

**Albrecht, Linda**

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**From:** Kathryn Trigg [ktrigg@shackletonexploration.ca]  
**Sent:** 2013 April 23 10:55 AM  
**To:** Albrecht, Linda  
**Cc:** helgashield@yahoo.com  
**Subject:** Application to Amend the Land Use Designation (zoning) to redesignate the land located at 1404 - 1 Street NW from "Multi-Residential - Contextual Low Profile (M-C1) District" to "Multi-Residential - Contextual Medium Profile (M-C2d160) District". Amendm

**CPC2013-040**

**Public Submission 1**

**Application to Amend the Land Use Designation (zoning) to redesignate the land located at 1404 - 1 Street NW from "Multi-Residential - Contextual Low Profile (M-C1) District" to "Multi-Residential - Contextual Medium Profile (M-C2d160) District". Amendment LOC2012-0086, Bylaw Number 37D2013.**

I would like to express my opposition to the amendment cited above.

I do not support the redesignation. The current area is predominantly single family dwellings and I think by rezoning to medium profile it will set an unwanted precedent to increase the size of structures in the area.

I also believe that currently the site does not have enough parking to meet its needs. By adding more suites it will put further pressure in the area on parking which is woefully deficient – instead of adding more units, perhaps the owners could address the shortage of parking for current residents instead.

Thank you

Kathryn Trigg  
1410 – 1 A Street NW  
Calgary T2M 2V3

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## Albrecht, Linda

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**From:** Brad Duska [brad\_duska@hotmail.com]  
**Sent:** 2013 April 23 12:22 PM  
**To:** Albrecht, Linda  
**Cc:** helgashield@yahoo.com; Susan Duska  
**Subject:** Application to Amend the Land Use Designation (zoning) to redesignate the land located at 1404 - 1 Street NW from "Multi-Residential - Contextual Low Profile (M-C1) District" to "Multi-Residential - Contextual Medium Profile (M-C2d160) District". Amend

**CPC2013-040**  
**Public Submission 2**

I wish to voice my objection to this proposed amendment to zoning.

I am a homeowner and resident at 1414 1A St NW (the next block west). My key concern with this change is it does not account for the transitional nature of this area with a "shift" from single-family dwellings to multi-residential buildings. This change will open the door for larger dwellings to be built on the site which are not compatible with the community ARP which recognizes the transitional nature of the area. Developers will naturally attempt to maximize their return on investment hence will push for the larger dwellings as allowed in the proposed zoning change.

Thanks for your consideration...

**Brad Duska**

email: [brad\\_duska@hotmail.com](mailto:brad_duska@hotmail.com)

cell: 587.998.2789

home: 403.277.9645

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## Albrecht, Linda

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**From:** Kathleen Kennedy [kat337@shaw.ca]  
**Sent:** 2013 April 24 7:58 AM  
**To:** Albrecht, Linda  
**Subject:** 1404 1 st nw Amendment application Loc2012-0086

**CPC2013-040**  
**Public Submission 3**

Dear sir or madam, I am writing regarding an application to amend the zoning to re-designate land at 1404- 1 st nw calgary from MC1 to MC2d160 that is multi Residential-contextual medium profile m-c2d160/ Amendment LOC2012-0086, bylaw number 37D2013. As I live directly across the street from this building I must relay to you how much I am opposition to any change in zoning or increase in units allowed. Parking is often an issue with less than enough for the current units as they are always parking in front of my house and blocking access to my driveway. In 2009 the owner built an illegal extra unit that was not approved by the city and now wants to change the zoning to make his illegal suit allowed. This is plain wrong and what the owner should be doing is removing this illegal suit. In any case I object to this application, and please consider this in your review. Thank you. Sincerely Kathleen and Stuart Kennedy 1407- 1 st nw calgary.

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## Albrecht, Linda

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**From:** Robin Strathdee [robinch@telusplanet.net]  
**Sent:** 2013 April 24 9:00 PM  
**To:** Albrecht, Linda  
**Subject:** Amendment LOC2012-0086, Bylaw Number 37D2013

**CPC2013-040**  
**Public Submission 4**

To whom it may concern,

I am writing this in response to the proposed permit for LOC2012-0086, Bylaw Number 37D2013 for 1404 - 1 Street NW!!

I feel this application permit was not posted for an appropriate amount of time during the holiday season (from Dec 21 - 28th)!! Why would that be do you suppose?

We are worried that if the city relaxes all of the 'proposed plans' for this application, our community will be changed forever as it will set a terrible precedent for our neighborhood.

It impacts the block of 13 Ave NW and 1 St, especially those houses with no alleyway.

The proposed application is already a very large structure and does not have enough parking for the current number of suites (12, 1 of which was built without city approval).

