

**McDougall, Libbey C.**

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**From:** Albrecht, Linda  
**Sent:** Monday, January 08, 2018 8:42 AM  
**To:** LaClerk  
**Subject:** FW: Online Submission on LOC2017-0093

**From:** thefoys@shaw.ca [mailto:thefoys@shaw.ca]  
**Sent:** Saturday, January 06, 2018 6:09 PM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0093

January 7, 2018

Application: LOC2017-0093

Submitted by: Chris amp; Teresa Foy

Contact Information

Address: 8432 64 Ave NW

Phone: (403) 286-8078

Email: thefoys@shaw.ca

Feedback:

We are writing to express our concerns regarding the redesignation and road closure application for 84 Silvercreek Cres NW (File No LOC2017-0093). We have been residents of this community for twenty six years and have significant concerns about this proposed rezoning, namely: - Rezoning this lot as proposed will result in shoehorning high density housing onto a small property at the dead end of 64th Avenue making access and egress challenging for the residents of this development and for the existing residents of the community. - This will increase traffic significantly on 64th Avenue, Silvercreek Dr and Silvercreek Way and at the uncontrolled intersections of those roads. On Silvercreek Dr in particular this will mean increased traffic through an existing (and well utilized) playground zone. - The uncontrolled intersection at Silvercreek Dr and Silvercreek Way is currently an extremely hazardous intersection to navigate safely. The increased traffic from this development will make this already dangerous intersection significantly worse. - Finally the limited parking available on the site of the proposed development means that the street parking in an already congested portion of the neighbourhood will become further over utilized. All of the existing developments in the community with similar density were well planned in terms of how they are incorporated into the neighbourhood and the surrounding single family homes. In particular all of these existing developments have significantly better access and egress to major community arteries than is possible with this development. We strongly recommend that Council deny this application.

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Tuesday, January 09, 2018 8:04 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] New land use bylaw amendment posted on the fence at 84 Silvercreek Crescent N.W.

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**From:** buxton [mailto:jebuxton@shaw.ca]  
**Sent:** Monday, January 08, 2018 6:58 PM  
**To:** City Clerk  
**Cc:** Cori Murphy ; Community Liaison – Ward 1 ; Office of the Mayor  
**Subject:** [EXT] New land use bylaw amendment posted on the fence at 84 Silvercreek Crescent N.W.

Dear sirs,

In response to the notice with respect to the Multi-Residential Development Permit for 84 Silvercreek Crescent NW, Calgary , I wish to register a strong objection.

The Habitat organisation has purchased a very expensive prime mountain and valley view plot that was previously occupied by a single detached home. Due to the high cost of this prime real estate they now need a 32 unit very high density development to make this work for them as a practical financial proposition. In the past our family have been supporters of Habitat for Humanity including volunteering to build homes for other people, however, this high density development in the heart of a mature community has generated vigorous opposition from many of the the local residents adversely affected by this proposal.

This development will double or perhaps triple the number of people living in the adjacent area and who will need to use the previously quiet neighbourhood roads to gain access to Nose Hill Drive.

The proposed access to this parcel connects to a streets that already suffer from parking congestion for local residents and on occasions access issues caused by on street vehicle parking.

It is my understanding that the developer has purchased an additional strip of city owned land adjacent to the original S-FUD zoned plot. Although an increase in the size of the area could potentially make additional badly needed parking spots available, it would do absolutely nothing to address the traffic flow and playground safety issues on surrounding residential roads if thirty-two dwellings are still to be constructed on the site, replacing one existing family home.

One only hopes that the increased footprint isn't just political spin from the developer to simply reduce the density in the proposal from 110 to 95/hectare but without any actual reduction in the impact of the proposed development and increased traffic flow in the existing neighbourhood.

There may be other applications to build high density housing in an existing residential area that does not have direct access to main arterial roads but my understanding is that they have not been routinely approved in the past?

If this project is permitted to go ahead there will be months of disruption and equipment movement such that inevitably at times some residents will have to queue even to drive to their own homes. Homes which were

bought in a mature neighbourhood by people expecting it to continue to be a quiet, low traffic community. Many of the homes in this neighbourhood are owned by long term Silver Springs residents and the adjacent properties on the same elevation as the 84 Silvercreek Crescent are all zoned RC1.

With a maximum building height of 14 m for a three story complex the view to the mountains would be blocked for some of the residents on Silvercreek Way NW, many of which are bungalows. Property values will be adversely affected for young families and retired households.

Having just received my 2018 property assessment notice, with an alarming increase in value of \$35,000 from last year, it is a hard pill to swallow to see the City planning department “gung ho” to have council approve a high density development a few houses down the street that will certainly adversely affect the property value of my home which for over twenty-five years used to be on the corner of a quiet residential street.

Sincerely,

John Buxton P.Eng

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, January 11, 2018 7:47 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 84 Silvercreek Cres

-----Original Message-----

From: David & Janet Patterson [mailto:davpat219@gmail.com]  
Sent: Wednesday, January 10, 2018 8:53 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] 84 Silvercreek Cres

We have sent opposition letters to the city artwork different times and are opposed to the multi family complex that is proposed for 84 Silvercreek Cres.

This area is not big enough for this type of development. The surrounding roads are not built to handle the extra traffic that this will bring in. Where are these people suppose to park. I know there is a parking spot for 1 1/4 vehicles per unit but if the family has more than 1 vehicle they will park on the surrounding streets which isn't fair to the residents of the homes that surround this parcels. When we had the big thaw in early December the streets of 64 Th ave and Silver creek way never did lose the ice like all the other streets in the city. Those particular streets had a slurry solution put on them many years back and we are the last people in the city to get rid of the ice. There are no areas for kids to play in, the closest playground is about 4 blocks away. Where are the kids suppose to play? Silver springs already has a lot of high density but they all exit onto major roadways not a residential street with homes on either side.

Janet and David Patterson  
Sent from my iPad

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Thursday, January 11, 2018 10:35 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Notice of Land Use Bylaw Amendment

**From:** Gerald Kvill [mailto:geraldkvill@gmail.com]  
**Sent:** Thursday, January 11, 2018 10:11 AM  
**To:** City Clerk  
**Subject:** [EXT] Notice of Land Use Bylaw Amendment

Re: Notice of Land Use Bylaw Amendment: 84 Silvercreek Crescent NW  
Bylaw 29D2018  
Bylaw 2C2018

I believe the City of Calgary is moving in the **WRONG** direction on this proposal. Rather than rezoning, the land in question should be **UTILIZED** as a road right of way, as it is currently zoned. This would provide for both 64 Avenue NW and Silvercreek Crescent NW to be extended and **CONNECTED** so as to provide better transportation service to the whole neighborhood. This would eliminate two dead-end streets.

As a resident in this neighborhood for over 40 years, it sickens me to see how the city is moving toward destroying the community that we have developed.

Gerald Kvill  
259 Silvercreek Way NW, T3B 4H4  
[403 286 7665](tel:4032867665)

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Friday, January 12, 2018 1:33 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] Item 29 council agenda Jan.22, 2018 Silver Springs bylaw29D2018 ,84 Silvercreek Crescent NW ,redesignation

-----Original Message-----

From: John Dunphy [mailto:dunphym@telusplanet.net]  
Sent: Friday, January 12, 2018 11:48 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Item 29 council agenda Jan.22, 2018 Silver Springs bylaw29D2018 ,84 Silvercreek Crescent NW ,redesignation

We are long time residents at 8463-64th ave. NW (since1977) and will be seriously effected by this proposed redesignation . When we moved into this planned neighbourhood in 1977 we were comfortable and pleased with our R-1 development at that time. We have lived through a number of proposed redesignation's and have been pleased with the outcome of them as they have preserved the integrity of the single family residences in this area . Our neighbourhood has been a pleasure to have our family grow up in. It is safe , no excessive traffic and because of it's design was prepared to accommodate the development of remaining parcels in accordance with keeping of the integrity of the low density section of our area of Silver Springs.

The approval of this redesignation would not be in accordance with the planning principles that attracted us and our neighbours to have our homes and families established here. The preservation of our neighbourhood with its current mix of development is important to us . We endorse the presentation of our neighbour Dave M Rossiter and would like to pool our presentation time to him at the council meeting . We feel this would be better as we would be making the same points .

Sincerely,

Margaret and Jack Dunphy  
8463-64th ave. NW ,Calgary

Sent from my iPad

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:42 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Land Use Bylaw Amendment #29D2018 (Agenda Item #29, January 22, 2018 Council Meeting)

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**From:** Mike Smith [mailto:mesmith252@gmail.com]  
**Sent:** Monday, January 15, 2018 6:53 AM  
**To:** City Clerk  
**Cc:** EAWard1 - Tomi Neilson ; Silvercreek Resident's Committee  
**Subject:** [EXT] Land Use Bylaw Amendment #29D2018 (Agenda Item #29, January 22, 2018 Council Meeting)

Below is my written response in opposition to the proposed Land Use Bylaw Amendment #29D2018 (Agenda Item #29, January 22, 2018 Council Meeting). I have also attached a PDF copy of my response for your convenience.

Also, while I would like the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw #29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes be pooled with his allotted time.

City Clerk

City Hall

Calgary

**Re: Land Use Bylaw Amendment #29D2018 (84 Silvercreek Crescent NW)**

Please accept our written response to the Land Use By-law Amendment #29D2018 (Agenda Item #29) to be brought before Council on January 22, 2018.

We, as a community, have been in opposition of this development from the beginning due to the reasons outlined below.

The Developer will argue that there is a multi-family development directly to the south of the proposed development. However, the existing multi-family development has been placed at an elevation that is substantially lower than the proposed development, and the surrounding lots to the north, and therefore is not obtrusive. The proposed development is on a prominent hilltop that will mean that the units will tower above anything in the vicinity including Scenic Acres directly across Nose Hill Drive to the west. Also, the existing multi-family development was zoned as such when Silver Springs was first developed by Carma Developers (now Brookfield Residential Properties) and was designed so that it would not be obtrusive to the surrounding R1 subdivision.

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In the community meeting held at the Silver Springs Community Association on March 23, 2017, the Developer continually stated they needed to have 35 units with the height restriction relaxation in order to make the site viable for their development. This would require buildings that are vastly different in height and style from the surrounding single family homes in order to make this site a viable option and therefore would not fit in contextually.

Under the Development Guidelines, it states that for each unit there must be 1.25 parking stalls for residents and 0.25 parking stalls for visitor parking. Based on 35 units this equates to 44 (rounded up from calculated 43.75 stalls) parking stalls for residents and 9 (rounded up from calculated 8.75 stalls) for a total of 53 stalls (calculated as 52.5 stalls). Should each unit have two persons gainfully employed, it could then be conceivable that each unit could have 2 vehicles and possibly more should any other family members obtain a vehicle. This could result in as many as 70 vehicles, and possibly more, resulting from this development. This would result in the overflow vehicles parking outside of the development in the existing subdivision.

Of particular concern is the resulting extra traffic created by this development. The Developer stated that the route to the site would come off of Nose Hill Drive onto Silvercreek Drive (currently designated a collector road to Silvergrove Drive NW and then residential beyond that) and continue eastward on Silvercreek Drive to 64<sup>th</sup> Avenue and then west on 64<sup>th</sup> Avenue to the site. As it is human nature to take the shortest and easiest route, the residents would not take this route as it goes through a playground zone and is the longest route to get to the site. The shortest route would be for them to turn off of Silvercreek Drive onto Silvercreek Way to head south to 64<sup>th</sup> Avenue. As we have lived on this street for 29 years we know that this street is currently already busy as most people in the area utilize this route to generally go about their day. The proposed development would add considerable numbers to this amount of traffic that would pass in front of our residence. During construction there will be heavy equipment, delivery trucks and construction personnel vehicles that will all travel on these residential streets. This would not be a desirable situation with the families and their children that currently live within the area. As it now stands, there are some speeding concerns on our street.

We acknowledge that stormwater will be dealt with at the Development Permit stage, however we question whether the existing 300 mm concrete storm sewer pipe that drains south through the existing multi-family site would be of sufficient size to take the extra stormwater created when the site is converted from greenfield to a development such as this that will create an over abundance of hard surfaces (roofs, buildings and parking lot) which do not absorb water. Another question that arises from this would be the location of any emergency spillway for major storm events.

The fact that the Developer has consistently said that the site is not viable without the extra height and units, which do not fit in with the surrounding community, begs the question why did they purchase it. They have asked us to welcome their development and eventual clients into our community, but seem unwilling to listen to our concerns or have any meaningful engagement with the surrounding neighbours.

As for the Road Closure, we question as to why this piece of property was not offered up for public sale. The City developed the Engage Policies in response to citizen's complaints' of their voices not being heard. We have found that to be an issue on this matter as well as matters brought before the Developer and City Staff at the Public Open House were ignored or dismissed altogether.

While we would like to have the opportunity to address City Council on January 22, 2018, respecting agenda item #29 (Silver Springs Bylaw 29D2018), we have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Sincerely,

Mike and Judy Smith

252 Silvercreek Way NW

Calgary, AB, T3B 4H5

CC: Ward Sutherland, City of Calgary Councillor, Ward 1 ([EAward1@calgary.ca](mailto:EAward1@calgary.ca)); Silvercreek Resident's Committee ([RCSilvercreek@gmail.com](mailto:RCSilvercreek@gmail.com))

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:45 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] re agenda ite#29

**From:** Ginny Masterson [mailto:ginnymasterson5@gmail.com]  
**Sent:** Sunday, January 14, 2018 10:42 PM  
**To:** City Clerk  
**Subject:** [EXT] re agenda ite#29

While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 [ Silver Springs bylaw 29D2018] have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my 5 minutes to be pooled with his allotted time.

Virginia Masterson  
112 Silvercreek Cres. N. W.  
Calgary AB  
T3B 4H7

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:51 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

-----Original Message-----

From: Terrie Stewart [mailto:terrie@myhomequest.ca]  
Sent: Sunday, January 14, 2018 9:28 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

Regarding the item on City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018, and the opportunity to address City Council, i have decided to have Mr Dave Rossiter to speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you,  
Andy Stewart  
271 Silvercreek Way NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:52 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

-----Original Message-----

From: Terrie [mailto:terrie.tarnowski@shaw.ca]  
Sent: Sunday, January 14, 2018 9:26 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

Regarding the item on City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018, and the opportunity to address City Council, i have decided to have Mr Dave Rossiter to speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you,  
Jayden Tarnowski  
271 Silvercreek Way NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:58 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] #84 Silvercreek Crescent Re-Zoning Application

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**From:** Taylor Christopher [mailto:cwtfin@gmail.com]  
**Sent:** Monday, January 15, 2018 7:44 AM  
**To:** City Clerk  
**Cc:** kokaneegolfer@gmail.com  
**Subject:** [EXT] #84 Silvercreek Crescent Re-Zoning Application

Dear Sir / Madam,

**While we would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), we have decided to have Mr. Dave Rossiter speak on our behalf and therefore request our five minutes to be pooled with his allotted time.**

**Regards,**

**Chris & Joanne Taylor  
8416-64 Avenue NW  
Calgary, Alberta  
T3B 4H3**

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:59 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council Meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

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

-----Original Message-----

From: Terrie Stewart [mailto:terrie@myhomequest.ca]  
Sent: Sunday, January 14, 2018 9:25 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] City Council Meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018

Regarding the item on City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018, and the opportunity to address City Council, i have decided to have Mr Dave Rossiter to speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you,  
Brandin Tarnowski  
271 Silvercreek Way NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 7:59 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council meeting Jan 22, 2018 #29 SilverSprings Bylaw 29D2018

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

-----Original Message-----

From: Terrie Stewart [mailto:terriept@icloud.com]  
Sent: Sunday, January 14, 2018 9:23 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] City Council meeting Jan 22, 2018 #29 SilverSprings Bylaw 29D2018

Regarding the item on City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018, and the opportunity to address City Council, i have decided to have Mr Dave Rossiter to speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you,  
TC Tarnowski  
271 Silvercreek Way NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:00 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council meeting Jan 22, 2018 #29 SilverSprings Bylaw 29D2018

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

-----Original Message-----

From: Terrie Stewart [mailto:terrie.stewart@shaw.ca]  
Sent: Sunday, January 14, 2018 9:17 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] City Council meeting Jan 22, 2018 #29 SilverSprings Bylaw 29D2018

Regarding the item on City Council meeting Jan 22, 2018 #29 Silver Springs Bylaw 29D2018, and the opportunity to address City Council, i have decided to have Mr Dave Rossiter to speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you,  
Terrie Stewart 271 Silvercreek Way NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:09 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 84 Silvercreek Crescent agenda

-----Original Message-----

From: Sheilabatelyonais [mailto:sheilabl@telus.net]  
Sent: Sunday, January 14, 2018 8:07 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] 84 Silvercreek Crescent agenda

While I would like to have the opportunity to address city council on January 22/18 respecting agenda item #29(SS Bylaw 29D0218) I have decided to have David Rossiter speak on my behalf & therefore request my 5 min be pooled with his allotted time.

