



# Summit Electrical Services

CPC2014-134  
ATTACHMENT 3  
LETTER 1

October 14, 2014

To All Concerned:

Dear Sir or Madam:

Pertaining to 1505 and 1511 – 21 Ave. S.W.

I do own the building across the street and the one at the end. It always seems like everyone is quick to want higher density, but we already have a parking problem. More neighbors, more visitors, etc. will only create a non sustainable environment by adding extra stress to an otherwise busy neighborhood. It is still just barely tolerable the way it is, please don't add yet even more density to the point where it will become impossible to live here in Bankview.

Sincerely, Todd Johnson



# Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 (403) 244-2544

Date: March 23, 2014, Resubmitted October 21, 2014

To: City Clerk  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta T2P 2M5

Attention: City Clerk  
By email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

cc: Coun. Evan Woolley, [Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)

RE: Bylaws 122D2014 & 33P2014 (LOC2014-0029): 1505 & 1511 – 21 AVE SW



The Bankview Community Association is strongly opposed to LOC2014-0029, an application to rezone 1505 & 1511 – 21 Ave SW from M-C1 and M-CGd11 respectively to M-C2. The Bankview ARP established that the higher density (M-C2) redevelopment should be limited to the traffic/transit corridors on the perimeter of the community.

At the time of the ARP, a considerable number of 4-storey apartment buildings pre-existed within the interior of the community. It was the proliferation of these buildings and the resulting absentee ownership and social destabilization that were the driving force behind the ARP. These buildings were grandfathered into the ARP as M-C2, with adjacent properties zoned M-CG as buffers to the single family R-C2 districts. Indeed, the M-C2 properties cited by the applicant are examples of such grandfathered parcels. The remainder of the area to the North consists of a core R-C2 district featuring century homes, most of which have been extensively renovated. The current LUD of the subject properties (M-C1 & M-CG) precisely reflects the transitional density from the M-C2 building to the East.

The parcels are located on the northern edge of a multi-block M-CG district. We have actively supported redevelopment and densification of this district. Examples have been cited by the applicant. However, all development has been done within M-CG parameters. The proposed LOC would allow buildings of a scale and density totally incompatible with this area of Bankview, particularly as it borders an important R-C2 core. Of note, 14A ST SW is home to a number of families with young children. Residents have voiced concerns about the increased traffic and parking pressures and the impact on safety of their children.

The M-C2 districts are intended to be located at traffic and transit corridors or nodes. The subject properties meet neither criterion, while an ample supply of developable M-C2 land still remains on the perimeter corridors. Higher density housing forms should be directed to these zones. There is no planning rationale to support this LOC application.

The Bankview ARP has proven an outstanding success. It has provided for regulated revitalization and intensification of the community in a manner highly consistent with the Calgary MDP. We ask that the intent of the ARP be respected and the existing zoning be retained.

Feel free to contact the undersigned for any clarification.

Yours truly,

Richard Burke  
Development Committee  
Bankview Community Association

cc: President, Bankview Community Association  
Committee Members  
Coun. Evan Woolley

22 October 2014

Jeffrey M. Rempel, M.Sc., PMP, EP  
1505 21 Ave S.W.  
Calgary, AB  
T2T 0M8

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RE: LOC2014-0029

Good Morning / Afternoon Honorable Mayor Nenshi, members of City Council, and other attendees including any neighbours that may be in attendance today. Thank you for your time. Regrettably my wife Kristyna and I are unable to attend today as we had prior engagements that we could not alter (flights and accommodation booked for overseas travel to Czech Republic). Thank you for your understanding and consideration of this written submission. Thank you to Councillor Evan Woolley for reading this letter aloud to Council on my behalf (hopefully).

I will start by providing some context (although not directly relevant) briefly describing us personally. I am a born and raised Calgarian, nearly 3rd generation as my grandfather moved here when he was 5 years old. I am a professional Environmental Scientist / Project Manager who has worked in oil and gas in Calgary since 2004. My M.Sc. Thesis focused on Sustainable Development and Community Based Management. Kristyna, my wife holds a M.Sc. in International Relations and until our son was born worked in HR and Strategic Planning for ATB Financial. Kristyna is from the Czech Republic and moved here with me after we both finished our M.Sc. studies in Europe.

