

Williams, Debbie D. (City Clerk's)

From: Grace Johnston <gracejohnston@gmail.com>
Sent: Saturday, June 02, 2018 7:24 AM
To: Public Submissions
Subject: [EXT] Fwd: Opposition to Proposed Land Use Change for 3431-3435 5 Avenue NW

Sent from my iPhone

Begin forwarded message:

From: Paul Johnston <pjohnst@shaw.ca>
Date: June 1, 2018 at 11:59:58 PM MDT
To: Grace Johnston <gracejohnston@gmail.com>
Subject: Opposition to Proposed Land Use Change for 3431-3435 5 Avenue NW

To the City Clerk and Members of Council

I am directly affected by the proposed land use change and live in and own a property directly next to the development at 108, 540-34 Street NW.

I oppose the proposed land use change because the developer has not provided any compelling justification for changing the land use from MC-1 which is low density, to MC-2 which is medium density. The developer proposes to wedge almost 20% more units than would be currently allowed under MC-1 zoning (19 units rather than 16). The precedent of doing this at this location would be negative from a planning perspective for all the current residents and would provide justification for future MC-2 building in this area. While I appreciate that this is a multi-family area, there is a big difference between low density and medium density. Medium density would have negative impacts on parking, traffic and park users. Traffic and parking is already quite busy and congested. The alley between the 2 building is a narrow, dirt alley with limited visibility and an MC-2 level of incremental traffic does not make planning sense and would not result in long term sustainability. They have been many area residents voicing their opposition to any relaxation in zoning requirements. This was the case during the municipal election and remains the case today. In the face of such clear and principled opposition to the planning merits of this project from area tax payers and voters, council should be accountable to residents.

It is worth pointing out, that at past public meetings, the developers have done an extremely poor job of engaging with area residents on this issue and their only justification for the planning proposal was that they consider they can make more money by construction more units than are currently legally allowed on the current 2 lots they have purchased. The onus should be on a developer wishing to relax zoning to prove that additional units, including the precedent effect, will not harm residents. They have provided no studies to justify that increases in traffic and related alley use are justified and can be handled, particularly if there is other similar MC-2 developments. The developers also have not said how their wedge development is consistent with the Parkdale area redevelopment plan which has a focus on a sustainable MC-1 level of building.

I support further MC-1 development which is consistent with the area redevelopment plan, but I

do not support a proposed land use change to M-C-2 at this location. It does not have planning merit.

Grace Johnston
108, 34 Street NW,
Calgary, AB
T2N 2X7

Williams, Debbie D. (City Clerk's)

From: Madeleine Natale <madeleine.natale@gmail.com>
Sent: Sunday, June 03, 2018 9:58 PM
To: Public Submissions
Cc: CAWard7 - Dale Calkins; Farrell, Druh; Ward7 - Katie Dekruyf; judy.hoad@shaw.ca; Giovanniantonio Natale
Subject: [EXT] Opposition letter - Land Use Designation amendment for 3431 and 3435 5 Ave NW (File LOC2016-0313)

To: Office of the City Clerk
The City of Calgary
CC: Druh Farrell, Ward 7
CC: Judy Hoad, Parkdale Planning and Development Committee

RE: Opposition to the land use change for 3431 and 3435 5 Ave NW, in discussion at City Council on June 11 - File: LOC2016-0313

Dear Office of the City Clerk,

Please accept this letter in lieu of an in-person presentation on July 11 at the City Council Public Hearing. We both are employees of the University of Calgary and cannot miss a day of work and service to our students to attend council. We ask this letter be given equal weight as an in-person appearance.

Please note we have attended several community meetings over the past months to show our support to the community in-person for opposing this land use change.

We are writing to **strongly oppose** the Land Use Designation amendment for the land located on 3431 and 3435 5 Ave NW. We are the neighbors immediately to the east of this land, located at 1-3427 5 Ave NW.

To begin, it is important to note that we are not opposed to urban densification. In fact, as owners of a unit in a fourplex, we are proponents of creative and alternative housing to the traditional single-family dwelling. We bought our property in Parkdale in September of 2017, and were drawn to the neighborhood because of the mixed types of dwellings. We think this type of neighborhood is the way of the future for Calgary and are excited to see new developments. We are not long-term residents of Parkdale, so we are not deeply attached to "the way things are." That being said, we also are alarmed at how drastic this proposed change is to the current land use. This proposal does not reflect the neighborhood we bought in to, and we bought mere months ago.

We have several concerns about this particular proposal. We do not think that the developer is proposing to build within the scope, culture and most importantly, the safety of the neighborhood.

