

Williams, Debbie D. (City Clerk's)

From: Chin, Kathryn
Sent: Thursday, May 31, 2018 3:52 PM
To: Public Submissions
Subject: FW: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

From: Nancy Weimann [mailto:nancy.w@shaw.ca]
Sent: Thursday, May 31, 2018 3:25 PM
To: City Clerk
Subject: FW: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Please if possible accept my correspondence below to Steve Jones in error.
Nancy Weimann

From: Jones, Steve P. (LUPP) [mailto:Steve.Jones2@calgary.ca]
Sent: Thursday, May 31, 2018 2:45 PM
To: 'Nancy Weimann'
Subject: RE: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hi Nancy,

Unfortunately correspondence regarding a Public Hearing matter and intended for distribution to Council in their Agenda, is supposed to be received in the City Clerk's Office prior to 10 a.m. on the second Thursday prior to the Public Hearing Meeting date (which is today). You could still try to forward an email to them and see if they will accept it. The email is cityclerk@calgary.ca. You could also try forwarding something directly to your Ward Councillor as well. As you have mentioned the other option is attendance at the meeting, however if you can't make this meeting you can certainly encourage others who have the same concerns to attend.

Regards,

Steve

Steve Jones, M.Pl., MCIP, RPP
Senior Planner | Community Planning | North Team
The City of Calgary | Mail Code: # 8076
T 403.268.2523 | F 403.268.3636
P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

From: Nancy Weimann [mailto:nancy.w@shaw.ca]
Sent: Wednesday, May 30, 2018 9:48 PM
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>
Subject: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hello Steve,

In response to the Notice Board located at 235 - 14 Ave NE, as a long time resident on this street I want to emphasize clearly and concisely that I oppose the rezoning of this property.

I have lived at 215 14th Avenue N.E. since 1987. In 2002 my husband and I decided to invest in our property and add a second story because we loved our street and our property. If I had known this street would be rezoned down the road I am pretty sure we wouldn't have stayed and invested a considerable amount of money and energy to redevelop our property. Which I may add was not for investment purposes but to enable us to have a home with space for our growing family in a community we love.

There have been developments recently in this community on properties that were enhanced by such developments, closer to main arteries and commercial streets. I do not want to see my street change to high density, what recourse do I have then to move? I realize that I do live in the inner-city but believe we have a great mix of different levels of homes in this community.

The rezoning would encourage over development on this street as I am sure other properties on this street would then be developed such as this one, which in my opinion is an overdevelopment.

I cannot attend the meeting on June 11, 2018 due to work commitments, I will however talk to my neighbours, and see if I can garner support and have someone attend on our behalf.

I can be reached at 403-826-6122 if you have any questions or suggestions on how to proceed.

Regards,
Nancy Weimann

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Friday, June 01, 2018 2:03 PM
To: Public Submissions
Subject: FW: [EXT] 235 14 Ave NE Rezoning and Development

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

From: Diana Hoffman [mailto:hoffmandianam@gmail.com]
Sent: Friday, June 01, 2018 10:53 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] 235 14 Ave NE Rezoning and Development

City of Calgary:

We object to the currently proposed rezoning and development of this property. This is a residential neighbourhood comprised of single and attached units and we would it to remain this way. This area is located in a tight, densely populated spot - between busy 12 & 16Aves NE, and Centre & Edmonton Trail NE. It already comprises of numerous townhouses and apartment buildings(especially within Centre A St & 1 St NE between 13Ave & 16 Ave NE!) which includes the new high rise on 16Ave & 1 St NE towering over the neighbourhood. There is enough zoning for multiple units within this area without encroaching further onto our beautiful street!

Allowing this rezoning will set precedent in changing our quiet, residential street. If this is allowed many more properties could sell out for such development as well which could diminish the value of our homes.

The property located across the street at 305 has been empty for some time and we are worried about what will be built there as the block includes Edmonton Trail. Edmonton Trail has been building new businesses, and multi unit dwellings at a rapid pace, - we had to petition to keep those businesses from parking on our street, as it was becoming busy, noisy and limited parking for home owners. This too will bring in more traffic, reduce our street parking further diminishing the quality of life that this neighbourhood currently offers.

