

Albrecht, Linda

From: Roger Milley (home) [rogermilley@shaw.ca]
Sent: Friday, January 02, 2015 8:22 AM
To: Commn. & Community Liaison - Ward 11; Albrecht, Linda
Subject: Opposition to the Land Use Amendment (LOC2014-0104)

As a property owner in Elboya, I am against the Application for Land Use Amendment (LOC2014-0104) was made to The City of Calgary on June 18 to rezone the property located at 503 – 49 Ave SW. I do not believe this amendment is in the best interest of our community. Please make note of my opposition.

Roger Milley
654 Crescent BLVD SW
Elboya

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2015 JAN -2 AM 8:28
THE CITY OF CALGARY
CITY CLERKS

December 31, 2014.



THE
UNIVERSITY
OF CALGARY

2500 University Drive N.W., Calgary, Alberta, Canada T2N 1N4

DUSHAN BRESKY, Ph.D., J.U.Dr
Professor Emeritus of French
537 Riverdale Avenue S.W.
Calgary, Alberta T2S 0Y1
Telephone: (403) 287-0070

To: The City Clerk

LOC 2014-0104

and to Councillor Brian Pincott.

13D201E

Dear Sir,

Mrs Louise and I, Dushan Bresky, have been residents at 537 Riverdale Ave SW, T2S 0Y1 since 1962. In earlier stages of our life it used to be a peaceful, park-like residential area and the taxes had been about 3,600% lower than today.

We remember with some nostalgia the days when we didn't have to share the divided cyclist path with speeding bicycles.

This is why we would prefer, if the Application for Land Use Amendment in Elhoya... were, at least at this point, disapproved and the current "land use" preserved. We do not doubt that the projected approval would rapidly lead to the developments' correlated

1.

increase of density of population
crowding both Riverdale Ave. and,
above all, Stanley Park.

Yours truly,
Miss Betty.

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Albrecht, Linda

From: Lisa Wright [lisaw@itn-logistics.com]
Sent: Friday, January 02, 2015 10:00 AM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11
Subject: Comments on Land Use Amendment Application LOC2014-0104 - 503 49 Ave SW Elboya

To Whom it may concern,

I am writing this short message on behalf of my common law spouse Spencer Howard and myself. We reside at 332 – 46th Avenue SW and were very disappointed to learn the South side of 49th Avenue SW was not included in the zoning for the 50th Avenue ARP. We feel it was a direct result of our previous President of the Elboya Heights Community Association being the property owner of the 503 – 49th Avenue SW which is located on the south side.

We would ask you take this into consideration and change the 50th Avenue ARP to include the 49th Avenue SW South side.

Thank you for your time and consideration.

Kind regards,

HOLIDAY HOURS

DEC 24 8:00 – 1:00

DEC 25 CLOSED

DEC 26 CLOSED

DEC 29 Normal business hours 8:00 – 4:30

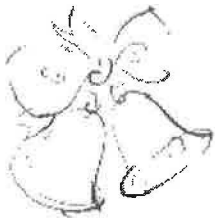
DEC 30 Normal business hours 8:00 – 4:30

DEC 31 8:00 – 1:00

JAN 1 CLOSED

JAN 2 Normal business hours 8:00 – 4:30

Merry Christmas and a Prosperous New Year!



Lisa Wright
Transborder Supervisor/
Business Development



MAKING IT PERSONAL

ITN Logistics - Calgary
Suite 201, 2915 21st Street NE
Calgary, AB Canada T2E 7T1
Tel: 403 219 8440
Fax: 403 219 8449

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Cell: 403-617-0127

Email: lisaw@itn-logistics.com

Web page: www.itn-logistics.com

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Albrecht, Linda

From: Mary McGurran [mkm@mcgurran-fca.com]
Sent: Thursday, January 01, 2015 6:07 PM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11
Subject: To Members of Calgary City Council -- Objection To Land Use Amendment LOC 2014 - 0104
503 - 49th Avenue SW

I am writing to express my opposition to the proposed rezoning noted above.

Amendments such as this, approved on an ad-hoc basis, open the door to poorly planned, inconsistent and unpredictable changes to the community. The appropriate way to deal with density changes in neighborhoods such as Elboya is through the existing planning process in consultation with the Community Advisory Committees, as in the case of the 50th Ave. Local Area Plan.

Please give this matter serious consideration as approval will potentially set a precedent for similar amendments not only in Elboya but in other central neighborhoods. Planning for more efficient land use in such neighborhoods must involve community engagement in the context of long term planning.

Sincerely,

Mary K. McGurran
511 Crescent Blvd SW
403-287-1051
mkm@mcgurran-fca.com

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2015 JAN -2 AM 7:45
THE CITY OF CALGARY
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From: Dianne Clark [diannerclark@gmail.com]
Sent: Thursday, January 01, 2015 3:57 PM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11
Subject: To Members of Calgary City Council -- RE: Objection To Land Use Amendment LOC 2014 - 0104 [503 - 49th Avenue SW Elboya] January 1/2015

I object to the proposed rezoning of the above noted property on the following grounds:

- 1) It is a violation of the principle of community engagement, and repudiates the 50th Avenue LAP which council approved less than two years ago after intensive discussions with the Elboya Heights Community Association.
- 2) It will lead to unacceptable higher density causing increased noise, traffic congestion and parking problems.
- 3) It will negatively impact the character of our neighbourhood, and be "out of scale" compared to existing development in the area.

Such a change to the community should not be made on a piecemeal basis, but only with a full review of the LAP by Council.

Thank you.
Dianne R. Clark
520 - 49th Avenue SW
Calgary AB T2S 1G5
403-283-0101

Sent from my I phone

RECEIVED
2015 JAN -2 AM 7:45
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Shannon McFadyen [shannonmcfadyen@shaw.ca]
Sent: Thursday, January 01, 2015 2:55 PM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11
Subject: LOC2014-1014

I am writing regarding the captioned Application for Land Use Amendment that was made to the City of Calgary on June 18th, has subsequently been approved by the Calgary Planning Commission and is being voted on by City Council on January 12th. The property in question is located at 503 49th Avenue S.W. and the Application itself proposes to rezone the land use from R-C1 to R-C2.

Please note that I have been a resident of Elboya for over ten years and that I live on 49th Avenue approximately one block from the property in question. I am therefore not only familiar with the property itself and the zoning of Elboya but am also intimately familiar with the time, effort and energy that has been invested by the community to work collaboratively with the City regarding the 50th Avenue LAP to ensure that a viable solution could be found that would satisfy the desire to develop the available land without compromising the existing zoning of 49th Avenue or the rest of the community. As you will be aware, the 50th Avenue LAP was approved by City Council in May 2013 with the explicit understanding of the community that the majority of 49th Avenue, including the property in question, would be excluded from redevelopment and re-zoning.

The Application in question violates the very principles of community engagement held by the City during which residents of Elboya invested thousands of hours contributing to the 50th Avenue LAP and it completely undermines the community's ability to trust that the City will honour not only the commitments that it has made but that and it will stand firm on its decisions. One off approvals opens the door for density creep into the community which is in complete violation of the principles under which the community chose to engage with the City in the first place.

I am vehemently opposed to the direction that the Calgary Planning Commission has chosen to take on this matter and strongly urge the City Council to consider all of the facts outlined above and to reverse the approval granted by the Calgary Planning Commission.

Elboya is one of the few inner City neighbourhoods that retains an R-C1 zoning which is the very reason that I chose to purchase here and why others like me have chosen to invest a substantial amount of money to live here. We do not wish to see the very character of the community change because the City does not have the fortitude to stand behind a commitment that it made to the residents.

Thank you in advance for considering what it means to make a commitment to a community and to then go back on that very commitment. It is a question of ethics, integrity and trust in due process.

Regards,

Shannon McFadyen
408 49th Avenue S.W.

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2015 JAN -2 AM 8:18
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CITY CLERKS

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ELBOYA HEIGHTS

Community Association

December 30th, 2014

Re: 503- 49th avenue SW rezoning application (LOC2014-0104)

The spirit and support of three Ward 11 communities coming together, with volunteers donating thousands of hours, working with multiple stakeholders, over several years to bring the 50th Avenue ARP through council (May, 2013) without objection shows the intense commitment by residents in these communities to uphold the density intensification that MDP and Plan-It.

As both a resident and board member of Elboya Community I was involved in this process, and personally have put in hundreds of volunteer hours over several years.

The issue of including all of 49th avenue homes (south side – except one block behind the funeral home and across for the Assisted Care facility) was an important issue.

The majority of the homeowners on 49th avenue declined to be included in the ARP. They did not feel that a step down or transition was needed from the intensification planned on 50th. This was debated and discussed repeatedly during the consultation process.

