

**From:** [Albrecht, Linda](#)  
**To:** [LaClerk](#)  
**Subject:** FW: [EXT] LOC2017-0239 -- doubling the density  
**Date:** Monday, November 27, 2017 3:03:25 PM

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**From:** Pomreinke, Derek D.  
**Sent:** Monday, November 27, 2017 2:44 PM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** FW: [EXT] LOC2017-0239 -- doubling the density

This applies to CPC2017-391 going to the Dec 11 Public Hearing.

**From:** Eric Keyser [<mailto:gekeyser@gmail.com>]  
**Sent:** Monday, November 27, 2017 2:42 PM  
**To:** Pomreinke, Derek D. <[Derek.Pomreinke@calgary.ca](mailto:Derek.Pomreinke@calgary.ca)>  
**Subject:** [EXT] LOC2017-0239 -- doubling the density

<https://engagerndsqr.com/#/1701-48-ave-sw/>

We own the property at 1624 48th ave. It appears that this development permit will affect a number of properties in Altadore. A few points

1. Any increase in density should be examined on a community basis, ie should all corner lots on 16 st have this designation?
2. Developers should follow the rules. If you do not like the rules then you should change them for all.
3. Parking is a real concern. There needs to be at least one parking place on the street in front. 16th parking is out due to it being a snow route and a transportation corridor.
4. At present the adjacent strip shopping mall does not provide enough parking and I frequently have customers parking in front of my house. This is only going to get worse.

Conclusion, I recommend you turn down this application until the rezoning can be addressed for the total community.

Regards, Eric Keyser 587 707 0474

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, November 30, 2017 10:33 AM  
**To:** LaClerk  
**Subject:** FW: Altadore - BYLAW 382D2017

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Alasdair Ross [mailto:alasdair.ross@ca.ey.com]  
**Sent:** Thursday, November 30, 2017 9:46 AM  
**To:** City Clerk  
**Subject:** [EXT] Altadore - BYLAW 382D2017

Hello

As the property owner adjacent to 1701 48AV SW (file number LOC 2017-0239), I write in reference to the proposed rezoning of the address from R-C2 to R-CG. I note the zoning definitions as provided on the City of Calgary web-site and strongly oppose any re-zoning to the extent it would potentially enable any future property developer to increase the property density beyond that which is currently permitted by the existing R-C2 designation. Increasing property density not only increases traffic in the immediate vicinity of our home, but puts further strain on existing City services including utility services and schooling. I strongly oppose this re-designation and I trust my concerns will be thoughtfully considered.

My further comments are below:

1. The re-zoning of the land and the proposed design of the building is incompatible with other properties in the neighbourhood and will cause shadowing, the invasion of privacy and the restriction of light into neighbouring properties.
2. The design is going to exacerbate parking problems both for owners and visitors to the property. The lane south of the building is not suitable for the increase in traffic that will occur as vehicles attempt to move around the building. The increase in the number of vehicles parked on the street together with the nearby bus stop, does elevate the danger to pedestrians who might be crossing the road to get to the nearby shopping mall.
3. It is unclear from the design how many AC units would be accommodated – these are unsightly and will create unwanted noise.
4. It is inconceivable how each unit will manage a garbage, a recycling and a compost bin – where are these to be stored – we cannot have all these bins on a 10m stretch of lane – again this is unsightly and, with the increase in traffic, dangerous.
5. The overhead powerline in the lane south of the development is unsightly and possibly dangerous – it would need to be addressed as part of any redevelopment.

I don't understand why this re-zoning is being permitted particularly when it has such a detrimental impact on the surrounding properties. It's clear the developers are trying to put as much property as possible (to maximise the number of units) on the size of land that is available. The size of the property and its proximity to the property boundary lines is causing all the issues that I refer to above.

Thanks for your understanding, I look forward to hearing from you.

Regards



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**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 11:28 AM  
**To:** LaClerk  
**Subject:** FW: Online Submission on LOC2017-0239  
**Attachments:** PublicHearingSubmissionLOC2017-0239.docx

**From:** thehearndries@shaw.ca [mailto:thehearndries@shaw.ca]  
**Sent:** Monday, December 04, 2017 11:22 AM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0239

December 4, 2017

Application: LOC2017-0239

Submitted by: Mr. T. Hendrie

Contact Information

Address: 1747 49 Ave SW

Phone:

Email: [thehearndries@shaw.ca](mailto:thehearndries@shaw.ca)

Feedback:

Please see attached letter below dated December 2, 2017 for consideration by City Council in their review of LOC2017-0239. Thank you. Sincerely, Mr. T. Hendrie

December 2, 2017

Dear Mayor Nenshi and Members of City Council,

**Proposed Rezoning from R-C2 to R-CG at 1701 48 Ave SW – LOC2017-0239**

As a neighbouring resident living within one block of the above residential property, I am opposed to the proposed rezoning from R-C2 to R-CG for the following reasons:

