

28 May 2018

To: The City of Calgary

Council Meeting 11 June 2018

Proposed Rezoning & Development Permit of LOC 2017-0374 at 8500-23rd Avenue SE Calgary

We would like to speak **AGAINST** this rezoning and Development Permit LOC 2017-0374 at 8500 23rd Avenue SE on the following basis.

We have since 1970 and still own a parcel of land in the Garden Heights Community.

Over the past years since annexation by the City of Calgary, we believe we have been consistently damaged by the City of Calgary and failure of its Representatives to act to preserve our investments & Property values.

By not properly representing our interests and not given priority to preserve our property values & quality of life, resulting in a severe down grading of this community and oppressed property values.

Over this period of time, we have **not received any services, and still do not receive services of water, sewer, roads, in spite of major development in close proximity.**

We have been given no consideration towards reduced property taxes.

We believe we have been damaged by **not having been given prior Notice of rezoning by the City** which impacts us **negatively.**

We anticipate and respectfully request to be granted that all future action from the City to be focused on **restoration of this Garden Heights area, not only preservation of our Property values, but enhancement of our Property values.**

We anticipate and respectfully request to be granted the utmost consideration & highest priority, by the City of Calgary of any action affecting our **Property values & quality of life** in the Garden Heights Community.

Please consider a major review in light of the foregoing, prior to granting any rezoning.

Respectfully,

Irene Strutz

(403)-272-0065

Email: ireneastrutz@hotmail.com

6 May 2018

2nd REQUEST – 11 MAY 2018

From: Irene Strutz

Ph: 403-272-0065

Fax: 403-272-8418

FAXED
11/05/18
8:00 AM

FAX MEMO – 403-268-8091

TO: CITY OF CALGARY COUNSELOR GIAN-CARLO CARRA

ATTENTION COUNSELOR GIAN-CARLO CARRA:

**Re: ROAD CONDITION 84th St & 23rd Ave SE to 88th St/South to 34th Ave/West to 84th St SE Calgary-
(Garden Heights)**

Dear Mr. Carra,-

We understand some of the issues outlined herein were addressed in a recent meeting with you, And will again be addressed in more detail in a future meeting, entailing the negative impact the City has forced upon the "Garden Heights Community" having been excluded from the Area Structure Plan, resulting among other things, oppressed property values, no services, (ie: water, sewer, road) Increased property taxes & operation of commercial enterprises amongst residential properties.

From time to time during past years since annexation by the City of Calgary, we have received on our road negligible grading east from 84th St SE & 26th Ave to 88th Street, south on 88th St to 34th Ave and West on 34th Ave to 84th St, with very temporary improvement lasting 4-5 days.

The road is continuously destroyed by large trucks operating commercial businesses.

Would you please advise in writing, WHY the condition of this road which continues to be deplorable (potentially causing damage by shaking up vehicles despite extremely slow speed), Can not be corrected immediately.

Thank you for your attention to this matter.

Irene Strutz

Please respond by Fax to my FAX-403-272-8418 – Thank you.

June 11th

Public Hearing

LOC2017-0374 | 8500 23 AVE SE

Re-Zoning Application

Package From Tula and Garth Edmunds

RE: LOC2017-0374 at 8500 23rd Avenue SE

Council Public Meeting – June 11

RE: Proposed Rezoning and development permit of LOC2017-0374 at 8500 23rd Avenue SE.

We would like to speak against the rezoning and development permit # LOC2017-0374 at 8500 23rd Avenue SE. There are a number of concerns regarding the approval of this permit from many of the residents in Garden Heights/Belvedere along with myself and my husband Garth.

I would like to start by bringing to Councils attention what the plan was for this area when Garden Heights was amalgamated – I have included from the initial proposal that was presented to the residents in this area in 2008. As you will see from the attached (A-1) we were amalgamated into the City of Calgary as Residential with some agricultural. We were also promise that the area would be more Urban with a Mediterranean look and feel.

Since the Amalgamation, our beautiful area of Garden Heights is now known as Garbage Heights as it has become a lawless and free for all to run illegal industrial style businesses. If this zoning is approved all the City will be doing is confirming yes to industrial living in a residential area who will be affected in many ways.

Please let me continue with several of the most important aspects, why NO to this rezoning.

1. The Garden Heights area is all maintained by well water which was paid by residents as many drilled for their wells. Currently we are struggling with all the large vehicles in this area as they dump not only garbage and contaminated soil in a number of properties but as well, the leakage of these vehicles goes into our water table and system which we bath and many drink in this area. This is dangerous to our health. Including another 100 semis in this area would be like adding fuel to an already burning fire.
2. Our current road situation cannot handle anymore larger vehicles and proposing to pave 23rd Ave. would not be a solution. It would be inevitable that vehicles would be cutting through from 34th Ave, to 88 Street to get to the property. This would not only cause additional large vehicle traffic in an area that is already hurting, but it would be dangerous as well with all the gravel flying off the tires. I say this as a few years ago we had an incident where I was in my front yard and rocks and gravel came flying at me from a roofing truck.
3. Many of the neighbours and I have been working at cleaning up this lawless area that has overtake us by fly by night companies that rent and dump, and park large vehicles in the area.

When does this stop! Approving this will only make it worse after a long 8 year battle we have had trying to clean this up and getting our quality of life back as we once knew it and were promised by the city.