Thank You  
Sent from my iPad. Sheila Bate-Lyonais  
267 Silver Creek Way N W

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:10 AM  
**To:** LaClerk  
**Subject:** FW: [EXT]

**From:** Martin Thistlethwaite [mailto:martint@ualberta.net]  
**Sent:** Sunday, January 14, 2018 6:05 PM  
**To:** City Clerk  
**Subject:** [EXT]

Dear Sir/Madam

I intend to be present at the public hearing of Council on January 22, 2018 for the following issue. However, while I would like to have the opportunity to address City Council on January 22, 2018 regarding:

**Agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

Thank you,

Martin Thistlethwaite  
Phone: 403-202-1811  
Mobile: 403-837-9454  
[martint@ualberta.net](mailto:martint@ualberta.net)

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:11 AM  
**To:** LaClerk  
**Subject:** FW: 84 Silvercreek Cres NW - City Council Presentation.pdf  
**Attachments:** 84 Silvercreek Cres NW - City Council Presentation.pdf

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**From:** Dave M. Rossiter [mailto:Dave.Rossiter@heritageroyalty.ca]  
**Sent:** Sunday, January 14, 2018 3:03 PM  
**To:** City Clerk  
**Subject:** [EXT] 84 Silvercreek Cres NW - City Council Presentation.pdf

Please find attached a copy of my written submission for the proposed rezoning at 84 Silvercreek Cres NW.

I would also like to present this at the Council meeting on Jan 22<sup>nd</sup>, so there are a few organizational things that are required.

- Many local residents that would like to speak have instead requested to have their time allocated to me so I can present our concerns in a time efficient manner. I understand that Mayor Nenshi will make the final determination, however I wanted to give you some advance notice so you can better plan the entire meeting.
- Also, I will require access to equipment in order to present this Power Point.

Thanks

Dave Rossiter

# Proposed Development of 84 Silvercreek Cres. NW

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Agenda*

### **Agenda (Approx. 5 minutes for each topic):**

- ▶ Executive Summary
- ▶ Introduction to the Silvercreek Area.
- ▶ Stakeholders Frustration with the Application Process.
- ▶ Review of the Location Criteria for Multi-unit infill developments.
- ▶ Review of zoning precedents for existing Multi-unit developments in Silver Springs.
- ▶ City of Calgary Engage Policy.

# Executive Summary

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *City of Calgary Rezoning Document, Recommendation for Approval*

### *Introduction to Local Residents/Stakeholders*

- ▶ Local Residents/Stakeholders:
  - ▶ There are over 125 residents of the Silvercreek neighborhood who collectively have over 2,000 years or 750,000 days of experience living in the neighborhood.
  - ▶ This is the 6<sup>th</sup> time we have presented the information summarized in this presentation. It has totaled several hundred hours of dialogue with the applicant and City, as well as over a thousand pages of written communication.
  - ▶ We are not anti-development or NIMBY.
    - ▶ Applicant Open House in March 2017 had a second proposed development, 2 blocks south, for a 140 unit complex. There were no objections from our neighborhood because this development had direct access off of Nose Hill Drive.
    - ▶ At the City Open House and Applicant Open House, the vast majority of the suggestions were for either:
      - ▶ proper access to the proposed property off Nose Hill Drive instead of the planned access through the neighborhood, which is local traffic only.
      - ▶ or alternatively, lower the density to something more appropriate for the location of the proposed development, which is at the bottom of a dead end street.
      - ▶ Obviously, since we are here today, both the applicant and City Administration rejected both of these compromises.
  - ▶ Our concerns with the application process are not on how the process is supposed to work, but with how it actually worked.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## City of Calgary Rezoning Document, Recommendation for Approval

### Stakeholder's Comments

- ▶ ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07, **recommended approval for the zoning of 84 Silvercreek Cres. N.W. from SFUD to M-C1d95.**
- ▶ Local Area Resident's, upon viewing the recommendation for approval document, note that there are procedural errors, major omissions and several interpretation errors. Below is a summary of our concerns:
  1. **Procedural Errors:**
    - ▶ **City Administration did not follow the majority of the Engage Policy. The City had an Open House (Listen and Learn from the Engage Policy) but did not follow through on the Consult, Collaborate and Empower promises from the Engage Policy.**
    - ▶ **City Administration did not follow the majority of the City of Calgary Municipal Development Plan (MDP), focusing on the affordable housing portion while ignoring the policies dealing with the actual location of the development.**
  2. **Omissions:**
    - ▶ **City Administration did not compare the unprecedented zoning density requested in the application with existing zoning in Silver Springs, even though this information was submitted to the City by the Stakeholders.**
    - ▶ **City Administration did not conduct a traffic safety study, especially in varied winter conditions.**
  3. **Interpretation Errors:**
    - ▶ **There are several interpretation errors that City Administration made, which appear to be misunderstandings of the local topography – all of which residents pointed out at the Open House.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## City of Calgary Rezoning Document, Recommendation for Approval

### Stakeholder's Comments

- ▶ Stakeholders agree that The City of Calgary requires more affordable housing, **but only if the location and density are suitable.**
- ▶ Location:
  - ▶ The Stakeholders analyzed the suitability of the proposed location utilizing The City of Calgary Criteria for Multi-unit Infill Development.
  - ▶ The Stakeholders corrected the interpretive and topographical errors in City Administration analysis.
  - ▶ ***The proposed development failed to meet ANY of the Criteria for Multi-unit Infill Development.***
- ▶ Density:
  - ▶ Neither the applicant nor City Administration reviewed the existing zoning density for Multi-unit developments in Silver Springs.
  - ▶ Since the Applicant failed to review the precedent zoning density in Silver Springs, the Stakeholders helpfully supplied City Administration with this information during the request for information stage of the application. This information was completely ignored in City Administration's Recommendation to Approve document.
  - ▶ The Stakeholders reviewed this existing zoning information and determined that the proposed development would have the **by far the highest zoned density, by far the highest actual dwelling density and by far the highest resident density while having the worst access.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## City of Calgary Rezoning Document, Recommendation for Approval

### Stakeholder's Request

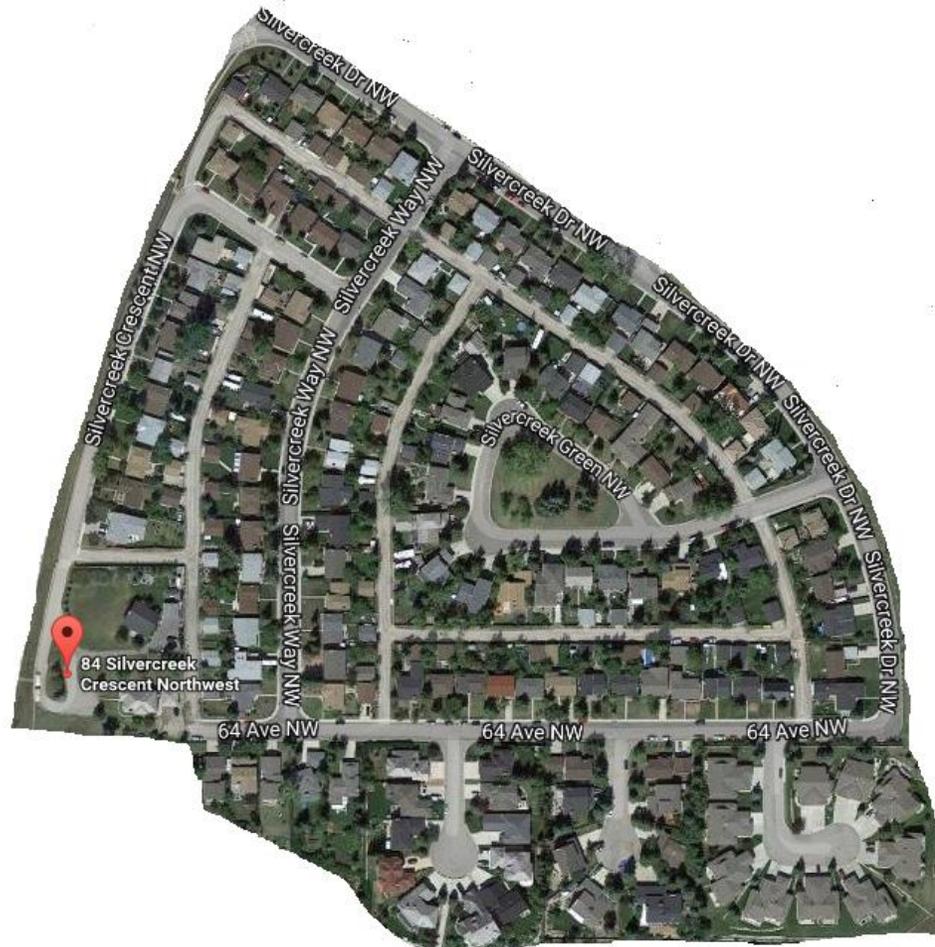
- ▶ **The Silvercreek Area Residents respectfully request that the application be rejected in its current form, but that applicant can reapply, after meaningful consultation with local residents, with a development that will meet the needs of all affected parties.**
- ▶ **Specifically, Stakeholders would like an evidence based process that we can trust, where:**
  1. **The applicant engages in proper consultation with Stakeholders and where there is a collaborative approach to determining the best design density for the location.**
  2. **Where there are disagreements between the applicant and the Stakeholders, each can submit their position to City Administration of Calgary for review.**
  3. **City Administration, as a fair arbiter of any dispute, reviews ALL available evidence related to any dispute, specifically:**
    - ▶ **Location Criteria for Multi-Residential Infill**
    - ▶ **Silver Springs zoning density precedents.**
    - ▶ **ALL relevant sections of the Municipal Development Plan.**
    - ▶ **On site investigation of traffic safety issues.**
  4. **City Administration, in it's Administration Report, outlines why it is agreeing with a particular position and outlines mitigation strategies to minimize Stakeholder concerns, in the event that these concerns are rejected.**

# Proposed Development of 84 Silvercreek Cres. NW

## INTRODUCTION TO THE SILVERCREEK AREA



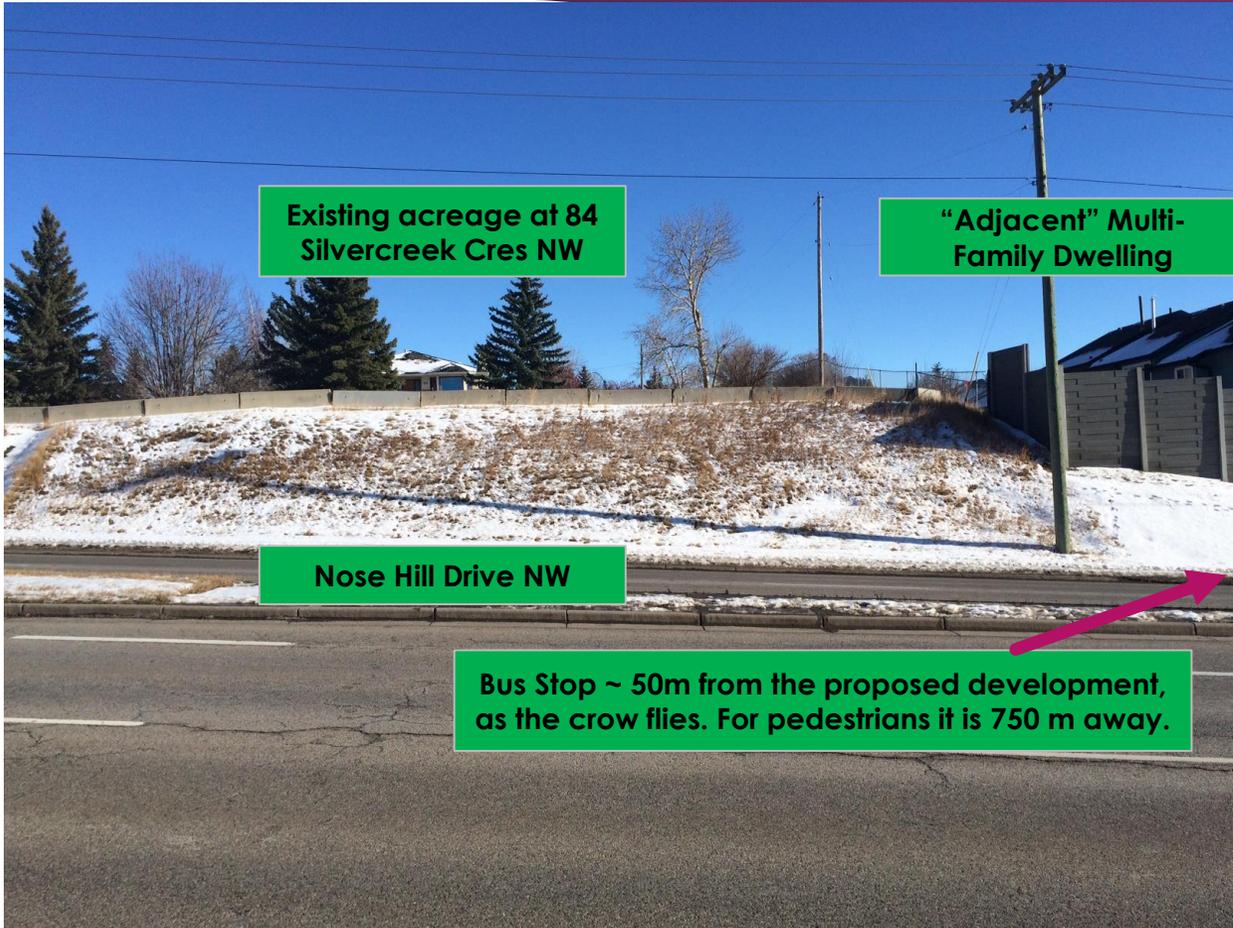
# Proposed Rezoning of 84 Silvercreek Cres. N.W. *Introduction to the Silvercreek Area*



- ▶ Map shows the neighborhood from a **traffic perspective**.
- ▶ The neighborhood has:
  - ▶ only local traffic.
  - ▶ almost all single family dwellings – mostly bungalows and bi-levels, with the exception of duplexes in the SE corner of the map.
  - ▶ two acreages, zoned as S-FUD, in the SW corner.
- ▶ The acreages, the proposed development at 84 Silvercreek Cres and the adjacent acreage (due north) 88 Silvercreek Cres are both at the end of dead end roads at the bottom of steep hills.
- ▶ In the context of the neighborhood, adding 32 (likely 64 in the future when the adjacent acreage gets rezoned) dwellings in the most isolated corner of the neighborhood, is a significant increase in the density.
- ▶ **The 128 residents that objected to the zoning density collectively have over 2,000 years or more than 750,000 days of living in the neighborhood, so we have a wealth of local expertise that would help design a development that meets the needs of all affected parties.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

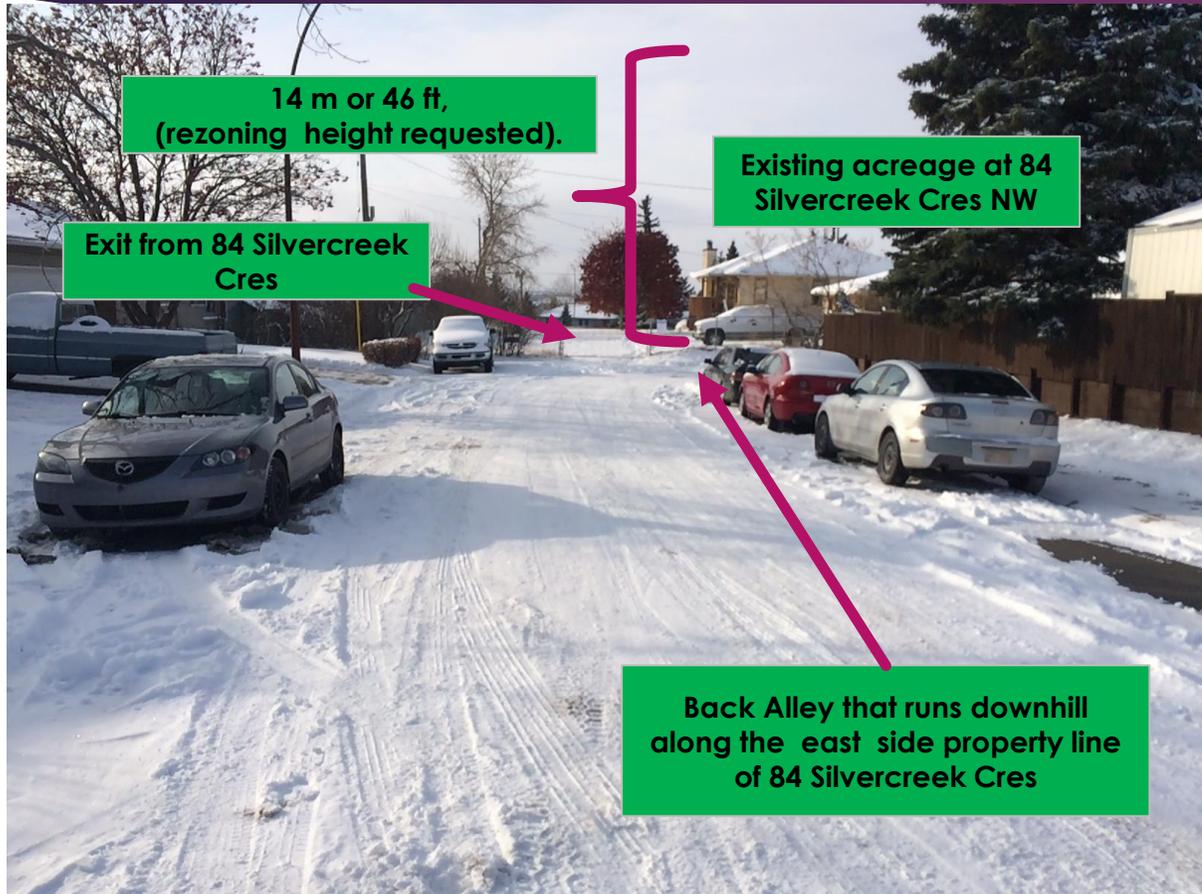
## *Introduction to the Silvercreek Area*



