

RECEIVED

2015 JUN -1 PM 2:00

THE CITY OF CALGARY  
CITY CLERK'S

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

May 26, 2015

Dear Sirs:

Re: Re-Zoning Application for 2039 31st Avenue SW

Approximately two months ago, a letter (copy attached) was sent to the Planning, Development and Assessment Department ("PDA") of the City of Calgary in respect of a land use amendment for the captioned address (LOC2015.0017). This letter was signed by twenty eight homeowners in the immediate vicinity objecting to the proposed re-zoning application.

It appears that the PDA has not attached any credence to the prior mentioned letter of objection as this property has now been forwarded to City Council for its decision regarding the requested change from single dwelling to multifamily dwelling zoning. Without reiterating the concerns addressed in the previous letter, the main objection is that this neighborhood for a number of blocks in any direction (with the exception of 33rd Avenue and 20th Street) is zoned and utilized for single family and side by side single family residences. Placing one multifamily unit in the middle of a consistent single family neighborhood makes no planning sense, particularly in view of the fact that this property abuts 20<sup>th</sup> Street, a very busy and active street which itself needs traffic calming devices (road humps) installed to slow the traffic. In addition, street parking is already problematic creating even more challenges for current homeowners. Most importantly, this proposed change is being requested when homeowners originally bought properties assuming continued consistency in a single family zoned neighborhood.

While only perception, we do not believe that the purchaser/developer of the property having likely overpaid for the subject parcel is a sound rationale for your proposed zoning change.

Please register and tabulate our concern with all the others you have received and deny the zoning change.

Thank you for your time and thoughtful consideration.

Yours truly,



Dr. Camillia Clark

Douglas Clark

2106 31 Avenue SW

Calgary, Alberta

T2T 1T4

## **Re-zoning of a neighbouring property**

Hello neighbour,

I am reaching out to you because one of the properties in our neighbourhood, **2039 – 31 Avenue SW**, has an application for rezoning. The application would change the current zoning from R2 (2 dwellings per 50 ft. lot) to multi-family zoning. The developer is proposing to build a multi-unit townhouse on this lot.

We have drafted a letter with comments to send to the city, and would like to get your feedback and as many signatures from surrounding residents as possible to attach to the letter. I have attached a copy of the letter, and would be happy to meet with you to discuss, and hopefully to collect your signature.

Please feel free to email me, or call me at 403-626-6693, and I will pop by.

**Please note: our comments must be sent to the City of Calgary no later than March 11, 2015.**

Thanks so much for your consideration. Let's keep the character of our beautiful neighbourhood in tact!

Kind regards,

Roger Close  
3175 20 St. SW  
403-629-6693  
rogclose@shaw.ca

Planning, Development and Assessment, IMC #8075  
PO Box 2100 Station M  
Calgary AB  
T2P 2M5

**Attention: Jenna Dutton, File Manager**

**Re: Application for Land Use Amendment: LOC2015-0017**  
**Location: 2039 – 31 Avenue SW**

Dear Ms. Dutton;

As neighbours to the subject lot for which you have received an application for re-zoning, we would like to provide you with our comments on the proposal. We are very concerned with the re-zoning, as we believe it will detrimentally impact the character of the neighbourhood.

1. The proposed townhouse development will negatively impact the property values of adjacent residents. New homes being built in this vicinity (north of 33<sup>rd</sup> Ave. SW) generally range in price from \$900,000 to \$2,000,000. A townhouse complex would need to sell in similar ranges per unit to not negatively impact these values. It is highly unlikely that a townhouse would sell in this range, even given the highest standard of finishing.
2. Home owners purchased their homes assuming the land in the vicinity would remain consistently zoned and the density would not be increased.
3. Changing the zoning of one lot can set the precedent for the surrounding vicinity. The rezoning is not necessary, since there are an abundance of multi-family lots available in South Calgary to the east (closer to 14<sup>th</sup> Street and 26<sup>th</sup> Ave.) and in Altadore (south of 33<sup>rd</sup> Ave.). We understand the developer would like to rezone, since they did not pay for an R-CG lot. Of course, this would provide a windfall for the developer, since they would be able to develop multiple units for a lower lot value than would normally be required.
4. The change in zoning, and the proposed townhouse development will negatively impact an already challenging parking situation. Even if the development has garages and/or on property parking, a multi-family dwelling (we are assuming at least a 4-plex will be proposed) will increase on-street parking, which will negatively impact current adjacent residents.