4. Please as well, let's remember that our mailboxes are right there (84th Street and 23rd Ave) and this may cause several incidents along with casualties.
5. If this rezoning is approved, it is only saying that it is okay to bring in large vehicles to a residential area (even though the city has re-zoned to DC without any notice or knowledge of its residents), we are still a residential area by what the City of Calgary had presented us.
6. This will as well increase traffic off of 17th Ave SE and 84 St SE. Currently, during traffic hours Stony Trail and the new Mall is not able to handle the busy traffic and more and more are using 84th Street to get around.
7. 84th Street was never upgraded after the long haul of traffic being diverted to 84th Street from Glenmore while they completed Stony Trail. If you drive it, you will notice that the road is splitting in the middle. It is only a matter of time that 84th Street will literally fall apart. I say it again, including another 100 semis in this area would be like adding fuel to an already burning fire.
8. The industrial area is a mere 2 kilometers from the proposed rezoning and right off Piegan Trail with plenty of land to lease or buy. Why are they not using that land? Using that land, is further from our water table and as well off Piegan Trail where many of the trucks can enter and exit. This would facilitate in our cause as well in cleaning up Garden Heights and making it a healthier place to live.
9. Allowing this will increase the noise pollution in our area. We are currently struggling with noise pollution from Stony Trail on many days and have asked for a Noise Wall/Barrier to put up, however this is another item we are still working on. We struggle with semis jacking up on Stony Trail. This will get even worse with allowing this rezoning.
10. Approving this will also cause the value of our home and properties to drop, is this resident who is asking for the re-zoning going to reimburse the residents for lost value on their properties? Is it fair that the residents of Garden Heights lose value on their properties because of someone who just purchased a property and wants to re-zone and park trucks? Many of the residents have lived here for over 40-50 years. Should we all pay for this?
11. We are currently struggling with cleaning up this area from all the illegal companies which use this land for dumping and storing large vehicles, **(Please see Overview 1-10)** This has been an 8 year battle for many in the area working to clean it up. It has been even more difficult with the City of Calgary changing us to DC without our knowledge. We ask to please help us – not hurt us even further with approving this re-zoning.

I have included some images as well, of another few clean-ups we have been working at from a close up. As mentioned above this has been an ongoing battle for 8 years as many of us here work hard to keep this area cleaned up. We not only feel exhausted from trying to clean this up, but as well abandoned from the City of Calgary. We are excited with our new Councilman, Councillor Gian-Carlo Carra, and see a light at the end the tunnel, please help him help us in cleaning this area up by not approving this re-zoning.

During a temporary use hearing in 2014 - **Past Councillor Dale Hodges** said to us to keep fighting – it is worth while if we don't our area to turn into the same as Saddleridge and Martindale in the NE. **(See C1)** He said for us to take a look at that area and many of us are devastated even to think about it.

I have also included some of the nice homes in our area, so you may see why many of us are fighting to keep the quality of life here as we knew it. Please see (B-1 to B4).

Please help us by not approving this re-zoning.

Thank you for taking time to listening to our concerns

With respect

Tula Edmunds

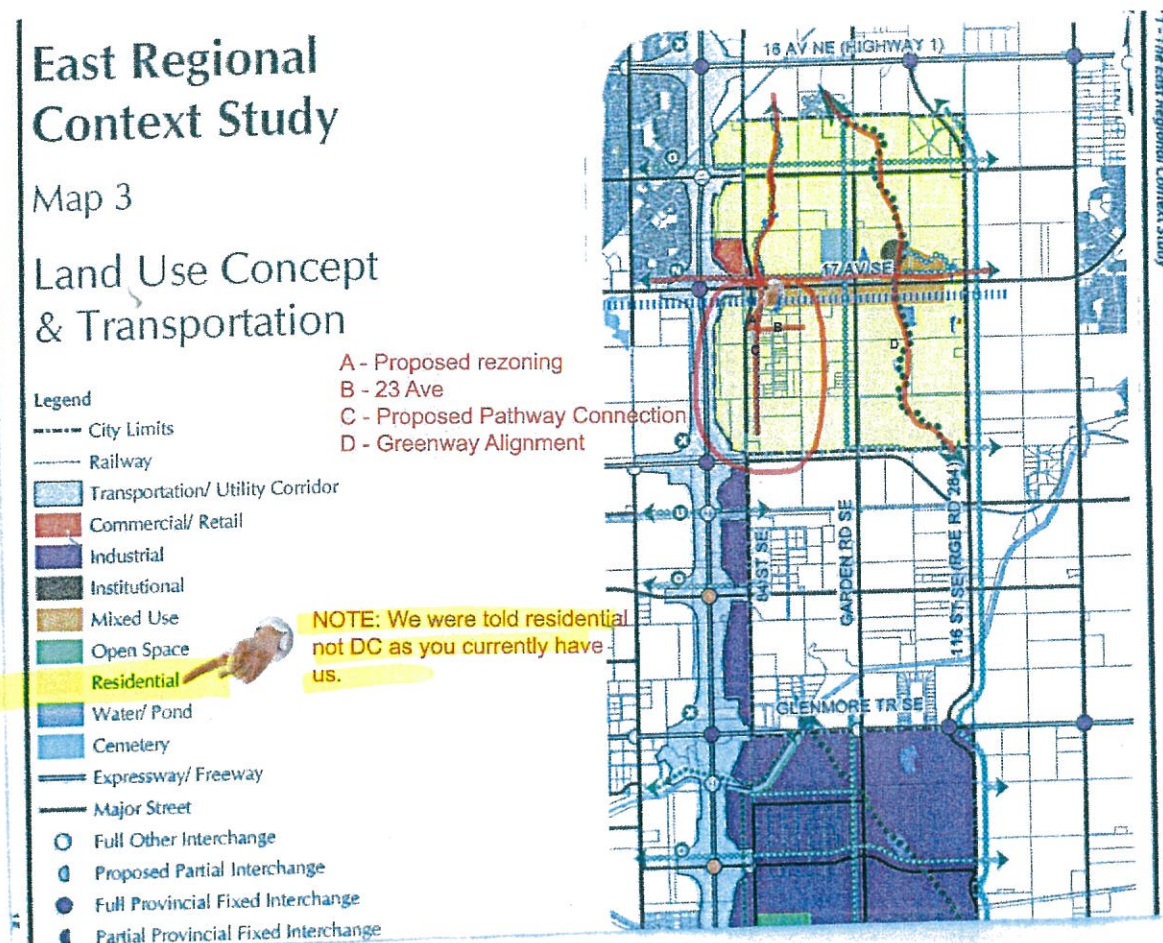
RE: REZONING OF LOC2017-0374 at 8500 23rd Avenue SE

Dear Mayor Nenshi, Gian-Carlo Carra and Wallace Leung,

We would like to include more comments on the proposed rezoning of development permit of LOC2017-0374 at 8500 23rd Avenue SE

As you can see on the City Map below which was provided to us when we were amalgamated into the City – we were told we would stay as residential. The City changed us to Direct Control without letting the residents know. This we believe should be changed back to what was promised.