To the matter at hand. You will note that we do not have this land use redesignation application "tied to plans" and understand that if approved many of the details would be determined during the development permit application phase. We understand that some residents in proximity to our property are in favour of our application while others have concerns related to:

- absentee ownership and social destabilization
- view-scapes
- sidewalk pedestrian - vehicle interaction
- street parking
- street traffic
- aging community infrastructure

I will endeavour to address these concerns and to summarize our application in this letter. I am committed to meaningful engagement with my neighbors, the Bankview Community Association, The City of Calgary and other potentially affected stakeholders with respect to both this application and to the development permit phase (if application is approved). I have had many informal discussions with a number of my neighbours over the past few months leading to my understanding of the above stated concerns.

I hold the Bankview Community Association (BCA) in high regard. They are intended to represent a collective voice of my community, and as such I believe are one of the most important perspectives to consider with respect to our application to re-zone. After many attempts (~8), including voice messages (~4), through July, August and September 2014, I had a telephone conversation with Richard Burke (president of BCA) in mid September 2014. I had hoped to have a short (so as to respect their time) in-person meeting with BCA to discuss their concerns as articulated in their letter of concern to our application. Unfortunately my offer was respectfully declined based on the premise that BCA stands behind the Bankview ARP and their letter to the city and was not willing to discuss further at this time.

The BCA indicated in their letter that apartment buildings existed in Bankview prior to the ARP (est. 1981), and that "It was the proliferation of these buildings and the resulting absentee ownership and social destabilization that were the driving force behind the ARP." Since 1981 (note this is the year I was born, I am now 33 years old) Calgary, a dynamic and vibrant growing city, has continued to evolve. As described in the relatively recent Calgary [Municipal Development Plan](#) (MDP, 2009), with "a vision for a long-term pattern of smart growth and development in Calgary over the next 60 years" and "where people can choose from a variety of housing types in numerous unique communities"

<sup>1</sup> - "The Sustainability Principles for Land Use and Mobility" from the Calgary MDP are: **1. Create a range of housing opportunities and choices. 2. Create walkable environments. 3. Foster distinctive, attractive communities with a strong sense of place. 4. Provide a variety of transportation options. 5. Preserve open space, agricultural land, natural beauty and critical environmental areas. 6. Mix land uses. 7. Strategically direct and manage redevelopment opportunities within existing areas. 8. Support compact development. 9. Connect people, goods and services locally, regionally and globally. 10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens. 11. Utilize green infrastructure and buildings"**

The MDP includes *"The Sustainability Principles for Land Use and Mobility"*<sup>1</sup> of these 10 Principles #'s 1, 2, 3, 7, 8 and 11 are directly congruent with our application while the remainder are also aligned and no principals are in conflict with our application. Calgary has issues with transportation and urban sprawl, it is experiencing a housing crunch. *"Starting in November 2014, The City will be accepting building permit applications for six-storey wood-frame buildings in already approved zones (land use designations)."*

We are confident that a new development (to be determined during development permitting phase) **would not result in the absentee ownership and social destabilization** concerns indicated by the Bankview Community Association, but would instead have the opposite effect as a modern, upscale development which is likely to be owner occupied.

**Change to the view-scape** of the street is a concern raised by residents. Redevelopment of this site will lead to improved community dynamics, especially for ground level units with aesthetically appealing pedestrian oriented building design aspects such as at-grade front doors, walkways, porches, or outdoor furniture. As the subject parcel is located on a hill facing downtown concerns associated with disrupted views of downtown should be relatively less than a more topographically flat area because the existing elevation difference between sites largely mitigates this issue. In addition, from the street the downtown core is to the north-east at approximately a 45 degree angle from 21st Ave. The 6 story apartment building directly adjacent (east) to my 2 story house does not impede my street view of the Calgary Tower for example. Nevertheless this is a legitimate concern and we are committed to working with neighbours during the development permitting phase.

At the development permit stage it is our intention to develop the subject parcel (1505 and 1511 currently) with a single garage entrance. Currently we drive into our driveway at 1505 and back out. There is no vehicle access to 1511. There will be **no net change to driveway - sidewalk pedestrian intersection, but increased safety** as vehicles would be driving in and out (not backing out) of the proposed redevelopment.

Concerns of residents associated with **fast moving cars along 21st Avenue** cannot be addressed here. Traffic calming measures may be implemented by the city for this avenue. The majority of these vehicles are assumed to pass through Bankview. The proposed redevelopment site is ~ 75m from 14th street intersection, thus vehicles travelling to and from the subject parcel would be unlikely to gain enough speed to cause concern. As mentioned redevelopment of the site would reduce demand for on street parking in accordance with Calgary Land Use Bylaw parking requirements.