The neighbors are already affected and we are concerned about how ultimately it may affect our neighborhood as upzoning this parcel for more density with less parking than required sets precedent for the other parcels on the block to do the same.

We love our community and neighbors and moved here for the quality of life it would provide our family.

Thank you,

Robin Strathdee

1418 1A St NW

(403) 276 8610

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**Albrecht, Linda**

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**From:** Cathy and Bob Martin [dacaboma@shaw.ca]  
**Sent:** 2013 April 24 9:42 PM  
**To:** Albrecht, Linda  
**Subject:** Amendment LOC 2012-0086, Bylaw Number 37D2013

**CPC2013-040**  
**Public Submission 5**

To Whom it May Concern -

We object to the re-zoning of the land located at 1404-1st St. N.W. (Plan 49350, Block 5, Lots 5 to 7) – from multi-residential contextual LOW profile – M-C1 – to multi-residential contextual MEDIUM profile – M-C2d160.

This would allow for a maximum height of 2 meters higher than the ARP recommends for this land – once again, a very dangerous precedent being proposed for our neighbourhood concerning future use of land.

The maximum allowable density for this apartment building is for eleven units, therefore the current twelve units should not all be allowed. Even with the recommended amalgamation of two of the units into a larger family suite, there is insufficient parking provided for the apartment building.

Despite what is written in agenda documents, street parking in this area is very often used to capacity.

Current zoning provides a better transition to the single family homes all around the apartment building in question.

As nearby residents, we agree with our community association's stand in that we do not want to open the door for larger buildings to be built on this site. That would not jive with the Crescent Heights ARP.

Thank you.

Cathy and Bob Martin  
(1424 – 1A St. NW)

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**Albrecht, Linda**

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**From:** George Day [geo\_day@telus.net]  
**Sent:** 2013 April 24 10:42 PM  
**To:** Albrecht, Linda  
**Subject:** Amendment LOC2012-0086, Bylaw Number 37D2013

**CPC2013-040**  
**Public Submission 6**

City Clerk,

We are writing to object to this development permit .

Rezoning will have a negative present and future impact on our community. This raises concerns for us.

Crescent Heights aims to maintain a healthy residential component in a neighbourhood already stressed with high traffic and parking congestion.

Please consult with Parking Bylaw enforcement to understand the size of the parking issues in the neighbourhood and particularly in the blocks surrounding this development permit application.

As owners of single family houses, we feel apartments of increased height dominate the "streetscape".

Sincerely,

George and Angie Day

1320 1 Street NW  
Calgary

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2013 APR 25 A 7:55  
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**Albrecht, Linda**

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**From:** Helga Shield [helgashield@yahoo.com]  
**Sent:** 2013 April 24 11:33 PM  
**To:** Albrecht, Linda  
**Subject:** 1404 - 1 Street NW re-zoning May 6 Agenda

**CPC2013-040**  
**Public Submission 7**

**Re Application to Amend the Land Use Designation (zoning) to redesignate the land located at 1404 - 1 Street NW from "Multi-Residential - Contextual Low Profile (M-C1) District" to "Multi-Residential - Contextual Medium Profile (M-C2d160) District". Amendment LOC2012-0086, Bylaw Number 37D2013.**

We live across the street from this parcel in a single family home and strongly object to proposed re-zoning for a number of reasons. These include:

Lack of transition to adjacent single family homes to west and south. This is currently a three story building. The approved ARP limits to four. Proposed zoning change would allow for an increase up to 16m essentially eliminating any sort of transition. We agree with the community association's assessment that "*... the current zoning provides a better transition to the single family homes.*"

Current development provides nine parking spots two of which are compromised by low level balconies making them largely unusable - so, effectively, current building has seven spots. We understand that a minimum of 14 stalls (1 per unit for residents + 0.15 per unit for visitors) is required for a twelve unit development. This is grossly deficient.

Parking is at a premium in this area through day in large part due to morning and afternoon playschool classes at the church across road from this parcel. Parking continues into the evening as the church facilities are used by various groups on a weekly basis e.g., yoga, NA, etc. Furthermore, the blocks to west has no rear lane access, and the one to south only partial. Many of the single family homes here are on 25 foot lots so have no garage or front drive, and are unable to add one given building configurations. The only parking available to these residents is on-street. Putting more cars on the street will only exacerbate existing tensions in area regarding parking.

Thank you for your consideration.

Dan and Helga Shield

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**Albrecht, Linda**

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**From:** Doreah Rosenar [Doreah.Rosenar@TELUS.COM]  
**Sent:** 2013 April 25 7:59 AM  
**To:** Albrecht, Linda  
**Subject:** Amendment LOC2012-0086 Bylaw Number 37D2013 application to amend land use at 1404 1st Street N.W.