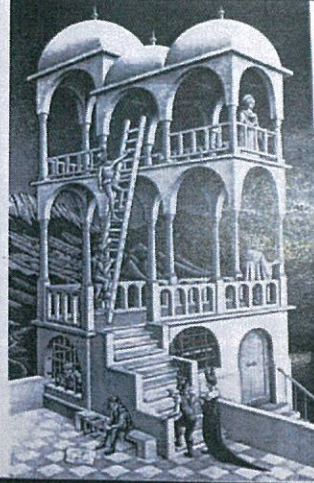
The proposed property is incorporated into residential as showing on your Map. (not Direct Control)



A-1

Belvedere

- 1910 Subdivision name - hopes for a streetcar to link Calgary to Chestermere
- Italian for "Beautiful View"
- Architectural Structure

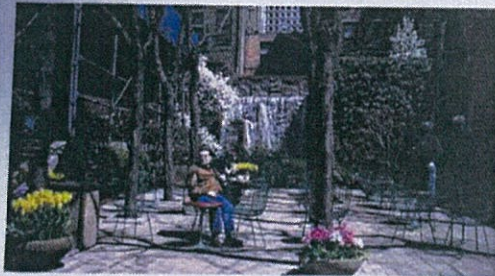


How
Can the
Zoning Asked
for By this
Resident
fit the
City's or
the
Plan
we
were
promise

Corridor Land Use and Urban Design Concept

3.6.3.2 Design Criteria

- An urban plaza should reflect and reinforce the character of its location
- An urban plaza should provide good pedestrian linkage to its surrounding open spaces and buildings
- The design of a plaza should provide for safety including provision for natural surveillance ("eyes on the plaza"), clear sightlines, good lighting and alternate "escape" paths
- An urban plaza should be characterized by activity in both the daytime and the evenings
- An urban plaza should provide easy and direct access to all users, particularly to elderly, physically challenged and young children



A pocket park with sense of enclosure
Source: "Pocket Park", New York City
Photo credit: pauljm85100, webehots.com



A pocket park well integrated to adjacent buildings
Source: "Pocket Park", New York City
Photo credit: pauljm85100, webehots.com

- An urban plaza should be designed to maximize the access to sunlight
- An urban plaza should be provided with furniture and landscaping that is appropriate for the purpose of the plaza, such as seating, lighting, information kiosks, telephone booths, flower beds, trees, tables, signage, etc
- Gateways, major intersections, street corners, transit hubs and areas classified as Special Mixed-use are all ideal locations for urban plazas

3.6.4 Pocket Park

A pocket park or mini-park is a small park accessible to the general public. Pocket parks are frequently created on a single vacant building lot or on small, irregular pieces of land. Because pocket parks are generally compact in size and are generally the "unused land" between buildings or at street corners, they act as convenient, accessible, inexpensive outdoor amenity space and serve the immediate adjacent population. Efforts should be made to create a series of pocket parks throughout the 17 Avenue Corridor where they intersect the public sidewalks and other pathway systems.

The difference between an urban plaza and pocket park is mainly the scale. Where space is limited, a pocket park can be very useful to create a useable

Prior to being amalgamated and when we belonged to Rocky View our roads were not dusty as they currently are and were treated with tarred chips. With the current number of large vehicles going up and down these road, they have been destroyed and the City of Calgary will need to up its budgets to maintain somewhat decent roads.

If we now allow these big vehicles lawfully into the area, then it not only creates unsafe conditions for many of us walking but also unhealthy conditions for the elders and ones with asthma.

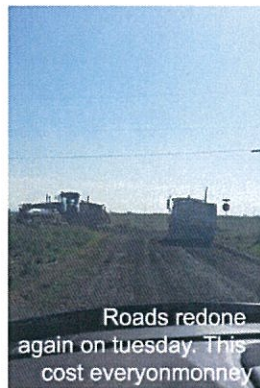
The proposed area is also close to an intersection which is busy from the Mall and the Commuters. Adding this truck storage here is waiting for accidents to happen on a continual basis. This area is as well across from the mail boxes were many residents stop to pick up mail making it a hazard there also. A couple of years ago with a cocktail of a very wet spring, large vehicles and destroyed roads, the intersection were the mailboxes are (23rd and 84th) was closed down for 2 months and residents had to drive to Chestermere to pick up their mail. Why should we suffer as this?