1. It would allow for the development of a multi-residential building (4 rowhouses and the potential for 4 secondary suites) within the 'Residential Conservation' area identified in the South Calgary/Altadore Area Redevelopment Plan, where the policy intent is to retain the R-C1 and R-C2 zonings.
2. The ARP currently identifies areas within the community for low density, multi-residential uses (such as rowhouses) within the 'Low Density Residential Area' on Map 2 of the local plan. These areas are primarily located north of 38 Ave SW, where residential densities increase towards 33 Ave SW, the commercial and mixed-use core of the Marda Loop area, providing an appropriate transition between the medium to higher residential densities north of 38 Ave SW and the lower density R-C1 and R-C2 zonings in the Residential Conservation Area to the south; as well as east of 16 St. at 47 Ave and 48 Ave SW and within the South Calgary neighbourhood.
3. The existing Low Density Residential Conservation Area has been largely redeveloped with infill dwellings since the local plan was approved in 1986. Typically, semi-detached, duplex and narrow lot single detached dwellings have largely replaced bungalows on typical 50x120 ft lots, essentially doubling densities on these lots. Additionally, many basement suites exist in the surrounding area, adding to the increased densities while providing opportunities for more affordable housing, but also increasing the number of cars permanently parked on residential streets. The surrounding area is continuing to face development pressures and experiencing more 'spot zoning' R-CG applications. Typically, these developments are occurring on corner parcels, surrounded by R-C1 and R-C2 properties, largely resulting in poor interfaces with adjacent dwellings where row houses back onto side yards. Inconsistent quality of design, particularly where a single rowhouse unit fronts a street and a lack of architectural treatment of the typical detached garage's streetscape facade, are issues that commonly arise at the concurrent Development Permit stage, in the absence of any design guidelines for rowhouse infill developments.
4. Moreover, the Permitted Use status of Rowhouses in the R-CG district, does not generally enable the opportunity for Community Associations and surrounding residents to provide meaningful comments for consideration, at a Development Permit stage, relevant to, for example, a building's massing, its compatibility with the surrounding area and potential impacts on neighbouring properties' privacy and amenities, except where relaxations to the Land Use Bylaw rules may be proposed.
5. The ability to develop a basement suite within each row house, which would essentially

double the number of residential units on the subject property (i.e. 4 row houses, plus 4 secondary suites), without the need for a Development Permit (only a Building Permit) if the rules of the Land Use Bylaw are met (due to the Permitted Use status of a Rowhouse in the R-CG district), is of greatest concern with the proposed rezoning. The City's Planning Dept has recently identified this as one of the key issues of concern pertaining to the current state of the R-CG district, as detailed in its latest 'R-CG Monitoring Report' presented to CPC on November 30, 2017, and is proposing to draft amendments to the Land Use Bylaw to address this key issue and concerns with its associated parking requirements (i.e. where currently secondary suites under 45 sq.m. do not require a parking stall where zoned R-CG). Potential amendments, identified in the report, include removing the allowance for secondary suites within row houses, requiring associated parking if secondary suites continue to be allowed within rowhouses (regardless of a minimum floor area), and/or only allowing secondary suites within end rowhouse units. **Considering the above concerns and the current application, if City Council decides to support the above LOC application, I respectfully request that it consider removing secondary suites, as an allowed use within rowhouses, from the proposed bylaw.**

6. In addition to the above key issues identified by the City's Planning Department, there is an urgent and ongoing need to update and review the ARP, with community consultation, to review current policies, align better with the MDP and to comprehensively plan for increased densities, where appropriate, beyond the boundaries of the more recently approved Marda Loop ARP, in order to provide more certainty to community residents and developers alike. Both the Marda Loop Community Association, through submission of their comments on rezoning applications, and the Ward Councillor, Evan Woolley, in his recent election campaign, have clearly expressed the need for such a review. It has been almost 10 years since the MDP was adopted in 2008. How much longer must inner city communities, such as Altadore, wait for a comprehensive review/updating of their local plans? Until this is undertaken, the implementation of the R-CG district will continue to occur on an ad-hoc basis, most likely on corner parcels as has been the scenario to date, ultimately failing to achieve the potential for which it was created. **Based upon the above noted concerns, I would also like to respectfully request that City Council consider prioritizing a comprehensive review and updating of the South Calgary/Altadore ARP as soon as possible, to align with the forthcoming land use bylaw amendments to the R-CG district.**

Unfortunately, due to a work commitment, I am unable to attend the Public Hearing to present the above concerns, but trust that you will take these concerns into consideration in your decision-making process.

Thank you for your time and attention.

Sincerely,

Mr. T. Hendrie  
(Resident of Altadore)