### South and West sides:

- ▶ The picture to the left shows that while the site is adjacent to Nose Hill Drive, there is no direct access.
- ▶ South:
  - ▶ Townhouses to the south are accessed off Silver Springs Road, which is a main road in the community.
  - ▶ Townhouse roof lines are at the base grade of 84 Silvercreek Cres.
- ▶ West:
  - ▶ To travel to the **point adjacent to the proposed location on Nose Hill Dr. is ~900 m for a vehicle and ~700 m for a pedestrian.**
  - ▶ **If there was direct access from Nose Hill Drive, the local residents would have most of their concerns eliminated.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. *Introduction to the Silvercreek Area*

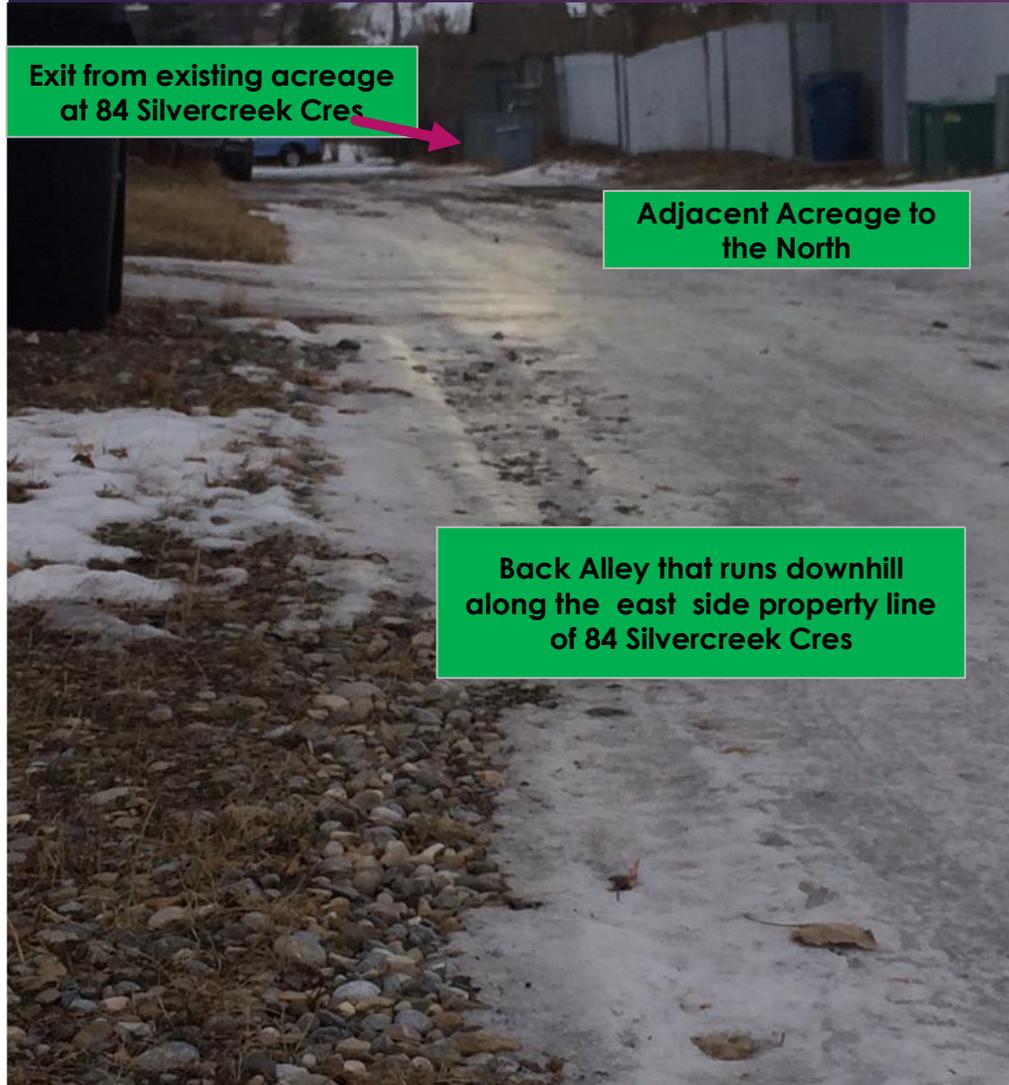


## East Side:

- ▶ The picture to the left shows 64<sup>th</sup> Ave. looking towards the exit of 84 Silvercreek Cres.
- ▶ East:
  - ▶ The proposed exit onto 64 Ave immediately comes into an intersection with the back alley that runs along the east side of the property.
  - ▶ 64<sup>th</sup> Ave is a 1 ½ lane road that is about 100 m long.
  - ▶ Two cars will not be able to fit when there are parked cars.
  - ▶ Stakeholders were told at the City Open House, by a City representative, that this road was capable of handling 2,000 vehicles per day.
  - ▶ More details on the intersection with the proposed exit, the alley and 64<sup>th</sup> Ave are described on the next slide.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Introduction to the Silvercreek Area*



### North and east sides:

- ▶ The picture to the left shows back alley that runs downhill along the east side property line of 84 Silvercreek Cres.
- ▶ North:
  - ▶ Acreage with a single bungalow, very similar what is currently on the proposed development property.
- ▶ East:
  - ▶ The back alley exits onto 64<sup>th</sup> Ave right at the exit of the proposed development.
  - ▶ Water collects at the bottom of the alley on 64<sup>th</sup> Ave. which creates dangerous icy down hill conditions at the proposed exit.
  - ▶ **The major safety concerns are:**
    - ▶ **Poor visibility from the proposed exit to the back alley and visa versa.**
    - ▶ **Winter concerns are icy conditions, particularly at the intersection due to water pooling.**
    - ▶ **Children on bikes/scooters/skateboards exiting the property without stopping at the exit are a major potential safety hazard.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Introduction to the Silvercreek Area*



### East:

- ▶ The picture to the left shows intersection of Silvercreek Way and 64<sup>th</sup> Ave, due east of 84 Silvercreek Cres.
- ▶ East:
  - ▶ Main exit route from the proposed development will be uphill on Silvercreek Way.
  - ▶ Silvercreek Way is a 1 ½ lane road that is about 250 m long that travels up hill to Silvercreek Dr.
  - ▶ Two cars will not be able to fit when there are parked cars.
  - ▶ Stakeholders were told at the City Open House, by a City representative, that this road was capable of handling 2,000 vehicles per day.
  - ▶ Water collects at the uncontrolled intersection at 64<sup>th</sup> Ave. and Silvercreek Way, which creates dangerous icy down hill conditions at the intersection.

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Silvercreek Area Residents Concerns

## HAZARD RISK ASSESSMENT MATRIX

Frequency of Occurrence	Hazard Categories			
	1 Catastrophic	2 Critical	3 Serious	4 Minor
(A) Frequent	1A	2A	3A	4A
(B) Probable	1B	2B	3B	4B
(C) Occasional	1C	2C	3C	4C
(D) Remote	1D	2D	3D	4D
(E) Improbable	1E	2E	3E	4E



### Traffic Safety:

- ▶ With the number of children expected in the proposed development and the dangerous intersection at the exit of the proposed development, the probability of a serious injury has increased significantly.
- ▶ Green shows where the risk likely is currently, the blue shows where the risk will likely be if a 32 unit development is approved.
- ▶ When performing a hazard assessment, if the hazard ranks as high or unacceptable, **mitigation needs to be applied.**
- ▶ **The two potential mitigations are:**
  - ▶ **Significantly lower development density.**
  - ▶ **Access off Nose Hill Drive.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Silvercreek Area Residents Concerns*

- ▶ The Silvercreek Area Residents concerns can be summarized as **Location and Density!!!!**
  - ▶ The massive increase in density from one home to 32 multi-family units, as well as potential further development on the second acreage, in the furthest corner of an area with poor access will exacerbate existing issues.
- ▶ The 128 Stakeholders, that took time out to go to the City of Calgary Open House, understand the local issues. A summary of the major concerns are:
  - ▶ Density – due to the location, the development should have a lower density.
  - ▶ Traffic Safety – there will be three uncontrolled intersections in the 350 m of narrow, hilly roads that are not well maintained in the winter. Adding 140 (and possibly 280 if the other acreage is developed to similar density) new residents in a concentrated area, will increase the likelihood of an accident significantly.
  - ▶ Further Development – only a developer would purchase the acreage to the north of the propose development. It has similar issues but is an even worse location because it is at the end of a steeper dead end road and has a much steeper back alley intersection at it's exit.

# Proposed Development of 84 Silvercreek Cres. NW

## APPLICATION PROCESS

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Application Process Applicant Timeline (from Project Website)



▶ **August 2016 – First consultation between the Applicant and the City of Calgary. Apparently Habitat must have received enough positive feedback on the proposed project to purchase the land.**

▶ **March 23<sup>rd</sup> – Public Open House hosted by Habitat for Humanity. Habitat for Humanity listened to over 100 people with objections to the application, yet sent in application ONE day later, with no changes and no mention of resident concerns.**

▶ **May 10<sup>th</sup> to 19<sup>th</sup> – Applicant met with City Planning and Development and after the meeting apparently felt confident enough in an approval of it's application to purchase the City of Calgary road ROW.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Application Process

### City of Calgary Timeline

#### Timeline

Any relevant past or future dates

i.e. when the application was submitted, tentative timelines for CPC/Council, public engagement opportunities.

Date	Activity
March 2017	Land use redesignation (rezoning) application submitted
March 2017 to present	Land use application under review
June 29, 2017	Public information session
June/July 2017	Public engagement
October 2017	Development permit application submitted
October 2017 to present	Development permit application under review
November 16, 2017	Calgary Planning Commission for land use application
January 22, 2018*	Public Hearing of Council for land use application

▶ **March 23<sup>rd</sup> – Public Open House hosted by Habitat for Humanity.** *Habitat for Humanity listened to over 100 people with objections to the application, yet sent in application ONE day later, with no changes and no mention of resident concerns.*

▶ **April 27<sup>th</sup> – Deadlines for submitting concerns about the proposed rezoning.** *Note that this is 2 months before the City of Calgary Public Engagement.*

▶ **May 19<sup>th</sup> – Purchased Road ROW from the City.**

▶ **June/July –Deadlines for submitting concerns about the updated application (added road ROW to application) proposed rezoning.**

▶ **There was 134 days between the Public Information Session and the next communication received from the City on Nov 10<sup>th</sup> that showed the project was recommended for approval.** *There was no consultation or collaboration during this time.*

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Application Process – Lack of Meaningful Consultation*

### **Stakeholders Comments:**

- ▶ City of Calgary Policies and Procedures are very good. These policies include:
  - ▶ Municipal Development Plan (MDP).
  - ▶ Multi-Residential Location Criteria.
  - ▶ Engage Policy for Consultation.
- ▶ The process for was frustrating because it was:
  - ▶ “Consultation” without consulting.
  - ▶ An application (and recommendation for approval) for rezoning in Silver Springs with no mention of existing zoning in Silver Springs.
  - ▶ A review of the MDP, which emphasizes proper location of development, with virtually no mention of the actual location’s many deficiencies.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Application Process - Lack of Meaningful Consultation*

### **Stakeholders Comments:**

- ▶ Lack of meaningful consultation by the Applicant with the Stakeholders.
  - ▶ The applicant held an Open House on March 23<sup>rd</sup>, at which point over a hundred local residents raised many concerns about the location of the project.
  - ▶ Local Resident's had many suggestions on lower density due to poor access to the location.
  - ▶ These compromises were summarily rejected and the application was submitted to the City the next day.
  - ▶ **It is obvious to the Stakeholders that the applicant didn't consult in good faith.**
- ▶ Lack of meaningful consultation by City Administration with the Stakeholders.
  - ▶ City Administration did not have an Open House until the comment period for the original application (without the road ROW) was closed.
  - ▶ The City employees listened well at the Open House, but the feedback was overwhelmingly opposed. There were 281 individual pieces of feedback from the open house and 83 individual letters of objection from the Stakeholders, mainly on the proposed location (traffic, density and building height).
  - ▶ Despite this opposition, there was no further contact with Stakeholders before the application was recommended for approval.
  - ▶ Once again, Stakeholders suggested compromises on the density of the project, but these compromises were ignored.

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Application Process – Habitat Rezoning Application

## **Habitat for Humanity Rezoning Application:**

- ▶ Stakeholders requested a copy of the Habitat Rezoning Application from City Administration and were sent the application (copy is in the Appendix).
- ▶ City Administration also sent a clarification email - *“A typical land use amendment application includes an application checklist, current land titles, proposed land use district and applicant’s submission. Most of this information was on the circulation letter I provided to you.”*

## **Stakeholders concerns addressed in Habitat’s Rezoning Application (info from Habitat’s application in quotation marks and italics):**

### **Location**

- ▶ *“We **feel** that the proposed district is appropriate for this site given **the immediate** context. To the west is Nose Hill DR NW, a busy arterial street with a significant setback. To the south is a townhouse development built in 1981. To the east is a lane, which is in turn backed onto by Single Detached dwellings. **Finally, to the north is another S-FUD parcel that could be a good candidate for a multi-residential project in the future.**”*

### **Density**

- ▶ “ “

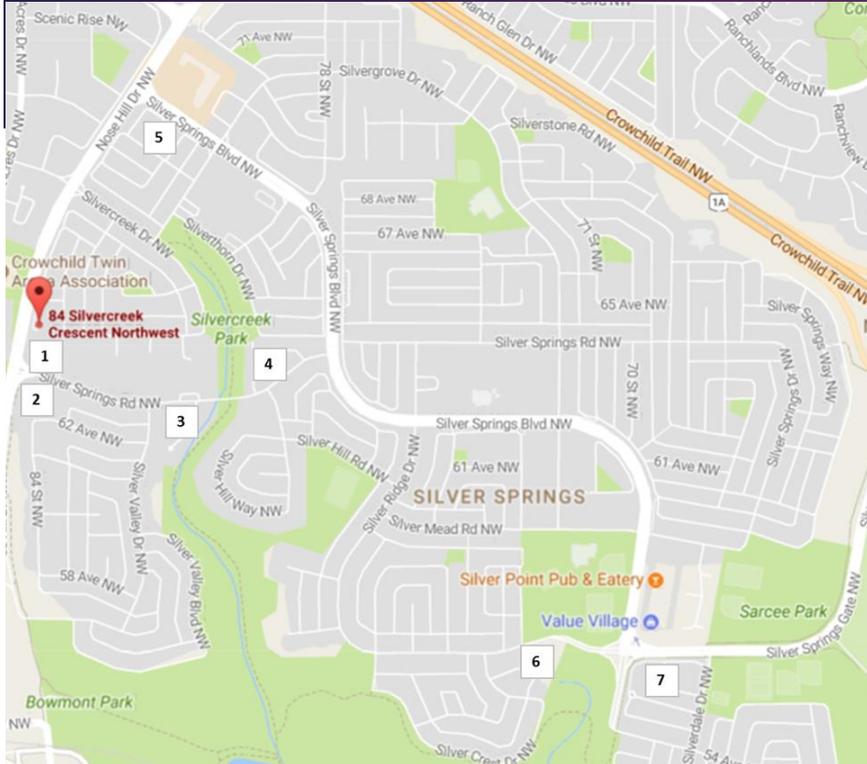
### **Traffic/Traffic Safety, Parking**

- ▶ “ “

### **Height**

- ▶ “The proposed district would allow for up to 33 units to be built on the parcel and a maximum height of 14m.”

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Application Process – Stakeholder Feedback to Applicant and City



## Stakeholders Feedback to Habitat for Humanity and City Administration:

- ▶ 281 individual pieces of feedback at the City Open House and 83 letters of objection.
- ▶ The vast majority of the concerns were about the location, density and frustration with the application process.
- ▶ A summary of Stakeholder feedback:

### Location

- ▶ Re-iterated concerns about general suitability of the proposed location due to poor access, which of course affects traffic and traffic safety.
- ▶ Commented on information contained on City poster boards (details on following slides).

### Density

- ▶ Sent in information, like the map and chart to the left, on existing zoning densities for Multi-unit developments in Silver Springs.