**CPC2013-040**

**Public Submission 8**

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

I am writing today to voice my concerns over the rezoning of 1404 1st Street NW Plan 49350 Block 5 Lots 5 to 7 MC1 Low Profile District to M-C2d160 Multi Contextual Medium Profile. This filing is to object to this amendment on land development use. In 2009 a development permit for this site was applied for to increase the units from 10 to 12 units. Upon review of the site administration had determined that given the current land use, maximum allowable density is 11 units and approval was given for eleven units. Upon completion of the development permit process, inspectors noticed two additional units had been constructed within the building bring the total to 12 units and in excess of one unit from allowable density on this site.

This three storey unit does not support enough existing parking of nine stalls. The building relays on street parking as well. My observations indicate that functional parking at the back of the building on site is very tight. In particular the stalls close to the rear entrance of the building. As well currently this is a 3 storey building. The rezoning would increase height by at least 2 metres opening the doors for a 4 storey building. Our street is not situated along a commercial corridor but rather supports low rise single family residences. The rezoning would change the shape and character of our inner city community. Existing residents have invested in this community for the current values and amenities available to them. I consider the this type of rezoning to be an encroachment for current inner city living.

I reside at 1419 1st Street NW just down the same block.

Regards

Doreah Rosenar

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2013 APR 25 A 8:06  
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**Albrecht, Linda**

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**From:** Kathleen Kennedy [kat337@shaw.ca]  
**Sent:** 2013 April 25 8:21 AM  
**To:** Albrecht, Linda  
**Cc:** resending to ensure you have received re amendment application Loc2012-0086 / bylaw # 37D2013 Thank you.  
**Subject:** Fwd: 1404 1 st nw Amendment application Loc2012-0086

**CPC2013-040**

**Public Submission 9**

----- Forwarded Message -----

**From:** "Kathleen Kennedy" <kat337@shaw.ca>  
**To:** [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)  
**Sent:** Wednesday, April 24, 2013 7:58:10 AM  
**Subject:** 1404 1 st nw Amendment application Loc2012-0086

Dear sir or madam,I am writing regarding an application to amend the zoning to re-designate land at 1404- 1 st nw calgary from MC1 to MC2d160 that is multi Residential-contextual medium profile m-c2d160/ Amendment LOC2012-0086, bylaw number 37D2013.As I live directly across the street from this building I must relay to you how much I am in opposition to any change in zoning or increase in units allowed. Parking is often an issue with less than enough for the current units as they are always parking in front of my house and blocking access to my driveway. In 2009 the owner built an illegal extra unit that was not approved by the city and now wants to change the zoning to make his illegal suit allowed. This is plain wrong and what the owner should be doing is removing this illegal suit.In any case I object to this application, and please consider this in your review. Thank you. Sincerely Kathleen and Stuart Kennedy 1407- 1 st nw calgary.

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Calgary April 24 - 2013

CPC2013-040  
Public Submission 10

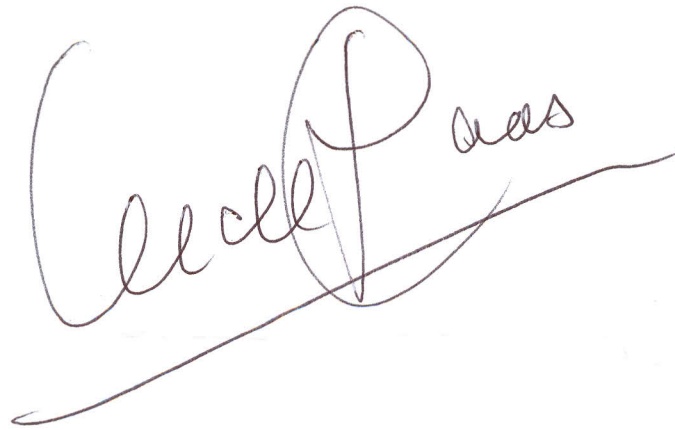
To whom it may concern,

I am writing in reference to Application to Amend the Land Use Designation (zoning) to re-designate the land located at 1404 - 1 Street NW from "Multi-Residential - Contextual Low Profile (M-C1) District" to "Multi-Residential - Contextual Medium Profile (M-C2d160) District." Amendment LOC2012-0086, Bylaw Number 37D 2013.

The same application was made in 2009. It was denied by City Council.

As far as the present (above) Application is concerned it should be denied on the same grounds.

Yours sincerely,



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Marc de Haas  
129 13<sup>TH</sup> AVENUE N.W.  
CALGARY AB T2M 0E4  
PH: (403) 276-4584  
FAX: (403) 276-5442