

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, October 23, 2017 7:39 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Capitol Hill Bylaw 336D2017 Feedback

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**From:** Dave Morrison [mailto:dave.m@shaw.ca]  
**Sent:** Sunday, October 22, 2017 11:11 AM  
**To:** City Clerk  
**Subject:** [EXT] Capitol Hill Bylaw 336D2017 Feedback

The fundamentals of real estate state that there must be predictability and consistency of product. In the case of land use changes that are occurring in Capitol Hill/Banff Trail, these redesignations are in absolute contradiction to those fundamentals. When citizens make decisions on property purchases, a key criteria is zoning, with the expectation being the City not impose changes indiscriminately and simply disregard rules that have existed for decades. However, this appears to be the case with the 'pilot' ARP in our area of Calgary. A great number of property owners in this neighborhood have loudly voiced their objections, to these proposed zoning changes, which frankly all have been ignored. We are one of those property owners that have repeatedly documented our concerns with the City Planning focal, the Ward 7 councillor and the developers involved.

Frankly we are not sure why we are taking the effort to write again on the proposed changes to 1201 and 1302 19th Avenue NW from RC-2 to RC-G, as all of our concerns, and our fellow neighbors, have been conveniently dismissed since the City has declared their opinion is the only one that is correct. The signs going up this week are insulting because the City just wants to show the appearance of being open minded to differing viewpoints. The decision to redesignate land use has already been made, this is just following the bureaucracy of process.

We would suggest that the Mayor and each City councillor have a good hard look at their own homes and neighborhoods, and evaluate how each of them would be finding out that overnight their predicable and consistent property they purchased decades ago, will now be permanently changed. A pilot project by definition means that it can be 'undone', which would be impossible to do once row houses adjacent to your home are built. The complexion of the neighborhood changes dramatically from its contextual look and feel to the increased density, which today is a maximum of 2 families. to 8 families, in one fell swoop! Something to look forward to in our future is a wall 11m high from curb to back lane boundary line.

Our inherent property rights, quiet enjoyment and value of our lovely home/yard have all been negatively impacted because of these sweeping proposals.

Disregarded citizens that are not represented in City council, but tax after tax collected from this address. Tax without representation is not the basis of democracy.

Tannis Arnason and Dave Morrison  
1207 19th Avenue NW, Calgary

RECEIVED

2017 OCT 25 AM 11:38

THE CITY OF CALGARY  
CITY CLERK'S

1305 19 Ave. N.W.

Calgary, Alberta

T2M 1A5

Oct. 20, 2017

Office of City Clerk

The City of Calgary

With regard to 1201 19 Ave. N.W. and 1302 19 Ave. N.W.

R-C2 to R-CG

Dear Sir,

We and all the neighbours have already strongly objected to this exact change being applied for at 1201 and 1302 19 Ave. N.W. (Martin Beck, File Manager, Planning and Development). It goes without reason that we are all opposed to this change. We purchased our home 43 years ago and feel we should have been notified if such a zoning change could be made in an established neighbourhood.

We are very concerned about this application. We feel it is not appropriate to have this style of development in our community. This style does not fit with the other new developments (side by side and single family units). One of these row townhouses has been done on the corner of 20<sup>th</sup> Ave. and 17<sup>th</sup> Street. As these are small units, the garages will be used for dry storage and each unit will park 2 more cars on the street. There are 4 units on each lot times 3 lots trying to change the zoning putting 12 new units in our immediate area. Each unit will park 2 cars (average) on the street putting 24 more cars on our block, and there is already a problem with parking due to SAIT.

We don't want to be the people who say "NOT IN MY BACKYARD" but our area seems to be inundated with projects that would not be accepted any place else. A drug rehab apartment building on 17<sup>th</sup> Avenue was opened. We don't feel safe walking in our own neighbourhood. On the corner of 17<sup>th</sup> Avenue and 13<sup>th</sup> Street a developer got permission to bring in a modular home and stack 2 on top of each other and finished it with galvanized steel. This would not be allowed in any new community. It gets worse. On 17<sup>th</sup> Avenue an infill is finished with old barn boards. Would you like to live next to any of these? It seems any project that would not be accepted in any other neighbourhood is allowed to be built here. We know the city wants higher density and we are already complying with this through infills and duplexes. Why are the people who bought here 20, 30, 40, 50 years ago and made the community what it is being penalized for making this community a place where everyone wants to live. We already have projects we don't want that take away from our community spirit and we don't need Row Housing to make the situation worse.

Anyone who morally or ethically agrees to these changes and votes for it should consider putting Row Housing on the lot next to them and not next to us!!!

REGARDING 1201 19 Ave. N.W

1302 19 Ave. N.W.

R-C2 to R-CG

Very much opposed

Yours truly



Allan and Linda Kopp

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Friday, October 27, 2017 8:36 AM  
**To:** LaClerk  
**Subject:** FW: Rezoning R-C2 to R-CG for 1302 and 1201 19th Ave NW #336D2017

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**From:** Pam Wilkinson [mailto:[pinkflamingo\\_2002@hotmail.com](mailto:pinkflamingo_2002@hotmail.com)]  
**Sent:** Thursday, October 26, 2017 9:18 PM  
**To:** City Clerk  
**Subject:** [EXT] Rezoning R-C2 to R-CG for 1302 and 1201 19th Ave NW #336D2017

City Clerk

I am writing in response to the outlined plan to change the zoning for two properties on 19th Ave. N.W from R-C2 to R-CG. I grew up in this neighbourhood and have seen many single family homes torn down to be replaced with side-by-side and duplex dwellings. This practice doubles the density of the area and appears to be an ongoing trend. I am against any higher density as it has been my experience that such properties end up being rented for profit. I have had to pick up garbage left all over the lane and on my property several times from such dwellings. There are also many houses in the area that do not maintain their property, there does not seem to be the same sense of pride affiliated with ownership leading to a decrease in property values. It is also my understanding that 20th Avenue is to be re-zoned for even greater density. I feel this community is doing its share to manage urban sprawl without changing the current zoning. It would be refreshing if the concerns of the individual property owners took precedence over the monetary gain of developers.

Sincerely,

Pam Wilkinson