### Traffic/Traffic Safety, Parking

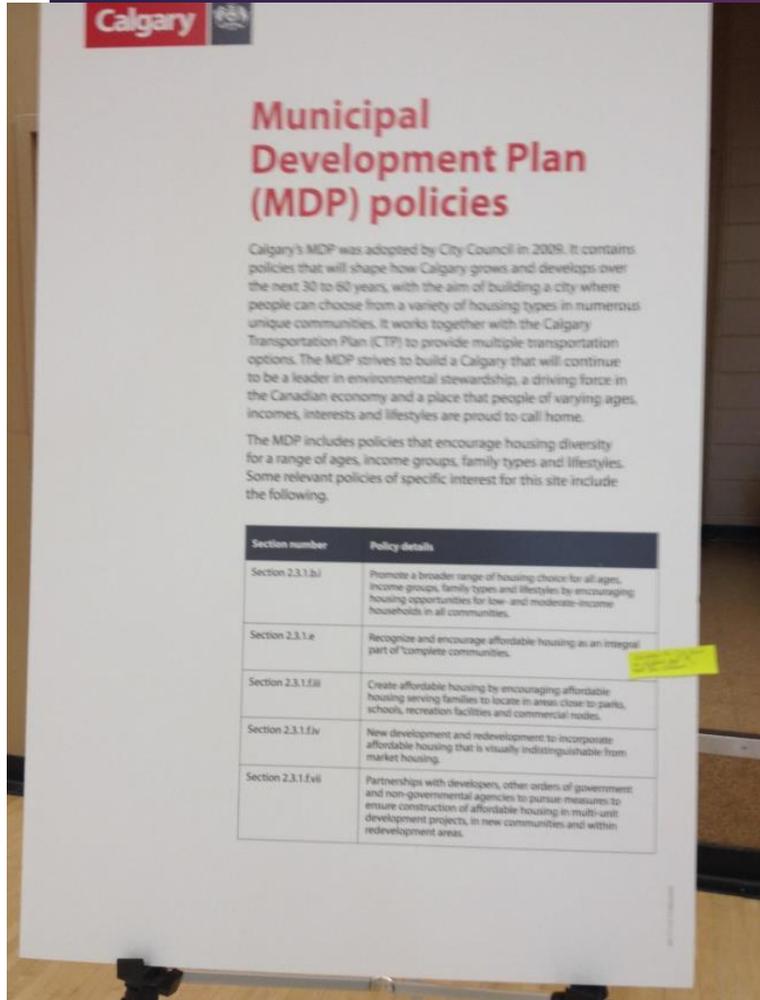
- ▶ Detailed concerns, particularly around traffic and traffic safety.

### Height

- ▶ Pointed out that a 46 ft high complex doesn't fit in with bungalows.

Property	Zoning	Residences	Occupants	Approx. Acreage	Zoned Density	Actual Density Residences/Acre	Actual Density Occupants/Acre
1	M-CG d42	30	75	1.86	42	16.2	40
2	M-CG d30	21	53	1.45	30	14.4	36
3	M-C1 d18	21	53	2.99	18	7.0	18
4	M-C1 d75	63	158	4.61	75	13.7	34
5	M-CG d44	66	165	4.11	44	16.0	40
6	M-CG d44	75	188	4.09	44	18.3	46
7	M-CG d44	73	183	4.76	44	15.3	38
<b>Average</b>					42	14.4	36
<b>Maximum</b>					75	18.3	46
<b>84 Silvercreek Cres</b>	<b>M-C1 d95</b>	<b>32</b>	<b>140</b>	<b>0.79</b>	<b>95</b>	<b>40.7</b>	<b>178</b>

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Application Process – Apparent Bias towards Multi-Unit Development

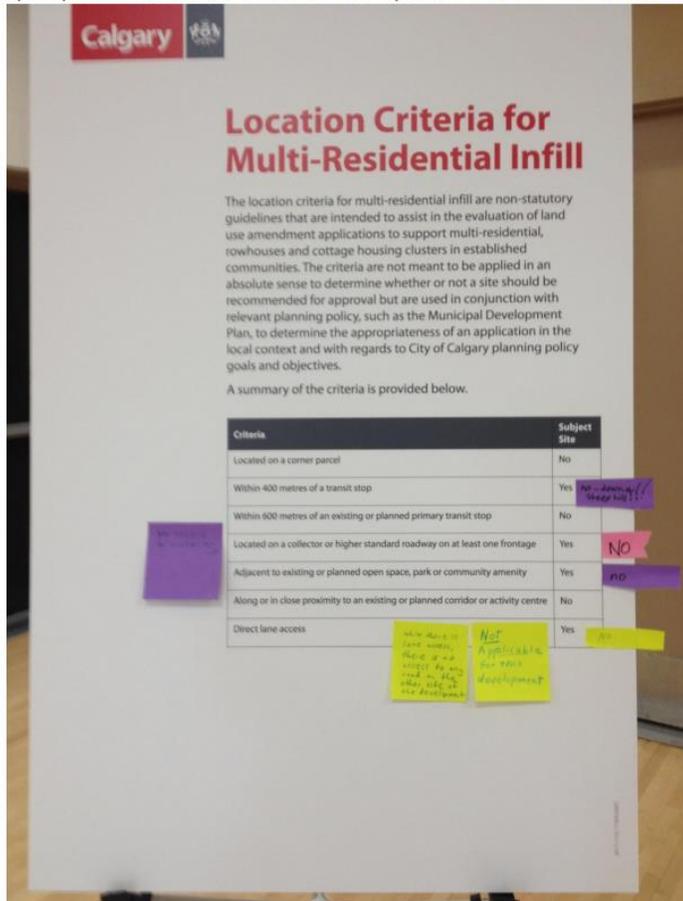


## Stakeholders Comments:

- ▶ The process seemed to have an Apparent Bias towards Multi-unit Development.
  - ▶ Apparent bias is when the conduct or behavior of a decision maker suggests that their decisions are not impartial. **It does not mean there is a bias, just that there appears to be a bias towards affordable housing that supersedes ensuring it is in a suitable location as well as addressing concerns of local residents.**
- ▶ Examples include:
  - ▶ From Habitat's second application **"Since this initial submission, the owner of the parcel, Habitat for Humanity, has worked with City of Calgary to acquire an additional strip of City-owned land located immediately along the west edge of the subject parcel."**
    - ▶ The developer, after knowing the high level of local opposition to the proposed development, spent more money to buy additional acreage.
    - ▶ The City, as the decision maker for the application, sold land to the applicant on an application that had a high level of local opposition.
  - ▶ The poster to the left was the only poster at the City Open House that dealt with the MDP. Out of the 295 pages of the MDP, the City only posted policies around affordable housing at the Open House.
    - ▶ This appears to be a bias towards affordable housing that supersedes all other portions of the MDP.

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Application Process – Apparent Bias towards Multi-Unit Dwellings

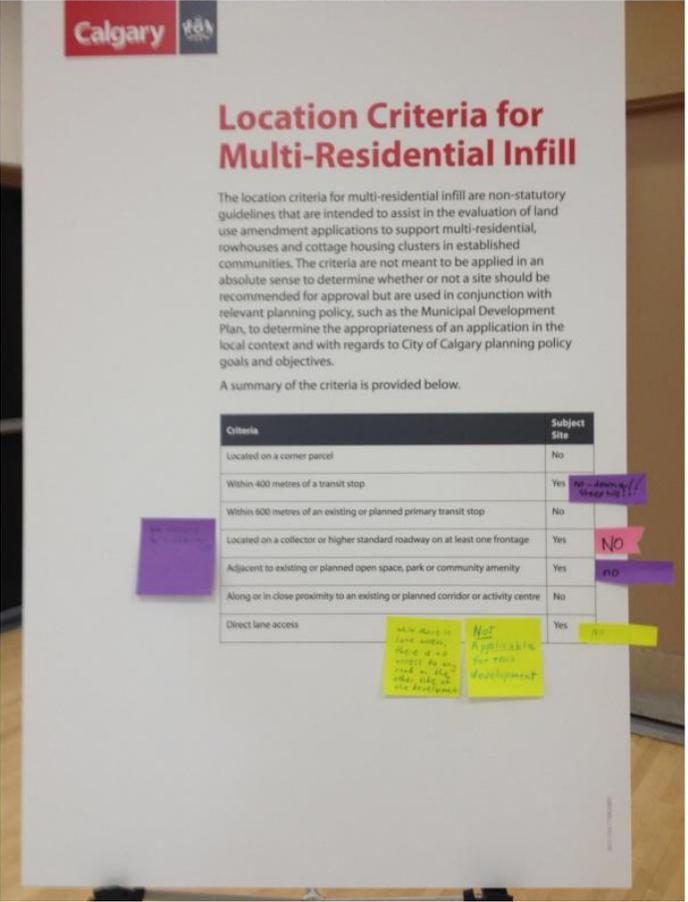
Please note that the summary table incorrectly identified the site as being in proximity to existing or planning open space. Nonetheless, it is included in the report to show the comments received at the open house.



- ▶ The poster to the left shows the poster on Location Criteria for Multi-Residential Infill from the City Open House.
- ▶ The Stakeholders from the meeting commented on all criteria that City Administration had as a yes. These criteria will be reviewed in detail later in the presentation.
  - ▶ Within 400 m of a transit stop.
    - ▶ Open House comment – **“no – down a steep hill”**.
    - ▶ City Recommendation Document – **“Yes, there is a bus for several bus routes located less than 50 metres from the site.”**
    - ▶ **There is a bus stop 50 m away but down a steep hill. For a pedestrian to safely walk to this bus stop is ~ 750 m walk.**
  - ▶ On a collector or higher standard roadway on at least one frontage .
    - ▶ Open House comment – **“no access to collector”**.
    - ▶ City Recommendation Document – **“The site has frontage on Nose Hill Drive NW which is classified as an arterial street; however, no vehicular access is permitted from this street.”**
    - ▶ **Obviously, there is no access to Nose Hill Drive, so this should be a hard NO, but in the recommendation for approval document it became a “YES, but...”**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Application Process – Apparent Bias towards Multi-Unit Dwellings

Please note that the summary table incorrectly identified the site as being in proximity to existing or planning open space. Nonetheless, it is included in the report to show the comments received at the open house.



- ▶ The poster to the left shows the poster on Location Criteria for Multi-Residential Infill from the City Open House.
- ▶ The Stakeholders from the meeting commented on all criteria that City Administration had as a yes. These criteria will be reviewed in detail later in the presentation.
  - ▶ Adjacent to or across from an existing or planned open space, park or community amenity.
    - ▶ Open House comment – **“No”**.
    - ▶ City Recommendation Document – **“No.”**
    - ▶ **This was correctly changed in the recommendation for approval document.**
  - ▶ Direct Lane Access.
    - ▶ Open House comment – **“No, or not applicable to this development”**.
    - ▶ City Recommendation Document – **“The site has a rear lane; however, site access will be from 64 Avenue NW.”**
    - ▶ **Obviously, there is no direct lane access, so this should be a hard NO, but in the recommendation for approval document it became a “YES, but...”**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Application Process – Feedback and Summary*

- ▶ City of Calgary Stakeholder Report Back: What We Heard (August 1, 2017) is an excellent summary of the Open House and Feedback.
- ▶ The following is a summary of the comments from the Open House (full comments from pages 32 to 35 of the report are in the Appendix of this presentation).
  - ▶ Stakeholders felt their input had been ignored.
  - ▶ Stakeholders felt that there was inaccurate and/or misleading information.
  - ▶ Stakeholders felt that there was a bias and that the application was going to be approved.
- ▶ In response to this overwhelmingly negative response to the process, City Administration continued to:
  - ▶ Ignore Stakeholder input.
  - ▶ Fail to correct inaccurate, misleading and/or missing information that Stakeholders commented on at the Open House and in written submissions.
  - ▶ Make a Recommendation for Approval of the application with no changes, no discussion about why they disagreed with Stakeholders about how poor the location was, and no mitigation for Stakeholder concerns.

# Proposed Development of 84 Silvercreek Cres. NW

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## City of Calgary Approval Document

### Location Criteria for Multi-Residential Infill

Excerpt from the **ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07:**

**Location Criteria for Multi-Residential Infill** The *proposed land use generally aligns with the location criteria for multi-residential infill development in low density residential areas*. The following chart provides a summary. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	CITY of CALGARY EVALUATION
1. On a corner parcel	No
2. Within 400 metres of a transit stop	Yes, there is a bus for several bus routes located less than 50 metres from the site.
3. Within 600 metres of an existing planning primary transit stop	No
4. On a collector or higher standard roadway on at least one frontage	The site has frontage on Nose Hill Drive NW which is classified as an arterial street; however, no vehicular access is permitted from this street.
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes, the site is adjacent to a multi residential development to the south.
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct Lane Access	The site has a rear lane; however, site access will be from 64 Avenue NW.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Location Criteria for Multi-Residential Infill

### Location Criteria 1 On a corner parcel

#### Purpose

Promoting multi-residential buildings on corner parcels can reduce the impact on neighbouring properties. Housing that faces both streets will add to the residential appearance of side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

- » Because one side faces a street, infills on corner parcels share fewer property lines with neighbouring low density development.
- » Supporting development on corner parcels can help reduce speculation that the entire block is appropriate for redevelopment.
- » Corner parcels provide opportunities for grade oriented multi-residential infill to reflect neighbourhood design patterns by having units that face both front and side streets and that provide the appearance of distinct houses.

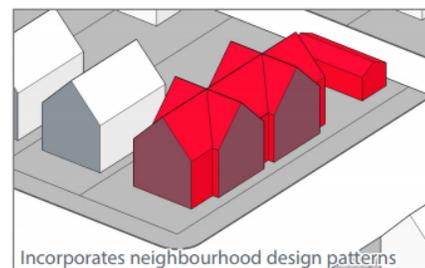
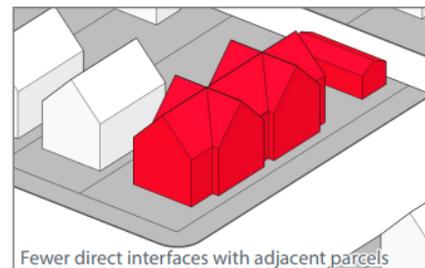
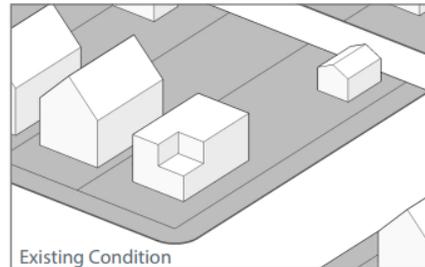
#### Guidelines to be explored

- » Where a site fronts more than one street, public entrances should be located on the street with the greatest pedestrian activity, on both street fronts, or, in the case of a corner site, an entrance may be placed on the corner.

#### Relationship to MDP

Section 2.3.2 | Respect and enhance neighbourhood character and vitality

- Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.*
- Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.*
- Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*



- ▶ Several of the Stakeholders main concerns are addressed in this Criteria, highlights are:
  - ▶ “Supporting development on corner parcels can help **reduce speculation the entire block is appropriate for redevelopment.**”
  - ▶ “Corner parcels provide opportunities for grade oriented multi-residential infill to reflect neighbourhood design patterns by having units that face both front and side streets and that provide the appearance of distinct houses.”
  - ▶ “Where a site fronts more than one street, public entrances should be located on the street with the greatest pedestrian activity, on both street fronts, or, in the case of a corner site, an entrance may be placed on the corner.”
  - ▶ Relationship to MDP, Sections 2.3.2 a, b and c.
- ▶ **Both the Stakeholders and City Administration agree that the proposed development does not meet this criteria, which is one of the most important Criteria in regards to Stakeholder concerns.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. *Location Criteria for Multi-Residential Infill*

## Location Criteria 2

### Within 400 metres of a transit stop

#### Purpose

- » Locating higher density housing within a convenient and walkable distance of transit stops supports the choice to use public transit for a greater number of people.
- » Encouraging increased population close to transit helps to maximize the use of public transit infrastructure.
- » Access to public transit provides transportation options to residents which can result in lower car ownership and fewer trips by car.

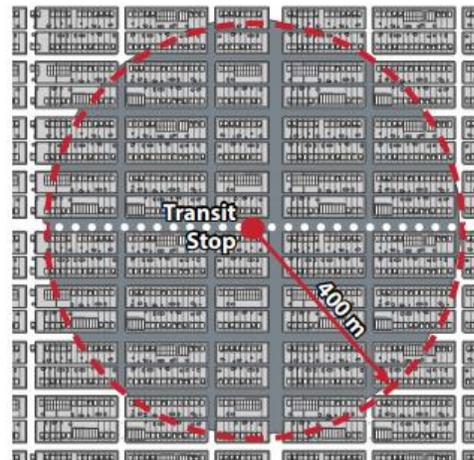
#### Guidelines to be explored

- » Provide safe and easily accessible pedestrian and cycling links to transit stops from new developments.

#### Relationship to MDP

Section 2.2.5 | Strong residential neighbourhoods

- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.



