from Residential – Contextual One/Two Dwelling (R-C2) District

to a Multi-Residential - Contextual Grade-Oriented (M-CGD70) District to support the development of a four unit townhouse project in the community of Banff Trail.

The applicant is proposing a Multi-Residential development on a 55' x 120' lot situated on the corner of 19<sup>th</sup> Street NW (major road way) and 21 Avenue NW. There currently is no parking on 19<sup>th</sup> Street. Also there is a stop sign situated at this intersection of 19<sup>th</sup> Street and 21 Avenue which will further diminish parking space. Parking will become a major issue.

Currently there are 5 new contextual homes in the form of semi-detached 2 story dwellings and single detached 2 story dwellings located at 2009, 2011, 2013, 2017, which has already doubled the density on the south side of 21 Avenue between 19<sup>th</sup> street and 20<sup>th</sup> street. These 5 new residential – Contextual One/Two Dwelling are situated on the west side of 2007 – 21 Avenue NW , a single R-C2 home. By allowing the development of a Multi-Residential - Contextual Grade-Oriented (M-CGD70) development on the west side of this residence will only engulf this single family home. A proposed development of this nature, will not only quadruple the density on this block but will create shadowing, blocking amount of natural sunlight to the home owners at 2007 – 21 Avenue NW. It will also infringe on the privacy of the residents of the surrounding this properties.

In the applicants submission they state from a business point of view, the development of these two properties is an attractive development opportunity that will generate a reasonable amount of return on the initial investment. I'm really not sure who is going to be benefiting here and at what cost to the community. They also state the development of a high quality townhouse development will be visually appealing and contribute positively to the character of the community. A townhouse development will respect the streetscape features and community character. I do not see where this is possible on a 55 foot lot.

As per Banff Trails current Area Redevelopment Plan under executive Summary it is written "The residential land policies are designed to ensure the continued stability of the community. Also in **Recognition** of the residents' aspiration to maintain the existing low density residential character, expansion of existing multi-dwelling residential sites with Banff Trail is strongly discouraged. Preservation and rehabilitation of existing sound housing stock as well as construction of compatible infill housing are encourage to support continued rejuvenation of the neighborhood. I do not feel the proposal to re-designate the land use from a Residential – Contextual One/Two Dwelling (R-C2) District to a Multi-Residential - Contextual Grade-Oriented (M-CGD70) District fits this criteria. Currently there is a sense of order and attractiveness of the streetscape provided by consistent building height, setback, individual front entry, front yards with attractive landscaping. The "character" of our community will be irreversibly changed should this spot zoning go forward.

Sincerely

Jeanette Monti/Charles Martland (residents Banff Trail)

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Howard and Lorraine Thies  
2008 - 21 Avenue NW  
Calgary AB T2M 1M8

RECEIVED

2015 JUL -2 PM 2:11

THE CITY OF CALGARY  
CITY CLERK'S

June 29, 2015

ATTENTION: SUSAN GRAY, CITY CLERK  
OFFICE OF THE CITY CLERK  
THE CITY OF CALGARY  
700 MACLEOD TRAIL SE  
P.O. Box 2100, POSTAL STATION "M"  
CALGARY, AB T2P 2M5

RE: BANFF TRAIL, BYLAW 104 D 2015  
APPLICATION TO AMEND THE LAND USE DESIGNATION  
OF PROPERTY LOCATED AT 2003-21 AVENUE NW  
(PLAN 8100 AF, BLOCK 44, LOTS 25 AND 26)

DEAR MS. GRAY,

The purposed Land Use Redesignation of 2003-21  
Avenue NW, by the Applicant, from R-C2 to M-CG,  
DOES RAISE CONCERNS:

1. Location of the site on the corner of 19 Street  
and 21 Avenue NW;
2. Increases traffic congestion on 21 Avenue  
NW;
3. School Zone Safety;
4. 19 Street NW, Priority 1 street,  
busy through road, north & south;
5. height extention

We believe that the City of Calgary, SHOULD NOT  
approve this application for the following reasons:

1. The location of the site is on the corner of 19 Street NW, which there is NO PARKING permitted.
2. The location of the site on the corner of 19 Street and 21 Avenue NW has a designated STOP sign and its required 5m set back, which limits parking on front street.
3. 21 Avenue NW is used as BUSING LANE EXIT, by the Jr. High School, each morning and evening each school day.
4. 21 Avenue NW is used for parking by parents when dropping off and picking up students attending Jr. High School, each morning and evening, each school day.  
This is because of recent BUSING ZONE CHANGES around the Jr. High School and OVER CAPACITY student population attending Jr. High.
5. 21 Avenue NW is used for EVENING PARKING by parents and students attending Jr. High activities.
6. 19 Street NW is a busy; priority 1; through road, busy going South in morning for traffic go into Downtown, Parents exiting off of onto 21 Avenue NW to drop-off students & BUSING LANE EXIT.  
19 Street NW is a busy; priority 1; through road, busy going North in evening traffic getting out of Downtown, Parents exiting off onto 21 Avenue NW to pickup students and BUSING LANE EXIT.



7. 21 Avenue NW is also a designated SCHOOL ZONE, which increases traffic congestion and decreases visibility of students safety. Higher density in this location would only cause more concern.
8. the added height, massing and scale of such a GRADE'-ORIENTED INFILL (R-CG) would further reduce visibility of pedestrians and traffic on this already busy corner of 19 Street and 21 Avenue NW.

Further, we have attended the Banff Trail / Capitol Hill ARP (Area Redevelopment Plan) meeting @ Triwood on December 11, 2014. We are aware of what the City of Calgary Development is planning; by eliminating bungalows and increasing tax revenues by subscribing to Diversification and Density.

This R-CG rezoning will have LONG TERM effects as these are not modest redevelopment plans.

The present parameters of R-C2 zoning ensure a positive and pro-active force for the Banff Trail Community, while ensuring front and side street safety, respect of residence in existing bungalows, privacy, parking, minimize traffic congestion, school zone safety and height parameters.

The City of Calgary "Grade-Oriented Infill District" webpage; cites that "Housing that faces both streets, slows traffic on side streets and enhances pedestrian safety."

We don't believe that this location 2003-21 Avenue NW, fits your definition, because the side street is 19 Street NW, which is a Priority 1; busy through road.

We believe that the developer, of the property @ 2003-21 Avenue NW, can meet their profit projection, as well as, meet the City of Calgary's density projections while still staying within the R-C2 parameters, as many, many other developers have done in the Banff Trail / Capitol Hill Communities.

This is the Third application for rezoning of this particular property, in which our concerns are still unchanged.

We DO NOT AGREE that the redesignation from R-C2 to M-CG of the location, 2003-21 Avenue NW, is compatible or respectful of this already congested location.

Yours truly,

Suzanne Shies

*Suzanne Shies*