It was our understanding was that with the adoption of the ARP, rezoning to properties on 49th avenue and beyond would not be supported. It is clear that we are contributing to densification in the inner city in a significant way. **The 50th Avenue ARP exceeds the requirements for density in a NAC by 39%** and this does not include the density that the two five story office buildings will add nor what does it include the densities that will be included with the easterly land located in the urban corridor. Already Elboya is home to condos, apartments and duplexes – zoned when Elboya was first developed. The balance has been single family and is in a renewal process with several dozen new homes and young families moving in.

This application is a one-off, separate application that does not allow a community to plan outside of the physical property lines. It sells off a community, one property at a time to the highest bidder. **Also it also sets the City of Calgary's consultation process as a false and disingenuous process which at last investigation has cost the city well over \$100,000 to conduct.**

As President for the Elboya Community Association, I feel it is my duty to pass on the frustration of community members (including myself) who feel that the time and effort that was put into the process of bringing the ARP into being, along with its declaration that 49th Ave (aside from the one block noted) were explicitly excluded from it, made it clear that any rezoning from RC-1 is both undesired and inappropriate.

The community has demonstrated that it wishes to remain in large part RC-1, and has spent innumerable hours working together with the City and other stakeholders to create the ARP we can all agree on, and we would like to know that all of this hard work and trust in the process will not be cast aside.

I understand clearly that any property owner is entitled to file applications for rezoning however based on our community consultations, commitment to the ARP; I sincerely ask that you advocate having this application for rezoning denied and that any further rezoning applications in Elboya meet the same response.

Sincerely,
Olga Knight

Olga Knight, President
Elboya Heights Community Association

Albrecht, Linda

From: magdee [magdee@telus.net]
Sent: Friday, January 02, 2015 9:39 AM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Cc: olgaknight@shaw.ca; Barbara Cassidy; lorilegeyt@gmail.com
Subject: Re: Application for Land Use Amendment in Elboya at 503 - 49 Ave SW

Dear Office of the City Clerk, #8007 & Councillor Brian Pincott,

Please be aware and/or reminded that an Application for Land Use Amendment (LOC2014-0104) was made to The City of Calgary on June 18 to rezone the property at 503 - 49 Ave SW. The application proposes to rezone the land use from R-C1 to R-C2 which gives the owner(s) the right to build two homes either semi-detached or detached. This application has already been approved by the City Planning Commission (Calgary City Council will be voting on this application on Monday, January 12, 2015).

It is my opinion and that of the Elboya Community Association's board that one off applications and any density creep should not be supported as it violates the very principle of community engagement held by the city. Elboya residents spent thousands of hours over several years of contributing to the 50th Ave LAP and when it was approved by Council in May 2013 it purposely excluded the majority of 49th avenue including the property at 503. Allowing the above amendment is not just a 503 - 49th Avenue issue but will set a precedence that will pave the way for other rezoning applications not only on 49th Avenue but throughout the whole Elboya community.

I strongly urge that you not support this application for rezoning and live by the principle of community engagement held by the city.

Regards,
Brian Magdee & Barb Cassidy
Elboya Residents 403 - 48th Avenue SW

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2015 JAN -2 AM 9:40
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Albrecht, Linda

From: magdee [magdee@telus.net]
Sent: Friday, January 02, 2015 9:47 AM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Cc: olgaknight@shaw.ca; Barbara Cassidy; lorilegeyt@gmail.com
Subject: Re: Application for Land Use Amendment in Elboya at 503 - 49 Ave SW

Correction 431 48 Ave not 403 48 Ave

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

From: "magdee" <magdee@telus.net>
To: cityclerk@calgary.ca, ward11@calgary.ca
Cc: olgaknight@shaw.ca, "Barbara Cassidy" <barbracassidy@gmail.com>, lorilegeyt@gmail.com
Sent: Friday, January 2, 2015 9:39:08 AM
Subject: Re: Application for Land Use Amendment in Elboya at 503 - 49 Ave SW

Dear Office of the City Clerk, #8007 & Councillor Brian Pincott,

Please be aware and/or reminded that an Application for Land Use Amendment (LOC2014-0104) was made to The City of Calgary on June 18 to rezone the property at 503 - 49 Ave SW. The application proposes to rezone the land use from R-C1 to R-C2 which gives the owner(s) the right to build two homes either semi-detached or detached. This application has already been approved by the City Planning Commission (Calgary City Council will be voting on this application on Monday, January 12, 2015).

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I strongly urge that you not support this application for rezoning and live by the principle of community engagement held by the city.

Regards,
Brian Magdee & Barb Cassidy
Elboya Residents 403 - 48th Avenue SW

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2015 JAN -2 AM 9:45
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2015-013

Att. 2 Letter 10

From: Lori LeGeyt [lorilegeyt@gmail.com]
Sent: Thursday, January 01, 2015 10:40 PM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11; David LeGeyt; olgaknight@shaw.ca
Subject: Comments on Land Use Amendment Application LOC2014-0104 - 50349 Ave SW Elboya
Attachments: RandallBurkEmail.docx

RECEIVED
2015 JAN -2 AM 6:19
CITY CLERK
CITY OF CHICAGO

To Whom it May Concern,

I am writing on behalf of my husband, David LeGeyt, and myself to voice our objection to the subject application in the community of Elboya. We own the property at 424 49th Avenue SW, which is located on the north side of 49th Avenue and a half block east of the subject property. I am also the Chair of the Committee that was formed to oppose this application.

We object to the rezoning of this property for the following reasons:

1. In reading the approved 50th Avenue Area Redevelopment Plan, it is my understanding that development would see about 735 people added to the area. This is a large increase to the population and density of the community and more than meets the purposes of the Municipal Development Plan mandate for densification. In addition, we have recently seen 1 commercial development at the SW corner of Elbow Drive and 50th Avenue with another starting construction now on the SE corner. In short, the rezoning of the subject property will not achieve the goals of the Municipal Development Plan in any meaningful way.
2. The 50th Avenue ARP is multiple years away from implementation. Homes by Avi and AltaLink are still in litigation over the 50th Avenue corridor and there is no reason to believe this will be resolved anytime soon. However, once it is settled, the power lines will still need to be buried. Again, more years will be needed for this process to take place. The argument that the subject property is important for a sensitive transition is invalid, because, if approved, this property could be demolished and rebuilt in the 2015 construction season whereas many years will be needed before any development happens on the 50th Avenue corridor.
3. The 50th Avenue ARP, which was ratified by City Council in May 2013, specifically omitted the south side of 49th Avenue, where the subject property is located. It is our understanding that there was an attempt to include the south side of 49th Avenue, but it was decided it would be omitted. Approving this application would be contrary to what has already been discussed, decided and approved. It would show a disregard for the good faith and due process which occurred less than two years ago.
4. Spot rezoning is not an efficient use of the City Council's time. Furthermore the result of such spot rezoning is not desirable and would result in Elboya becoming another "patchwork" community like Windsor Park or Altadore. When we drive through those communities we feel there is no vision of what these communities are or ought to be. You see every type of building, which is not visually appealing. It's as though no forethought went into these communities and they were thrown together haphazardly.
5. The owner of the subject property is Randall Burke, the former president of the Elboya Heights Community Association. Mr. Burke was sitting president when this application was made in June 2014. He resigned in September 2014 after he was asked directly if he owned the property and whether he was in a conflict of interest.

Between June and September 2014, Mr. Burke received comments from Elboya residents with concerns about the rezoning application and, as far as we know, did not once disclose that he owns the property. He sent a group email in response to residents who had contacted him where he clearly defends the application and the community association's lack of action against it, and again, DOES NOT DISCLOSE HE HAS A FINANCIAL INTEREST IN THE PROPERTY AS THE OWNER. **I am attaching that email in its entirety.**

What Mr. Burke did is disappointing and possibly an abuse of power. The residents of Elboya were not represented fairly in this matter by our community association because of Mr. Burke's personal agenda, conflict of interest and lack of full disclosure. As a result, the subject application is tainted. Approving such an application would be an improper use of City Council's powers and contrary to the principals of fundamental justice.

We look forward to speaking to you more on this subject at the January 12, 2015 council meeting.

Sincerely,

Lori LeGeyt
Chair, Elboyans Against ReZoning
lorilegeyt@gmail.com
[403-228-6497](tel:403-228-6497)

Email received on August 14, 2014 from Randall Burke in his capacity as President of the Elboya Heights Community Association in response to resident concerns about rezoning application for property located at 503-49 Ave SW.