400 metres is approximately a 6-7 minute walk

- ▶ Key Points:
  - ▶ “Provide **safe and easily accessible** pedestrian and cycling links to transit stops from new developments.”
- ▶ City of Calgary, from Recommendation for Approval Document:
  - ▶ “Yes, there is a bus for several bus routes located less than 50 metres from the site.”
- ▶ Stakeholders, from Open House and objection letters:
  - ▶ There is not **safe and easily accessible** pedestrian and cycling links to the transit stop 50 m away.
  - ▶ The safe and accessible distance to that stop is over 750 m away for a pedestrian.
  - ▶ **As Stakeholders have stated and restated, but will state one more time - the proposed development does not meet this Criteria.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

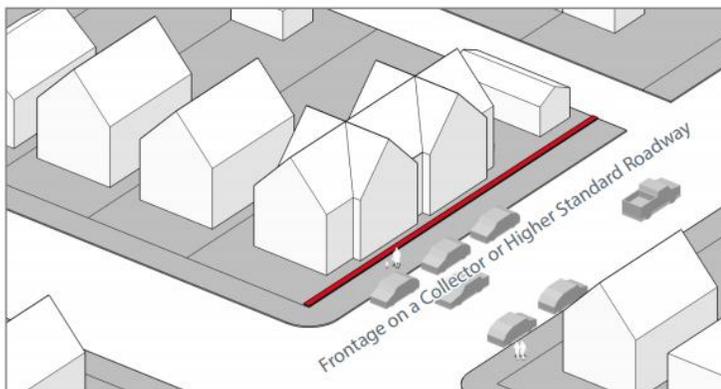
## Location Criteria for Multi-Residential Infill

### Location Criteria 4

#### On a collector or higher standard roadway on at least one frontage

##### Purpose

- » Locating higher density housing on collector or higher standard roadways provides convenient access to roads that are designed to handle higher traffic levels. This reduces the potential for increased traffic on local residential streets.
- » The impact of a larger building is reduced where the mass of the building is focused on a wider street.
- » Increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.



##### Guidelines to be explored

- » The mass of larger buildings should be focused on wider streets and transition to adjacent low density development.
- » Residential buildings should be street oriented.

##### Relationship to MDP

###### Section 2.2.5 | Strong residential neighbourhoods

- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood. Front onto a public street or a private internal drive aisle that looks and functions like a public street.

###### Section 2.4.2 | Built form

- b. The ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.

- ▶ The main Stakeholder concern is addressed in this Criteria, highlights are:
  - ▶ **“Locating higher density housing on collector or higher standard roadways provides convenient access to roads that are designed to handle higher traffic levels. This reduces the potential for increased traffic on local residential streets.”**
- ▶ City of Calgary, from Recommendation for Approval Document:
  - ▶ “The site has frontage on Nose Hill Drive NW which is classified as an arterial street; however, no vehicular access is permitted from this street.”
- ▶ Stakeholders, from Open House and objection letters:
  - ▶ Both the Stakeholders and City Administration agree there is no access to Nose Hill Drive, however City Administration has turned it into a “Yes, but...”.
  - ▶ The Criteria clearly states that the purpose is to have vehicular **access** to the collector road, **not a view** of the collector road.
  - ▶ **As Stakeholders have stated hundreds of times, but will state one more time - the proposed development does not meet this Criteria and will cause significantly increased traffic on our local residential streets.**
  - ▶ **This is by far the most important Criteria for the Stakeholders but Stakeholders concerns have been ignored at every stage of the process.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Location Criteria for Multi-Residential Infill

### Location Criteria 5

#### Adjacent to existing or planned non-residential development or multi-unit development

##### Purpose

- » Encourage new multi-residential infill on parcels between lower density uses and larger buildings to promote an appropriate height and massing transition.



##### Guidelines to be explored

Multi-residential redevelopment should be encouraged when it:

- accommodates height and massing transition between higher intensity and lower intensity types of development;
- is located adjacent to existing or planned non-residential development or multi-residential development; and
- incorporates design elements providing transition to adjacent lower scale development. Design considerations could include height setbacks and contextual elements, such as setback, rooflines and facade patterns.

##### Relationship to MDP

Section 2.3.2 | Respecting and enhancing neighbourhood character

- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.*
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*

3.5.1 General | Developed Residential Area Policies

- b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:*
  - (i) Appropriate transitions between adjacent areas; and,*
  - (ii) A variety of multi-family housing types to meet the diverse needs of present and future populations.*

- ▶ The main Stakeholder concern is addressed in this Criteria, highlights are:

- ▶ “Multi-residential redevelopment should be encouraged when it:

- ▶ accommodates height and massing transition between higher intensity and lower intensity types of development;
- ▶ is located adjacent to existing or planned non-residential development or multi-residential development; and
- ▶ incorporates design elements providing transition to adjacent lower scale development. Design considerations could include height setbacks and contextual elements, such as setback, rooflines and facade patterns.”

- ▶ City of Calgary, from Recommendation for Approval Document:

- ▶ “Yes, the site is adjacent to a multi residential development to the south.”

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Location Criteria for Multi-Residential Infill



- ▶ Criteria 5, Adjacent to Existing Multi-unit Development.
- ▶ Stakeholders:
  - ▶ This Criteria was not presented at the Open House.
  - ▶ As with the transit stop, although the existing Multi-unit development is “adjacent”, it is a 900 m walk for a pedestrian.
  - ▶ Also, since the “adjacent” developments roofline is at the grade of the proposed development, they don’t have an appropriate height transition.
  - ▶ The neighborhood surrounding the consists mainly of 1100 to 1300 scf bungalows and bi-levels, so the proposed development obviously does not “transition to adjacent areas”.
  - ▶ MDP Section 2.3.2.f.iv “New development and **redevelopment** to incorporate **affordable housing** that is **visually indistinguishable** from market housing.
  - ▶ **Stakeholders, with their local knowledge, again maintain that the proposed development does not fit into the “character” of the neighborhood and is NOT “visibly indistinguishable” from market housing.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Location Criteria for Multi-Residential Infill

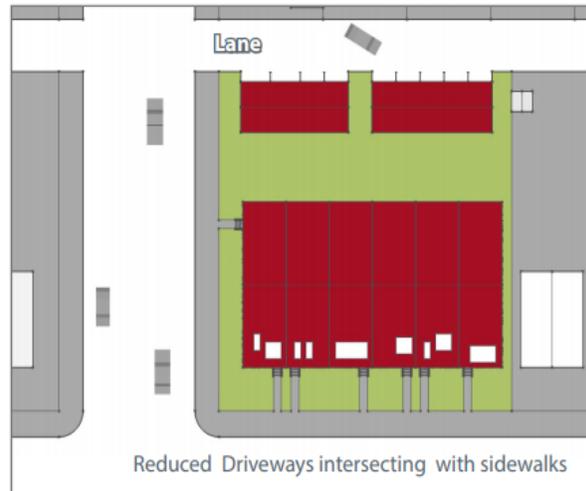
### Location Criteria 8

#### Direct lane access

##### Purpose

Encouraging direct lane access for multi-residential infill buildings accommodates:

- a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks;
- increased parking options with limited impact on the existing neighbourhood;
- more pedestrian oriented streetscapes; and,
- safer pedestrian environments due to fewer driveways crossing sidewalks.



##### Guidelines to be explored

- » Encourage multi-residential redevelopment to have direct lanes access and be designed to accommodate off street parking whenever possible.

##### Relationship to MDP

3.5.1 | Developed Residential Areas Policies

- d. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots).

#### ▶ Location Criteria 8:

- ▶ “a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks;”
- ▶ “safer pedestrian environments due to fewer driveways crossing sidewalks.”
- ▶ City of Calgary, from Recommendation for Approval Document:
  - ▶ “The site has a rear lane; however, site access will be from 64 Avenue NW.”
- ▶ Stakeholders, from Open House and objection letters:
  - ▶ Both the Stakeholders and City Administration agree there is no direct lane access, however City Administration again has turned it into a “Yes, but...”.
  - ▶ Stakeholders agree that the parking portion has mostly been met, although in our opinion 45 stalls for 140 residents does not appear to be enough parking.
  - ▶ **As Stakeholders have shown, the exit of the proposed development is at an intersection at the bottom of a potentially icy back lane.**
  - ▶ **There is no back lane access and Stakeholders believe that the safety of pedestrians is the most important part of this Criteria.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## City of Calgary Approval Document

### Location Criteria for Multi-Residential Infill

LOCATION CRITERIA	CITY of CALGARY EVALUATION	STAKEHOLDER EVALUATION
1. On a corner parcel	No	No
2. Within 400 metres of a transit stop	Yes, there is a bus for several bus routes located less than 50 metres from the site.	No, The stop that is 50 m away is as the crow flies, for a pedestrian to safely access this stop, it is a 750 m walk.
3. Within 600 metres of an existing planning primary transit stop	No	No
4. On a collector or higher standard roadway on at least one frontage	The site has frontage on Nose Hill Drive NW which is classified as an arterial street; however, no vehicular access is permitted from this street.	No, the intent of this criteria is that the development has good access to a collector road.
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes, the site is adjacent to a multi residential development to the south.	No, as a pedestrian it is 900 m from the nearest multi-unit development, and the roofline of the "adjacent" development is at the grade of the proposed development.
6. Adjacent to or across from an existing or planned open space, park or community amenity	No	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No	No
8. Direct Lane Access	The site has a rear lane; however, site access will be from 64 Avenue NW.	No, the site has a rear lane; however, site access will be from 64 Avenue NW, at the potentially dangerous intersection with the lane.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Location Criteria for Multi-Residential Infill*

- ▶ From the **ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07:**
  - ▶ **Location Criteria for Multi-Residential Infill** The *proposed land use generally aligns with the location criteria for multi-residential infill development in low density residential areas*. The following chart provides a summary. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.
- ▶ Stakeholder Comments:
  - ▶ Stakeholders analysis, following the intent of the Criteria as well as our local knowledge of the area, show that the proposed development does not meet **ANY** of the Criteria for Multi-Residential Infill development.
  - ▶ This analysis supports all the concerns the Stakeholders re-iterated every time we have been requested to give input about the location of the development, but these concerns have been ignored by the applicant and City Administration for almost a year.
  - ▶ Stakeholders state that the *proposed land use absolutely does not align with the location criteria for multi-residential infill development in low density residential areas*.

# Proposed Development of 84 Silvercreek Cres. NW

MULTI-FAMILY ZONING IN SILVER SPRINGS

# Proposed Rezoning of 84 Silvercreek Cres. N.W. *Multi Family (M-CG, M-C1 designation) in Silver Springs* *Zoning Precedents*

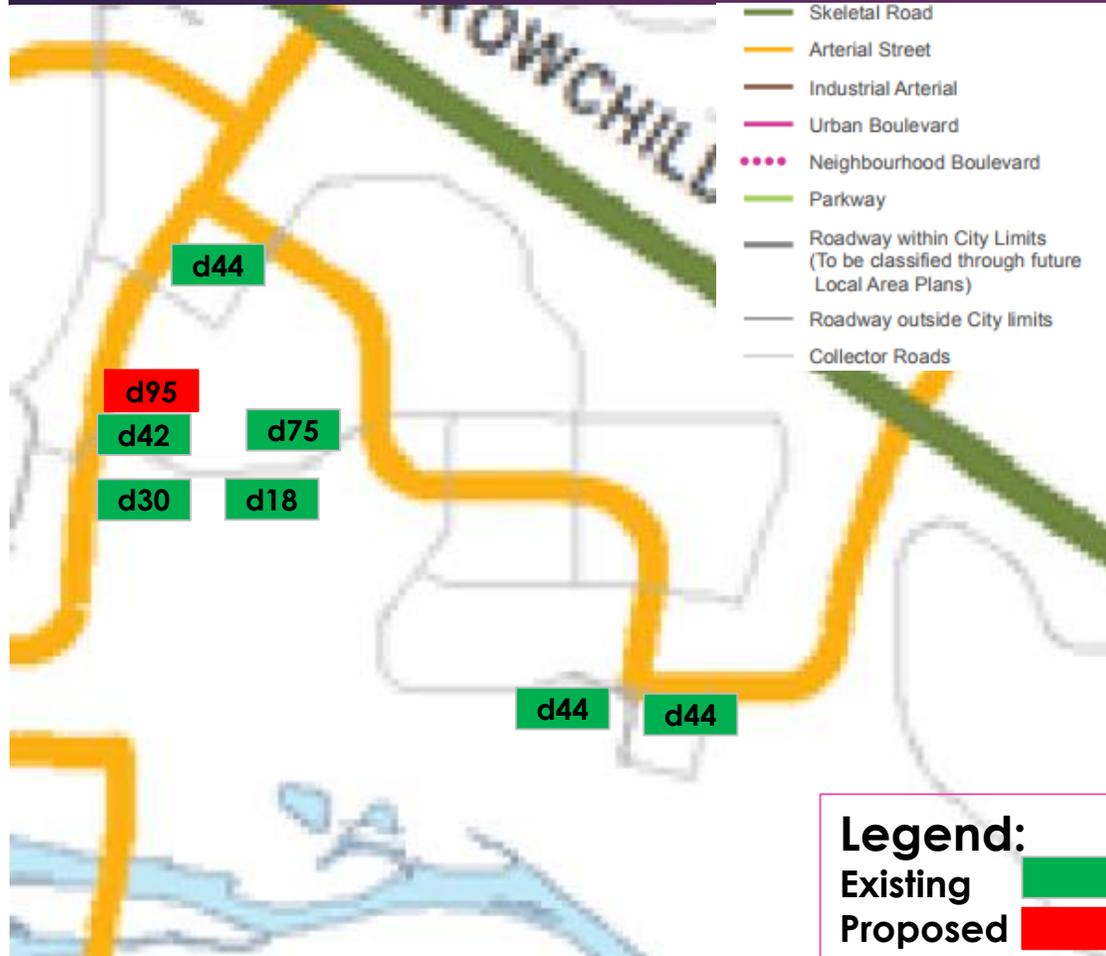
## ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07:

- ▶ Recommends changing the zoning of 84 Silvercreek Cres. NW from SFUD to M-C1d95.
- ▶ The rezoning recommendation has no mention of existing Multi Family (M-CG, M-C1) zoning precedents in the Silver Springs area.
- ▶ The information on the following slides was sent to the Planning, Development and Assessment Group.

## Stakeholder Evaluation:

- ▶ The seven existing developments in Silver Springs currently designated as M-CG or M-C1 have a zoned density from d18 to d75, with an average of d42.
- ▶ **The proposed development would have unprecedented approved zoning density, as well as actual dwelling and resident density in all of Silver Springs.**

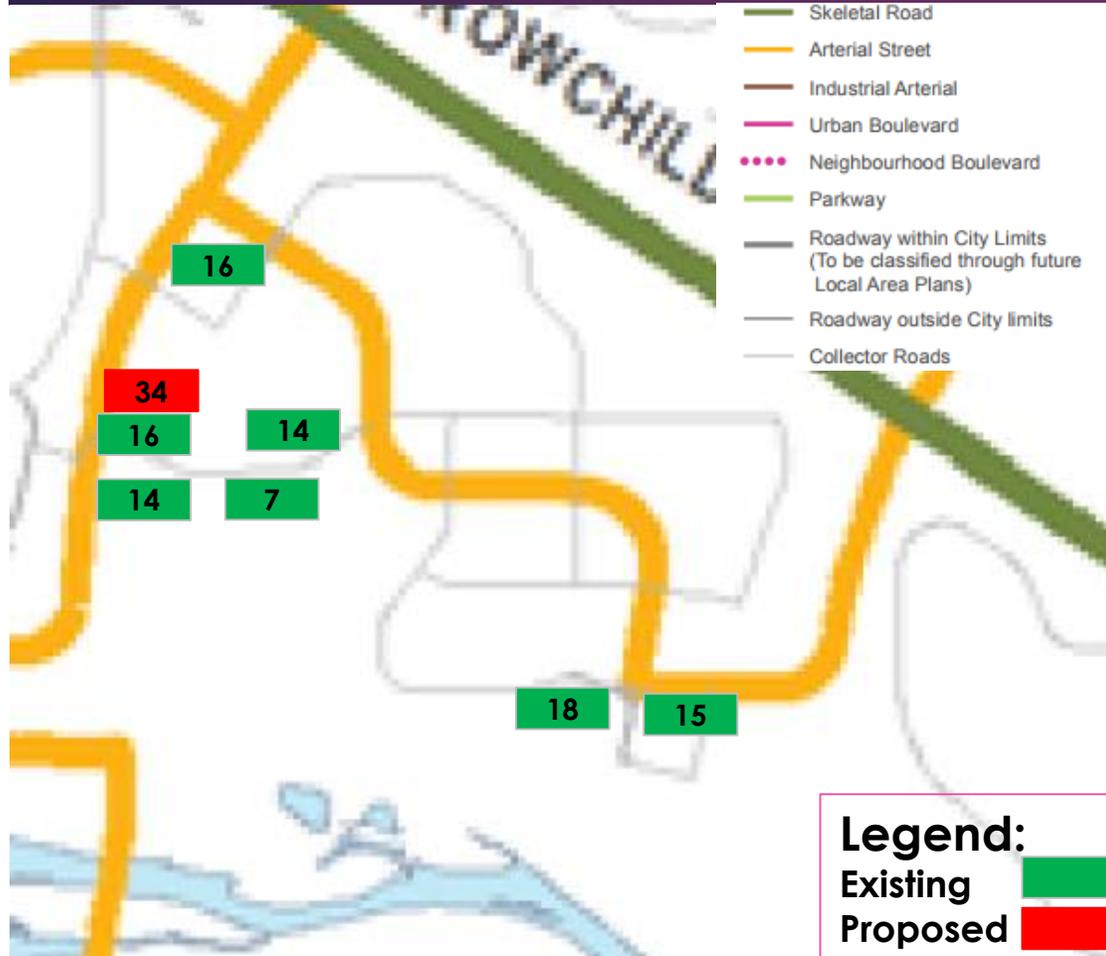
# Proposed Rezoning of 84 Silvercreek Cres. N.W. Multi Family (M-CG, M-C1 designation) in Silver Springs Zoned Density