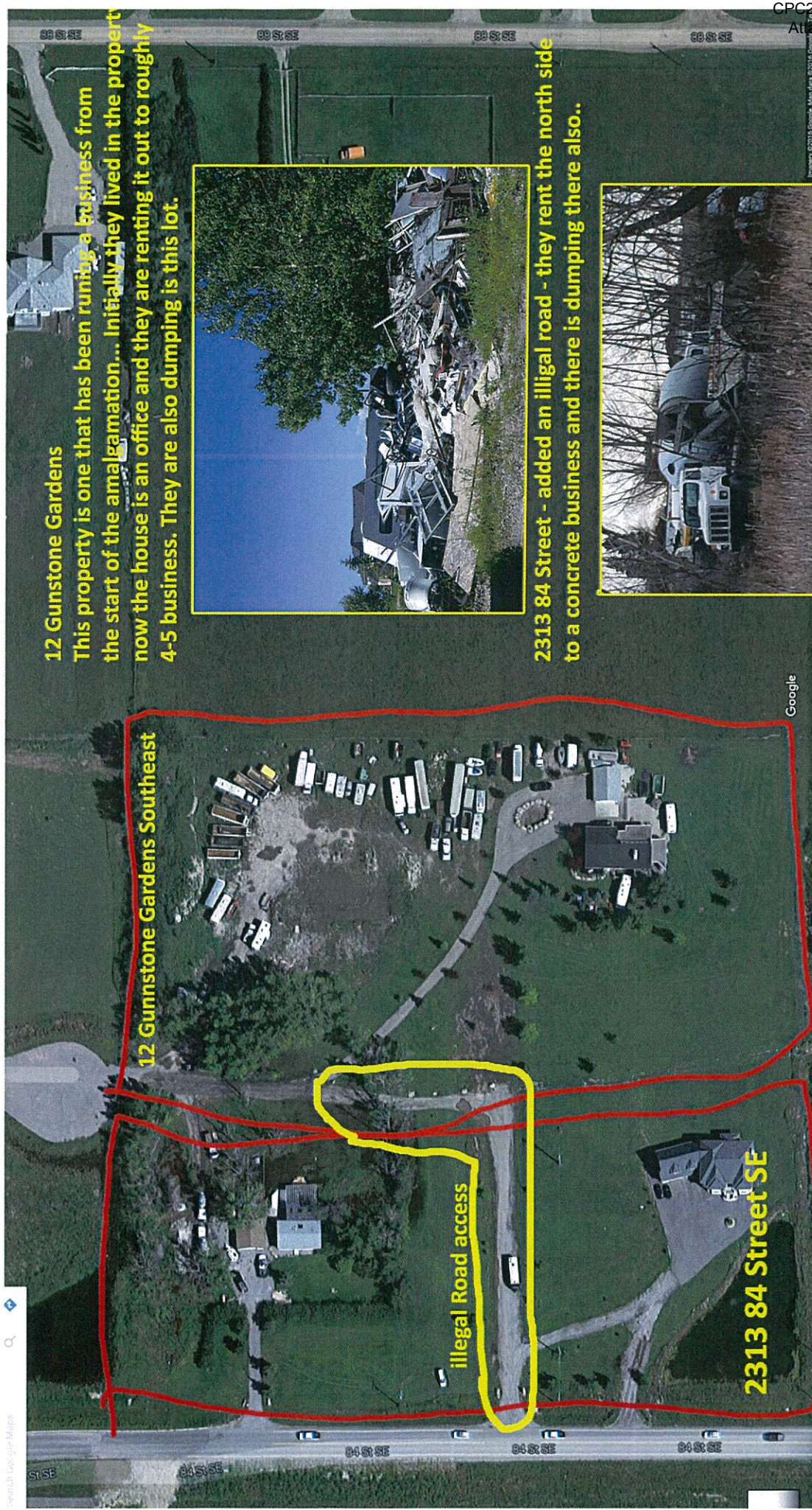
WHAT OUR AREA HAS BEEN TURNED INTO SINCE WE HAVE BEEN AMALGAMATED

We fought to clean this one up and they still keep coming.

When appealing another licence in this area – Former Mr Hodgins had mentioned to us to keep fighting as this would turn into another area like your Saddleridge Maintenance Depot. (off Metis Trail between 64th and 80th NE) if we did not keep after things as they came up. We DO NOT WANT OUR AREA to become as it is there.

Garbage dumping in another lot





12 Gunstone Gardens

This property is one that has been running a business from the start of the amalgamation... Initially they lived in the property now the house is an office and they are renting it out to roughly 4-5 business. They are also dumping is this lot.



2313 84 Street - added an illegal road - they rent the north side to a concrete business and there is dumping there also..



OVERVIEW #1

2313 84 and 12 Gunstone

2665 88 Street SE

This Neighbour over the past couple of years has been storing more and more delapidated trailers for storing his business inventory. Currently he has about 3-4 delapidated 40 foot trailers and delapidated vehicles.. it is getting bad. He own a furniture store and we beleive the storage is from that.

The motto in this area has become - if he can do then I can do it....



This is an old map now there is tons more garbage and vehicles parked

OVERVIEW #2
2665 88 Street SE



House

This lot belongs to Dr Bassi who has moved to a 7000 square foot home in Conrich. He rents part of it to the Hells Angels and the other part to another business that we are not sure of the name. The Hells angels were cleaning it up and not as bad as it currently is. There is starting to be more activity and we believe that the Hells Angels have moved and that the renters on the North side have taken the whole property. We also believe they are one of the business dumping on the property off 17th ave and 84th street owned by Alberta Infrastructure.

This image is from about 2 years ago.. The renters on the north side properties have alot more outside storage and it is obvious that they are running business.

They started bringing in dirt again to fill in the wetlands which is against the environmental laws- Tonight (December 6, they had machinery there spreading the dirt.

Google

This is an old map now there is tons more garbage and vehicles parked
This company as well has been dumping garbage

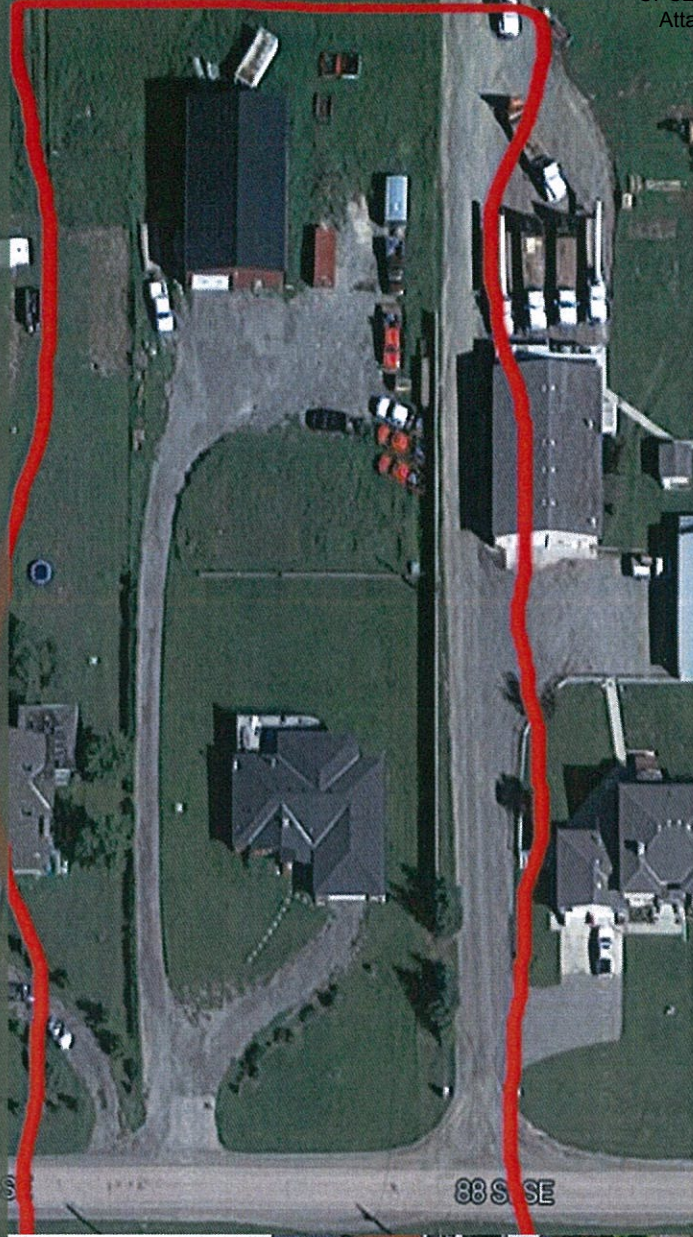
OVERVIEW #3
2727 + 3050 84 Street SE

2830 84 ST SE

This neighbour is arguing that he has been fathered in and this is a blatant lie. He was not fathered in. There is no record. He was given a temporary one year licence only and that was it. Rocky View would not allow him to run this business and I believe the one year was for him to move the business elsewhere. This photo was roughly 2 years ago, he has about 3 times the vehicles and outdoor storage now. His Gravel trucks are killing our roads and wasting taxpayers money. **Running illegal business and outdoor storage**