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2015 JAN -2 AM 8:19
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From: "Elboya Heights Community Association" <communications@elboyaheights.com>
Date: August 14, 2014 at 9:04:09 AM MDT
Subject: Proposed Land Use Change on 49th Avenue SW (south side)

ELBOYA HEIGHTS

Community Association



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Hello Elboyans,

A property owner in Elboya has applied to the City for a Land Use Change. The property is on the south side of 49th Avenue SW and currently has an R-C1 Land Use Designation. The application is for a change to an R-C2 Land Use Designation. If you are unfamiliar with the meaning of a Land Use Designation, I recommend you consult the City website at <http://www.calgary.ca/PDA/pd/Pages/Calgary-Land-Use-bylaw-1P2007/Calgary-Land-Use-Bylaw-1P2007.aspx>

As the Community Association President, I have been contacted by residents in the community over the last couple of weeks regarding this application. Some residents who contacted me support the proposal and some others do not. A few residents have already shared their thoughts with the City and/or have asked questions about it with respect to the potential implications on the community.

I have been involved directly with our Community Association over the last 7 years; during that time I have learned a fair bit about the City's planning process. I have participated in a program jointly offered by the City of Calgary and Federation of Calgary Communities called PIP (Partners in Planning). The program is targeted at Community Association volunteers and Community Residents. The program runs a cycle over a 2 to 3 year period and covers all aspects of the planning process and is intended to educate the participants about how the planning process functions at City Hall and how the Land Use Bylaw is implemented. I have also spent 3 years working with the City of Calgary and our neighbouring communities (Windsor Park and Britannia) on the 50th Avenue Area Redevelopment Plan; prior to that I followed the development of Calgary's Municipal Development Plan (MDP) in 2010.

There is a pile of information which is relevant to a discussion on this application – the short version is below and the long version follows.

The Short Version

Our Community Association has limited resources and volunteers available to pursue all issues regarding planning concerns in the community. We have focused a great deal of effort on the original AltaLink/Homes by Avi application and the subsequent multi-year 50th Avenue SW ARP. The 5 story office towers on the SW and SE corners of 50th Avenue SW and Elbow Drive SW have consumed considerable time as well and are examples of where the Municipal Development Plan (MDP) is being used to intensify development within the City.

Considering our Community Association's current policy for density on the boundary edges of the community and the 50th Avenue SW Area Redevelopment Plan ... an R-C2 application on the south side of 49th Avenue for a single 50 foot property is not surprising. In my opinion, it does not conflict with established City policies including the Municipal Development Plan. My personal opinion is that we will see more R-C2 applications for the south side of 49th Avenue SW in the future.

To dispel any misconceptions: Elboya already has R-C2 designations on properties.

Additionally, Elboya also has M-C1 (multi-family/condo/apartments), M-CG (multi-family/condo/apartments - higher density than M-C1), C-COR2 (commercial), C-COR3 (commercial), DC (Direct Control - commercial), S-R (municipal reserve - green space) and S-CS (schools/parks) land uses.

Changes on the boundaries of our community are inevitable – they have happened in the past, the recent past and will likely continue into the future. The pattern at City Hall on both City Council and Calgary Planning Commission does not appear to discourage modest density increases. Arguments being made by residents who have contacted me in opposition to the R-C2 application are not liable carry any weight at City Hall - much more detail on this follows below ...

The Long Version

Background Information on the Planning Process

There are some aspects of the planning process implemented by the City which our residents should be familiar with in the context of this application:

1. A Land Use Amendment or Re-designation is a statutory application that can be initiated by the City or by the Property owner. This application has been initiated by the Property owner, not the City of Calgary.
2. Any Property owner in the Province of Alberta is legally entitled (has the right) to apply to their local Municipal Government to change the use of their land under the Municipal Government Act.
3. The Local Municipal Government (in this instance the City of Calgary), reviews the land use application, notifies adjacent/immediately affected neighbours and has an advertising period

and the Community Association do not have direct decision authority – City Council makes the decision.

4. The Land Use application is forwarded to the Calgary Planning Commission (CPC) which reviews the file and receives input from the City's "Land Use and Policy Planning Department" about the suitability of the application. The "Land Use and Policy Planning Department" and CPC make a recommendation on the application to City Council (usually either approve or deny). The recommendation and application then goes before Calgary City Council for a public hearing and vote at a future Council session.

5. City Council considers the application. The recommendations of CPC and the "Land Use and Policy Planning Department" and relevant statutory/policy documents which are pertinent to the application are considered. Council also receives public input at the hearing. For this application, the two most relevant statutory documents to be considered are the MDP (Municipal Development Plan) and the 50th Avenue Area Redevelopment Plan (ARP) because the property is immediately adjacent to the boundary of the ARP. Council then votes on the application to approve or deny it.

6. R-C1 and R-C2 Land Use Designations are very similar and are generally intended only for residential uses; no commercial/retail/industrial uses are permitted. In lay terms, the differences between the uses are very minimal:

- R-C2 allows detached or semi-detached homes, whereas R-C1 only allows detached.
- Detached means a stand-alone home.
- If a property owner decides to build a home on an R-C2 lot, they can choose either to build a stand-alone (detached) home or they could build a semi-detached (duplex) if they happen to own an adjacent R-C2 designated property. A semi-detached (duplex) is not permitted in R-C1.
- R-C2 requires a minimum lot width of 25 feet while R-C1 requires 40 feet.

The Recent Past and Current City Policy

It is very important for residents in our community to understand the history of the 50th Avenue SW Area Redevelopment Plan, recent Land Use Changes in Elboya (the Assisted Living/Memory Care on Elbow Drive SW and 49th Avenue SW), and current Land Uses that are in our community today along with current City policies. These factors all have a direct bearing on this R-C1 to R-C2 application in my opinion.

A. Land Uses in Elboya as of today. Elboya has a mixed set of Land Uses - while the predominant Land Use is R-C1, the fact is that there are several other Land Uses in Elboya. **Some residents who contacted me appear to believe the entire community of Elboya is R-C1 - that is not correct.** Land Use maps for Elboya can be viewed here

http://www.calgary.ca/PDA/pd/Documents/lud_section_maps/1p2007/4C.pdf and here http://www.calgary.ca/PDA/pd/Documents/lud_section_maps/1p2007/3C.pdf

To dispel any misconceptions: Elboya already has R-C2 designations on properties.

Additionally, Elboya also has M-C1 (multi-family/condo/apartments), M-CG (multi-

(schools/parks) land uses.

B. One resident who contacted me thought that R-C2 was a multi-family use - that is not correct. R-C2 is not multi-family even if the home is semi-detached (duplex) because both homes are on separately titled lots. Multi-family dwellings are possible under the M-C1 and MC-G designations for example. Any multi-family dwellings in the future are currently contemplated in the 50th Avenue SW Area Redevelopment Plan.

C. The 50th Avenue Area Redevelopment Plan (ARP) was started by the City of Calgary at the behest of the communities of Elboya, Britannia and Windsor Park. The communities worked with our Ward Councillor, Brian Pincott, to seek City Council approval for the ARP to be developed. The ARP request was triggered by the failed Land Use Re-designation (made in 2007 by AltaLink/Homes by Avi) for some of the land along 50th Avenue SW (north side) where the transmission lines are located. **The 50th Avenue Area Redevelopment Plan encompasses a larger area than just the AltaLink transmission lines – the Plan boundaries encompass a portion of Elboya, Windsor Park and Britannia.** The plan can be viewed online at <http://www.calgary.ca/PDA/pd/Documents/Publications/fifty-ave-arp.pdf>

The communities of Elboya, Britannia and Windsor Park recognized that the development of an ARP was an opportunity for the communities and the City to work together to formulate a planning policy for 50th Avenue SW (as there was no specific policy in place). The three communities also recognized that an ARP would allow us an opportunity to learn more about the MDP (Municipal Development Plan) which requires higher density city-wide. The 50th Avenue Area Redevelopment Plan was passed and made statutory by City Council just over 1 year ago. The Municipal Development Plan (MDP) was passed and made statutory by City Council in 2010. **The key implication of the ARP and the MDP is simply that there is now policy that will allow for existing R-C1 land use in Elboya on the north side of 50th Avenue SW to be change (at a future date) to higher density land uses.**

D. For the community of Elboya, the 50th Avenue SW ARP represented a change in our historic policy with regard to density in our community. While our community has historically resisted/opposed density increases, the passage of the Municipal Development Plan in 2010 by the City has considerable implications throughout the City. The Elboya Community, at a General Meeting, decided to alter our historical policy to **accept higher density on the boundary edges of the community and to support the 50th Avenue SW ARP**. When Homes By Avi applied to change the land use designation on certain land on 50th Avenue SW, the Elboya Community very strongly opposed the change at that time largely because the proposed density was out of scale with the surrounding community/neighbourhood. The Homes by Avi application was ultimately unsuccessful because the land owner, AltaLink, withdrew their support for the application ... not because it was denied by the City. Our community has politely been told in the intervening years by the City that the argument of Elboya remaining R-C1 (no density increases) was not really pertinent going forward. The City has already decided to add density where feasible.

