

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Monday, December 04, 2017 7:52 AM
To: LaClerk
Subject: FW: [EXT] 2403 32 Avenue SW Land Use Bylaw Amendment Application
Attachments: 2403 32 Avenuw SW Rezoning Submission 17-12-03.pdf

From: Fred Morrissey [mailto:fred.morrissey@shaw.ca]
Sent: Sunday, December 03, 2017 1:25 PM
To: City Clerk
Cc: Office of the Mayor ; Executive Assistant Ward 8 ; President Richmond Knob Hill Community Association ; Development Richmond Knob Hill Community Association
Subject: [EXT] 2403 32 Avenue SW Land Use Bylaw Amendment Application

December 3, 2017

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta
T2P 2M5

Attention: City Clerk

Re: 2403 32 Avenue SW Land Use Bylaw Amendment Application

We have recently become aware of the subject application and some of its implications. As 16-year residents of this neighbourhood, and as nearly 30-year residents of Calgary, prior to this, and the application currently Under Review by the City for 2403 28 Avenue SW, we have never had occasion or felt the need to make a submission like this before. The subject Application has prompted the need to both comment on and oppose the proposed Land Use Amendment. We also believe there may be a process weakness that should be addressed more broadly by the City when there are clear precedent-setting implications at a larger scale for stand alone, one-off applications. We have essentially the same objections to this application as we have for the 2403 28 Avenue SW application, per our submission to Planning, Development and Assessment, dated November 29, 2017.

We see no benefit to our neighbourhood for the proposed land use change, and indeed only of benefit to developers who want to squeeze more square footage and hence more money out of a piece of land without concern for neighbourhood aesthetics, traffic congestion, parking and so forth. The Applicants could have easily chosen to quite profitably redevelop this lot within the current R-C2 zoning if any thought had been given to what would be best for the area as opposed to just what is best for their own pockets. Picking off building lots for R-CG redevelopment on a one-off basis for this type of zoning change should not be allowed without broader neighbourhood considerations being taken into account, as it will surely, irrevocably and detrimentally change the character of the area, whether this neighbourhood or another entirely R-C2 designated area.

We have no issue with the type of infill development currently permitted under R-C2 zoning in this neighbourhood, nor indeed with row housing in areas historically designated R-CG, but one must ask: in this case, is this land use change really necessary, and to whose benefit? In the local area between 20th Street to Crowchild Trail and between 28th to 32nd Avenues SW, we understand that every parcel of land is currently designated as R-C2. The proposed Amendment would therefore be precedent-setting for this area, and should be considered in that broader context and not be approved, or

certainly not without extensive community involvement. All streets in this area are residential, there are no high traffic through streets, and the implications for development of this sort will only add to traffic congestion and parking issues, and detract from area aesthetics. We do not believe this neighbourhood is suited for this type of rezoning and oppose this Application, and we believe most area residents would vocally agree with us if they were actively made aware of what the potential implications are. Furthermore, we also do not believe that the row house development at the corners of 26th Avenue and 22nd Street SW or the one at the corner of 31st Avenue and 20th Street SW to be precedents in this matter, as both of those are (a) outside the discussion area, and (b) located on busy high traffic through traffic streets, whether or not rezoning was required in those cases.

This City process as it currently stands appears much more suited to those who use it regularly (i.e. builders, who build and move on), rather than residents who have made substantial personal investments in purchasing their homes and will be affected by it for the long term. From a resident's viewpoint, the hit and miss nature of the communication in the development application and approval process in instances like this has also become evident. This application has made it through the Under Review and Planning Commission stages of the City approval process, and we have no recollection of having ever seen the initial on-site posting while it was Under Review. As people move about their busy daily lives, with their comings and goings and holidays, likely few would notice or take the time to look at such on-site postings, and likely less still would have any idea as to the potential implications for their neighbourhoods and communities based on the minimal information provided in these notices. As we felt the need for the 2403 28 Avenue SW application, we similarly need to voice our concern for the 2403 32 Avenue SW application, as we see this as part of a larger discussion that should take place, on either a neighbourhood, community or perhaps even a city-wide basis.

Clearly, the placement of an on-site notice placard for a relatively short period of time is not adequate in situations like this where there are clearly wider implications than the particular Application for rezoning. This is apparent to people entirely unfamiliar with the process (us). It is also apparent to us that there should be a higher standard of care applied by the City in such instances, involving more thorough consultation process between (a) the City Council, (b) Planning, Development and Assessment, and (c) the Community Associations. Ultimately, the community residents should be actively informed and engaged to be able to make more informed decisions rather than hit and (largely) miss encounters with important information affecting the areas in which they live. For example, residents should be canvassed to the effect of: "are you aware what this means and where it could lead, does this concern you, and are you OK with it?". If this proposed land use changes at both 28th Av and 32nd Av on 22nd Street SW were put to a vote by well-informed area residents, we believe the very likely outcome would be to recommend not to approve either application. If the consensus of the fully informed neighbourhood was to go along with proposal, then we could abide by that, as would be democratically appropriate, but we do not think that would be the outcome.

For the reasons stated, we oppose the subject Application and do not believe it should be approved. We have pointed out what we think are flaws in the City's application and approval process in instances like this. We would appreciate it if you could please provide us with information regarding the level of input from area residents on this matter, and in due course the outcome of this Application.

We appreciate your time and consideration in this matter, and we would also appreciate it if you would please direct responses to our submission by reply email.

A PDF copy is also attached.

Sincerely,

Fred and Heather Morrissey
2415 28 Avenue SW
Calgary, AB
T2T 1L1

Cc: Mayor Nenshi
Councillor Woolley, through his Executive Assistant
Richmond Knob Hill Community Association
- President

- RKH Development

Item # 8.1.14
CPC2017-392
Attachment 3
Letter