This is an old map now there are more vehicles parked



CPC2018-0421
Attachment 7
Letter

OVERVIEW #4
2830 88 Street SE

2910 88 Street SE

The previous owner who of this property created this mess and got away with it for some time. As you can see they had even built an illegal structure and no one said anything. Now the new owner is renting the barn out to the neighbour down the road that we worked very hard to move his business out of the area. He previously used the quanset and now he is renting and working out of the barn here.. again these images are from 2 years ago.

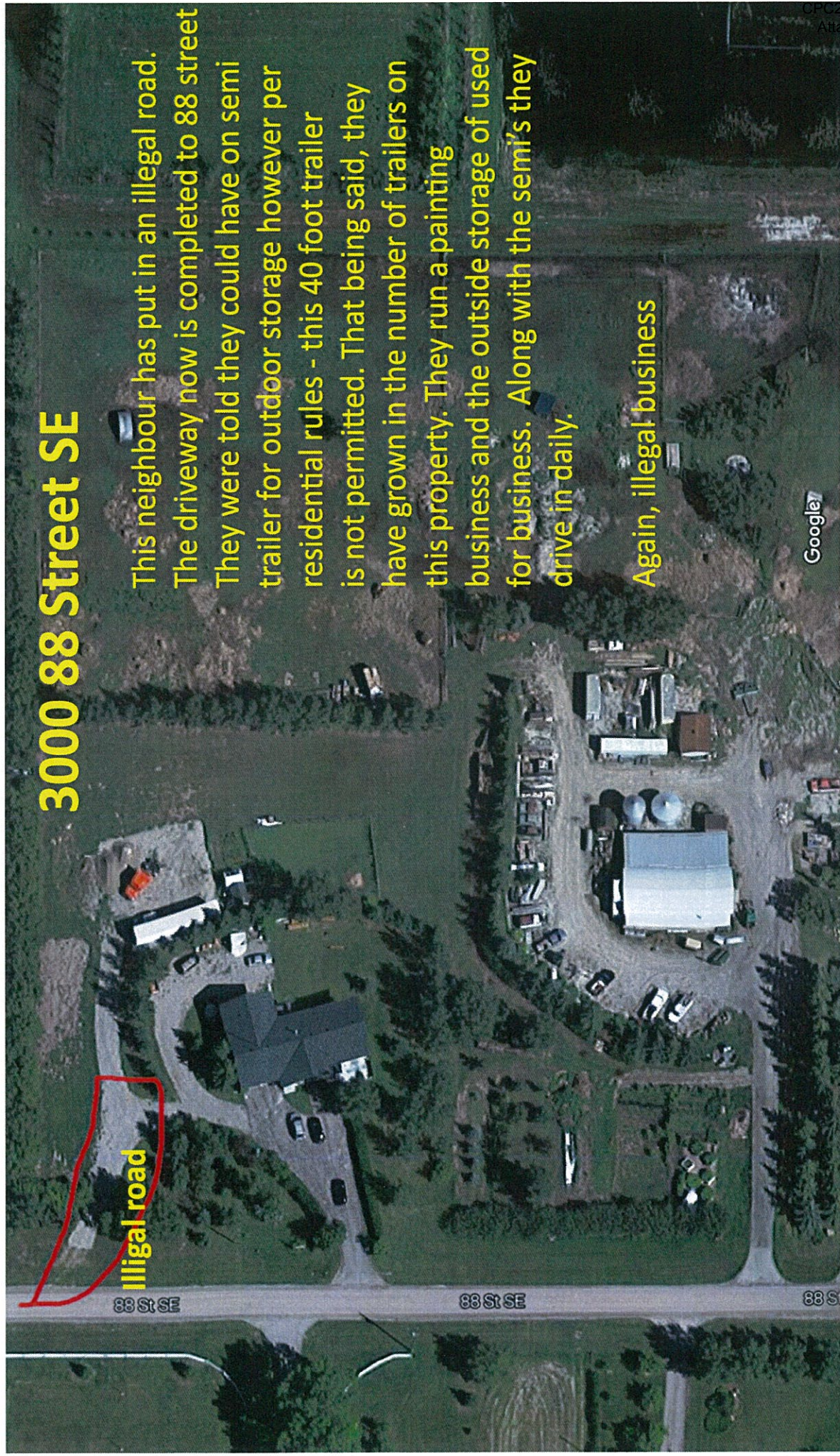
The neighbour renting the workshop was previously renting the quanset and was told he could not use the quanset for business and has now moved into the workshop. Again Illegal business.



This is an old map now there are more vehicles parked

OVERVIEW #5

2910 88 Street SE



3000 88 Street SE

This neighbour has put in an illegal road. The driveway now is completed to 88 street. They were told they could have on semi trailer for outdoor storage however per residential rules - this 40 foot trailer is not permitted. That being said, they have grown in the number of trailers on this property. They run a painting business and the outside storage of used for business. Along with the semi's they drive in daily.

Again, illegal business

Google

This is an old map now there are more vehicles parked - They now have about 4-5 semi trailers parked

OVERVIEW #6

3000 88 Street SE

3205 88 Street SE

Fence

This Neighbour at one time the bylaw had it a bit under control.. now it is so much out of control and they will see once they visit the property. He runs his business and does soffits and fascia. He not only has construction material everywhere, he is also now bringing in dilapidated vehicles.

He has now put a fence up to block some of construction material however you can see all the material from the back. Along the front he has spread more. The red shows were the construction material and dilapidated vehicle are located

This is an old map now there are more vehicles parked - They now have a whole bunch of Construction material all over the yard. Honestly a fire waiting to happen...