We respectfully request that you consider our concerns.

Yours truly,

Concerned Residents of South Calgary (see attached signature page)

Please note, no  
signature page was  
submitted

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2015 JUN -2 AM 8: 51

THE CITY OF CALGARY  
CITY CLERK'S

**James G. David**  
**2040 – 32<sup>nd</sup> Avenue SW**  
**Calgary, Alberta**  
**T2T 1W6**

June 2, 2015

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta  
T2P 2M5

Dear Sirs:

**Re: South Calgary Bylaw 88D2015**  
**2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22)**

I live at 2040 – 32 Avenue SW, directly across the back lane to the south. I have owned and lived here for over ten years and I have lived in this neighborhood for over fifteen years.

I support this land use amendment from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

I agree with inner city density increases especially for properties close to transit lines and busier "inner city" arteries.

Please call me at 403-608-8424 if you have questions.

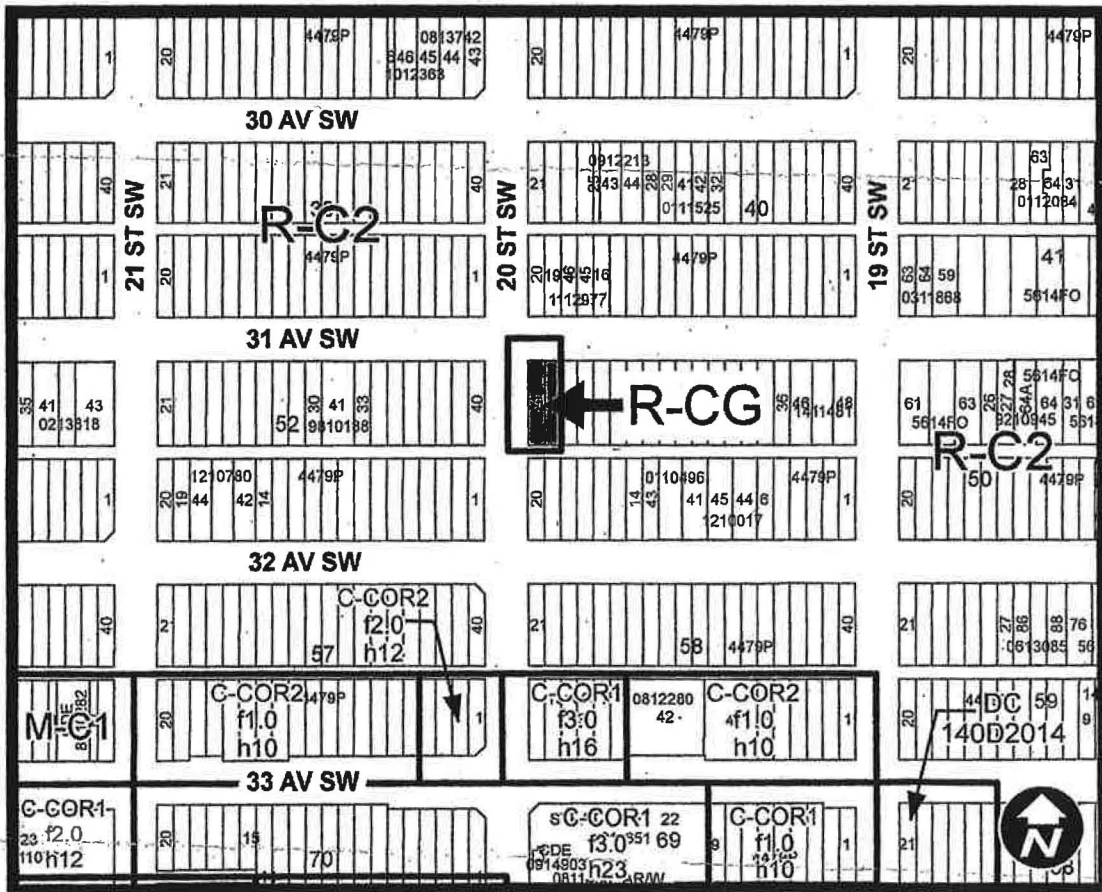
Yours truly,



James G. David

**SOUTH CALGARY  
BYLAW 88D2015**

To redesignate the land located at 2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22) from Residential – Contextual One/ Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



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2015 JUN -2 AM 8: 03

THE CITY OF CALGARY  
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Office of the City Clerk  
PO Box 2100 Station M  
Calgary AB  
T2P 2M5

**Objection to Application for Land Use Amendment for 2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22)**

Dear Ms. Gray;

As a property owner and neighbour to the subject lot for which you have received an application for re-zoning, I wish to advise you that we are strongly opposed to any re-zoning which will allow a tri-plex to be built on that property. I firmly believe the re-zoning will detrimentally impact the character and the current architectural integrity of our neighbourhood.