## Zoned Density:

- ▶ The seven developments in Silver Springs currently designated as M-CG or M-C1 have a zoned density from d18 to d75, with an average of d42.
- ▶ Proposed development has a density of d95, or **224% of the average and 127% of the maximum.**
- ▶ **Proposed development would have by far the highest zoned density of any M-CG or M-C1 development in all of Silver Springs.**

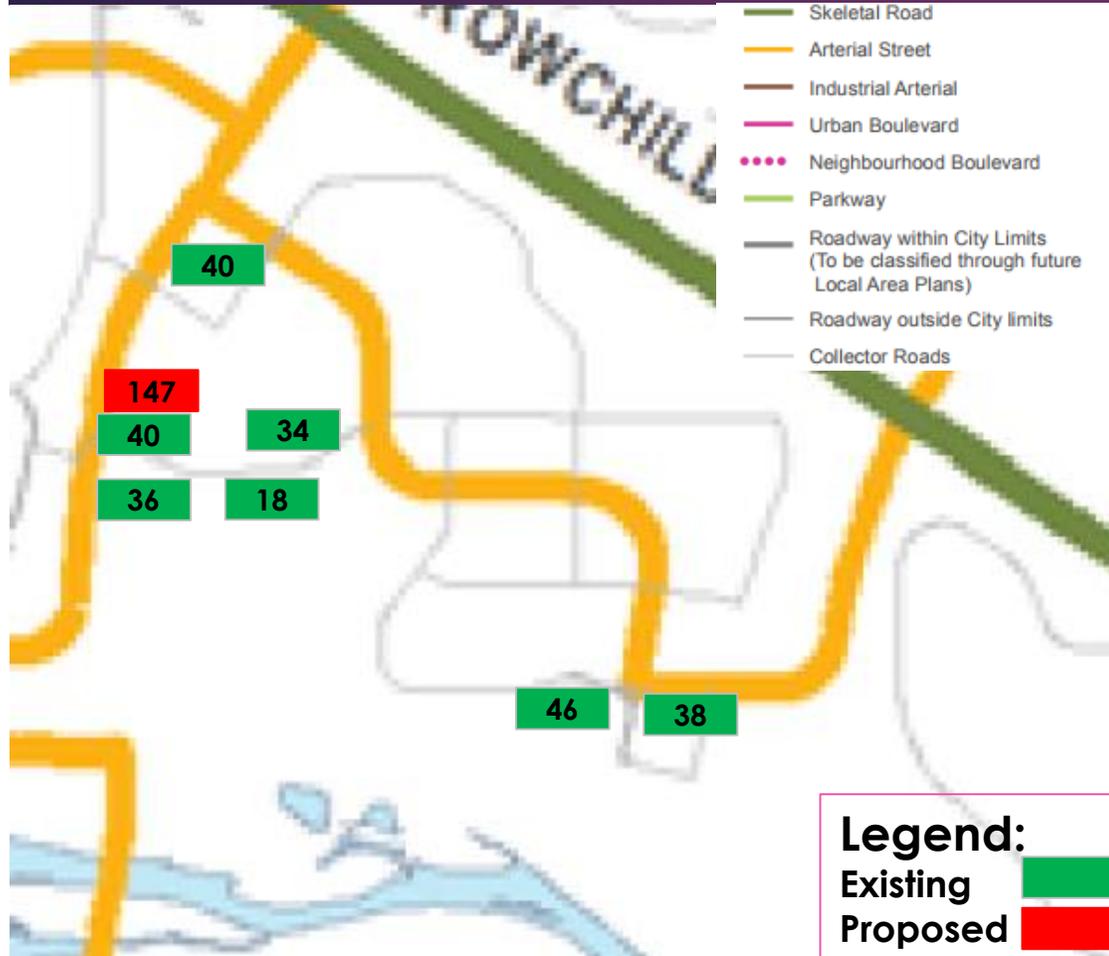
# Proposed Rezoning of 84 Silvercreek Cres. N.W. Multi Family (M-CG, M-C1 designation) in Silver Springs Actual Density of Dwellings



## Actual Density (dwellings/acre):

- ▶ The seven developments in Silver Springs currently designated as M-CG or M-C1 have an actual density from 7 to 18 residences/acre, with an average of 14 residences/acre.
- ▶ Proposed development has a density of 32 residences/acre, or **243% of the average and 189% of the maximum.**
- ▶ **Proposed development would have by far the highest actual dwelling density of any M-CG or M-C1 development in all of Silver Springs.**

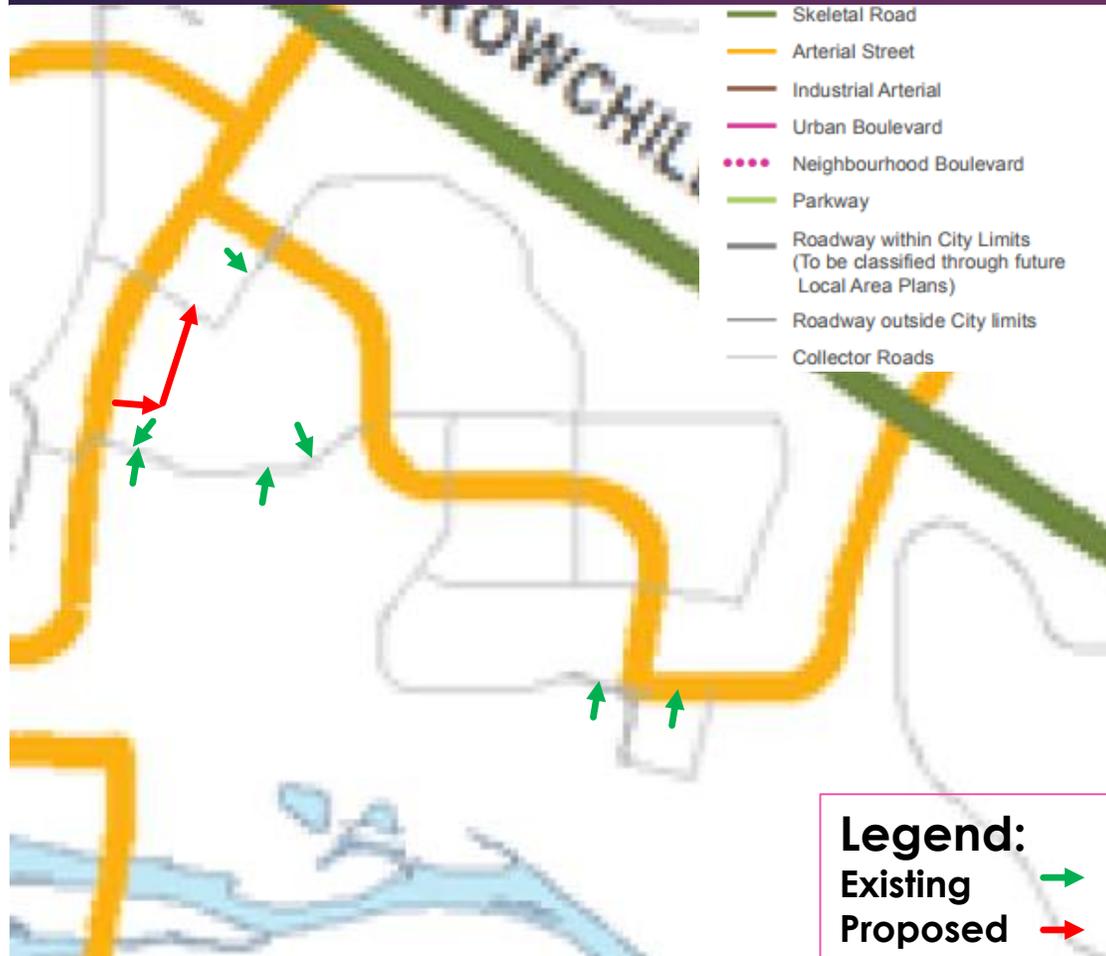
# Proposed Rezoning of 84 Silvercreek Cres. N.W. Multi Family (M-CG, M-C1 designation) in Silver Springs Actual Density of Occupants



## Actual Density (occupants/acre):

- ▶ occupants/Dwelling
  - ▶ Current Silver Springs average is 2.5 occupants/dwelling.
  - ▶ Proposed development population is 140 occupants in 32 dwellings or a density is 4.5 occupants/dwelling (according to the proponents FAQs there will be between 120 and 160 occupants).
- ▶ The seven developments in Silver Springs currently designated as M-CG or M-C1 have an actual density from 18 to 46 occupants/acre, with an average of 46 occupants/acre.
- ▶ Proposed development has a density of 147 occupants/acre, or **413% of the average and 324% of the maximum.**
- ▶ **Proposed development would have by far the highest actual density of any M-CG or M-C1 development in all of Silver Springs.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Multi Family (M-CG, M-C1 designation) in Silver Springs Access



## Access:

- ▶ The seven developments in Silver Springs currently designated as M-CG or M-C1 have access from an artery or collector roads.
- ▶ Proposed development is on a dead end street at the bottom of a steep hill that narrows to one lane of traffic when there are parked cars on both sides or during the winter when the ruts make it one lane. There are also three uncontrolled intersections before the collector road.
- ▶ **Proposed development would have by far the worst access of any M-CG or M-C1 development in all of Silver Springs.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Multi Family (M-CG, M-C1 designation) in Silver Springs Summary

Property	Zoning	Residences	Occupants	Approx. Acreage	Zoned Density	Actual Density Dwellings/Acre	Actual Density Occupants/Acre
<b>Existing Silver Springs M-C1 and M-CG Zoning</b>							
1	M-CG d42	30	75	1.86	42	16	40
2	M-CG d30	21	53	1.45	30	14	36
3	M-C1 d18	21	53	2.99	18	7	18
4	M-C1 d75	63	158	4.61	75	14	34
5	M-CG d44	66	165	4.11	44	16	40
6	M-CG d44	75	188	4.09	44	18	46
7	M-CG d44	73	183	4.76	44	15	38
<b>Avg. Existing</b>					<b>42</b>	<b>14</b>	<b>36</b>
<b>Max. Existing</b>					<b>75</b>	<b>18</b>	<b>46</b>
<b>Proposed Zoning at 84 Silvercreek Cres.</b>							
<b>Proposed Density</b>	<b>M-C1 d95</b>	<b>32</b>	<b>140</b>	<b>0.95</b>	<b>95</b>	<b>34</b>	<b>149</b>
<b>% of Existing Avg.</b>					<b>224%</b>	<b>243%</b>	<b>413%</b>
<b>% of Existing Max.</b>					<b>127%</b>	<b>189%</b>	<b>324%</b>

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *City of Calgary Rezoning Document, Recommendation for Approval*

### *Stakeholder Comments*

#### **ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07:**

- ▶ The recommendation for rezoning approval makes **no mention** of existing zoning in Silver Springs

#### **Stakeholder Evaluation:**

- ▶ Comparing the proposed zoning for 84 Silvercreek Cres with other M-C1/M-CG multi-family dwellings in Silver Springs shows that the proposed development would have:
  - ▶ By far the highest approved zoning density.
  - ▶ By far the highest actual dwelling density.
  - ▶ By far the highest residents density.
  - ▶ The worst access.
- ▶ **The comparison of the proposed development with existing zoning in Silver Springs was not discussed in the Administration Report, despite the fact that this information was sent to City Administration during the consultation phase and the fact that the zoning request is unprecedented.**

# Proposed Development of 84 Silvercreek Cres. NW

CITY OF CALGARY ENGAGE POLICY

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Consultation Process

### City of Calgary Summary



#### Silver Springs land use amendment

Stakeholder Report Back: What we Heard  
 August 10, 2017

Community input was also sought to assess fit into the community so questions about design, landscaping and amenities were asked to help inform Administration's final recommendation to the Calgary Planning Commission.

#### Summary of feedback– circulation responses

The letters received did not support the proposed development. The most common reasons, and concerns expressed in the letters were about the following issues:

Theme	Concern
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	A number of comments were received about the development fitting into the existing design, function of the community.  There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.

## ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07:

### Public Meetings

#### ▶ Applicant Led Engagement

- ▶ Habitat for Humanity met with the community to discuss the project on two occasions prior to submitting their formal application. This included a meeting with the Silver Springs Community Association on 2017 February 07 and a public open house on 2017 March 23. Administration did not attend these meetings.

#### ▶ City Led Engagement

- ▶ On 2017 May 03, Administration met with the community association and a resident group opposing the development to discuss the land use application and associated processes. On 2017 June 29, the City held a public information session. The event was attended by approximately 128 people and was intended to provide information of the proposed land use application as well as solicit public input on the proposal.
- ▶ A summary of the input received at this session is included in the What We Heard Report (APPENDIX IV).

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Consultation Process*

### *Stakeholder Summary*

#### **Stakeholder Summary:**

##### ▶ **Applicant Led Engagement, Open House.**

- ▶ Habitat for Humanity's open house showed that there was significant local area concern on a number of design issues, especially the proposed density.
- ▶ Habitat applied for rezoning the next day **NO** changes to the design.
- ▶ Stakeholders feel this was not meaningful consultation.

##### ▶ **Applicant Led Engagement, Post-Open House.**

- ▶ None.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Consultation Process*

### *Stakeholder Summary*

#### **Stakeholder Summary:**

##### ▶ **City Led Engagement, Open House & Comment Period.**

- ▶ The City of Calgary open house was a very good event, where the representatives from the City were very professional, approachable and patient.
- ▶ Approximately 128 area residents attended the meeting that was the day before the July long weekend.
- ▶ The City representatives did a very good job under stressful conditions.
- ▶ City representatives educated the Stakeholders on what information they would find important for Stakeholders to discuss in the comment letters:
  1. City of Calgary MDP.
  2. Zoning.
  3. Traffic Safety.
- ▶ Stakeholders sent in 83 letters of objection, as well as a petition signed by 125 area residents.
- ▶ Stakeholders submitted information on the three types of information (shown above) that The City recommended.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Consultation Process

### Stakeholder Summary

#### Stakeholder Summary:

##### ▶ City Led Engagement, Post Open House & Comment Period.

- ▶ The report on What the Stakeholders Said was a very good summary of the concerns.
- ▶ At the end of the What the Stakeholders Said report was the following:

#### Next steps

The feedback collected, in addition to the technical review, will inform the recommendation made in response to the developer's proposal. A summary of this report and the public comments received for this application will be included in Administration's report to the Calgary Planning Commission and Council.

The public hearing date has not yet been set for this application.

