

McDougall, Libbey C.

From: Smith, Theresa L.
Sent: Wednesday, October 25, 2017 3:59 PM
To: LaClerk
Subject: FW: Online Submission on LOC2017-0129
Attachments: 2017 1025 Shaganappi Community Letter - 1718 25A St SW - Final.pdf

From: mwilhelm@shaw.ca [mailto:mwilhelm@shaw.ca]
Sent: Wednesday, October 25, 2017 1:36 PM
To: City Clerk
Subject: Online Submission on LOC2017-0129

October 25, 2017

Application: LOC2017-0129

Submitted by: Michael Wilhelm

Contact Information

Address: 1202 26 St SW

Phone: (403) 807-1876

Email: mwilhelm@shaw.ca

Feedback:

Community Association letter opposing the application is as attached. As this system is new to us, we will also submit by way of the city clerk.



October 25, 2017

Tom Schlodder
Planner 2 | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Tom:

Re: LOC2017-0129 @ 1718 25A ST SW

Shaganappi is a community that is highly engaged in planning. Over the past six years, our residents have collaborated with city staff in four separate planning processes; the Westbrook ARP, the 12th Avenue ARP, Crowchild Trail and most recently, Main Streets. As of June 2017, we had the highest community association membership as a percentage of residents in Ward 8, and with the support of a state of the art membership communication system we have been able to effectively engage our residents in development issues.

With the benefit of that experience, the Shaganappi Community Association cannot support the proposed land use amendment, located at 1718 25A St SW for the following reasons:

1. The blanket Main Streets up-zoning of 17th Avenue was completed in April 2017 with the support of extensive street level engagement led by the Community Association. This work, in concert with city staff, gave residents a high level of certainty and buy-in with respect to zoning. Therefore, in the eyes of the residents engaged in that extensive process, the introduction of a new request for a zoning re-designation, well within one block of the Main Streets boundary is not appropriate, especially as it is so soon after the recent planning process was concluded.
2. The Community of Shaganappi is extremely narrow (just two blocks wide in this area). Having so recently agreed to extensive multi-family re-designations on both the north boundary (12th Ave), and the south boundary (17th Ave), spot, mid-block R-CG zoning on this predominantly single-family street is an inappropriate intrusion that will impact the use, enjoyment and value of the property owners who live there.
3. Within the single-family interior area surrounded by these new higher density designations, the Shaganappi CA continues to be supportive of secondary suites in the existing prevalent R-C2 land use area, and the use of R-C1S zoning elsewhere. The amount of re-development that is now happening on newly redesigned sites along the perimeter corridors of our community speaks to the wisdom of the planning processes that occurred.

Tom Schlotter, Planner 2
LOC2017-0129 @ 1718 25A ST SW

With that context in mind, the proposed R-CG designation is a far too broad 'means' to get to a simple secondary suite 'end' in this narrow interior area of our community. The use of the R-CG designation for this purpose, in the context of our geography, appears to reflect a significant shortcoming in the existing Land Use Bylaw.

Approving higher density for this isolated mid-block parcel on a street that is currently predominantly single-family residential would undermine the recent well considered and appropriate transitions from the newly approved density just a few doors away on 17th Avenue.

Yours truly,



Ron Goodfellow, FRAIC
Lead, Planning and Development
Shaganappi Community Association
403 233 0179

Cc: Evan Woolley, Brienne Biblow, Ward 8 Office, City of Calgary
Development Committee, Shaganappi CA

From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] Submission for the November 6 Public Hearing - Bylaw 338D2017
Date: Monday, October 30, 2017 7:40:48 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

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

From: Mike Rawling [<mailto:rawling@telus.net>]
Sent: Sunday, October 29, 2017 10:43 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Submission for the November 6 Public Hearing - Bylaw 338D2017

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

E-mail: cityclerk@calgary.ca

October 29, 2017

Re: Land Use Redesignation
BYLAW 338D2017

To redesignate the land located at 1718 – 25A Street SW (Plan 5536R, Block 3, Lots 19 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.
File Number: LOC2017-0129
Address: 1718 25A ST SW, Community: Shaganappi

To Whom It May Concern,

We are strongly opposed to the Land Use Redesignation proposed for the property adjacent to our home.

The main issue is the complete lack of consultation and supporting detail associated with this application. Having participated in the Main Streets project and after attending an Open House in October 2016 to talk specifically about the zoning plans for our immediate area, it was clear that no changes were being proposed for the R-C2 zoning. The level of engagement and localized consultation demonstrated in the Main Streets project was impressive. Many people in the Shaganappi Community volunteered significant time and effort to facilitate engagement and help coordinate an outcome that provided a large amount of ready to develop land while protecting the character of the neighbourhoods.