Changing from the existing two bungalows to the allowed 16 units is already densifying this land eight-fold. Asking to redevelop the land to allow for 3 more units, for a total of 19 (and potentially more if the land is flipped and sold if council approves this amendment), is unprecedented for this space. Therefore, **our main concern is we will have no assurance if the land use designation amendment is approved that the development will go in as proposed, especially if the properties change hands either now, or in the future.** M-C2 land use has much less restrictions and we have no guarantee once this is approved. This sets a very different precedent for the neighborhood.

There are further reasons for why this is of concern:

First, we bought our property to be able to live in the inner city and enjoy community living without needing our own private outdoor space. There is a **playground** kitty-corner to the proposed redevelopment. We intend to make full and frequent use of this playground as we turn our minds to very soon starting a family. We are afraid of the **safety impact for children on this intersection**, with at least 17+ more cars being added to this small space. We are afraid for the safety of our growing family.

Second, the **laneway** is one-way, and already experiences a very high level of traffic because of our proximity to commercial access. Adding this number of cars to the laneway poses **logistical and safety concerns** for all those who currently use it (ourselves included, to access our garage). We also frequently use this laneway as pedestrians, and already have to be very careful when walking.

Third, the infrastructure in Parkdale does not currently support such drastic densification. For example, we have **no public school** within reasonable walking distance. We have **no grocery store** within 3km of this land. Once again, this means that **residents must rely on cars for basic services.** It is unrealistic to expect the residents of the proposed new condo to not have cars. The scope of the proposed addition to the neighborhood cannot be supported by the current infrastructure.

Fourth, the developer currently and previously has shown a severe lack of respect or regard for the current houses on the lots in question, and the neighborhood in general. The two lots are currently in disarray, with the tenants parking several vehicles in the front and back yards and the grass overgrown. Police have been called several times to these houses for a variety of nefarious reasons. This shows poor judgement and character of the owner/developer, which, as a next-door-neighbor, is extremely disconcerting as he wishes to embark on such a massive redevelopment project.

Fifth, and to end on a positive note, we are overall excited that developers are looking to densify and modernize these properties. We would encourage them to consider a highly desirable option such as fourplexes instead. These are amazing options for families (such as ours), and we need more mid-use dwellings such as this, as opposed to more high-density condos, or more single-unit dwellings. Parkdale is not a predominately condominium community, especially on 5 Ave NW, and the multi-family developments put in should reflect the character of the neighborhood and of this street. We hope City Council will help Parkdale develop further into the neighborhood it can and should be, not turn it into something else altogether.

To conclude, at minimum, the zoning should stay as-is, and allow for only the maximum of 16 units, as this is already beyond sufficient densification from the current land use. There is no reason to change the land use and set a dangerous precedent for the entire neighborhood to enrich one developer.

Thank you for your consideration,

Madeleine Natale, MA
Giovanniantonio Natale, PhD

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Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:47 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2016-0313

From: ndberger@ucalgary.ca [mailto:ndberger@ucalgary.ca]
Sent: Saturday, June 02, 2018 11:20 AM
To: Jones, Steve P. (LUPP)
Subject: June 11, LOC2016-0313

June 2, 2018

Application: LOC2016-0313

Submitted by: Daniel Berger

Contact Information

Address: 2-3423 5 AVE NW

Phone: (403) 336-0792

Email: ndberger@ucalgary.ca

Feedback:

Dear Council: My name is Dan Berger. My partner Mackenzie Strang and I are at 3423 5 AVE NW, one property away from the proposed development. As young professionals, we have always had a strong desire to live in the inner city, and we have a strong understanding of, and appreciation for densification and diversification in inner city areas. However, for several reasons, we are strongly opposed to the proposed re-zoning of 3431 5 AV NW,#160;3435 5 AV NW from M-C1 to M-C2, and would like to voice our concerns. We do not believe that the neighborhood is able to accommodate the proposed land use re-designation. The area that we and this proposed development are situated in is described in an Area Redevelopment Plan as being zoned for M-C1 land use. All the existing development in the area is within this land use designation, and thus, the proposed "spot re-zoning" would set a very bad precedent for further development in this area. This area is filled with many fourplexes, duplexes and M-C1 townhomes and apartment developments. These have the dual benefit of being congruent with the area's ARP, and increasing density in the area. The proposed development is not only incongruent with the ARP, but also incongruent with the community feel of Parkdale. A second concern we have is the relationship of the developers with the community. The parcels in question for land use re-designation have long been neglected, and it is clear the developers and landlords of these rental properties are not community members, and have no intention of forming positive relationships with the residents here. The developers did very little to engage the community for input on their proposed development. They made it clear in the one engagement session they had that they were pushing for this re-zoning purely out of economic interest. This is not good or acceptable practice of developers in a community, and again, we believe facilitating this land use re-designation would set a bad precedent for further development in our community. A third concern we have is a technical one. Parking is