We work hard to own our homes and chose this neighbourhood for its beauty, peaceful and family friendly setting, rezoning this lot would change this drastically, opening the door to further multi-unit developments, potentially lower the quality of life, and the property value here.

Please block this rezoning and development.

Thank you.

Diana Hoffman
219 14 Ave NE

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Friday, June 01, 2018 2:06 PM
To: Public Submissions
Subject: FW: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

From: Todd-Corrigall, Chelsea [mailto:Chelsea.Todd-Corrigall@puretechltd.com]
Sent: Friday, June 01, 2018 8:16 AM
To: City Clerk
Cc: Jones, Steve P. (LUPP) ; Tyler Corrigall
Subject: [EXT] LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

Good day,

I am writing to express my and my husband's opposition to the proposed rezoning of 14 Ave NE. We have lived on 14 Ave NE for six years now and we find the area to be quite diverse and dynamic with its variety of dwellings. We enjoy the diversity our neighborhood brings and find the array of housing to be a good balance as it today. However, rezoning our street would significantly change this balance and the interfere with the character that Crescent Heights has garnered for decades with its family-oriented housing.

Within our six years in Crescent Heights, we have seen decent amount of traffic and parking issues with the current properties, along with significant speeding down our residential streets and litter. This rezoning will encourage this behavior and will eventually drive single-families out of the neighborhood.

Walking through our neighborhood as we do every day, I noticed certain streets have become almost entirely apartment or condo-oriented. We definitely do not want every street transitioning into that so we should ensure that we are keeping a good balance of housing.

It is my understanding that rezoning was attempted a while back and was successfully appealed at that time proving that the homeowners are quite happy with the layout of the neighborhood as it is.

In conclusion, we love our unique and quaint neighborhood but it is already becoming very densely populated and we must be careful to protect the character and charm of Crescent Heights and its occupants.

Thank you very much for your time and consideration.

Regards,
Chelsea and Tyler Corrigall
587.700.2733

Williams, Debbie D. (City Clerk's)

From: Albrecht, Linda
Sent: Friday, June 01, 2018 3:57 PM
To: Public Submissions
Subject: FW: [EXT] Fw: redevelopment 235 14 ave. ne.

From: Barbara Langley Smith [mailto:dgrtsmit@telus.net]
Sent: Friday, June 01, 2018 1:43 PM
To: City Clerk
Subject: [EXT] Fw: redevelopment 235 14 ave. ne.

Please add to the file. I was also given this email address. thanks R.Smith

From: [Barbara Langley Smith](mailto:Barbara.Langley.Smith)
Sent: Friday, June 01, 2018 12:50 PM
To: Steve.Jones2@calgary.ca
Subject: redevelopment 235 14 ave. ne.

Hello, I understand you are involved for the city regarding the redevelopment in Crescent Heights on 14 ave. ne. We are the owners of 225 14 ave. ne and our relative resides at that house. We just wanted to log our objection to some types of developments that would draw down values of the single family houses in the area. You are aware there are many million dollar redevelopments in the area(single family and duplex) and we don't believe it is in our best interests to see more apartment blocks or Townhouse developments coming up on these nice lots that become available. they detract from our property values and also make the area more congested where parking is already an issue. we have been in touch with many neighbors and we understand they are making similar objections. Please add ours to the file. Thank you.

Robert and Barbara Smith 225 14 ave. ne. Calgary.

Barbara and Robert Smith

RR2

Sundre, Alberta

TOM1X0

403-638-3597

dgrtsmit@telus.net

June 3, 2018

City of Calgary
Planning & Development

Re: Application to Redesignate Land Located at 235-14 Ave NE from R-C2 to R-CG District

We submit that the Applicant's application to the City of Calgary to re-designate the land located at 235-14th Avenue N.E. (the "**Property**") from R-C2 to R-CG District should not be approved.