If Mr. Fer had made any real effort to contact neighbours or anyone in the community prior to putting in his application, this process could have followed a different path. Our Community has demonstrated an ability to engage on issues and work on solutions when clear and accurate information is provided. As outlined by the City of Calgary web site, early and effective engagement is important.

We are concerned that the application does not honestly reflect either the impact to the neighbourhood or the true intent of Mr. Fer. As this is a Land Use Redesignation application, not a Secondary Suite application, it must be viewed in context of the full impact of the change to R-CG zoning. Our concerns are compounded by the difficulty in obtaining information on R-CG zoning from resources available at the City of Calgary as it relates to this specific situation. If R-CG zoning provides the ability to build to 11 metres and three stories in addition to three dwelling units that each could then have a Secondary Suite resulting in 6 units, this is a radical departure from R-C2 zoning and not something that would fit this location.

Although Mr. Fer stated in the application that “No exterior changes to the building are proposed”, the Applicant contradicted that statement in brief exchanges conducted with the neighbours after filing the application. Mr. Fer made it clear that he plans to rebuild to take advantage of the increased building envelope, but there have been no details or drawings provided to outline this planned future change.

It would appear that R-CG is directed to corner lots and contiguous zoning along a street front. It is not reasonable to force a change in zoning of this magnitude to accommodate a Secondary Suite in an R-C2 area for semi-detached dwellings. A spot zoning change mid-block in a street is extremely disruptive.

R-CG zoning would be a significant change to our street when dropped in the midst of existing character homes. The two adjacent neighbours have homes that are over 100 years old and have both gone through extensive renovations to retain the character of the neighbourhood. This is also true of the rest of the street extending down to 14th Avenue to the north.

Prior concerns have been raised at the Calgary Planning Commission related to issues of spot zoning mid-block and the Combined Meeting of Council voted to refuse the associated application noted below.

Calgary Planning Commission Report To Council – 2017 May 08

211 – 18 Street NW – Bylaw: 161D2017

“Reasons for Opposition from Mr. Leighton:

- I support intensification of the West Hillhurst and other inner ring suburbs. I do not support, however, incremental spot zoning application such as this. This is in line with comments made by the West Hillhurst Community Association. Intensification is supposed to occur through an Area Redevelopment Plan (ARP) under the Municipal Government Act (MGA). This would allow the collection of Area Redevelopment levies to upgrade the required infrastructure.

Reasons for Opposition from Mr. Palmiere:

- The land use and proposed built form are inconsistent with the built form/use patterns of the area.
- Mid-block redesignation doesn't meet the intent of the Location Criteria for Multi-Residential Infill Guidelines.
- Based on the infill that has already occurred in the area, the site and its immediate contest are unlikely to be redeveloped through the main streets process. As such this amount to a “random” redesignation.”

We are also concerned with the handling of the Calgary Planning Commission (CPC) file presented in the Agenda for the September 7th meeting of the CPC. The six letters presented in opposition to this Land Use Redesignation were only presented in a brief summarized form while Mr. Fer was encouraged to submit an unsummarized list of a one-sided view of the exchanges he had in the community. It appears to be unusual for Planning to facilitate this type of submission. Mr. Fer chose to not engage the adjacent neighbours about this application before the submission.

The brief encounter we had with Mr. Fer after the application had already been submitted was clearly misunderstood by Mr. Fer. Our concern with renters is related to ineffective landlords who do not act on concerns and are poor communicators. As an example, an issue was discussed with the former tenants to be passed onto Mr. Fer as he had not introduced himself yet. When we did meet after the application was submitted, he confirmed that this issue was received. No action or response has yet been undertaken. Any landlord, even if they live on-site, who does not deal with concerns and chooses not to communicate with the neighbours is an issue.

It's also concerning that Mr. Fer did not inform Planning, or include in his timeline of discussions supplied to the CPC file, that he wants the R-CG zoning for redevelopment to the full building envelope limits.

In addition to these concerns, please also find attached our initial letter that was submitted to the City of Calgary in

May that further outlines specific issues with this application.

The existing R-C2 district zoning has provided for a semi-detached dwelling with two units, providing a property owner with the opportunity to have a rental suite and rental revenue. The logic of the R-C2 zoning to provide a second unit is sound and for those with single detached dwelling, they can setup a second suite based on the existing Secondary Suite provisions. We are not opposed to Secondary Suites as provided for in the existing R-C2 zoning. We are opposed to an undefined rezoning application that does not align with our street and does not appear to be fully disclosed.