OVERVIEW #7
3000 88 Street SE

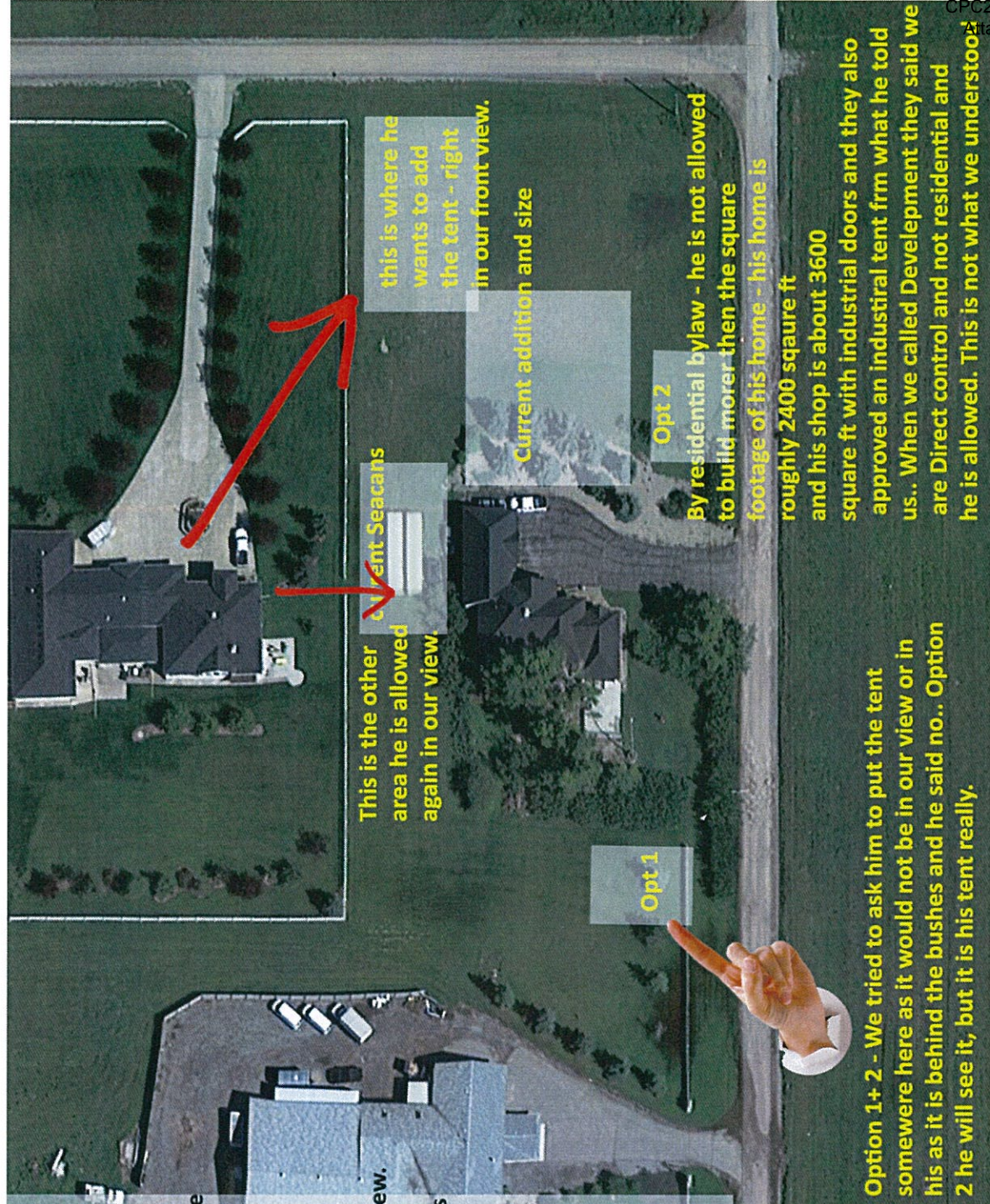
It would be appreciated if this one was looked into FIRST. There is not much we can do about the huge addition now but as it was overbuilt and approved. Per the City of Calgary bylaws it should not have been approved. If you can at help with were the industrial tent is located - we may work with this monstrous building being build against the zoning in this area. When Garth asked him to at least consider moving the tent away for our view - he laughed and said he did not want it is his view.

His proposed tent is also larger than what is per residential bylaw. That being said he has mentioned to both my husband and I that he is planning on running a business in the addition.

Proposed tent



8800 34th Ave SE



This is the other area he is allowed again in our view.

Current Seacans

this is where he wants to add the tent - right in our front view.

Current addition and size

Opt 1

Opt 2

By residential bylaw - he is not allowed to build more then the square footage of his home - his home is roughly 2400 square ft

and his shop is about 3600

square ft with industrial doors and they also approved an industrial tent firm what he told us.. When we called Development they said we are Direct control and not residential and he is allowed. This is not what we understood

Option 1+ 2 - We tried to ask him to put the tent somewhere here as it would not be in our view or in his as it is behind the bushes and he said no.. Option 2 he will see it, but it is his tent really.

This is our neighbour who has built a shop and wants to run his business (Mr Volvo) He says he has a permit for an industrial tent.. would you like to live beside this and see it every time you look out your front door?

OVERVIEW #8

8800 34 Ave SE

↙ This business here is not only illegal... it has caused 2 fires in the area in the last 5 or so years, one last year that almost took the part of the neighbourhood out. It is also the one that damages the roads so much and many speed up and down the road. It is also said that drugs run through here.. we do not believe that the talk is wrong.