E. Maison Assisted Living facility on Elbow Drive SW and 49th Avenue SW. The Land Use Designation was changed on the land between 49th Avenue SW and 48th Avenue SW on the east side of Elbow Drive SW from R-C1 to M-CG in the recent past. At the time of the application for that land, the Elboya Community Association and many residents opposed the change. The

community has to stay R-C1". Some residents who have contacted me about the current application on 49th Avenue SW have raised that same argument. Our Councillor **Brian Pincott and City Council rejected the assertion that Elboya had to stay R-C1 only and approved the change.** The Maison site subsequently changed ownership and the Assisted Living facility was proposed and has been completed.

City records and media stories demonstrate how City Council and our Ward Councillor are approaching the Municipal Development Plan (MDP) and higher density – **they have embraced it.** For example, about 18 months ago, the Shawnee Slopes land use change proposal in south Calgary created massive community opposition to the old golf course being converted to residential and commercial uses. Many residents and property owners adjacent to the golf course argued that they bought on a golf course and therefore the City could not change the density or change the use from a golf course. Others argued the density proposed was too high and should be reduced. The Shawnee and Evergreen Community Associations spent vast sums of money and countless volunteer hours opposing the application and lobbying to have the density reduced. **Ultimately the arguments for no change or for lower density were rejected by both the Calgary Planning Commission and City Council; City Council ultimately approved the land use changes.**

F. The Elboya Community Association supported the 50th Avenue SW Area Redevelopment Plan before City Council last year and we asked that it be enacted. Our Community Association asked for many community residents to come to the public hearing at City Hall to provide their input; only a small handful of people from Elboya (those involved in the ARP development in fact) actually attended to the public hearing. Considering the change in our community policy, surprisingly few residents attended and/or gave input to City Council that opposed the ARP.

G. The entire south side of 49th Avenue SW in Elboya between 4 Street SW and Elbow Drive SW was originally going to be included in the Area Redevelopment Plan. However, during the development process a few property owners on 49th Avenue SW did not want to be included while some other property owners did want to be included. The sentiment was mixed. The City ultimately decided to only include the one western block adjacent to Elbow Drive on 49th Avenue SW in the ARP. Based on the density called for in the ARP, the west block of 49th Avenue SW allows for M-CG and higher density land uses. **Our Ward Councillor did not support the decision to exclude the south side of 49th Avenue SW between 4 Street and 6 Street SW from the ARP.**

H. I have spoken briefly with our Ward Councillor (Brian Pincott) about the proposed R-C1 to R-C2 land use change. He has reiterated his view that he did not support excluding the south side of 49th Avenue SW between 4 Street SW and 6 Street SW. The proposed change from a planning point of view was discussed relative to the ARP. From a planning perspective, as a step down in density from the density contemplated in 50th Avenue SW ARP to the R-C1 at the core of the existing Elboya Community (49th Avenue SW and North to the Elbow River), the application appears to fit within City policy.

Based on Councillor Pincott's feedback, his prior support of density increases pursuant to the MDP and his support of the 50th Avenue SW ARP, I would not be optimistic that he will oppose

this application when it comes before City Council in the future – crystal balls are not my area of expertise. I firmly believe there is no desire at City Hall to change the core R-C1 of our community, but I expect to see pressure on the boundaries of Elboya.

Elboya residents are, of course, free to form their own opinions to support or oppose the application. Elboya residents can submit their thoughts to the City File Manager for this application. The File Manager can be reached at christine.khandlbrunnen@calgary.ca with reference to LOC2014-0104.

Please forgive any grammatical or typographical errors on my part.

Regards,

Randall Burke, President Elboya Heights CA

Albrecht, Linda

From: Adrienne Bailie [adrianneb@gmail.com]
Sent: Thursday, January 01, 2015 8:44 PM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Subject: Rezoning

To whom it may concern,

This letter is to express our extreme concern about the application for rezoning at 503-49 Ave SW. Please allow our beloved community to remain as it is and deny this proposal. We will be at the city council meeting on January 12, 2015 to voice our concerns in person, but wanted to let you know our thoughts on it ahead of time.

Thank you for your service to our great city and for considering the requests of it's citizens,

Sincerely,

Adrienne and Clinton Bailie

RECEIVED
2015 JAN -2 AM 8:17
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: P.Rudin - RUDCO Insurance [rudcoinsurance@gmail.com]
Sent: Thursday, January 01, 2015 2:45 PM
To: Albrecht, Linda
Subject: To Members of Calgary City Council --- RE: OBJECTION TO LAND USE AMENDMENT LOC 2014-0104 [503 - 49TH AVENUE SW, ELBOYA]

I am writing to object to the proposed rezoning of the above-noted property. Doing so is a violation of the principle of community engagement, and repudiates the 50th AVE LAP which Council approved less than 2 years ago after intensive discussions with the

Elboya Heights Community Association. Making this change will lead to unacceptable higher density, causing increased noise, traffic congestion and parking problems. It will have a negative impact on the character of our neighbourhood, and is out of scale with surrounding properties. Such a change to the neighbourhood should not be implemented on a patchwork basis, but only if a full review of the LAP is deemed necessary by Council.

Sincerely,

Peter Rudin, CA
520 – 49th Avenue SW
Calgary, Alberta T2S 1G5
(403) 703-2080

Simpler Solutions for Complex Lives

RECEIVED
2015 JAN -2 AM 8:23
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: David Garner [david@terra-mod.com]
Sent: Monday, December 29, 2014 11:48 AM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Cc: olgaknight@shaw.ca; lorilegeyt@gmail.com; 'David Garner'; 'Johanne Viens'
Subject: Ref: LOC2014-0104 - Land use Amendment - AGAINST

To Whom it may concern:

My wife and I are opposed to the Land use Amendment (Ref: LOC2014-0104) for 503 49th Avenue SW. We live at 431 49th Avenue SW a few houses down. The application proposes to rezone a single lot land use from R-C1 to R-C2 which is against all the efforts of ourselves and our neighbours to develop the 50th Ave LAP with the city. City Council approved the 50th Ave LAP in 2013. To approve the land use amendment is a vote to discard the 50th Ave LAP.

This street, 49th Avenue SW is RC-1 on both sides. People are planning family life, buying and renovating based on this zoning. Changing the land use based on distant future plans for rezoning 50th avenue facing lots is premature since there is no development adjacent to this RC-1 area at this time or plans to start in the near term. Rezoning 1 lot at a time is not efficient or constructive for the neighbourhood. A change on 49th Ave SW should not be considered until after new 50th Avenue residential development commences in future years. Future proposed land use changes should be coordinated after a reasonable consensus from the neighbourhood. Then an assessment of the increase in noise, traffic, parking issues, transit/infrastructure demands, and evolution of the friendly character of this old established neighbourhood can be revisited.

Sincerely,
David Garner and Johanne Viens
431 49th Avenue SW
403 243 8223

cc. Lori LeGeyt Olga Knight
Committee Chair, EARZ President, EHCA

RECEIVED
2014 DEC 29 PM 12:35
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Michael Ge [geyuelong@gmail.com]
Sent: Sunday, December 28, 2014 8:49 PM
To: Albrecht, Linda
Subject: Objection to rezoning in Elboya for 503 - 49 Ave SW

Dear Susan Gray,

To respond to "Notice Of Public Hearing On Planning Matters" I received last week about converting RC-1 to RC-2 for LOC2014-0104 Location: 503 -49 Avenue SW.

I am writing to let you know that I strongly disagree with this proposal.

1. First of all, this is not just a 49 Avenue issue, but an issue that will creep throughout Elboya over time; I doubt if all Elboya house owners have been informed properly, and have a chance to speak for themselves.
2. This is about my personal life/living style preference. My wife and I bought our current house in Elboya in 2012, the main reason because Elboya is a RC-1 community. I previously lived in a street with narrow lots and I am so fed up with them.
3. There would be capital loss for us if this R2 proposal passed. I could have paid at least \$200,000.00 less for the same lot in a R2 community, for example, in Windsor Park.
4. I understand that Calgary's getting more and more populations while Calgary land wouldn't be able to expand unlimitedly; well, we still need the diversity/balance for all communities in Calgary.

Seriously I have a big NO-NO-NO for this proposal.

Thank you so much for including this letter in the Agenda of Council.

Sincerely appreciate your time.

Beat regards,

Yue Long Ge

December 28, 2014

Address:
440 49 AVE SW
Calgary AB
T2S 1G2

RECEIVED
2014 DEC 29 PM 2:25
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2014 DEC 16 PM 3:34

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk, #8007
The City of Calgary
P.O. Box 2100, Stn "M"
Calgary, AB T2P 2M5
cityclerk@calgary.ca

Dear Sir/Madam

Re: Ref – LOC2014-0104, 503 49th Avenue S.W., Calgary, AB

My family and I own a home and reside in the community of Elboya. One of the primary considerations in our decision to purchase a property in the neighbourhood and settle our family here is the fact that the community is zoned R-C1. We were surprised and extremely disappointed to learn that the Calgary Planning Commission has approved the rezoning of the above captioned property. We adamantly object to the further advancement of the application for several reasons.