1. A tri-plex structure on that small lot does not conform to the surrounding context of the site. On 20<sup>th</sup> Street between 33<sup>rd</sup> Avenue to the south and 20<sup>th</sup> Avenue to the north, there are no tri-plex structures. On 31<sup>st</sup> Avenue from 16<sup>th</sup> Street to Crowchild Trail, there are no tri-plex structures.
2. The size of the lot (125' x 50') is too small for the proposed development, and will require that a much larger percentage of the land be covered by buildings, which is not in keeping with the surrounding neighbourhood.
3. Changing the zoning of one lot can set the precedent for the surrounding vicinity. The re-zoning is not necessary, since there are an abundance of multi-family lots available in South Calgary to the east (closer to 14<sup>th</sup> Street and 26<sup>th</sup> Ave.) and in Altadore (south of 33<sup>rd</sup> Ave.). We understand the developer would like to re-zone, since they did not pay for an R-CG lot. Of course, this would provide a windfall for the developer, since they would be able to develop multiple units for a lower lot value than would normally be required.
4. The change in zoning, and the proposed townhouse development will negatively impact an already challenging parking situation. Even if the development has garages and/or on property parking, a mutli-family dwelling (we understand a tri-plex is being proposed) will increase on-street parking, which will negatively impact current adjacent residents.
5. Home owners purchased their homes assuming the land in the vicinity would remain consistently zoned and the density would not be increased.
6. The proposed townhouse development will negatively impact the property values of adjacent residents. New homes being built in this vicinity (north of 33<sup>rd</sup> Ave. SW) generally range in price from \$900,000 to \$2,000,000. A townhouse complex would need to sell in similar ranges per unit to not negatively impact these values. It is highly unlikely that a townhouse would sell in this range, even given the highest standard of finishing.
7. As residents and home owners, I am not opposed to development in the area, including replacing single family homes, such as the one that currently exists on the

subject lot, with duplexes which fit the character of the neighbourhood and are of similar size and value.

I respectfully request that you consider my concerns.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Grant Oh". The signature is written in a cursive style with a horizontal line underneath the name.

June 1, 2011

J. Grant Oh

3130 21<sup>st</sup> Street SW

Calgary, T2T 5B2

(403) (830-1603)



RE PROPOSED BYLAW CPC2015-089 (17P2015, 88D2015)

Affecting corner lot at 20th Street and 31 Avenue SW.

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2015 JUN -4 AM 10: 01

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Council,

I am the resident immediately next door to the proposed change.

My sole objection has to be over the parking issue such a potential development would create. Although a corner lot, parking along 20th street is highly undesirable. Due to the slope of the South Calgary hill rise and peak along 20th street, during winter a VERY dangerous situation develops. People when driving up a hill seem to accelerate a bit to have a slight psychological high when cresting the hill. If one goes over the peak at legal speeds one suddenly finds themselves out of control on the ice sheet which seems to always form along 20th street on the south slope under regular winter conditions.

Having had over 20 winters in this location I have observed this many times.

I do not have statistics but over the years it also seems like a higher rate of vehicle prowlings have occurred along 20th street due to few windows facing that street in the original houses.

Additionally, the back alley between 30th and 31st Avenues is not a through alley due to the rise of 20th street. This seems sufficient cause for people along 30th Avenue north side to prefer street parking I observe.

Insufficient information is supplied to evaluate the request in further detail.

The requestor (specific humans, not a hiding companys name) is not identified so an investigation and evaluation of any previous out of blue requests for zoning change by the applicant can neither help nor hinder the submission. No evaluation of potential collusion between city and the applicant can be investigated. By this I do not imply illegalities but mutual agreements on development and who did or supplied what.