already extremely limited on our streets, and it is not uncommon with the Foothills Hospital above us to have to park streets away from our home on busy days. A development like this will only enhance these parking issues, as well as create other issues such as unwanted shading. Other residents have complained of laneways already being too narrow and busy around the proposed development, an issue that will be only be exacerbated by this development. We recognize that with a development as large as this, the difference between the proposed 16 and 19 units may seem small. However, all other developers in this area have had to adhere to the zoning put in place, and in doing so, they have done an exceptional job of creating a cohesive, diverse and vibrant community that we love very much. Approving this land use re-designation would send a strong and considered message to all other developers interested in Parkdale. That message may be interpreted to developers that the City of Calgary facilitates the behavior of the developers in question. We would like to thank the Council for giving us the opportunity to provide them with comments on this application for land use re-designation. We hope that the Council considers our, and other Parkdale residents' concerns. Sincerely, Dan Berger and Mackenzie Strang

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:47 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2016-0313

Regards,

Steve

Steve Jones, M.Pl., MCIP, RPP
Senior Planner | Community Planning | North Team
The City of Calgary | Mail Code: # 8076
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P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

From: maskiwmarina@yahoo.com [mailto:maskiwmarina@yahoo.com]
Sent: Sunday, June 03, 2018 10:01 PM
To: Jones, Steve P. (LUPP)
Subject: June 11, LOC2016-0313

June 4, 2018

Application: LOC2016-0313

Submitted by: Marina Matskiv

Contact Information

Address: 1-3423 5 AVE NW

Phone: (403) 771-4180

Email: maskiwmarina@yahoo.com

Feedback:

Dear Council: My name is Marina Matskiv and I am a resident and owner of Unit 1 3423 5 AVE NW. My residence is one property away from the proposed development. I have moved to this neighbourhood 5 years ago and was reassured a few times that the zoning will remain the same. I understand the desire to densification in the inner city but very much concerned about all the risks and negative impacts that come with it. I am working in Risk Management field and have conducted the risk assessment for the proposed development. Based on the risk assessment of the future negative impacts to the community and neighborhood, and multiple risks identified as very serious, I strongly recommend against the proposed re-zoning of 3431 5 AV NW, 3435 5 AV NW from M-C1 to M-C2 and proper validation and risk assessment

of all the future developments in the area. Based on the result of the analysis the neighborhood is not able to accommodate the proposed land use re-designation. All the current developments in the area are within the M-C1 land use designation, and the proposed re-zoning would set a very negative precedent for further development in this area, completely decreasing the satisfaction of the residents living next to the proposed development and destroying the neighborhood's reputation. This area is predominantly developed with duplexes and fourplexes, and M-C1 townhomes and smaller apartments complexes. These types of developments meet the requirements of both: being congruent with the area's ARP, and increasing density in the area. The proposed development will be incongruent with the ARP, and does not fit in the community feel of Parkdale. I have multiple discussions with residents of the area and we all share the same concern that we were not engaged in the negotiations and preliminary decisions by the developers. The concerns of the neighbours and residents were completely disregarded and not taken into account. The developers were pushing for rezoning purely out of economic interests and the residents did not get any support when raising concerns. This goes against the good business practices and violates the rights of the people living in close proximity to the proposed development. The next concerns due to the proposed development are related to Safety and people's well-being: - Extremely fire concerns due to the very high density of the proposed development and very close proximity to the adjacent townhouses. - Blockage of the view and light (shading) for the adjacent property by the extremely tall building on such a small property. - Increasing of traffic on a very small street which will lead to increased accidents - Parking is already extremely limited on our streets. A development of this size will increase the problems with parking creating safety concerns and decreasing the quality of life. It is very concerning to see that the construction developments in the community of Parkdale are led purely by economic advantage without recognizing risks and accounting for safety and quality of life for all the current residents. Approving this land use re-designation would send a strong message to all other developers interested in Parkdale, that there is no need to adhere to the zoning restrictions and consider the quality of life of the residents. I would like to thank the Council for the opportunity to provide the feedback and raise our concerns for land use re-designation. We are hopeful that the Council would take the concerns into account when finalizing the decision. Sincerely, Marina Matskiv