Firstly, allowing this development will significantly alter the landscape of the community which has undergone a great deal of redevelopment in recent years. Many people have invested substantial amounts of their money into developing these homes. Members of the community built those homes with the expectation that the community would continue to be zoned R-C1. Changing the zoning to RC-2 would have a significant negative impact on the investment made by those who have worked to rebuild the community.

Secondly, our children attend Elboya School. It is a crowded school with large class sizes and a high ratio of students to teachers. The school is already considering ways to accommodate the number of students including repurposing some rooms into classrooms. If the City allows increased density in Elboya, the school may be unable to accommodate the increase in student population.

Thirdly, it has been brought to my attention that the former president of the community association, Randal Burke, has a vested interest in the above captioned property. His interest in the property pre-dates the application to subdivide the property and also pre-dates his resignation as president of the community association. Prior to his resignation, he sent communications out to members of the community suggesting that opposing the subdivision of the lot would be futile and suggesting that he supports the subdivision of the property while in an apparent conflict of interest.

Fourthly, if the subdivision is approved, the homes that may be built on the lots will not be "affordable housing". Bungalows built in the 1950's in the community are selling for \$700-800,000.00 or more. If one of those lots were to be subdivided, accounting for construction costs, carrying costs, realtor fees and taxes, the seller would need a price per unit exceeding \$1,000,000.00. At that price, one can hardly say that the housing being developed would be affordable.

I am confident that other members of the community oppose the subdivision of the property in question as well and for valid reasons which may differ from my own. I encourage you to consider the viewpoints of those who will be directly affected by the proposed subdivision and give those viewpoints more credence than those of people who seek to turn a profit by downgrading the zoning for personal gain.

Yours truly,

Tyler J. Bond

cc: Councillor Brian Pincott
Ward 11 Aldermanic Offices, #8001
P.O. Box 2100, Stn M
Calgary, AB T2P 5M5
Ward11@calgary.ca

Albrecht, Linda

From: Michael Kurtz [mike@mkurtz.com]
Sent: Monday, December 15, 2014 3:25 PM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Subject: RE:Application for Land Use Amendment in Elboya at 503 – 49 Ave SW

To whom it may concern,

I would like to register my objection to the recent application for Land Use Amendment in Elboya at 503-49 Ave SW (Ref:LOC2014-0104). My understanding is that the recent 50th AVE LRP which was approved by Council last year specifically stated that the houses on 49th Ave (with the exception of the first block closest to Elbow Drive) were to remain zoned RC-1. The property at 503 does not fall into the exception and thus should be held to the terms of the LAP.

I understand that it is every property owners' right to apply for re-zoning, but I feel that a lot of time and effort went into the process that resulted in the 50th Ave LAP, and since the issue of re-zoning on 49th Ave was directly discussed, debated and finally agreed to, that it should be binding. That the application got through the Planning Commission is a bit of a surprise, and the fact that it did seems to suggest that at the end of the day, despite all of the work, discussion and documentation, the 50th Ave LAP means nothing if it can be so easily contravened.

While I and many of the neighbours that I've spoken with support the idea of increased density and diversification as outlined in the LAP, the fear we share is that granting this exception to the LAP will become the test case that is cited in all future attempts to change zoning within the community, and if it is successful will start to change the nature of the community in a way that is irreversible.

Sincerely,
Michael Kurtz
730 47th Ave SW
mike@mkurtz.com

RECEIVED
2014 DEC 16 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Peter Wilson [pwilson.home@gmail.com]
Sent: Monday, December 15, 2014 8:49 PM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Subject: Rezoning of 503 – 49 Ave SW (LOC2014-0104)

Despite the position of our community association I am *in favour* of the application.

"Density creep" (as the association calls it) is a good thing. It promotes

- smaller, more efficient buildings,
- better use of land
- increased tax revenue
- more efficient delivery of services

Cities are for people (the more the merrier). Density is green.

Peter Wilson
429 Riverdale Ave SW

RECEIVED
2014 DEC 16 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

To Calgary City Council,

RE: LOC2014-0104

Dear Sir(s)/Madam(s),

I was very disappointed to hear through my community association that you are considering a land amendment application to modify 503-49th Ave SW into R-C2. Elboya has participated in community engagement regarding high-density dwellings in the community. Elboya is a small community where people such as myself have actively chosen to live based on low density, available street parking, large trees, and open front yards. Having recently lived in Marda Loop/South Calgary I was tired of narrow houses that encroach the sidewalks, extremely limited parking, and no large trees. Allowing R-C2 development will ensure that we lose all of the things that make Elboya the desirable neighborhood it is. We all moved here to enjoy the lower density desired by the community, and R-C2 is available in the local area. Windsor Park immediately south has allowed R-C2, and that neighborhood supports this kind of development where we do not. Some communities do not require or desire the change to higher density and Elboya is one of them.

On a related note I am dismayed that the Calgary Planning Commission has chosen to ignore the community's wishes on R-C2 in approving this plan contrary to the work done on the 50th Ave LAP which clearly expresses the community perspective on R-C2 beyond 50th ave. We worked together and made our voices heard and it was ignored by the CPC. This is not how I want my city to work.

I hope that the City Council respects the wishes of the large number of Elboya citizens who feel the way I do and rejects this application when it is tabled January 12th. Help protect our communities as we do!

Sincerely,

Chad Harris

633 Madison Ave SW ELBOYA

RECEIVED
2014 DEC 16 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Jill Clark [jeclarkie@gmail.com]
Sent: Monday, December 15, 2014 2:00 PM
To: Albrecht, Linda
Subject: Elboya property change from R-C1 to R-C2

Dear Calgary City Hall,

I am a resident of Elboya and have been for the past 14 years and was born and raised in nearby Roxboro. It has come to our attention that an application for a zone change - from R-C1 to R-C2 -for a single property at 503 49 th Ave. SW has been approved by the City Planning Commission. This would allow 2 residences, semi detached or detached to be built on it.

I am adamantly against this application for rezoning. I love the way Elboya has been zoned R-C1 with a lower density than R-C2 would create. I have raised 2 children in Elboya and I am surrounded for the most part with families, dear friends and proud property owners in a low density neighbourhood. There are practical reasons - easy parking, lower noise pollution, knowing and befriending your neighbours (much more likely with R-C1), less opportunities for disputes, etc. But also a certain ambiance will be threatened once one property zoning is altered in the neighborhood.

Elboya residents spent thousands of hours over several years contributing to the 50th Ave LAP and when it was approved by Council in May 2013 it purposely excluded the majority of 49th avenue including the property at 503.

Sincerely,

Jill Clark

--
Jill Clark

RECEIVED
2014 DEC 15 PM 2:30
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: BELINDA LOUCKS [boloucks@shaw.ca]
Sent: Monday, December 15, 2014 11:15 AM
To: Albrecht, Linda
Subject: Re zoning in Elboya

I am a resident of Elboya and I am writing to say I am against the Rezoning of the property on 503 49th ave SW from R1 to R2 We as a neighbourhood bought our homes to remain R1 and we do not want this changed.

Sent from my iPhone

RECEIVED
2014 DEC 15 AM 11:54
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Kelly MacKay [kelly.mackay@shaw.ca]
Sent: Monday, December 15, 2014 10:28 AM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11; 'Elboya Heights Community Association'
Subject: Ref: LOC2014-0104

Please accept this letter as our formal objection to increasing the density through rezoning of any property in Elboya included the referenced one on 49th ave. We purchased our home in Elboya knowing it was predominately made up of R1 50 foot lots and paid a premium for that. We do not want Elboya to become another high density, high traffic, limited street parking community like Marda Loop or Altadore.

Thank you

Kelly & Debbie MacKay

336 47th ave SW

RECEIVED
2014 DEC 15 AM 11:11
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Lori LeGeyt [lorilegeyt@gmail.com]
Sent: Wednesday, December 03, 2014 5:06 PM
To: Albrecht, Linda
Cc: Olga Knight; Lori LeGeyt
Subject: Question re Item On Jan 2015 Council Agenda

Hello,

I want to advertise an upcoming public notice to my community before the official notice is advertised. It is regarding an application for land use amendment that will be voted upon at the January council meeting. It has already passed through the Calgary Planning Commission. The file number is LOC2014-0104.

My understanding is that the public notice will be published in the Calgary Herald on December 18 and December 24 and that the deadline for submissions is Friday, January 2, 2015.

As the timing of the public notice and deadline for submission is less than desirable given the upcoming Christmas holidays, I intend to send out a letter to all Elboya residents this week informing them of the proper procedure to submit their comments and the deadline.