Regards,

Kate Alexander and Michael Rawling
1716 25A Street SW

Letter submitted to City of Calgary Planning for May 29, 2017

1718 25a ST SW Land Use Redesignation
File Number
LOC2017-0129

As the owners of the adjacent property north of 1718 25A Street SW, we are opposed to this Land Use Application.

Our opposition is based on three main areas: existing planning context; lack of clear communication; and confirmation that R-C2 is the correct designation for the area.

Planing Context

Having followed and participated in the recent Main Streets project for 17 Avenue SW, the Land Use zone changes were identified and communicated through multiple consultation sessions that provided many development opportunities within the Shaganappi Community. During that process it was clearly shown that the immediate area around our property was to remain zoned as R-C2. R-CG zoning was only identified closer to 17th Avenue.

The Main Streets project follows the Shaganappi Point Area Redevelopment Plan in 2014 and the West LRT Land Use Study in 2009 that all identified this immediate area as remaining as Low Density. Large amounts of additional density have been accommodated in key locations in the Shaganappi Community in all of these plans and they now await development based on the economic conditions. In addition, the population of Shaganappi is impacted by this redevelopment transition as existing residents move out and parcels of land get built up. Significant population growth is already accommodated for in the approved plans as outlined in the Developed Areas Growth & Change 2016 report.

We believe that the Shaganappi Community, as supported by the Shaganappi Community Association, has taken a progressive approach to engaging with the City and other stakeholders to arrive at workable growth plans for this community.

Communication

We only discovered that an application for redesignation at 1718 25A Street SW was before the City when the sign went up on the lawn. At no time had we been contacted about this plan.

It remains unclear what the true plan is for the property and there have been no details provided beyond the brief description mailed out as the Applicant's Submission.

Asking for an R-CG zoning would provide for the future build-out to anything permitted under R-CG and would not be limited to what is mentioned in the Applicant's Submission. We can not accept this risk to our property.

It concerns us that a change of this magnitude was not presented to us within the context of the comprehensive and thoughtful discussions demonstrated in the Main Streets project.

R-C2 Zoning

When we bought our property over 17 years ago, we were drawn to this established community because of the character of the surrounding homes and adjacent school and parks. We have worked to maintain our 1912 home as one of the original homes in the neighbourhood.

This family-orientated corridor of homes between 14th Ave and 17th Ave provides a core to connect the community and R-C2 zoning works very well to anchor that character. By adding density along the main corridors of the community as already planned, there can be limited disruption to this well established area.

As 1718 25A Street SW was purchased as an R-C2 property with an existing Secondary Suite [update: the term second suite was intended as we understand now that “Secondary Suite” has a specific meaning at the City of Calgary], it already provides the opportunity for rental income. The larger unit size can encourage families to rent close to Alexander Ferguson School. Although we have had some good neighbours rent at that location, we have also had some very bad experiences and the prior property owner only acknowledged our concerns when the renters ended up causing significant damage to the unit. The proposal to make more rental units takes away from the well established character of the neighbourhood and can negatively impact the use, enjoyment and value of our property.

The school has been operating at or above capacity for a number of years. Throughout the day there are elementary school children being dropped off and picked up all along the street and we have worked with the City to provide traffic calming and parking restrictions in the area to accommodate safe drop-offs and pick-ups. As well, designated parking for Teachers is required along the street as there is very limited parking at the school and in the evening and on weekends the playing fields are rented by the City to teams who also take up parking.

As a dynamic inner-city community, Shaganappi is well positioned to grow with purpose but also maintain a strong link to the area’s heritage.

Regards,

Michael Rawling
Katherine Alexander
1716 25A Street SW

From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] Bylaw 338D2017 - LOC 2017-0129 @ 1718 25A Street SW
Date: Monday, October 30, 2017 7:53:22 AM
Attachments: [LOC 2017-0129 Bylaw 338D2017.pdf](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: bronwyn@goodmedia.com [mailto:bronwyn@goodmedia.com]
Sent: Sunday, October 29, 2017 2:13 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 338D2017 - LOC 2017-0129 @ 1718 25A Street SW

To The City Clerk,

Please find attached my letter of opinion regarding LOC 2017-0129; Bylaw 338D2017. To be submitted in relation to the Public Hearing on November 6/17.

Could you kindly confirm receipt of this email.

Thank you.