- ▶ The next communication was receiving a copy of **ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07, recommending approval of the rezoning application.**
- ▶ The report, lists Stakeholder concerns but:
  - ▶ Omits Stakeholder concerns about the Criteria for Multi-unit infills, zoning precedents and MDP.
  - ▶ Contains no discussion on why Stakeholder concerns are not being considered in the decision making process.
  - ▶ Contains no discussion on possible mitigation of Stakeholder concerns.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Consultation Process

### City of Calgary – Engage Policy

#### **Excerpt from the City of Calgary Engage Policy**

*The City will provide context and background information (for all levels of engagement) to assist citizens and stakeholders in understanding issues, problems, alternatives and/or solutions, and services we provide. Our commitment is to:*

- ▶ *Provide information that is timely, accurate, balanced, objective, and easily understood.*
- ▶ *Respond to questions for clarification and direct citizens and stakeholders to sources of additional information.*
- ▶ *Share with stakeholders what we heard from them.*
- ▶ **Share with stakeholders if the input cannot be used in making the decision and the reasoning for why it may not be used.**
- ▶ **Share how the input was factored into the decision.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Consultation Process City of Calgary – Engage Policy

## Engage Policy

	Listen & Learn	Consult	Collaborate	Empower
Strategy	Stakeholders and The City listen to and learn about each others' views, plans, concerns, and expectations.	Stakeholders' feedback is obtained through consultation to analyze issues and build alternatives, and thereby make contributions to the decision-making process. Consulting with stakeholders ensures issues and concerns are understood and considered.	Stakeholders are considered partners in the decision-making process, including collaboration on analyzing issues, building alternatives, identifying preferred solutions and making recommendations.	Aspects of the decision-making process are delegated to stakeholders.
Promise	We will listen to stakeholders and learn about their plans, views, issues, concerns and expectations and ideas	We will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible. We undertake to advise how consultation impacted the decisions and outcomes.	We will partner with stakeholders in a process that results in joint recommendations. We undertake to advise how collaboration impacted decision making.	Where legislation permits, we will abide with the decisions made under delegated authority. Where legislation precludes making such a commitment in advance, we undertake to be guided by the outcome.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Consultation Process

### City of Calgary – Engage Policy

Theme	Stakeholder Concerns from Administration Report (Listen and Learn)	Administration Report – (Consult, Collaborate and Empower)	Habitat for Humanity Application
<b>Habitat for Humanity and Affordable Housing</b>	<ul style="list-style-type: none"> <li>A few said that they like the development and the work Habitat for Humanity does, others like the work that Habitat does but not at this location.</li> <li>A number of comments suggested that this site should be for seniors housing as this is an aging community.</li> </ul>	<ul style="list-style-type: none"> <li>No discussion on why this was not considered or mitigation of our concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Majority of Open House presentation was about Habitat.</li> <li>No mention.</li> </ul>
<b>Traffic, parking and Safety</b>	<ul style="list-style-type: none"> <li>Overwhelmingly, participants expressed concerns that the development would impact traffic in the community, this included both vehicle and pedestrian traffic.</li> <li>There were also concerns about access in and out of the site in terms of resident traffic and safety for access by emergency vehicles.</li> <li>Many comments expressed concerns about parking and access into the site.</li> </ul>	<ul style="list-style-type: none"> <li>No discussion on why this was not considered or mitigation of our concerns.</li> <li>No discussion on why this was not considered or mitigation of our concerns.</li> <li>No discussion on why this was not considered or mitigation of our concerns.</li> </ul>	<ul style="list-style-type: none"> <li>No mention.</li> <li>No mention.</li> <li>No mention.</li> </ul>
<b>Density and height</b>	<ul style="list-style-type: none"> <li>Most participants said that the increase in density and height was too much for the size and location of the parcel.</li> <li>Some suggested a maximum of 16 units. Others said that less density would be preferred to townhouses, specifically a 2 story one with 12 units or an M-1 or M-2 zoning for the site. Another comment said there should be a maximum of 4 townhouses.</li> </ul>	<ul style="list-style-type: none"> <li>No discussion on why this was not considered or mitigation of our concerns.</li> <li>No discussion on why this was not considered or mitigation of our concerns.</li> </ul>	<ul style="list-style-type: none"> <li>No mention.</li> <li>No mention.</li> </ul>
<b>The Process</b>	<ul style="list-style-type: none"> <li>Concerns were shared that if this is approved it would set a precedent for other similar developments. Others shared general frustrations about the planning and engagement.</li> </ul>	<ul style="list-style-type: none"> <li>No discussion on why this was not considered or mitigation of our concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Northern acreage is a likely candidate for future multi residential housing.</li> </ul>

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Consultation Process

### City of Calgary – Engage Policy

#### Engage Policy – Promises on Consult/Collaborate/Empower

#### Stakeholder Comments:

- ▶ The ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION, 2017 NOVEMBER 16, Item 5.07, states that – The letters received (83 in total) did not support the proposed development.
- ▶ The applicant, after minimal consultation, submitted the application to the City with no changes and no mention of Stakeholder objections.
- ▶ City Administration decision is identical to what the applicant requested, with no changes.
- ▶ The report contains no discussion as to why all the suggestions from Stakeholders did not impact the decision or outcome, or why they are approving an unprecedented zoning density at this location.
- ▶ Ironically, one of the major items listed in What We Heard was “Frustration with City Administration and Habitat for Humanity process.”
- ▶ Both the applicant and City Administration fulfilled the first part of the Engage Policy – Listen and Learn.
- ▶ Both the applicant and City Administration failed miserably on the last three parts of the Engage Policy – to Consult, to Collaborate and to Empower, which is likely why the Stakeholders have “frustration with the process”.

# Proposed Development of 84 Silvercreek Cres. NW

## SUMMARY OF STAKEHOLDER COMMENTS

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Stakeholder Summary*

### *Location Criteria for Multi-Residential Infill*

#### **Location Criteria for Multi-Residential Infill:**

<b>LOCATION CRITERIA</b>	<b>STAKEHOLDER EVALUATION</b>
1. On a corner parcel	<b>No</b>
2. Within 400 metres of a transit stop	<b>No</b>
3. Within 600 metres of an existing planning primary transit stop	<b>No</b>
4. On a collector or higher standard roadway on at least one frontage	<b>No</b>
5. Adjacent to existing or planned non-residential development or multi-unit development	<b>No</b>
6. Adjacent to or across from an existing or planned open space, park or community amenity	<b>No</b>
7. Along or in close proximity to an existing or planned corridor or activity centre	<b>No</b>
8. Direct Lane Access	<b>No</b>

#### **Stakeholder Summary:**

- ▶ **Proposed development meets none of the 8 criteria for Multi-residential Infills.**

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Stakeholder Summary

### Existing Silver Springs Multi-Residential Zoning

Property	Zoning	Residences	Occupants	Approx. Acreage	Zoned Density	Actual Density Dwellings/Acre	Actual Density Occupants/Acre
<b>Existing Silver Springs M-C1 and M-CG Zoning</b>							
1	M-CG d42	30	75	1.86	42	16	40
2	M-CG d30	21	53	1.45	30	14	36
3	M-C1 d18	21	53	2.99	18	7	18
4	M-C1 d75	63	158	4.61	75	14	34
5	M-CG d44	66	165	4.11	44	16	40
6	M-CG d44	75	188	4.09	44	18	46
7	M-CG d44	73	183	4.76	44	15	38
Average Existing					42	14	36
Maximum Existing					75	18	46
<b>Proposed Zoning at 84 Silvercreek Cres.</b>							
Proposed Density	M-C1 d95	32	140	0.95	95	34	149
% of Existing Avg.					224%	243%	413%
% of Existing Max.					127%	189%	324%

### Stakeholder Summary:

- ▶ Proposed zoning for 84 Silvercreek Cres with other M-C1/M-CG multi-family dwellings in Silver Springs shows that the proposed development would have by far: the highest approved zoning density, highest actual dwelling density, highest residents density as well as the worst access.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Summary of Stakeholder Comments

### City of Calgary – Engage Policy

#### Engage Policy

	Listen & Learn	Consult	Collaborate	Empower
<b>Promise</b>	We will listen to stakeholders and learn about their plans, views, issues, concerns and expectations and ideas	We will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible. We undertake to advise how consultation impacted the decisions and outcomes.	We will partner with stakeholders in a process that results in joint recommendations. We undertake to advise how collaboration impacted decision making.	Where legislation permits, we will abide with the decisions made under delegated authority. Where legislation precludes making such a commitment in advance, we undertake to be guided by the outcome.
<b>Stakeholder Evaluation</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>

#### Stakeholder Summary:

- ▶ City and applicant only met 1 out of 4 promises in the Engage Policy.

Proposed Rezoning of 84 Silvercreek Cres. N.W.  
*City of Calgary Rezoning Document, Recommendation for Approval*  
*Stakeholder's Comments*

“Sorry” works  
when a mistake is made, but  
not when trust is broken.  
So in life, make mistakes but  
never break trust.  
Because forgiving is easy, but  
forgetting and trusting again is  
sometimes impossible.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Stakeholder Summary*

### *Location Criteria for Multi-Residential Infill*

#### **Stakeholder Summary:**

- ▶ Proposed development meets **none of the 8 criteria for Multi-residential Infills.**
- ▶ Proposed zoning for 84 Silvercreek Cres with other M-C1/M-CG multi-family dwellings in Silver Springs shows that the proposed development would have by far: **the highest approved zoning density, highest actual dwelling density, highest residents density as well as the worst access.**
- ▶ City and applicant only met **1 out of 4 promises in the Engage Policy.**
- ▶ The Stakeholders believe that if City Administration followed **ALL** existing Policies and fairly evaluated **ALL** relevant evidence, City Administration would have recommended declining the application for rezoning at 84 Silvercreek Cres and told the applicant to consult and collaborate with area residents on a new design that meets the needs of all parties.
- ▶ ***The Silvercreek Area Residents respectfully request that the application be rejected in its current form, but that applicant can reapply, after meaningful consultation with local residents, with a development that will meet the needs of all affected parties.***

# Proposed Rezoning of 84 Silvercreek Cres. N.W. *City of Calgary Rezoning Document, Recommendation for Approval Questions*



# Proposed Development of 84 Silvercreek Cres. NW

## APPENDIX

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## *Habitat for Humanity Rezoning Application*

### **APPLICANT'S SUBMISSION**

The subject parcel is located at 84 Silvercreek Crescent NW in the community of Silver Springs. On behalf of Habitat for Humanity, Gravity Architecture is proposing a multi-residential development with four buildings, each with eight stacked townhouses for a total of 32 residential units.

On March 24, 2017, Gravity Architecture submitted an application to redesignate the subject site from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1d110) District. Since this initial submission the owner of the parcel, Habitat for Humanity, has worked with the City of Calgary to acquire an additional strip of City-owned land located immediately along the west edge of the subject parcel. The original submission had a land area of 0.31 hectares and had a maximum density of 110 units per hectare. The revised application increases the parcel area to 0.35 hectares and includes a new proposed maximum density of 95 units per hectare.

The proposed district is intended for Multi-Residential Development of low height to be in close proximity or adjacent to low density residential development. The proposed district would allow for up to 33 units to be built on the parcel and a maximum height of 14m.

We feel that the proposed district is appropriate for this site given the immediate context. To the west is Nose Hill DR NW, a busy arterial street with a significant setback. To the south is a townhouse development built in 1981. To the east is a lane, which is in turn backed onto by Single Detached dwellings. Finally, to the north is another S-FUD parcel that could be a good candidate for a multi-residential project in the future.

The Silver Springs Community Association will continue to be consulted as this application and the forthcoming Development Permit application progress. We are respectfully requesting Calgary Planning Commission and Council's support for our application.

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Stakeholder Comments from What We Heard

Feedback form questions	Comments
this session was a good use of my time	Total [inapropraite language] from the City
I'm satisfied with the opportunity to participate and provide input.	Just a forum so that city can say you had the opportunity to have input. [inappropriate word removed]
I received enough information to provide meaningful input.	What is enough. Just another waste of our taxes to justify the City plan
I understand how my input will be used.	I understand but the city has already made up its mind
I'm satisfied with the opportunity to participate and provide input.	Plan to continue to work with community to voice opinion
I received enough information to provide meaningful input.	Our community has been meeting together information and share information on this process
This session was an effective way to collect my input.	One step of process
this session was a good use of my time	It is appropriate to provide opportunity for expressing concerns - I would hope city response will accurately reflect these concerns
I'm satisfied with the opportunity to participate and provide input.	I feel some of the land use Maps & location criteria charts/were inaccurate & misleading
I received enough information to provide meaningful input.	Still in the process of gathering information

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Stakeholder Comments from What We Heard



## Silver Springs land use amendment

Stakeholder Report Back: What we Heard  
 August 1, 2017

This session was an effective way to collect my input.	effectiveness will be determined by how the city chooses to respond to strong input
this session was a good use of my time	I hoped every citizen of Silver Springs would have been here to see this terrible proposal
I'm satisfied with the opportunity to participate and provide input.	I don't know what will happen with my input
I received enough information to provide meaningful input.	The map of the area was inaccurate and unhelpful
I understand how my input will be used.	Not sure
This session was an effective way to collect my input.	I do appreciate your holding it
this session was a good use of my time	I asked city official questions and was not provided with answers have a strong feeling I'm being told what I'm going to have to agree to
I'm satisfied with the opportunity to participate and provide input.	The decision to go ahead seems made
This session was an effective way to collect my input.	Although, I may add something to this in an email later
this session was a good use of my time	I hope so
I'm satisfied with the opportunity to participate and provide input.	Providing input is the first step. Auditing the input should be the second step. Accountability of Council should be the 3rd step
I'm satisfied with the opportunity to participate and provide input.	Not enough time
I understand how my input will be used.	I don't understand what effect the community has on this project
I understand how my input will be used.	I feel that this is a done deal in favour of the development, I think that my input will not influence the city to see what is at stake here. All we can hope is that clear thinking and smart officials minds will prevail

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Stakeholder Comments from What We Heard

This session was an effective way to collect my input.	The questions are all leading in favour of the development
this session was a good use of my time	A presentation would have been more informing with a Q & A period
I understand how my input will be used.	I don't feel anyone is really listening. It appears to be an exercise to say we took residential input into consideration
this session was a good use of my time	Strongly agree if results can be audited before submission
I'm satisfied with the opportunity to participate and provide input.	Attending this event. We only hope you Thanks for listen to the consensus
I understand how my input will be used.	Unsatisfied with answers as to how the input will be tabulated. Unknown!
This session was an effective way to collect my input.	We will see

33/35



## Silver Springs land use amendment

Stakeholder Report Back: What we Heard  
 August 1, 2017

this session was a good use of my time	Probably not, since we aren't being listened to
this session was a good use of my time	I just hope the city listens
I'm satisfied with the opportunity to participate and provide input.	Only if the decision is not a forgone conclusion to go ahead
this session was a good use of my time	I don't know yet. Time will tell!
I'm satisfied with the opportunity to participate and provide input.	Rather late I'd say
I received enough information to provide meaningful input.	The time hits with many away already!!!!

# Proposed Rezoning of 84 Silvercreek Cres. N.W.

## Stakeholder Comments from What We Heard

this session was a good use of my time	I don't know yet. Time will tell!
I'm satisfied with the opportunity to participate and provide input.	Rather late I'd say
I received enough information to provide meaningful input.	The time hits with many away already!!!!
I understand how my input will be used.	not really
this session was a good use of my time	Pleased to see Councillor Ward Sutherland in attendance
I'm satisfied with the opportunity to participate and provide input.	Pre-purchase meeting was held in July 2016 and then 6 months passed before a public information in March 2017 in the Silver Springs community was held
I received enough information to provide meaningful input.	Being told that the City's MDP is outdated and that preserving the character of existing developed area's is not practical should not be acceptable
I understand how my input will be used.	I don't understand why stakeholder's views, petitions and comments should be more important than if a re-zoning is to take place in case the City faces legal action from the developer
This session was an effective way to collect my input.	It's only effective if the public views carry weight in the decision process to allow re-zoning.
This session was an effective way to collect my input.	My concept - for feel good only
I received enough information to provide meaningful input.	It was by accident that we first learned of this proposed development
I understand how my input will be used.	Appreciate [personally identifying information removed] explanations!
This session was an effective way to collect my input.	Not much detail given
this session was a good use of my time	City not listening, nobody in favor of this proposal
I'm satisfied with the opportunity to participate and provide input.	Whole effort is "fake news"; Trump would be proud
I received enough information to provide meaningful input.	Good display posters
I understand how my input will be used.	Filed in round basket
this session was a good use of my time	It appears that the cities in full support of this development despite the plethora of negative views of community

# Proposed Rezoning of 84 Silvercreek Cres. N.W. Stakeholder Comments from What We Heard



## Silver Springs land use amendment

Stakeholder Report Back: What we Heard  
 August 1, 2017

I'm satisfied with the opportunity to participate and provide input.	It appears that the cities in full support of this development despite the plethora of negative views of community
I received enough information to provide meaningful input.	The information was misleading & incorrect in many instances
I understand how my input will be used.	No idea. Please advise [personally identifying information removed]
This session was an effective way to collect my input.	No idea. Please advise [personally identifying information removed]
this session was a good use of my time	Have already submitted my comments and they have obviously been ignored
I'm satisfied with the opportunity to participate and provide input.	As above, input has been ignored
I received enough information to provide meaningful input.	I already had the information, nothing new here.
I understand how my input will be used.	So far my input has been totally ignored
This session was an effective way to collect my input.	My input has been ignored - NOT collected and considered
This session nwas an effective way to collect my input.	If it is considered!

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:12 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] #84 Silvercreek Crescent Re-Zoning Application

---

**From:** Judy Smith [mailto:jusmith252@gmail.com]  
**Sent:** Sunday, January 14, 2018 3:03 PM  
**To:** City Clerk  
**Subject:** [EXT] #84 Silvercreek Crescent Re-Zoning Application

**While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

**Thank you**

**Judy Smith  
252 Silvercreek Way NW  
Calgary, AB**

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:12 AM  
**To:** LaClerk  
**Subject:** FW: #84 Silvercreek Crescent Re-Zoning Application

---

**From:** Ken Wallewein [mailto:[kwallewein@outlook.com](mailto:kwallewein@outlook.com)]  
**Sent:** Sunday, January 14, 2018 1:54 PM  
**To:** City Clerk  
**Subject:** [EXT] #84 Silvercreek Crescent Re-Zoning Application

While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Either way, I do still plan to be in attendance. Please confirm receipt of this message. If possible, I would also appreciate recommended scheduling time.