The redesignation of the Property to R-CG would increase both the height and the density any buildings developed on the Property. If approved, the increase in maximum height and density of the development would infringe both visibly and physically on the neighbouring properties. Our concerns are as follows:

1. 14th Avenue is made up of newly developed higher end single homes and duplexes. To add between three to five unit row townhouse to the street would not only decrease the value of the existing houses but would also not be compatible with the existing residential character and appearance of the street.
2. Both 14th Avenue and 3rd Street are not major thoroughfares and therefore do not support higher density housing.
3. Street parking on 14th Avenue is already at a premium and adding row townhouses will negatively impact the parking situation. Added to the fact that there is a proposed high density multi-family condo development on the east side of 3rd Street right before Edmonton Trail, the proposed row townhouse development will contribute to an already lack of parking issue.
4. The increase height and density attributable to a redesignation would allow a development of the Property that will negatively impact the view and access to sunlight to houses facing directly across, in particular our own property located at 232-14th Avenue NE.
5. Given the width of the lot and the intention of the developer to develop row townhomes, it is likely that they will utilize the max height to add a third storey in order to maximize space. This not only is not compatible in appearance with the neighbouring houses but will also negatively impact natural sunlight to the adjacent houses.

We respectfully submit that the City do not approve the application of the redesignation of the Property to R-CG District.

Yours truly,



Hong Ta

Owner, 232-14th Avenue NE

Williams, Debbie D. (City Clerk's)

From: Chin, Kathryn
Sent: Monday, June 04, 2018 8:01 AM
To: Public Submissions
Subject: FW: [EXT] Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

From: C Howdle [mailto:chowdle@shaw.ca]
Sent: Sunday, June 03, 2018 10:05 PM
To: City Clerk ; Jones, Steve P. (LUPP)
Subject: [EXT] Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

Dear Mr. Jones,

Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

Thank-you for the opportunity to comment on this rezoning application. We own and live at a home on a neighbouring road.

We strongly object to the proposed rezoning of this property.

1. There are other R-CG - zoned properties in Crescent Heights that have not been developed to their full R-CG capacity. No further increase in density of the community should occur until all R-CG lots have been developed to their density capacity. While rezoning one property, such as 235, may not seem significant, to us it is essential to prevent precedents from being set. This is a precedent that is unnecessary and should be avoided.
2. It is my understanding that during the last year, two large neighbourhood groups in our community successfully appealed two rezoning applications similar to this one. Their rapid, well-informed response demonstrates that Crescent Heights does not want this kind of rezoning.
3. We support the objective of the Crescent Heights Planning Committee to develop density around the perimeter of our community and leave the inner properties for low density single family and detached housing use. There is no need to increase density in this location as we will have high density on Centre Street, Edmonton Trail and on 15th and 16th Avenues per the 16th Avenue ARP.
4. We understand that density and diversity of housing is a City planning objective. We support that objective. In our opinion permitting unplanned rezoning applications by developers is not the method by which that diversity should be achieved.
5. The proposed building at this location would result in an unacceptable loss of light for neighbouring properties. The neighbours to the West of this property will lose all East sunlight. We encourage the urban forest in Crescent Heights and the neighbours currently have vegetation which will either not survive or be depleted when this property is built because of the reduced sunlight.
6. Surrounding properties would be severely overlooked by the multiple units of the new development resulting in a serious invasion of privacy, particularly with regard to the right to the quiet enjoyment of garden amenities. The neighbours' expectation when they purchased their properties was to be able to enjoy their back yards. This expectation will be significantly and negatively impacted if this rezoning is permitted.

7. The proposed rezoning creates a significant concern about on-street parking. The existing home on that site is a single-level dwelling. Increasing the density will likely significantly increase the number of cars at that location and the off street parking provision may not be sufficient.

8. There will likely be an increase in vehicle traffic in the area.

In summary, we are already one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We do not see any reason to increase the density at this property

We request that the above objections be considered during the rezoning decision process.

Yours truly,
Tristan Olsen and Charlotte Howdle
208 13 Ave NE

Williams, Debbie D. (City Clerk's)

From: Chin, Kathryn
Sent: Monday, June 04, 2018 8:02 AM
To: Public Submissions
Subject: FW: Urgent submission: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Importance: High

From: Claire Jarrold [mailto:clairejarrold@hotmail.com]
Sent: Monday, June 04, 2018 7:46 AM
To: City Clerk ; Jones, Steve P. (LUPP)
Subject: Urgent submission: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE
Importance: High

Dear Steve and City Clerk,

I originally understood that today (4th June) was the last day for submissions on this matter, but was away on vacation and have just found out it should have been submitted last week. I apologize for the delay and hope that you can still take note of my comments.