I have used past examples of what the public notices for these types of matters say and I am wanting to confirm I have the correct information before sending out my communication.

I would also like to confirm the date this item will be addressed at council. Is it January 12 or 13? I have conflicting information.

Also, is the application number different for this part of the process? I want to make sure the residents reference the correct item.

The following is what I plan on putting in my letter:

**All communications regarding this item must be sent to the following by
10 am on January 2, 2015:**

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Stn "M"
Calgary, AB T2P 2M5
Email: cityclerk@calgary.ca
Fax: 403-268-2362
Ref: LOC2014-0104

I look forward to hearing from someone soon.

Sincerely,

Lori LeGeyt
lorilegeyt@gmail.com
403-228-6497

RECEIVED
2014 DEC -4 AM 8:34
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2014 DEC 19 PM 12: 53

THE CITY OF CALGARY
CITY CLERK'S

Date: Dec 18, 2014

Office of the City Clerk, #8007
The City Of Calgary
P.O Box 2100, Stn "M"
Calgary, Alberta
REF LOC2014-0104

To Whom it May Concern,

I am writing in opposition of the Application for Land Use Amendment (LOC2014-0104). I have recently moved to the wonderful community of Elboya. This community was desirable to my family for it's R-C1 designation. We relocated from Garrison Woods/Marda Loop area, as the population density had grown so dramatically. It was evident in the school system, the parking, grocery stores, and overall quality of living.

I personally feel there will be a great loss of community charm and character if we allow some of our oldest neighborhoods, to become one homogenous infill after another. My husband is currently studying to be an Architect, and we actually bought the original farmhouse of Elboya. Instead of doing a tear down, which ultimately would have been more cost effective, we did not want to destroy this historical aspect of our community. Thus we elected to do a restoration. We value character and diversity in a neighborhood. Elboya is unique in this aspect, as there is coupling of both modern and original dwellings.

I believe that people buy in Elboya for their "forever" home, which has the potential to be generational. An infill does not offer that same appeal. By creating R-C2 you are pushing out people who want their inner city family home, for a more transient community.

Another aspect of concern is the congestion of Elbow Drive. The Infrastructure does not seem like it can handle further stress.

Please do not go through with this Application. I am born and raised in Calgary, I feel strongly that this one of the best cities in the world to live in. I do not believe that allowing our oldest communities to be torn down and changed into infills is the right decision for our City, community, and heritage.

Sincerely,

Dr. Rachel Bond
Associate Clinical Professor
Alberta Children's Hospital
Department of Pediatrics
University of Calgary
BScH, BMBS, FRCPC

RECEIVED

2014 DEC 19 AM 10:20

328 46th Avenue SW
Calgary, Alberta
T2S 1B6THE CITY OF CALGARY
CITY CLERK'S

December 16, 2014

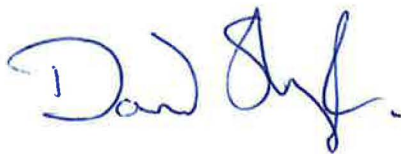
Dear Sir / Madame,

I am writing to oppose the re-zoning application 503 49th Avenue SW (File Number: LOC2014-0104).

In 2006 we purchased and extensively renovated a home in the Elboya district after living in Tuxedo for just over 19 years. The primary reason for us choosing the Elboya district was the lower density R1 zoning. After living in Tuxedo (R2 zoning) we have become concerned about the safety of the neighbourhood with our young daughters. With R2 zoning we noticed a dramatic increase in the amount of traffic and the speed of that traffic over the years. We were looking forward to living in Elboya, where our daughter can ride her bike safely, walk to school and when old enough, enjoy the walk to Stanley Park. Additionally, the denser R2 zoning will slowly creep through our area and eventually decrease the "peaceful" appeal of the R1 area.

I am finding it very frustrating that the City is considering ignoring the existing zoning. I am frustrated that I have to write yet another letter and likely attend numerous meetings to uphold the existing zoning rather than spending the time with my family. I also find it frustrating that the City and Alderman can apparently choose to ignore existing zoning laws at their discretion, the same zoning laws that attracted us to Elboya in the first place. I would hope that the rights of the current area residents would have some importance.

If the City is serious about attracting and keeping families in the inner city, they should consider there is significant appeal to families of R1 zoning. As a member of the Elboya community, I would hope that consultation with all area residents would be a requirement for any potential changes to land use.



Sincerely
Dave, Roxane, Zoë and Kayla Shymkiw

cc: Alderman Pincott

From: Geoff Murray [geoff_murray@me.com]
Sent: Thursday, December 18, 2014 7:17 PM
To: Albrecht, Linda
Subject: LOC2014-0104

I am writing to you to express my concern with the rezoning of 503 - 49th Ave SW.

In making my 2011 home purchase in Elboya it was important to me that the area was zoned such that higher density (semi-detached or detached homes on a 50' lot) was precluded. From my research at the time I found that Elboya had long been zoned in that manner and then subsequent to my purchase further affirmed when city council approved the 50th Ave LAP, whereby such higher density housing was intentionally excluded for the majority of 49th Ave.

I believe it is inappropriate for the City of Calgary to allow this zoning change as it violates the principle of community engagement held by the city and it will serve to negatively impact the feel and culture of Elboya.

Council, please do not turn your backs on Elboyans who spent countless hours contributing to the 50th Ave LAP. Please do not adversely impact our community. Please deny this rezoning application.

Geoff Murray

RECEIVED
2014 DEC 19 AM 8:13
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Cath Bishop [cathbishop@telus.net]
Sent: Tuesday, December 16, 2014 7:24 PM
To: Albrecht, Linda
Subject: Ref: LOC2014-0104 - JANUARY 12, 2015 VOTE

Dear City Council:

Re: LOC2014-0104

Address: 503 - 49th Avenue SW, Calgary (Elboya)

Date of Vote on this Application: January 12, 2015

Please note our Opposition to the application for Land Use Amendment (LOC2014-0104) which was made to the City of Calgary on June 18 to re-zone the property located at 503-49 Avenue SW from R-C1 to R-C2 which was then subsequently approved by the Calgary Planning commission.

It is our position that this application should be **DENIED** (voted AGAINST) as it violates the principles of the 50th Avenue LAP and the community engagement process held by the city as the 50th Ave LAP was drafted and then subsequently approved in May 2013. The density of our community will increase by virtue of the 50 Avenue LAP, but to contravene it's agreed to principles and allow further density creep is an affront to the process itself. Thousands of hours were put into 50th Avenue LAP and to have the City Planning Commission ignore this plan is ludicrous. Why bother engaging communities if the plan that is developed and approved by council can be completely ignored by the City Planning Commission?

We sincerely hope that council will **NOT SUPPORT** this application. Please support following due process and our community by adhering to the 50th Avenue LAP that was approved by city council in May 2013.

Thank you for your consideration,
Cath and Craig Bishop
637 Madison Avenue SW
Calgary, AB, T2S 1J9
(403) 541-0436

RECEIVED
2014 DEC 17 AM 10:29
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Olga Kunitsa [olga_alex@shaw.ca]
Sent: Friday, December 19, 2014 3:22 PM
To: Albrecht, Linda
Cc: lorilegeyt@gmail.com; olgaknight@shaw.ca
Subject: Ref: LOC2014-0104

Hello City Clerk #8007,

We are writing to vote AGAINST rezoning from R-C1 into R-C2 for property located at 503 49 Ave SW.

Residents of Elboya Community.

Olga & Alex

4519 4A St SW

RECEIVED
2014 DEC 19 PM 3:53
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.Att. 2 Letter 28

From: beth mores [kidsfirstplaygroup@gmail.com]
Sent: Sunday, December 21, 2014 1:40 PM
To: Albrecht, Linda; Commn. & Community Liaison - Ward 11
Subject: Opposition to rezoning in Elboya
Attachments: letter to Councillors.pdf; ATT00001.txt; Untitled.png; ATT00002.txt

Dear Councillors,

Please see the attached letter which states our concerns with the Land Use Amendment (LOC2014-0104) at property 503 49 Ave SW, Elboya.

RECEIVED
2014 DEC 22 AM 8:57
THE CITY OF CALGARY
CITY CLERKS

Office of the City Clerk, #8007
The city of Calgary
P.O. Box 2100 Stn M
Calgary, Alberta
T2P 2M5

Dear City Councillors,

I am writing to you on behalf of myself and my husband, home owners at 404 49th Ave SW in opposition to the proposed rezoning of property 503 49th Ave SW.

The proposed rezoning of this property from R-C1 to R-C2 deeply saddens us. We recently moved into this community because of the single family homes and close knit community atmosphere we experienced as soon as we moved in to our property.

We moved over to Elboya from Altadore where we knew no one. Too many people crammed into neighbourhoods does not build the type of communities that Mayor Nenshi strongly promotes. Rather, it creates indifference among neighbours because you simply have too many people to get to know.