They have blocked the road and pretty much do anything they want

OVERVIEW #10

East 34 Ave SE

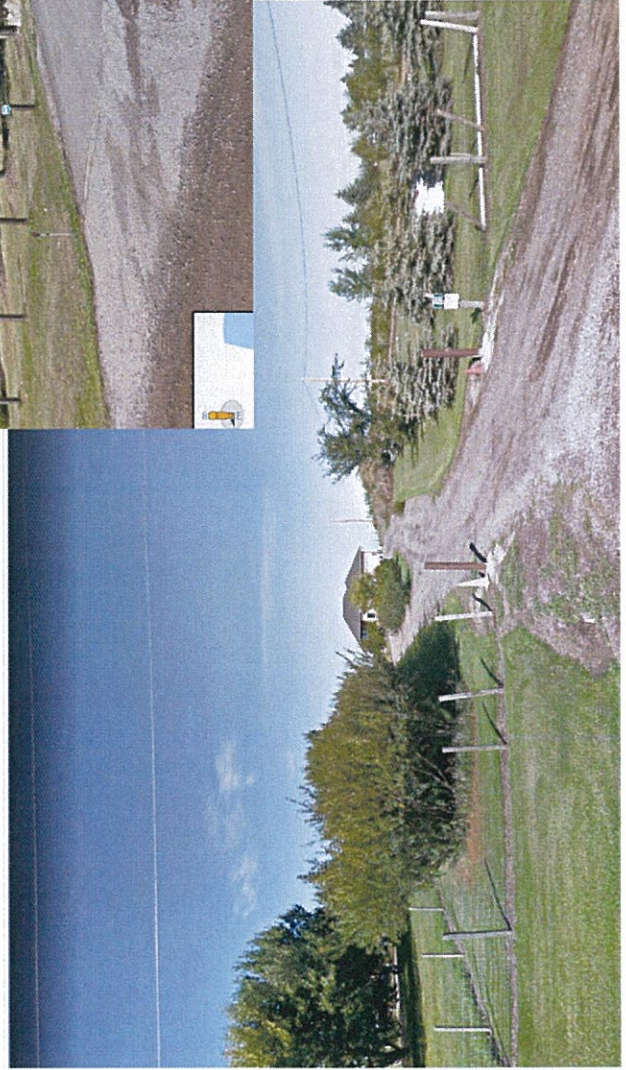
Some of the Residents being affected
by all the trucks, semis, gravel trucks, garbage
trucks and bins, dumping and illegal business



As you can see how we all take care of
properties

B-1

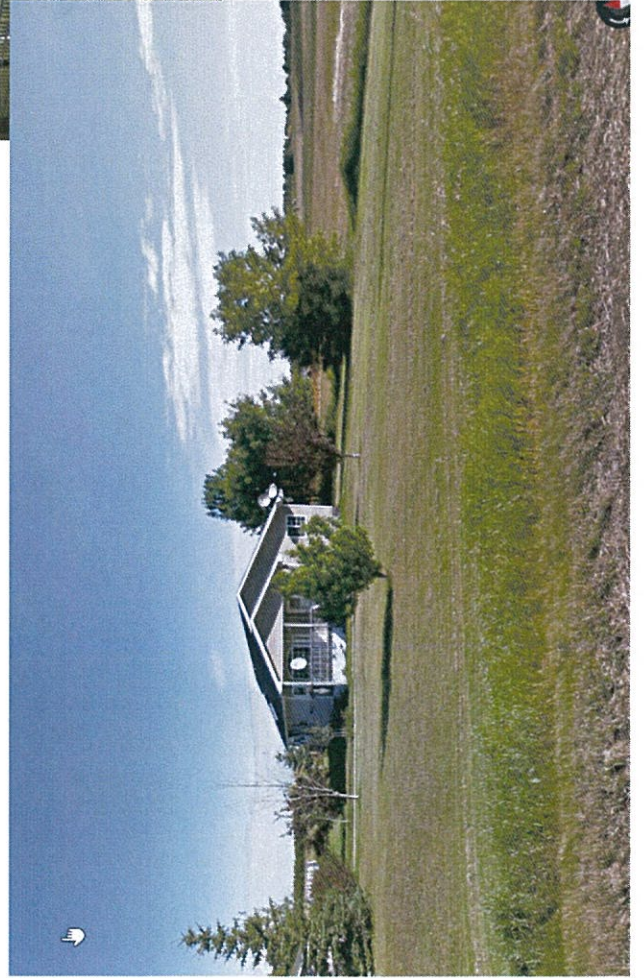
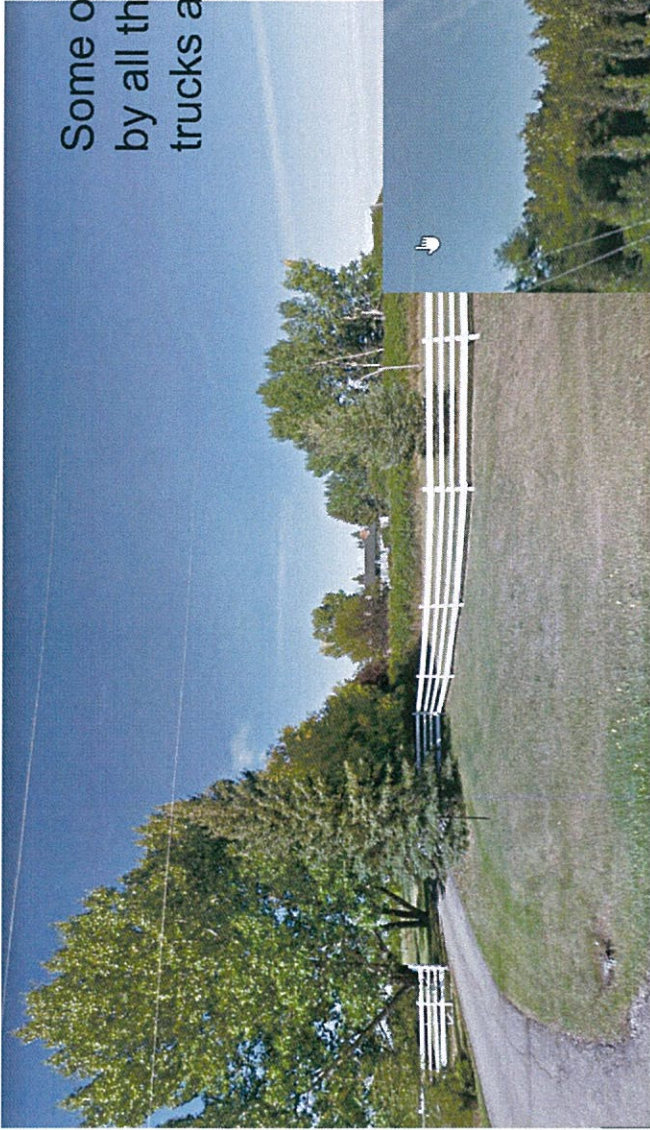
Some of the Residents being affected
by all the trucks, semis, gravel trucks, garbage
trucks and bins, dumping and illegal business



As you can see how we all take care of
properties

B-2

Some of the Residents being affected
by all the trucks, semis, gravel trucks, garbage
trucks and bins, dumping and illegal business



As you can see how we all take care of
properties

B-3

(BELOW) These properties still have not been cleaned up – still working on a number of these...