My partner and I bought a property - 234 13 Ave NE - and moved to Crescent Heights in May 2015. A significant part of the appeal was the low-profile community neighbourhood and restricted zoning. We strongly oppose the rezoning of the property at 235 14 Ave NE, visible from our own.

Rezoning is a barrier to us remaining in the neighbourhood and, I believe, completely at odds with the character and needs within the community. The rezoning of this property sets a clear precedent for others and should not be taken lightly.

I understand City needs for greater density, but there are other properties in Crescent Heights that have yet to be developed up to their maximum zoning capacity and we would like that to happen before adding more properties with an increased density rating. Density is more appropriate along the corridors and not in the middle of our community as is the case here.

The plans for 235 14 Ave NE seem to show a poorly designed development that does not fit well into the neighbourhood in terms of external facade and landscaping, and would also add to noise pollution in the area through the addition of 5 units. It would also restrict sunlight to some neighbouring properties, impacting current gardens and outlook. There is no indication that the development would enrich the neighbourhood, and it would in fact significantly detract from it.

Again, I repeat my objections to this poorly thought out and unnecessary planning/rezoning request and urge you not to approve it.

Thanks for your consideration.
Claire Jarrold

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:48 AM
To: Public Submissions
Subject: FW: 235 14 Ave NE

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

From: DIANA HOFFMAN [mailto:thehoffs4@shaw.ca]
Sent: Friday, June 01, 2018 8:02 AM
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>
Subject: [EXT] Re: 235 14 Ave NE

Hi Steve.

Thank you for your response.

We object to this type of rezoning and development. This is a residential neighbourhood comprised of single and attached units and we would it to remain this way. We are located in a tight spot between busy 12 & 16Aves NE, and Centre & Edmonton Trail NE. This area already comprises of plenty of townhouses and apartment buildings(especially Centre A St & 1 St NE between 13Ave & 16 Ave NE!) including the new high rise on 16Ave & 1 St NE, which towers over the neighbourhood. There is enough zoning for multiple units within this area without encroaching our beautiful street!

Allowing this rezoning will set precedent to change our quiet, residential street. If this changes, many more properties could sell out for such development as well. The property located across the street at 305 has been empty for some time and we are worried about what will be built there as the block includes Edmonton Trail. Edmonton Trail has been building new businesses, and multi unit dwellings at a rapid pace, - we had to petition to keep those businesses from parking on our street, as it was becoming busy, noisy and limited parking for home owners. Not only does it bring more traffic, but takes away our parking too - both of which another multiple residential unit will do too.

We work hard to own our homes and chose this neighbourhood for its beauty, peaceful and family friendly setting, rezoning this lot would change this drastically, and potentially lower the quality of life, and the property value here.

Please help us block this rezoning and development.

Thank you.

Diana Hoffman
219 14 Ave NE
403-801-1940

> On May 29, 2018, at 2:03 PM, Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca> wrote:

>

> Hi Diana,

>

> The development permit is for a rowhouse/townhouse type of building. It is made up of 5 units with one unit facing on 14 avenue and the others on 2 street. Parking will be accommodated in a garage off the lane with one spot for each unit. The development is approximately 2 stories with a basement.

>

> I hope that helps....if you do have anything other questions please let me know.

