

**Palaschuk, Jordan**

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**From:** Craig Davison <craig65535@gmail.com>  
**Sent:** Sunday, July 14, 2019 11:56 PM  
**To:** Public Submissions  
**Subject:** [EXT] LOC2019-0037  
**Attachments:** LOC2019-0037CraigDavison.pdf

Name: Craig Davison  
Address: 2205 28 Ave SW, Calgary, AB, T2T 1K8

I would like to submit comments regarding LOC2019-0037. They are attached to this message in a PDF.

Thank you,

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Craig Davison

Name: Craig Davison  
Address: 2205 28 Ave SW, Calgary, AB, T2T 1K8  
E-mail address: craig65535@gmail.com

I live at 2205 28 Ave SW, the house next door to the property being considered for land use re-designation **LOC2019-0037**.

I am writing to say I do not believe that this re-designation is a good planning decision, and that it is not supported by the community surrounding the property.

I conducted a survey of my neighbours. The responses are on pages 4 and 5 of this letter. Residents are concerned about parking, and the height of the structure.

My family and I also have our own concerns. Living here, we had always expected redevelopment, but only of the form the bylaw currently allows, which is two infill houses or semi-detached units, 8.6 to 10 metres high, with doors and larger windows only facing the street, avenue or alley.

However, the proposed 4-unit, 11-metre high townhouse would have four back patios, doors and windows facing our property. The windows and doors would be two metres from our side fence. Such a change would eliminate the privacy of our backyard, and even the privacy of our ground floor back room which currently only faces our own yard.

Instead of being adjacent to another yard, our backyard would be adjacent to a massive light- and sky-blocking wall - three storeys, plus the height of the retaining wall. On the next two pages, I've attached photos to illustrate this.

I ask the city to consider preserving the existing zoning on this site.

Thank you,

Craig Davison

Current view to the east from my backyard - another backyard:





The same view from a property adjacent to a four-unit townhouse near 22 St and 28 Ave SW, similar to the one being proposed for 2201 28 Ave SW:





My name is Craig Davison and I live at 2205 28 Ave SW. This is a short survey regarding land use re-designation **LOC2019-0037**. I plan on making a public submission to the city with the results of this survey.

The lot at address **2201 28 Ave SW** is currently zoned **R-C2**, which allows two infills or semi-detached houses on the site, up to 10 metres in height.

A developer has applied to re-designate the lot to **R-CG**, which allows for a four-unit townhouse fronted on 21 St S.W. This development would be up to 11 metres in height and would occupy most of the lot.

Do you oppose this land-use re-designation? If so, what are your concerns?

Name	Address	Comments
<i>Craig Davison</i>	2205 28 Ave SW	Concerned about height and privacy of adjacent backyards.
<i>Diane Wong</i>	2240 - 28 Ave SW	Parking,
<i>Lampcos Antonio</i>	2244 - 28 Ave SW	Parking, Streeting, Traffic
<i>Vas Antonio</i>	2243 - 28 Ave SW	Parking, loss of trees, traffic
<i>Elot Cabell</i>	2219 - 28 Ave SW	Parking
<i>Joan Ing</i>	2865 21st SW	Parking, light in 3 storey building will create shadows. Concerned that more lots on this street will become R-CG with the result of increased traffic on residential street.
<i>Norman Eaton</i>		<i>Norman Eaton</i>
<i>NaLata</i>	2157 28th Ave SW	I am deeply concerned about the oversupply of housing, parking and the lack of adherence to the ARC without committing to a new urban development plan

Name	Address	Comments
Susan Youmans = Brad Youmans	2204-28 Ave	We are concerned with a high structure blocking the sun, in winter especially. If garages are a distance from the units on the avenue, parking also <sup>becomes</sup> a concern. Would hate to see the large spruce tree go.
Shelley + Michael Kelly Skelly	2135 28th Ave SW	<del>The neighbourhood</del> <sup>approved</sup> density of two attached homes is more than sufficient. Changing to a 4-unit <u>only</u> benefits the developer at the expense of the community. We also are concerned about the large tree, ability to walk, drive or bike along 21st St. We are okay with the existing approved density; changing it goes against the community. And economically, there is already over-inventory. <del>for</del>
Guineen Beneditson	2119 28th Ave	I am concerned about the density and the fact that the proposed height of the units is more than 10 meters height + density.
Hallgrímur Beneditson	2119 28th SW	
Anne Dawson	2207 28 Ave SW	Very Concerned about the proposed development - the height + size - overdevelopment of the property - density issues, light blocking - privacy issues, parking + over population

**Palaschuk, Jordan**

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**From:** Amanda Kriaski <amandakriaski@gmail.com>  
**Sent:** Monday, July 15, 2019 10:11 AM  
**To:** Public Submissions  
**Subject:** [EXT] LOC2019-0037

To whom it may concern,

I am writing to say I do not support the land use redesignation on this site.