*This is what
is coming in.*

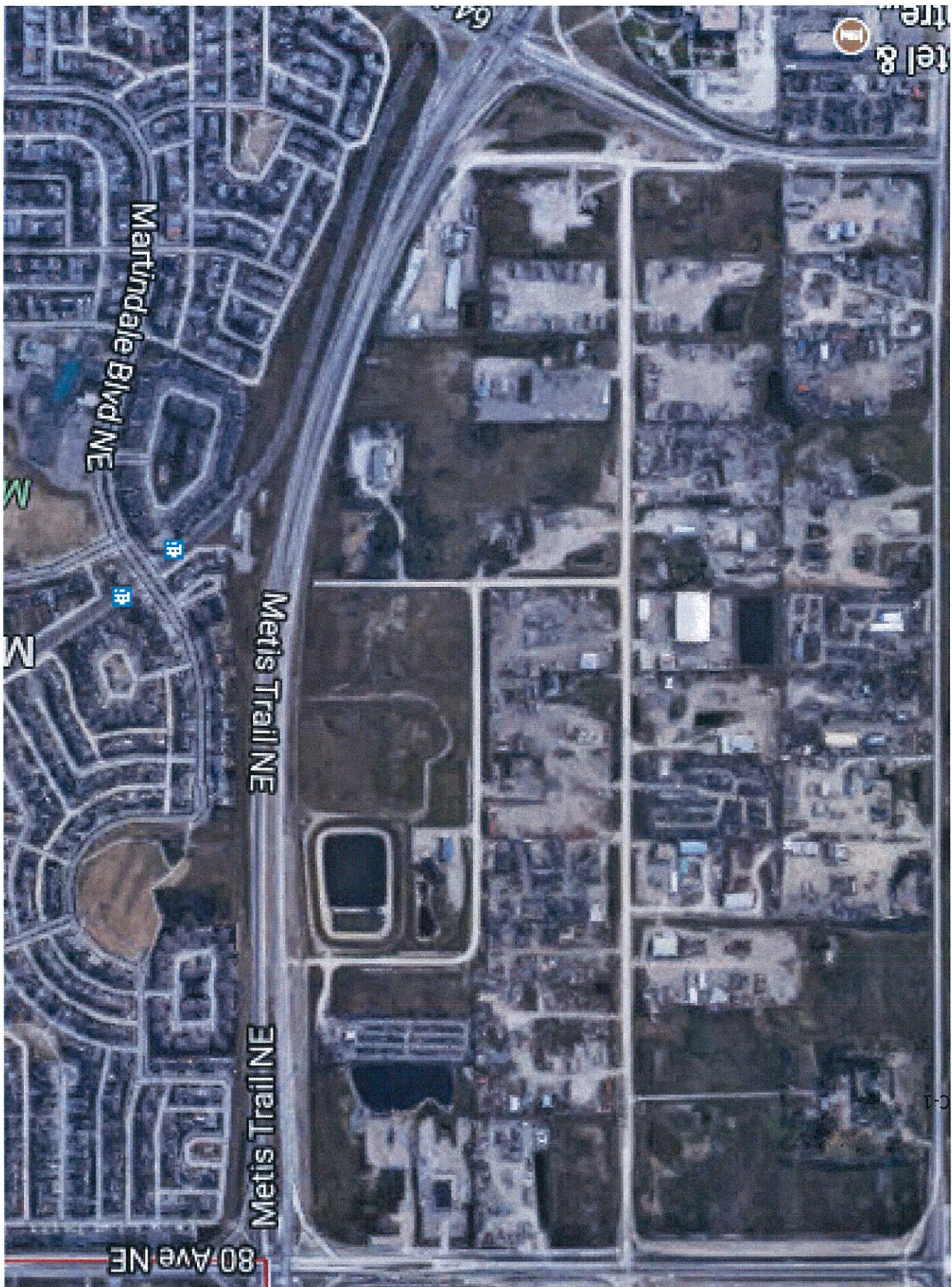
PROPERTY VALUE

More consequences to this application being approved are that our property value will take a dive due to the location of this rezoning. Will we be compensated for the fall in Home Value after this rezoning?

Please view images of our home and concerns of this rezoning –we have worked very hard on our property, should we and others be penalized? there are many beautiful homes in this area. We do not believe this rezoning fits with the plan in this area.



B-4



C-1



If this request for rezoning - business as these will ask for re-zoning next.. this are all in a residential neighbourhood.. with well water..
We hope that you can see the severity of this decision



Garbage dumping in another lot



Roads redone
again on tuesday. This
cost everyonmonney



Older Cleanup
of Dumping
But this Continues
in our Neighbourhood

This shows that this garbage is
fairly new as it is not
weathered

Letter to City Council,

Regarding the rezoning and development of property off 84th and 23rd Ave SE. Permit number LOC2017-0374 at 8500 23rd Avenue SE.

We would like to speak AGAINST the rezoning and development of this property. This will further affect us in an already bad situation that we have been faced since being amalgamated in the City of Calgary.

We have lived in this area since 1965 and we have never had to go through what we are going through now. We currently struggle with our roads, water being contaminated from current large vehicles illegally being here, adding another 100 semis or more to already devastating situation is not good.

The industrial area is just down the road where appropriate property can be leased or bought for this type of business.

Our Roads from Piegan and 84th to 17th Ave and 84th are falling apart, and our area, the circle which is even more affected 34th Avenue, to 88 St, to 24th Ave, the city cannot keep up with the current situation with all the current semis, gravel trucks and parked illegal vehicles.

Please DO NOT APPROVE this application.

Quick facts of why it should not be approved:

- Our Roads in this area cannot take any more.

- Our property values will be affected, who will compensate us?

- We are on well water and our water is being poisoned.

- Danger to residents with all these large trucks going up and down the road.

- Danger to residents picking up their mail.

- We are supposed to be residential not industrial here.

- Industrial is just down the road – they can go there.

- Noise pollution

- This does not fit with the Urban Development that was promised.

It is time that the City of Calgary to help this area by NOT APPROVING this application and to help us with our current devastating state.

Please get the trucks out of here, don't bring more in and FIX OUR ROADS! We have struggles enough the past 8-9 years since your promises.

Tula has more details for what else it affects – we agree with her and want to include our voice with this letter.

Unfortunately, with all our recent medical conditions and Gwynne breaking his shoulder, we are not able to attend the meeting but would like Tula to read our concerns.

Thank you

Gwynne and Margaret Jones