Bronwyn and Brad Goodfellow

Office of the City Clerk,
City of Calgary,
700 Macleod Trail SE
P.O. Box 2100 Stn. M
Calgary, AB.
T2P 2M5

CPC2017-0347
Attachment 2
Letter 3

October 27, 2017

Re: LOC2017-0129 @ 1718 25A Street SW
Bylaw 338D2017

To Whom It May Concern,

We do not support the proposed Land Use Amendment from R-C2 to R-CG based on the following:

- 1) The mid-block, local road location
- 2) Recently completed land use amendments in Shaganappi
- 3) Out of context "spot" zoning

The property is situated mid-block on a local residential roadway of a narrow community (only 2 blocks wide in the site area). Full build out under this amendment will have a direct negative impact on the adjacent single-family homes. It would isolate and impact the privacy of adjacent neighbours as well as the single-family homes located behind the site to the east. According to the City's *Location Criteria for Multi Residential Infill*, the site should be "1) On a corner parcel - corner sites will avoid mid-block development; otherwise it signals that the entire block is appropriate for redevelopment; 2) On a collector or higher standard roadway on at least one frontage". See photos below showing existing adjacent character homes that would be negatively impacted.

Shaganappi is a geographically small inner-city community that has already engaged in an extensive rezoning plan with the city via Westbrook ARP, Shaganappi Point ARP, Crowchild Trail and Main Streets to facilitate redevelopment and increase density in the community. The current R-C2 zoning is more than adequate considering the property already consists of two separate dwellings, unlike the rest of the homes on the street. If the intent is to facilitate row-housing, then the midblock location of the site is unsuitable and would allow for a maximum density that is not sympathetic with the existing residential quality and character of neighbouring homes.

This kind of "spot" zoning undermines the extensive engagement work recently completed and accepted by community stakeholders.

In absence of our former ARP, which provided specific direction relative to the local context, it is unreasonable to chip away at this established community under the MDP by allowing such amendments.

Sincerely,



Bronwyn and Brad Goodfellow
1702 25A Street SW



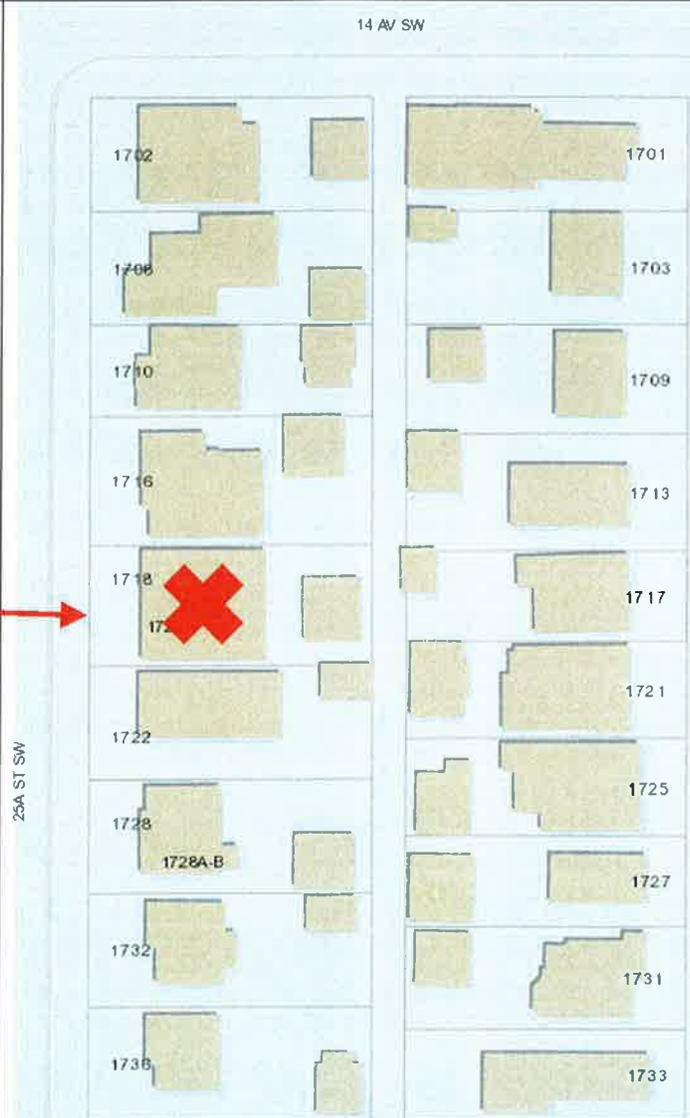
Other character homes on the block: 1710, 1706, 1702



LOCAL RESIDENTIAL
ROADWAY



MID-BLOCK LOCATION



From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] LOC2017-129 Letter of Opposition to Rezoning Application 1718 -25A Street S.W.
Date: Monday, October 30, 2017 8:38:46 AM
Attachments: [LOC2017-1029 Letter of Opposition.pdf](#)

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Allan Shewchuk [mailto:shewlegal@gmail.com]
Sent: Monday, October 30, 2017 8:31 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] LOC2017-129 Letter of Opposition to Rezoning Application 1718 -25A Street S.W.