I am an owner and resident of 2205 28 Ave SW, the house immediately next door to the lot. I am very concerned about the proposed land use change.

We had always expected redevelopment next door, but only of the form the bylaw currently allows, two infill houses or semi-detached units, 8.6 to 10 metres high, with doors and larger windows only facing the street, avenue or alley.

However, the proposed 4-unit, 11-metre high townhouse would have four back patios, doors and windows facing our property. The windows and doors would be two metres from our side fence. Such a change would eliminate the privacy of our backyard, and even the privacy of our back room which currently only faces our own yard. I am also concerned about the exhaust from each of the units being directed towards the backyards and collecting there as the exhaust from dryer vents can be quite suffocating. My son and I like to spend much of our days out there and I am concerned that this would greatly limit the ability for us to enjoy our time in the yard.

Instead of being adjacent to another yard, our backyard would be adjacent to a massive light- and sky-blocking wall - three storeys, plus the height of the retaining wall.

I ask the city to consider preserving the existing zoning on this site.

Thank you,

Amanda Kriaski and my son Ben



## Palaschuk, Jordan

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**From:** Stevens, Jodie on behalf of City Clerk  
**Sent:** Monday, July 15, 2019 1:31 PM  
**To:** Public Submissions  
**Cc:** Friedman, Jarred B.  
**Subject:** FW: [EXT] FW: Opposition to Land Use Amendment LOC2019-0037  
**Attachments:** Opposition Letter\_LOC2019-0037.pdf

Good afternoon,

Please see the below citizen concern: Opposition to Land Use Amendment LOC2019-0037

Thank you in advance

**Jodie Stevens**

Business & Logistics Liaison  
City Clerk's Office - Citizen and Corporate Services  
313 – 7 Ave SE  
P.O Box 2100, Stn M Mail Code #8007  
Calgary, AB T2P 2M5  
P: 403-268-5851  
E: [jodie.stevens@calgary.ca](mailto:jodie.stevens@calgary.ca)

*One City, One Voice*



ISC: Protected

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**From:** Friedman, Jarred B.  
**Sent:** Monday, July 15, 2019 6:33 AM  
**To:** City Clerk  
**Cc:** [normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca)  
**Subject:** FW: [EXT] FW: Opposition to Land Use Amendment LOC2019-0037

Good morning,  
Please find Mr. Eaton's opposition to the subject application attached.

Regards,

**Jarred Friedman, RPP, MCIP**  
Planner - Centre West Team  
Community Planning  
Planning & Development  
The City of Calgary

Floor 5, The Municipal Building, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station "M" (#8075)  
Calgary, AB, T2P 2M5  
T 403.268.5344 | F 403.268.2941 | [www.calgary.ca](http://www.calgary.ca)  
[Jarred.Friedman@Calgary.ca](mailto:Jarred.Friedman@Calgary.ca)

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**From:** [normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca) [<mailto:normaneaton@yahoo.ca>]  
**Sent:** Saturday, July 13, 2019 9:47 AM  
**To:** Friedman, Jarred B. <[Jarred.Friedman@calgary.ca](mailto:Jarred.Friedman@calgary.ca)>  
**Subject:** [EXT] FW: Opposition to Land Use Amendment LOC2019-0037

Dear Mr. Friedman,  
Please confirm that this letter and petition submission has been received by the City Clerk in reference to the public hearing scheduled for July 22, 2019.  
Also, please confirm the time and location of the hearing.  
Regards,

Norm Eaton  
403-612-5158  
[normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca)

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**From:** [normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca) <[normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca)>  
**Sent:** April 13, 2019 12:13 PM  
**To:** 'jarred.friedman@calgary.ca' <[jarred.friedman@calgary.ca](mailto:jarred.friedman@calgary.ca)>  
**Subject:** Opposition to Land Use Amendment LOC2019-0037

Dear Mr. Friedman,

We, the residents, voters, and taxpayers of Richmond / Knob Hill, are adamantly opposed to the proposed land use amendment for the reasons below.

Please see this letter and the names and signature of 23 residents in the attachment.

### **1. Traffic Congestion and Parking**

The vast development and intense densification in Marda-Loop has already made the area around 33<sup>rd</sup> Avenue extremely congested. Increasing density would exacerbate this problem and make access to our homes and work even more unsafe and inconvenient.

### **2. Record Number of Vacant Homes on the Market**

Calgary has a record number of unabsorbed homes (see article from ATB Financial, March 1<sup>st</sup> 2019 below). Calgary does not need more housing supply at this time.

"Vacant housing in Calgary is touching record levels, too. In January, the number of completed but unabsorbed homes reached 891. This number was close to the record reached back in 2001 and has grown 39 per cent from one year ago. Several factors help explain the glut of new housing in the province including the uncertainty Alberta's economy is experiencing, tough labour market conditions, stagnant wages, higher mortgage rates and tougher federal mortgage financing rules.