Respectfully

Craig Howey

2035 31st Avenue SW, Calgary

June 4th 2015

**Smith, Theresa L.**

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**From:** JOSEPH COLASURDO [jc@dahltn.com]  
**Sent:** Thursday, June 04, 2015 9:38 AM  
**To:** Albrecht, Linda  
**Cc:** rogclose@gmail.com  
**Subject:** Objection to Application for Land Use Amendment for 2039 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22)  
**Attachments:** Zoning Letter May 31 2015[2].docx  
**Importance:** High

Ms. Gray,

My wife (Deborah) and I live 8 houses down from the subject property and strongly support the attached petition for not rezoning the property for tri-plex development. Unfortunately we can not attend the hearing but do want our voices heard.

We ask ourselves "Why??" There is absolutely no need to change the character (through zoning) of the area. Everything contained in the attached letter is valid and therefore, we do not understand the motivation of the City to even consider the application.

We urge you once again to do the right thing for the City and the residents being affected. Please do not accept this application. Kind regards, Joseph & Deborah Colasurdo

*Joseph Colasurdo  
President*

DAHLTAN ENTERPRISES INC.

2009 – 31 Ave. SW  
Calgary, AB  
T2T 1T3

E: [jc@dahltn.com](mailto:jc@dahltn.com)  
C:(403)926-7778  
F: 1-800-807-8680

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2015 JUN -4 AM 9:39  
THE CITY OF CALGARY  
CITY CLERKS

Office of the City Clerk  
PO Box 2100 Station M  
Calgary AB  
T2P 2M5

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2015 JUN -4 AM 9: 39

THE CITY OF CALGARY  
CITY CLERK'S

**Objection to Application for Land Use Amendment for 2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22)**

Dear Ms. Gray;

As property owners and neighbours to the subject lot for which you have received an application for re-zoning, we wish to advise you that we are strongly opposed to any re-zoning which will allow a tri-plex to be built on that property. We firmly believe the re-zoning will detrimentally impact the character and the current architectural integrity of our neighbourhood.

1. A tri-plex structure on that small lot does not conform to the surrounding context of the site. On 20<sup>th</sup> Street between 33<sup>rd</sup> Avenue to the south and 20<sup>th</sup> Avenue to the north, there are no tri-plex structures. On 31<sup>st</sup> Avenue from 16<sup>th</sup> Street to Crowchild Trail, there are no tri-plex structures.
2. The size of the lot (125' x 50') is too small for the proposed development, and will require that a much larger percentage of the land be covered by buildings, which is not in keeping with the surrounding neighbourhood.
3. Changing the zoning of one lot can set the precedent for the surrounding vicinity. The re-zoning is not necessary, since there are an abundance of multi-family lots available in South Calgary to the east (closer to 14<sup>th</sup> Street and 26<sup>th</sup> Ave.) and in Altadore (south of 33<sup>rd</sup> Ave.). We understand the developer would like to re-zone, since they did not pay for an R-CG lot. Of course, this would provide a windfall for the developer, since they would be able to develop multiple units for a lower lot value than would normally be required.
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7. As residents and home owners, we are not opposed to development in the area, including replacing single family homes, such as the one that currently exists on the subject lot, with duplexes which fit the character of the neighbourhood and are of similar size and value.

We respectfully request that you consider our concerns.

Yours truly,

Concerned Residents of South Calgary and Richmond Knob Hill (see attached signature page)

Please note, no signature  
page was submitted

**Smith, Theresa L.**

RECEIVED

**From:** Karen Bilkoski [kbilkoski@hotmail.com]  
**Sent:** Wednesday, June 03, 2015 10:33 PM  
**To:** Albrecht, Linda; development@mardaloop.com  
**Subject:** Land Use Bylaw Amendment Bylaw#88D2015 ,Objection

2015 JUN -4 AM 7:46

THE CITY OF CALGARY  
CITY CLERK'S

I am replying to strongly object to the request for re-zoning (Land Use Bylaw Amendment #88D2015) posted in the community of South Calgary.

I have lived in this community for the past three years and chose to build in South Calgary as it met with our criteria of a minimal amount of high density development surrounding us. When purchasing our lot we looked at the zoning that was in place for the street as well as the surrounding streets.

My neighbours and I have recently discussed the proposed Land Change Amendment and are shocked that this is even a possibility. To approve this site re-designation for Bylaw#88D2015 will show little consideration for the nearby residents. I am aware that there is a petition with many names on it which reflects the opinions of many neighbours that will be affected.