We have already experienced stress over the proposals set to redevelop 50th avenue SW and were happy to hear that it ended with the promise by Councillor Pincott to leave 49th avenue out of the redevelopment spectrum. We agreed to the rezoning at the end of 49th avenue, closest to Elbow Drive, but not the rest of the community. This was promised to us and we are now having to fight to further stop a development that would see that promise lost.

We are also feeling let down by the former President of our own Community Association who lied to everyone when asked to represent our interests against this rezoning. Since it is himself who is the owner of 503 49th avenue we have been misrepresented in a strongly undemocratic way and therefore we urge you to restore the democratic principals that have been lost.

Rezoning 503 49th Ave SW would also go against the City's decision not to spot zone in residential communities. We understand that a decision to spot zone in Roxboro was strongly rejected by the city not that long ago and we feel that your sentiment should also be applied in the case of 49th avenue Elboya.

We urge you to reject this proposal, to keep our community strong by not filling it in with as many people that can fit, and to not go back on your promises and decisions made in communities like ours. We love Elboya and would hope that our boys will grow up here knowing their neighbours, biking the pathways around our house and walking to the park in a safe, green, friendly neighbourhood.

Please consider our wishes
Sincerely,

Beth & Alex Henderson
404 49 Ave SW
Calgary, Alberta
T2S 1G2

Albrecht, Linda

From: Karen Rawson (home) [kmrawson@shaw.ca]
Sent: Friday, January 02, 2015 8:07 AM
To: Commn. & Community Liaison - Ward 11; Albrecht, Linda
Subject: Opposition to the Land Use Amendment (LOC2014-0104)

As a property owner in Elboya, I am against the Application for Land Use Amendment (LOC2014-0104) was made to The City of Calgary on June 18 to rezone the property located at 503 – 49 Ave SW. I do not believe this amendment is in the best interest of our community. Please make note of my opposition.

Karen Rawson
654 Crescent BLVD SW
Elboya

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2015 JAN -2 AM 8:28
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Nick Kirton [nickkirton@shaw.ca]
Sent: Monday, December 22, 2014 1:29 PM
To: Albrecht, Linda
Subject: LOC2014-0104

Dear sirs,

We are writing with respect to the referenced Application for Land Use Amendment, regarding the property located at 503 - 49th Avenue SW.

We are residents of Elboya and have been for over twenty years. We live at 608 Britannia Drive which is a few blocks away from the subject property, so we stand to be only indirectly affected by the proposed re-zoning. This notwithstanding, we strongly object to the proposal.

While we appreciate the logic for a broad thrust towards greater "density" in Calgary, we believe that it is patently inappropriate for this to be imposed on an established community of well-spaced, detached, single-family homes.

We urge you to reject the application.

Yours truly,

Judy and Nick Kirton
403-243-9492

RECEIVED

DEC 22 2014

2:03 PM TS

**THE CITY OF CALGARY
CITY CLERK'S OFFICE**

Albrecht, Linda

From: Shawnhall [shawnhall@shaw.ca]
Sent: Friday, January 02, 2015 5:58 AM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: loc2014-0104

Office of city clerk

We oppose the development at this time. Our community president at the time did not represent us while he applied for this land use change. It was sly and corrupt . We suggest he re apply now that he has stepped down. We can then have a fair and open discussion about the zone change. We have sent many emails to Councillor Brian Pincott regarding the above.

Thanks Shawn and Shauna Hall

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2015 JAN -2 AM 8:27
THE CITY OF CALGARY
CITY CLERK'S

December 23, 2014

Office of the City Clerk, #8007
The City of Calgary
P.O. Box 2100, Stn. "M"
Calgary, AB T2P 2M5

Ref: LOC2014-0104

Dear Sir /Madam,

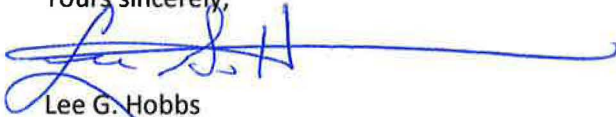
My name is Lee G. Hobbs. I am a Calgary property taxpayer living at 507 – 48 Ave. SW, Calgary, AB, T2S 1E4.

This is not a form letter but written by me because I wish the Calgary City Council and the Calgary Planning Commission to know my strongly held view on this matter

I am writing in regards to Application for Land Use Amendment LOC2014-0104 to rezone the property located at 503 – 49 Ave SW from R-C1 to R-C2. As a home owner and property taxpayer located within one block of this property I strongly oppose this application. This application seeks to benefit one developer at the expense of the entire Elboya community and it violates the 50th Ave LAP which was approved by Council in May 2013, which purposely excluded the majority of 49th Avenue including the property at 503. I purchased my property in August 2013 and one of the reasons for my purchase was that Elboya is zoned as R-C1. I hold the Calgary City Council and the Calgary Planning Commission responsible for any reduction in my property value as a result of any rezoning of the property at 503 – 49 Ave.

I expect my City Councillor, Brian Pincott, to perform his duty and represent the majority of the taxpayers that he represents, which I am confident is not to rezone the property at 503 – 49 Ave or any other property in Elboya, and not to support this application which benefits one developer and not the interests of his constituents.

Yours sincerely,



Lee G. Hobbs
507 – 49 Ave. SW
Calgary, AB T2S 1E4

Cc: Councillor Brian Pincott
Ward 11 Aldermanic Office, #8001
P.O. Box 2100, Stn M
Calgary, AB T2P 2M5

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2014 DEC 29 AM 8:05
THE CITY OF CALGARY
CITY CLERK'S

CPC2015-013
Att. 2 Letter 32



CPC2015-013

Att. 2 Letter 33

application for land use 503-49th Ave SW

Doreen Dhont <doreendhont@gmail.com>

Thu, Jul 31, 2014 at 9:24 PM

To: christine.khandlbrunnen@calgary.ca

We are writing to express our concerns and disagreement with the application to re-zone the property at 503 - 49th Ave SW. First of all, we would like to understand why the community at large was not notified; only the four most immediate neighboring property owners received notification. Being the owners of a property only two doors away from the property in question should most certainly have entitled us to be notified by the city, rather than hear it through informal channels. Furthermore, the fact that this notification was sent during the summer when many owners are away feels suspect at best.

Nevertheless, we would like to address some of the points in the applicant's submission:

- point one references the "scale and form" of nearby developments. Since there are no developments in Elboya of a R-C2 "scale or form" it is unclear what this comment is in reference to
- point two suggests that this re-zoning will help achieve the goals of the MDP. We fail to see how developing one property would achieve this goal; but rather would open the floodgates to a complete re-zoning of the entire community
- point three references "a broader choice of the housing in the Elboya community". Being as houses sell very quickly in this community and the many homes that have recently been re-developed are all single-family dwelling seriously questions the premise that there is insufficient demand for the types of homes already existing in this community.
- point four references a "future residential infill" which, as far as we are aware, is nothing more than a proposal at this stage and is quite likely years away as it hinges on burying power lines.
- point five suggests that this this rezoning creates a transition by way of gradient to the aforementioned potential future development. We are not aware of a requirement of any neighbourhood or specific properties within to provide a "transition" to any other development (especially a fictitious development that does not currently exist).
- The final paragraph draws a comparison to a neighborhood that has nothing more in common with Elboya other than the fact that it is the neighboring community. Windsor park is, and has always been, zoned RC-2 and developments therein reflect RC-2 zoning. Elboya is not, and has never been, zoned RC-2 and therefore "infill developments" are not of a "form that appears to be a reasonable fit for the Elboya community".

For the reasons outlined above, we as residents of Elboya for the past 49 years, remain unconvinced by the applicant's submission that such a substantial change to our community is warranted. We would like to formally place on the record our strong opposition to this application. We invite to visit the community as you will see that an infill development would indeed be quite out of place.

Eric and Doreen D'hont

Albrecht, Linda

From: Michael Ge [geyuelong@gmail.com]
Sent: Sunday, December 28, 2014 8:49 PM
To: Albrecht, Linda
Subject: Objection to rezoning in Elboya for 503 - 49 Ave SW

CPC2015-013
Att. 2 Letter 34

Dear Susan Gray,

To respond to "Notice Of Public Hearing On Planning Matters" I received last week about converting RC-1 to RC-2 for LOC2014-0104 Location: 503 -49 Avenue SW.

I am writing to let you know that I strongly disagree with this proposal.