Please find attached letter opposing the rezoning application for 1718 - 25A Street S.W. as per **LOC2017-129**

--

Allan G.P. Shewchuk, Q.C.
Allan Shewchuk Professional Corporation
Ph. (403) 605-7958

Mailing Address:
P.O Box 34262 Westbrook PO
Calgary, Alberta T3C 3W2

Delivery Address:
c/o #800 - 517 - 10th Avenue SW
Calgary, Alberta T2R 0A8

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

**Re: LOC2017-0129 for 1718 – 25A Street S.W.
Land Use Redesignation**

Via Email: cityclerk@calgary.ca

To whom it may concern;

We write as very concerned residents of the Shaganappi Community in opposition to the proposed Land Use Amendment from R-C2 to R-CG in relation to the property immediately adjacent to ours.

Our objection to the Amendment at 1718 – 25A Street S.W. is that changing the designation has the potential to have a significant negative impact on our block, and on the neighborhood as a whole. Our block is currently mostly made up of very old “character homes” and this proposed change to R-CG to a lot in the middle of a residential block could result in a structure being built to 11 meters and 3 stories with 3 dwelling units. In addition, each of these dwelling units could then have a Secondary Suite, meaning that there could potentially be 6 units on the property. Essentially, smack in the middle of our block there would be “row housing” which does not fit the character or quality of the neighboring homes. A photo of our house is attached.

Further, from our review of the R-CG designation, this type of development is supposed to be limited to “corner parcels” and this kind of “mid block” development is to be avoided so as to not alter the character of the entire block. It is obvious that having such a potentially huge change to the property next to us will severely and negatively impact our over 100 year old brick house. To be blunt, this would stick out like a sore thumb which is why mid-block development should be disallowed.

In our view the current zoning is more than adequate for the owner to develop a home (with a Secondary Suite) which is what he has advised us he wanted to do. This rezoning is not needed if that is his true intention. To date the owner has not provided any concrete details or plans as to what he intends to do and has not consulted with our neighbors in that regard either. I would be happy if the current run down duplex was gone, but not to be replaced by something even worse in terms of destroying the character of the block and neighborhood.

-2-

In closing, we can advise that we have reviewed the submissions of the Shaganappi Community Association, and our neighbors Bronwyn and Brad Goodfellow and Kate Alexander and Michael Rawling and agree with, echo and support their positions. This application for rezoning is not appropriate and should be refused for the reasons set out therein.

Respectfully submitted,

Patricia Blocksom, Q.C., A.O.E. and Allan Shewchuk, Q.C. **1722 – 25A Street S.W.**



From: [Albrecht, Linda](#)
To: [LaClerk](#)
Subject: FW: [EXT] Fwd: RCG 1718 25AST SW/
Date: Monday, October 30, 2017 11:04:01 AM

LINDA ALBRECHT
Administration Services Division
City Clerk's Office
The City of Calgary
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362
E: linda.albrecht@calgary.ca

From: Kathi MacMillan [mailto:kathi.macmillan@telus.net]
Sent: Monday, October 30, 2017 10:14 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Fwd: RCG 1718 25AST SW/

Sent from my iPad

Begin forwarded message:

From: Kathi MacMillan <kathi.macmillan@telus.net>
Date: October 30, 2017 at 10:09:51 AM MDT
To: kathimacmillan@telus.net
Subject: Fwd: RCG 1718 25AST SW/

Sent from my iPad

Begin forwarded message:

From: Kathi MacMillan <kathi.macmillan@telus.net>
Date: October 29, 2017 at 11:03:23 PM MDT
To: rawling@telusplanet.net
Cc: Duane <duane.groves@calgary.ca>
Subject: RCG 1718 25AST SW/

Our neighbourhood has recently been re zoned to allow for more density . We followed the process and came to the conclusion , that under the current guidelines , what was proposed and disclosed by the city , we would accept without query.

The ink is not even dry on the re zoning document and someone has applied for a Mid Block RCG zone variance. Myself , my

neighbours and the Shaganappi Community Association are all strongly opposed.

The property has not changed hands since the original re zoning, why was this not applied for at the same time as the city was presenting there Re zoning case to our community? This could and should have been addressed while all involved were still on the same page.

Respectfully yours

Katherine MacMillan and Duane Groves @ 1710 25A ST SW

Reference bylaw 338D2017

Please send confirmation of receipt

Sent from my iPad

Sent from my iPad