My neighbours and I feel that the zoning amendment should be rejected for the following reasons;

1. The 4 unit row housing unit proposed by the developer does not meet the density nor the existing streetscape of the immediate neighbourhood which is a mixture of attached and detached homes. There are many areas within our neighbourhood that do meet this criteria, but this location is not one of them. Having done a build myself I know the emphasis that City Development puts on the 'streetscape' issue. That in itself is reason enough for DENIAL!
2. A build of this nature has a very large footprint on the existing lot size. This will drastically reduce the green space in contrast to the surrounding homes.
3. With the developer proposing a 4 unit Row House, the number of vehicles it brings to the street(s) is significant. This one lot would now require parking for eight vehicles (two vehicles per household). Do not be fooled to think that this will not be the case. Street parking is already an issue and this type of development will quickly amplify an already frustrating problem.
4. The communities of Marda Loop (especially South Calgary) are already experiencing dangerous driving patterns due to cut-through traffic and excessive volume (i.e.: speeding, failing to stop at stop signs, failing to stop for pedestrians, etc). Until the City becomes pro-active in resolving some of our current traffic issues, to go forward with high density zoning will only add to the traffic problems. This I feel is disrespectful to the residents of the community.
5. The developer bought that lot knowing the current land designation and that developer is now requesting a zone change to try to maximize his profits. What the developer is proposing is a deviation from what other developers have had to comply with by building within the established site designation. I'm sure that the developer has an alternate plan for the lot. Given the opportunity (such as an approved zone change) they will press the boundaries. If this rezoning proposal is granted it creates a precedence and will allow other developers to follow.
6. Greater consideration should be given to the residents objections rather than to the developer. The developer purchased the lot knowing the existing land designation and is now attempting to alter it at the expense and frustration of many residents.

7. Homes were built and purchased based on the vicinity zoning which is a contract with the city as to what type of build is allowed. To allow this rezoning application without residential approval is quite simply a creative way of breaking an existing contract.

As a community we are doing more than our share in being responsive to redevelopment pressures. We are one of four wards adopting the idea of secondary suites. We are constantly seeing individual homes on R-C2 lots being replaced with attached homes of which residents welcome and see as a positive upgrade. We have many multi-unit condos in the community with more currently awaiting to be built. Most of these changes are greeted positively but to try to change the zoning and increase "density for density" sake and leave it up to the property owners to apply for each individual zoning change is very poor in taste and judgement. There are other sites where R-CG type buildings could exist, but this is not one of those locations! By approving this rezoning it only invites more of the same re-zoning applications and will be the beginning of a loss of integrity within the community. I trust that logic will prevail and the application will be refused on these objections and the current land designation upheld.

Regards, Marshall Bilkoski

Stewart Wilson and Casey Paulhus  
2032 32 ave SW  
Calgary, AB, T2T 1W6  
Ph. (403) 463-1653

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2015 JUN -4 AM 7:47  
THE CITY OF CALGARY  
CITY CLERK'S

June 2<sup>nd</sup>, 2015

VIA E-MAIL

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Station "M"  
Calgary, AB, T2P 2M5

**RE: POLICY AMENDMENT AND LAND USE AMENDMENT  
SOUTH CALGARY (WARD 8)  
20 STREET SW AND 31 AVENUE SW  
CPC2015-089**

Ms. Gray:

With this letter we would like to express our objection to the proposed land use change from R-C2 to R-CG.

We are the owners of the property located at 2032 32 Avenue SW. We have lived in our house for the past 2 years, and thoroughly enjoy the neighborhood and the community.

Our decision to buy our residence in this neighborhood was based on the fact that the area was zoned R-C2, with all the houses in the surrounding area being either single family or duplex properties, and were mostly inhabited by their owners.

We want our home to support our lifestyle and current needs, as a near inner-city community with enough character, spacing and neighborhood feel to be a vibrant community, without the issues of disturbance, transient inhabitants, higher population of renters and that typically characterize high-density neighborhoods. We strongly believe that the proposed fourplex will change the character of the neighborhood, and negatively impact the property values in the area.

We previously lived only 15 blocks away in Bankview, in a 5-dwelling townhouse complex. The neighborhood was full of multi-dwelling buildings, which we learned first-hand how much of an insulating impact that can have on the sense of community. Our decision to buy in this area was premised on upgrading to a neighborhood with more of a sense of community, and to be a contributor instead of a renter.