1. First of all, this is not just a 49 Avenue issue, but an issue that will creep throughout Elboya over time; I doubt if all Elboya house owners have been informed properly, and have a chance to speak for themselves.
2. This is about my personal life/living style preference. My wife and I bought our current house in Elboya in 2012, the main reason because Elboya is a RC-1 community. I previously lived in a street with narrow lots and I am so fed up with them.
3. There would be capital loss for us if this R2 proposal passed. I could have paid at least \$200,000.00 less for the same lot in a R2 community, for example, in Windsor Park.
4. I understand that Calgary's getting more and more populations while Calgary land wouldn't be able to expand unlimitedly; well, we still need the diversity/balance for all communities in Calgary.

Seriously I have a big NO-NO-NO for this proposal.

Thank you so much for including this letter in the Agenda of Council.

Sincerely appreciate your time.

Beat regards,

Yue Long Ge

December 28, 2014

Address:
440 49 AVE SW
Calgary AB
T2S 1G2

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2014 DEC 29 AM 8:09
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Ji Fei Shi [jifeishi@gmail.com]
Sent: Sunday, December 28, 2014 8:33 PM
To: Albrecht, Linda
Subject: Objection to rezoning at Elboya: 503 -49 Avenue SW

Dear Susan Gray,

To respond to "Notice Of Public Hearing On Planning Matters" I received last week about converting RC-1 to RC-2 for LOC2014-0104 Location: 503 -49 Avenue SW.

I am writing to let you know that I strongly disagree with this proposal.

1. First of all, this is not just a 49 Avenue issue, but an issue that will creep throughout Elboya over time; I doubt if all Elboya house owners have been informed properly, and have a chance to speak for themselves.
2. This is about my personal life/living style preference. My husband and I with two kids bought our current house in Elboya in 2012, the main reason because Elboya is a RC-1 community. I previously lived in a street with narrow lots and I am so fed up with them.
3. There would be capital loss for us if this R2 proposal passed. I could have paid at least \$200,000.00 less for the same lot in a R2 community, for example, in Windsor Park.
4. I understand that Calgary's getting more and more populations while Calgary land wouldn't be able to expand unlimitedly; well, we still need the diversity/balance for all communities in Calgary.

Seriously I have a big NO-NO-NO for this proposal.

Thank you so much for including this letter in the Agenda of Council.

Sincerely appreciate your time.

Best regards,

Ji Fei Shi

December 28, 2014

Address:
440 49 AVE SW
Calgary AB
T2S 1G2

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2014 DEC 29 AM 8:09
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

Att. 2 Letter 36

From: ROy Sandberg [rsandberg2@icloud.com]
Sent: Tuesday, December 30, 2014 6:06 PM
To: Albrecht, Linda
Subject: LOC2014-0104

Councillors; I wish to object to the above referenced Land Use Amendment. Traffic along 49th Avenue is already heavy. The 50th Avenue development (50Ave LAP) will increase the density in the immediate vicinity of 49th dramatically and with that increase will come an increase in traffic. The commercial development at Elbow and 50th will add more traffic and between the two there will be increased parking required which is bound to spill over onto 49th. Adding more houses on 49th as proposed by this Amendment is going to create extreme parking problems for the residents already living on 49th. There does not need to be more density in Elboya, it is already coming from the 50Ave LAP.

I have read many times about traffic concerns relating to the secondary suite proposals. Just what effect do you expect by allowing two houses on each lot? This is a bad proposal. Reject it.

Thank you. Roy Sandberg, 512-49 Ave SW

Sent from my iPad50th will add more traffic

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2014 DEC 31 AM 7:40
THE CITY OF CALGARY
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Office of the City Clerk, #8007
The city of Calgary
P.O. Box 2100 Stn M
Calgary, Alberta
T2P 2M5

2014 DEC 23 PM 1:22

THE CITY OF CALGARY
CITY CLERK'S

Dear City Councillors,

I am writing to you on behalf of myself and my husband, home owners at 404 49th Ave SW in opposition to the proposed rezoning of property 503 49th Ave SW.

The proposed rezoning of this property from R-C1 to R-C2 deeply saddens us. We recently moved into this community because of the single family homes and close knit community atmosphere we experienced as soon as we moved in to our property.

We moved over to Elboya from Altadore where we knew no one. Too many people crammed into neighbourhoods does not build the type of communities that Mayor Nenshi strongly promotes. Rather, it creates indifference among neighbours because you simply have too many people to get to know.

We have already experienced stress over the proposals set to redevelop 50th avenue SW and were happy to hear that it ended with the promise by Councillor Pincott to leave 49th avenue out of the redevelopment spectrum. We agreed to the rezoning at the end of 49th avenue, closest to Elbow Drive, but not the rest of the community. This was promised to us and we are now having to fight to further stop a development that would see that promise lost.

We are also feeling let down by the former President of our own Community Association who lied to everyone when asked to represent our interests against this rezoning. Since it is himself who is the owner of 503 49th avenue we have been misrepresented in a strongly undemocratic way and therefore we urge you to restore the democratic principals that have been lost.

Rezoning 503 49th Ave SW would also go against the City's decision not to spot zone in residential communities. We understand that a decision to spot zone in Roxboro was strongly rejected by the city not that long ago and we feel that your sentiment should also be applied in the case of 49th avenue Elboya.

We urge you to reject this proposal, to keep our community strong by not filling it in with as many people that can fit, and to not go back on your promises and decisions made in communities like ours. We love Elboya and would hope that our boys will grow up here knowing their neighbours, biking the pathways around our house and walking to the park in a safe, green, friendly neighbourhood.

Please consider our wishes
Sincerely,

Beth & Alex Henderson
404 49 Ave SW
Calgary, Alberta
T2S 1G2



Albrecht, Linda

From: Marvin DeJong [marvin@dejongdesign.com]
Sent: Friday, January 02, 2015 12:25 AM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 11
Subject: Comments regarding Land Use Amendment Application LOC2014-0104

To whom it may concern,

Please accept my objection to the application for Land Use Amendment in Elboya at 503-49 Ave SW (Ref:LOC2014-0104).

This application contradicts the recently approved 50th Avenue ARP. This ARP, only ratified in 2013, specifically excludes this area of 49th Avenue to higher density re-zoning. This application is of great concern as the community of Elboya invested, and volunteered, hundreds of hours resolving the ARP to now have it ignored just over a year later.

Another concern is that of Spot Zoning. This area of 49th avenue is characterized by single family homes only and to have one lot re-zoned is simply out of character.

I find the rationale for the rezoning completely disingenuous - the community of Windsor Park, immediately south of 50th Avenue, has hundreds of under utilized lots currently already zoned RC2. Why, when Windsor Park is not close to being maximized in terms of density, do we need to re-zone a single lot just over a block away?

Sincerely,

Marvin DeJong

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2015 JAN -2 AM 8:27
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

Trevor Cook and Louise Groves
412 49th Avenue SW, Calgary, AB, T2S 1G2

2014 DEC 29 PM 3: 10

December 18, 2014

THE CITY OF CALGARY
CITY CLERK'S

Dear City Councilors,

I am writing this letter on behalf of myself, Louise Groves and my husband, Trevor Cook. We are active community member living in the community of Elboya. This letter is to express that we are against approving the application for land use amendment (LOC2014-0104) to rezone the property located at 503-49th avenue SW from R-1 zoning to R-2 zoning.

As a community, we have always worked with the city when it comes to our community. Elboyans are engaged community members in an engaged community. This yields a strong community within the city of Calgary.

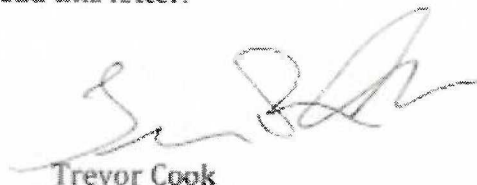
Most recently, Elboyans spent thousand of hours working with the city over the years on the 50th avenue LAP. As City Councilors, you voted to approve this plan in May of 2013. In this plan, that you voted to accept, most of 49th avenue was intentionally not included in the plan. The LAP is the appropriate plan to increase density in the community of Elboya as it adds up to 1000 new residences within the community of Elboya. This represents a significant increase in density for the city. Numerous hours by city employees were spent on planning the LAP and investigate all of the options for increasing density in a way that creates a well-blended, balanced community. The purpose of such thorough planning as the 50th avenue LAP is to balance the need for increased density with the need to keep the integrity of a community. Spot zoning, which I believe, this city of Calgary has historically been against takes away from the already thorough planning for increased density in this community. I feel that approving the R-2 spot zoning at 503-49th avenue SW is a waste of the many hours of work put into a thorough, community minded, intentional plan for the community of Elboya. Allowing for spot zoning and unplanned zoning changes in a community that actively worked with the city to plan discourages the concept of an engaged, strong community. This is because the city is going against it's own plan community engagement and breaks trust with community members as it appears that the efforts were not done in good faith.

We look forward to the LAP plan going into effect, as it is the correct density plan for the community of Elboya. It balances both the needs of the community and the city.

Thank you for taking the time read this letter.



Louise Groves



Trevor Cook