Those searching for new homes to buy are likely going to find more deals this year. Last year, the value of homes sold across Alberta fell nearly ten per cent. With the number of completed but vacant homes touching record highs to start the year, it's likely prices could drop further in 2019." - ATB Financial's Economics & Research Team, March 1, 2019.

This lot should be used for what the zoning currently allows – single family or duplex with maximum height of 10 meters.

Please acknowledge receipt of this letter and keep me informed of how me and my fellow residents can be engaged in the Land Use Amendment process.

Norm Eaton  
403-612-5158  
[normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca)



Norman Eaton  
2137 – 28 Ave SW  
Calgary, AB  
T2T 1K6  
[normaneaton@yahoo.ca](mailto:normaneaton@yahoo.ca)  
403-612-5158

April 15, 2019

Jarred Friedman  
800 Maclead Trail SE  
Calgary, AB  
T2P 2M5

**Re:     *Opposition to Land Use Amendment at 2201 28 Ave SW to allow for row houses and increase of maximum height to 11.0 meters, Reference Number: LOC2019-0037***

Dear Mr. Friedman,

We, the undersigned residents, voters, and taxpayers of Richmond / Knob Hill, are adamantly opposed to the proposed land use amendment for the reasons below.

Please see names and signature of 23 residents in the immediate area below.

### **1. Traffic Congestion and Parking**

The vast development and intense densification in Marda-Loop has already made the area around 33<sup>rd</sup> Avenue extremely congested. Increasing density would exacerbate this problem and make access to our homes and work even more unsafe and inconvenient.

### **2. Record Number of Vacant Homes on the Market**

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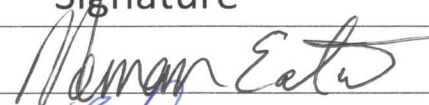
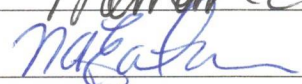

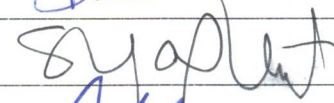

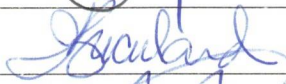
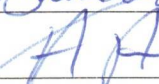
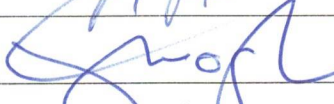
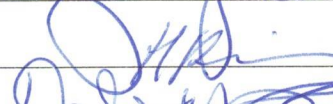
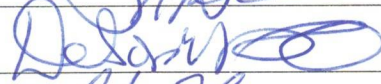
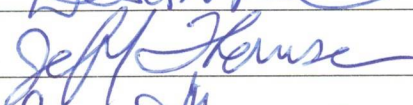


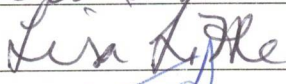
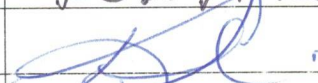

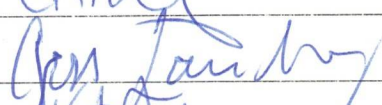





Several factors help explain the glut of new housing in the province including the uncertainty Alberta’s economy is experiencing, tough labour market conditions, stagnant wages, higher mortgage rates and tougher federal mortgage financing rules.

Those searching for new homes to buy are likely going to find more deals this year. Last year, the value of homes sold across Alberta fell nearly ten per cent. With the number of completed but vacant homes touching record highs to start the year, it’s likely prices could drop further in 2019.” - ATB Financial’s Economics & Research Team, March 1, 2019.

This lot should be used for what the zoning currently allows – single family or duplex with maximum height of 10 meters.



I oppose the Proposed Land Change at 2201 28 Ave SW to allow for row houses and increase of maximum height to 11.0 meters.

Name	Signature	Address
Norman Eaton		2137 28 Ave SW
Nicole Eaton		2137 28 Ave SW
Barb Marvin		2139 29 Ave SW
Shelley Youngblut		2135 28th Ave SW
Mike Kelly		2135 28th Ave SW
Shane Brundage		2107 28th Ave SW
ARM AMOS		2102 28 AVE SW
PREVOST		2120 28 AVE SW
Heather Rienne		2118 28 Ave SW
Deborah Pelletier		2134-34 AVE SW
Jeff Thomson		2136 28 AVE SW
Connie Thomson		2136-28 Ave SW
Ken Little		2140-28 Ave SW
Lisa Little		2140-28 Ave SW
Kathy Freeman		2142 28th Ave SW
Clara King		2208 28 Ave SW
JOSS LANDRY		2130 21st ST. SW
Kelsea Munnix		2140 29th ave SW
MIKE BRUCE		2127-28th AVE SW
Joan Ing		2865 21st SW
Robyn Lane		2865 21st SW
Susan Youmans		2204 28 Ave SW

I oppose the Proposed Land Change at 2201 28 Ave SW to allow for row houses and increase of maximum height to 11.0 meters.

[illegible]