We are also very concerned with the limited street parking for the residents and their visitors, which is further aggravated by the high volume of customers and patrons of the businesses along the 33 Avenue. Adding four units (with potentially eight additional vehicles) will make the parking situation even more challenging.

The applicant claims to create more affordable housing units, while in fact he is changing the dynamic of a neighborhood in the later stages of gentrification. The property values of older houses in the neighborhood which would have the highest likelihood of being redeveloped would now be inflated to levels only able to be supported by additional multi-dwelling units. This would greatly diminish the economics of the single-house and duplex redevelopment options, creating a well-defined shift in the future of the neighborhood.

There are very few options for Calgarians working downtown, ourselves being an example, to live in a community with very good access to downtown, but also where neighbors feel like friends because of the permanency and homeliness of the neighborhood planning. We feel strongly that turning the Marda Loop area into a further high-density neighborhood would diminish the unique and attractive qualities that originally drew us to the area.

Conversely, there are literally thousands of new condo units in the inner city coming onto the market every year, providing a great deal of choice, variety and affordability to the individual seeking affordable multi-unit housing in proximity to downtown. Choice is abundant for multi-unit housing in the immediately adjacent neighborhoods, raising the question as to the merit of fundamentally changing the composition of our area to make it more homogenous with every other neighborhood within a 10-minute drive of the downtown core. The same level of choice is absolutely NOT available for those seeking a quality house with a yard, space and neighbors who invest their time and hard earned money in the community, all within proximity to downtown.

For the above reasons, it is our opinion that approving the zoning of the proposed development to R-CG would fundamentally alter the future makeup of the area of Richmond Hill and South Calgary, in our view to the detriment of the entire Marda Loop area.

We would like to respectfully urge the Council to deny this request for a change to the zoning of 2039 31 Avenue SW.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Stewart Wilson and Casey Paulhus



Boguslaw and Agata Nowak  
3257 – 81<sup>st</sup> Street SW  
Calgary, AB, T3H 5N2  
Ph. (403) 714-4789

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2015 JUN -4 AM 8:00

THE CITY OF CALGARY  
CITY CLERK'S

June 2<sup>nd</sup>, 2015

VIA E-MAIL

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Station "M"  
Calgary, AB, T2P 2M5

**RE: POLICY AMENDMENT AND LAND USE AMENDMENT  
SOUTH CALGARY (WARD 8)  
20 STREET SW AND 31 AVENUE SW  
CPC2015-089**

Ms. Gray:

With this letter we would like to join the voices of our neighbours and members of our community association and express our objection to the proposed land use change from R-C2 to R-CG.

We are the owners of the property located at 2034/2036 32 Avenue SW. Our house (a duplex), currently under construction, will become our residence as soon as it is completed. Our property is located in a close proximity to the proposed four-unit townhouse, with shared use of the back lane and access to the garages.

Our decision to build our residence in this area was based on the fact that this was R-C2 designated area, all the houses in the immediate proximity were either single or duplex properties, and were mostly inhabited by their owners. Also, we wanted our home to support our lifestyle and current needs, but most of all, we wanted to invest our hard earned money (and our future retirement income) in an area that would hold (and potentially increase) the value of our investment. We strongly believe that the proposed fourplex will decrease the value of our home and other properties in the area.

We are also very concerned with the limited street parking for the residents and their visitors, which is further aggravated by the high volume of customers and patrons of the businesses along the 33 Avenue. In addition, the on-going commercial construction in the area contributes to the traffic and lack of parking. Since our house is still under construction and we do not have garage built yet, it is impossible for us to find any place to park. There are cars constantly parked in front of our property, and adding four units (with potentially eight additional vehicles)

will make the parking situation even more challenging. Here are some pictures to illustrate this situation.



Another concern raised by this proposed re-zoning is the fact that it will create a precedent for further multi-unit developments, which will change the character of the neighbourhood and decrease value of its' properties .

In addition, we are aware that there are already areas nearby (or in other neighbourhoods throughout the city) that are zoned for the multi-unit housing, so there is no compelling reason

for such re-zoning. Even though the applicant claims to create more affordable housing units, while in fact he is inflating the market by paying premium price for the land, and once other sellers will increase their selling price, it will make it less affordable for other people to buy old properties and revitalize the community.

In conclusion, we would like to respectfully urge the Council to deny this request for a change to the zoning of 2039 31 Avenue SW.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Boguslaw and Agata Nowak