Ken Wallewein  
104 Silvercreek Crescent NW  
Calgary, AB T3B 4H7  
Home 403-202-8600  
Cell 403-818-5066  
[kwallewein@outlook.com](mailto:kwallewein@outlook.com)

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:14 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] regarding the application to re-zone at 84 Silver Creek Crescent, NW

---

**From:** Donna Montgomery [mailto:dmariemont@yahoo.ca]  
**Sent:** Sunday, January 14, 2018 1:00 PM  
**To:** City Clerk  
**Subject:** [EXT] regarding the application to re-zone at 84 Silver Creek Crescent, NW

Hello.

**While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

**Thank you.**

**Stephen Montgomery**

**38 Silver Creek Manor, NW**

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:20 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Re: #84 Silvercreek Crescent Re-Zoning Application

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

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**From:** David and Susan Rod [mailto:susanrod@shaw.ca]  
**Sent:** Sunday, January 14, 2018 11:34 AM  
**To:** City Clerk ; kokaneegolfer@gmail.com  
**Subject:** [EXT] Re: #84 Silvercreek Crescent Re-Zoning Application

**While we would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), we have decided to have Mr. Dave Rossiter speak on our behalf and therefore request our ten minutes (five minutes for each of us) to be pooled with his allotted time.**

**We are opposed to this re-zoning of #84 Silvercreek Crescent and have detailed our position in a number of letters which are on file in this matter.**

**David L. Rod and Susan R. Rod**

**264 Silvercreek Way N.W.  
Calgary, T3B 4H5**

**Tel. 403+242-7921**

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:25 AM  
**To:** LaClerk  
**Subject:** FW: Agenda item #29. Bylaw 29D2018

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

-----Original Message-----

From: tanya greig [mailto:roomar@shaw.ca]  
Sent: Sunday, January 14, 2018 9:54 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Agenda item #29. Bylaw 29D2018

To whoM it may concern.

While I would like to speak to the councillors on January 22 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr Dave Rossiter speak on my behalf and therefore allocate my 5 minutes to be pooled with his allotted time.

Sincerely Mark Greig  
203 Silvercreek Green

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:26 AM  
**To:** LaClerk  
**Subject:** FW: Agenda Item 29

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**From:** Mike Gindl [mailto:mgindl@shaw.ca]  
**Sent:** Sunday, January 14, 2018 9:22 AM  
**To:** City Clerk  
**Subject:** [EXT] Agenda Item 29

**While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

**Mike Gindl**

**8467-64 Ave. N.W.**

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:26 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018),

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

**From:** Dennis Goodman [mailto:goodman.dennis@gmail.com]  
**Sent:** Sunday, January 14, 2018 8:47 AM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018),

**While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

--

*Dennis Goodman  
22 Silver Creek Manor NW*

*Calgary T3B5L3*

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:27 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] #84 Silvercreek Crescent Re-Zoning Application

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

---

**From:** Andy Gustafsson [mailto:gustafsa@shaw.ca]  
**Sent:** Sunday, January 14, 2018 8:46 AM  
**To:** City Clerk  
**Subject:** [EXT] #84 Silvercreek Crescent Re-Zoning Application

To Whom it May concern:

My husband and I live on Silver Creek Manor and will be greatly affected by the proposed development.

**While we would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), we have decided to have Mr. Dave Rossiter speak on our behalf and therefore request our five minutes each to be pooled with his allotted time.**

Thank you.

Andy and Cheryl Gustafsson

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:28 AM  
**To:** LaClerk  
**Subject:** FW: Agenda Item 29

---

**From:** Judy Gindl [mailto:jgindl@shaw.ca]  
**Sent:** Sunday, January 14, 2018 8:45 AM  
**To:** City Clerk  
**Subject:** [EXT] Agenda Item 29

**While I would like to have the opportunity to address City Council [on January 22, 2018](#) respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

**Judy Gindl  
8467-64 Ave. N.W.**

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 12:01 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] 1/18/2018 Agenda Item #29

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

From: Bruce Hollebone [mailto:kokaneegolfer@gmail.com]  
Sent: Monday, January 15, 2018 11:53 AM  
To: City Clerk <CityClerk@calgary.ca>  
Cc: Dave M. Rossiter <dave.rossiter22@gmail.com>  
Subject: [EXT] 1/18/2018 Agenda Item #29

Madam Clerk:

Respecting Council's agenda for Monday, January 18, 2018, we (Dave Rossiter et al) have the following requests:

1. Can the Road Closure Issue Silver Springs - Bylaw 2C2018 be considered in conjunction with Land Use Redesignation issue #29?
2. As to the order of presentations to City Council in connection with Land Use Redesignation issue #29, can you please have Dave Rossiter's presentation be scheduled first in line?

Regards,

Bruce Hollebone  
255 Silvercreek Drive NW  
Calgary, Alberta  
T3B 4H1

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:30 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] #84 Silvercreek Crescent Re-Zoning Application

-----Original Message-----

From: Deborah Shephard [mailto:dams55@yahoo.com]  
Sent: Sunday, January 14, 2018 7:17 AM  
To: City Clerk <CityClerk@calgary.ca>  
Cc: kokaneegolfer@gmail.com  
Subject: [EXT] #84 Silvercreek Crescent Re-Zoning Application

City Clerk,

While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thank you

Deborah Shephard  
30 Silver Creek Manor NW  
Calgary Alberta

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:33 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Silver springs Bylaw29D2018 re #84 Silvercreek crescent

-----Original Message-----

From: glen slattery [mailto:gslat@shaw.ca]  
Sent: Saturday, January 13, 2018 10:23 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Silver springs Bylaw29D2018 re #84 Silvercreek crescent

While I would like the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), I have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Respectively

Glenn Slattery  
223 Silvercreek Green N.W.  
T3b 4h2 Calgary Alberta

Sent from my iPad

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:34 AM  
**To:** LaClerk  
**Subject:** FW: City council Jan. 22

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

---

**From:** Bob Marquardt [mailto:marquardtbob@hotmail.com]  
**Sent:** Saturday, January 13, 2018 8:43 PM  
**To:** City Clerk  
**Subject:** [EXT] City council Jan. 22



While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Thanks

Bob Marquardt  
207 Silvercreek Green NW  
403 288-6538



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**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:35 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Proposed development of #84 Silvercreek Crescent NW.

---

**From:** buxton [mailto:jebuxton@shaw.ca]  
**Sent:** Saturday, January 13, 2018 7:18 PM  
**To:** City Clerk  
**Subject:** [EXT] Proposed development of #84 Silvercreek Crescent NW.

Dear Sirs,

While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Sincerely,

John Buxton P.Eng

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:36 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Item 29 council agenda Jan.22, 2018 Silver Springs bylaw29D2018 ,84 Silvercreek Crescent NW ,redesignation

**From:** Margaret Dunphy [mailto:margdunphy@gmail.com]  
**Sent:** Saturday, January 13, 2018 3:51 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Item 29 council agenda Jan.22, 2018 Silver Springs bylaw29D2018 ,84 Silvercreek Crescent NW ,redesignation

We are long time residents at 8463-64th ave. NW (since1977) and will be seriously effected by this proposed redesignation . When we moved into this planned neighbourhood in 1977 we were comfortable and pleased with our R-1 development at that time. We have lived through a number of proposed redesignation's and have been pleased with the outcome of them as they have preserved the integrity of the single family residences in this area . Our neighbourhood has been a pleasure to have our family grow up in. It is safe , no excessive traffic and because of it's design was prepared to accommodate the development of remaining parcels in accordance with keeping of the integrity of the low density section of our area of Silver Springs.

The approval of this redesignation would not be in accordance with the planning principles that attracted us and our neighbours to have our homes and families established here. The preservation of our neighbourhood with its current mix of development is important to us . We endorse the presentation of our neighbour Dave M Rossiter and would like to pool our presentation time to him at the council meeting . We feel this would be better as we would be making the same points .

Sincerely,  
Margaret Dunphy  
8463-64th ave. NW ,Calgary

--

Margaret Dunphy,  
Cell: 403 680-5141 (Canada)

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:39 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] opposition to additional land use and re-designation at 84 Silver Creek Crescent, NW

---

**From:** Donna Montgomery [mailto:dmariemont@yahoo.ca]  
**Sent:** Saturday, January 13, 2018 12:16 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] opposition to additional land use and re-designation at 84 Silver Creek Crescent, NW

Hello.

We are opposed to the additional re-designation at the above address.

We are also opposed to the original re-zoning to permit the construction of the multi-storey multi-family residences by Habitat For Humanity.

This development represents an invasion of an existing quiet neighbourhood of R1 dwellings.

There will be:

a significant increase in traffic along Silver Creek Drive, Way and 64 Ave.

a significant increase in traffic through a designated playground zone opposite the green space along Silver Creek Drive.

a significant increase in parking congestion along 64 ave and up Silver Creek Way.

a huge loss in property value, privacy for the houses located close to the west end of 64 ave and north of 64 ave up Silver Creek Way

a significant increase in pedestrian traffic along 64 ave and into and through Silver Creek Manor

We consider this location a poor one for re-designation and rezoning that will permit the development of a multi-family development.

Thank you

Stephen Montgomery  
38 Silver Creek Manor, NW

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:42 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 84 Silvercreek Cres NW Rezoning - Council Meeting Jan 22nd

-----Original Message-----

From: Roxanne Rossiter [mailto:roxanne.rossiter@gmail.com]  
Sent: Monday, January 15, 2018 8:38 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] 84 Silvercreek Cres NW Rezoning - Council Meeting Jan 22nd

A brief summary of why we are opposing the current application:

- The Administration Recommendation for Approval document has many errors and omissions.
- The location, when these errors are corrected, fails to meet any of the 8 City of Calgary Criteria for Multi-unit Infill Redevelopment.
- The proposed density will be unprecedented – by far the highest in Silver Springs.
- The access will be significantly worse than any other multi-unit development in Silver Springs.
- There are significant traffic safety concerns that have not been addressed.
- The applicant failed to have good faith consultations with the resident or our City Councilor. They met with Councilor Sutherland and area residents on March 23rd, 2016 and submitted their application, after overwhelming opposition from local residents, the NEXT day.
- The City Administration only met 1 of the 4 promises from the City of Calgary Engage Policy that guides consultation.

I would like to allocate my 5 minutes of speaking time at the City Council meeting to my husband, Dave Rossiter.

Thanks

Roxanne Rossiter

**Rowe, Timothy S.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 8:58 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Re zoning bylaw 29D2018

---

**From:** thefergisnow@gmail.com [mailto:thefergisnow@gmail.com]  
**Sent:** Monday, January 15, 2018 8:57 AM  
**To:** City Clerk  
**Subject:** [EXT] Re zoning bylaw 29D2018

To whom it may concern,

**While I would like to have the opportunity to address City Council [on January 22, 2018](#) respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.**

Sincerely,  
Paul Ferguson  
(403)-807-9950

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 10:26 AM  
**To:** LaClerk  
**Subject:** FW: LOC2017-0093 Multi-Residential - Contextual Low Profile District (M-C1) Silversprings

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**From:** mike z [mailto:mikezarry@hotmail.com]  
**Sent:** Monday, January 15, 2018 10:23 AM  
**To:** City Clerk ; CAward1 - Ralph Smith  
**Subject:** [EXT] LOC2017-0093 Multi-Residential - Contextual Low Profile District (M-C1) Silversprings

Dear city of Calgary,

I am writing to you about my concerns of the proposed development of MC-1 townhouses in Silversprings. I hope you carefully review our communities concerns and feeling about this development, which are quite clearly highlighted in the public engagement report from the city planner Troy Gonzalez.

<http://www.calgary.ca/PDA/pd/Documents/Current-studies-and-ongoing-activities/84-silvercreek/what-we-heard.pdf>

This is a very poor fit of design for our community, and will greatly impact the quality of life for those already very established in the area.

I am sure the community would not oppose a reasonably designed development at this location, but this is not it. ie. too dense, set future precedent for developers to “low ball” residents properties for more MC-1 projects, extremely poor vehicle access through the rest of the community.

I understand the cities man date of densification, but truely hope it is taken under serious consideration of this existing communities feelings of this development and are not swayed just by the fact of it being a habitat for humanity project, while neglecting the current residents input.

Regards,

Mike Zarry

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 10:35 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Land Use bylaw Amendment 84 Silvercreek Cr NW

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**From:** Byron Bergh [mailto:[b.bergh@shaw.ca](mailto:b.bergh@shaw.ca)]  
**Sent:** Monday, January 15, 2018 10:27 AM  
**To:** City Clerk  
**Subject:** [EXT] Land Use bylaw Amendment 84 Silvercreek Cr NW

I am writing this e-mail in opposition to this land use change from SFUD undesignated Road Right of way to M-Cld95 designation

There has been a lot of information from the community relayed to the city on this proposal in general

There is already a lot "high density" projects in the near vicinity.

Thank you Byron Bergh 403-818-8336

[b.bergh@shaw.ca](mailto:b.bergh@shaw.ca)

232 Silver Creek Mews NW

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 10:48 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] January 22, 2018 Agenda Item #29

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

-----Original Message-----

From: Bruce Hollebone [mailto:kokaneegolfer@gmail.com]  
Sent: Monday, January 15, 2018 10:44 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] January 22, 2018 Agenda Item #29

Madam Clerk:

I am requesting 5 minutes to address Council on the dated noted above and specifically, on Land Use Redesignation agenda item #29 (Silver Springs, Bylaw 29D2018).

I have no additional printed materials relating to my address.

Regards,

Bruce Hollebone  
255 Silvercreek Drive NW  
Calgary, Alberta  
T3B 4H1

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 10:49 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 84 SilverCreek Crescent NW

**From:** Christopher Dorsey [mailto:chrisjadorsey@gmail.com]  
**Sent:** Monday, January 15, 2018 10:46 AM  
**To:** City Clerk  
**Cc:** Ward1 - Christine Louie  
**Subject:** [EXT] 84 SilverCreek Crescent NW

To whom it may concern

This email is in regard to the proposed rezoning and redevelopment of 84 Silvercreek crescent nw.

We would like it to be known that we strongly oppose this development in its current form. We agree with what Habitat For Humanity does for lower-income families. However, it is extremely disappointing to us that the City of Calgary has allowed this application to be submitted while showing a clear disregard for their own guidelines while ignoring the concerns already expressed by over 150 residents. Many of these residents have called this established community "home" for decades.

The very guidelines the city has set out for a dwelling of this size and nature are being completely overlooked. To the best of our knowledge, this project only meets a few of the criteria set out by the City of Calgary. The following examples are from the City of Calgary criteria for multi-family residential infills (PUD2016-0405) that this development clearly disregards:

- It is nowhere near a collector or higher standard roadway. We believe that neither Silvercreek Crescent nor 64th Avenue NW can handle two-way traffic in addition to residential parking. While Habitat for Humanity reportedly completed an independent traffic study determining negligible impact on the community, we strongly disagree and are concerned for the noise levels and safety of residents that increased traffic will bring.
- It is not adjacent to, or across from, any existing OR planned open space.
- It is not on or in close proximity to a planned corridor or activity center. Although it does face Nose Hill Drive, you cannot access it with the proposed plan.
- It is NOT a corner lot.

This project as currently proposed will affect our traffic patterns, our property values, increase noise pollution on an already noise polluted road and more importantly, emergency vehicle access on hilly topography which ices over in the winter.

We are not asking to completely reject this project; we are asking that the city follow their own guidelines and listens to the citizens who have contributed to this community and to this city.

Thank you for your time. We trust you will take our concerns into consideration.

The Dorseys

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 11:21 AM  
**To:** LaClerk  
**Subject:** FW: [EXT]

**From:** Monica Zumbrunn [mailto:mzumbrunn@gmail.com]  
**Sent:** Monday, January 15, 2018 11:16 AM  
**To:** City Clerk  
**Cc:** kokaneegolfer@gmail.com  
**Subject:** [EXT]

While I would like to have the opportunity to address City Council on January 22, 2018 respecting agenda item #29 (Silver Springs Bylaw 29D2018), have decided to have Mr. Dave Rossiter speak on my behalf and therefore request my five minutes to be pooled with his allotted time.

Further, previous petitions to Tony Gonzales to present to the Planning Hearing in the fall of 2017 were not presented. I am very upset about this disregard of the feelings of the community.

Thank you,

Monica Zumbrunn,  
Silver Springs

**Rowe, Timothy S.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, January 15, 2018 12:01 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] 1/18/2018 Agenda Item #29

-----Original Message-----

From: Bruce Hollebone [mailto:kokaneegolfer@gmail.com]  
Sent: Monday, January 15, 2018 11:53 AM  
To: City Clerk <CityClerk@calgary.ca>  
Cc: Dave M. Rossiter <dave.rossiter22@gmail.com>  
Subject: [EXT] 1/18/2018 Agenda Item #29

Madam Clerk:

Respecting Council's agenda for Monday, January 18, 2018, we (Dave Rossiter et al) have the following requests:

1. Can the Road Closure Issue Silver Springs - Bylaw 2C2018 be considered in conjunction with Land Use Redesignation issue #29?
2. As to the order of presentations to City Council in connection with Land Use Redesignation issue #29, can you please have Dave Rossiter's presentation be scheduled first in line?

Regards,

Bruce Hollebone  
255 Silvercreek Drive NW  
Calgary, Alberta  
T3B 4H1