Those that are in favour have indicated general desire for redevelopment of **Bankview's aging infrastructure** and revitalization of this inner city community. While our house does have great character from 1912 the cast iron drain pipes are breaking down, the brick mortar is cracking, the windows frames are eroding and the small 1300 sq ft house is not efficient use of a 15 m wide inner city parcel of land. Similarly the 5-plex at 1511 21 Ave, built in the 1950s is degrading, has no off street parking (potential of 10 street vehicles with 2 vehicles per unit). Redevelopment of these parcels would require **off-street parking for both residents and guests, lessening the demand for street parking** and thus addressing community concern.

Economically, to facilitate the required *"upgrade to the existing water main infrastructure... for the proposed land use change"* (as advised by City of Calgary - Urban Development) a higher density development with more units to offset upgrade cost is required. Fortunately, this will also address community concerns from neighboring land owners related to aging infrastructure, although will cause a temporary disruption to transportation when new water main infrastructure is installed.

In closing, we believe that the proposed land use redesignation from M-C1 and M-Cg d111 to M-C2 is consistent with the land use designation of adjacent properties to the East (1451 21 Ave SW), North (1502 and 1510 21 Ave SW - across the street) and parcel to the south and west (1608 22 Ave SW) which are M-C2. There are a multitude of reasons why approval of this land use redesignation is in the best interest of the Bankview community and the City of Calgary overall. I have focused my attention here on the concerns as I understand them. Again, I wish I could have been present at Council to speak in person. Thank you for your understanding. I am committed to working with the BCA, the City and with my neighbours during the development permit phase.

Sincerely and Respectfully,



Jeffrey M. Rempel

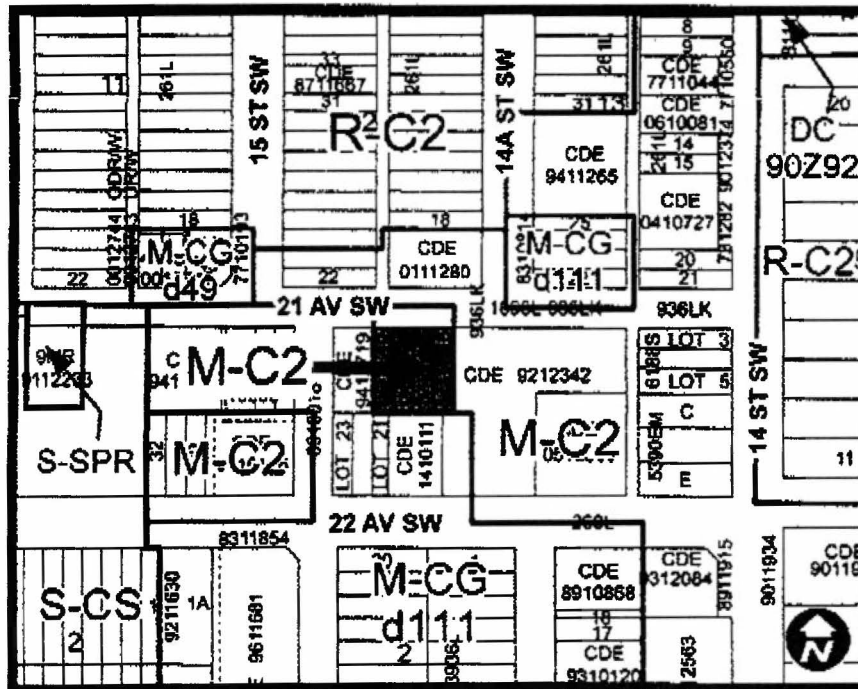
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LETTER 4

To Susan Gray, City Clerk:

**BANKVIEW  
BYLAW 122D2014**

To redesignate the land located at 1505 and 1511 – 21 Avenue SW (Plat 1696L, Lots 12 to 15) from Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.



– Excuse my writing on this form for approval of proposed bylaw change.

I Support this change to M-C2 in the lots 1511 & 1505 – 21 Ave. SW in Bankview. I approve the proposed change as a property owner on 1514-22 Avenue S.W. Daniel T. Ahern Lots 21, 22, 23 1696L  
 Daniel T. Ahern