>
> Regards,
> Steve
> Steve Jones, M.Pl., MCIP, RPP
> Senior Planner | Community Planning | North Team The City of Calgary |
> Mail Code: # 8076 T 403.268.2523 | F 403.268.3636 P.O. Box 2100, Stn
> M, Calgary, AB T2P 2M5
>
> -----Original Message-----
> From: DIANA HOFFMAN [mailto:thehoffs4@shaw.ca]
> Sent: Tuesday, May 29, 2018 7:05 AM
> To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>
> Subject: [EXT] 235 14 Ave NE
>
> Hello Steve.
>
> Could you provide me with details on the proposed development at the above address? I live in a new infill at 14 Ave
NE and find the development code is not specific as to what the developer is building.
>
> Thank you.
>
> Diana Hoffman

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:47 AM
To: Public Submissions
Subject: FW: [EXT] Rezone Application LOC2017-0399, ByLaw 191D2018 at 235 - 14 Ave NE

Regards,
Steve

Steve Jones, M.Pl., MCIP, RPP

Senior Planner | Community Planning | North Team The City of Calgary | Mail Code: # 8076 T 403.268.2523 | F 403.268.3636 P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

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

From: Francis Ziegler [mailto:fgzieg@telusplanet.net]
Sent: Sunday, June 03, 2018 9:08 PM
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>
Subject: [EXT] Rezone Application LOC2017-0399, ByLaw 191D2018 at 235 - 14 Ave NE

Hello Mr. Steve Jones

My wife and I live at 216 13 Ave NE. We also own the properties at 212 13 Ave NE and 220 13 Ave NE. All three properties are in the same block as 235 14 Ave NE. So, we are naturally very concerned about any development in the block area.

The existing zoning for the block was carefully studied and reviewed by the City of Calgary and the residents several years ago, for the purpose of establishing an area which allowed single, semi-detached and duplex homes. We should not have to be faced with new zoning applications when a developer want to redevelop at a higher density. The existing zoning regulations should be followed, residents in the area should be able to rely on City of Calgary to follow the zoning regulations.

Residents in the area continue to keep their homes developed and maintained and we expect our block to remain as per the existing zoning and not be converted into high density developments.

Row housing should be built where the zoning will allow row housing to be built, and not where they are not allowed.

A very nice duplex can be built on this particular lot, which is within the zoning requirements. There are also some very nice duplexes recently built in the block which reflect the existing character and density of the block.

Lack of street parking is already an issue in the block and any new development, especially higher density row housing will increase the parking problem.

Based on the above reasons, we object to the rezoning application for the lot at 235 14 Ave. NE.

Thank you for your consideration

Francis and Gail Ziegler
216 13 Ave. NE, Calgary, T2E 1 B7
Phone 403-276-3932

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:47 AM
To: Public Submissions
Subject: FW: [EXT] Rezoning Proposal / Development Proposed for 235 14th Avenue NE

From: Ian Dickinson [mailto:iandickinson@mac.com]
Sent: Monday, June 04, 2018 8:54 AM
To: Jones, Steve P. (LUPP)
Subject: [EXT] Rezoning Proposal / Development Proposed for 235 14th Avenue NE

Dear Steve I write to provide comment on the proposed development at 235 14th Avenue NE. We live at 234 13th Ave NE; our major aspect from the back of our property is towards 235 14th Ave.

This area, in-between 2nd and 3rd streets for several blocks North and South (including 14th Av NE and all of the blocks from 8th Ave to 15th Ave NE) is classed in the Area Redevelopment Plan as "Low Density Residential". The area is characterized by single story houses with a few two story properties of smaller scale.

The proposal to break this zoning designation is a major threat to the character of this area because multi-story properties (i.e. 2+) and multi-property developments on single lots will dwarf the existing houses so that the majority of the existing residents are living in the shadow of much larger out of scale buildings.

Crescent Heights is a very vibrant and diverse neighborhood which is benefitting from a lot of new development. Like most residents we welcome this revitalization and progress. However there is clearly a well thought out plan that combines higher density along the major roadways (i.e. Edmonton Trail, Center Street, and 16th Avenue) with the needs of the existing community. The Area Redevelopment Plan provides a clear structure to accomplish this, with the scale of new buildings stepping down away one block away from the major roadways where higher density is being encouraged. As existing residents of the area, we should be able to rely upon this plan to prevent developers from randomly placing much taller and higher density developments adjacent to our existing traditional homes. Similarly, the ADP clearly sets out for the benefit of developers what type of development is allowed. To support the peaceful co-existence of everyone the plan should be respected and upheld.

Thanks,

Ian Dickinson

Sent from iCloud

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:46 AM
To: Public Submissions
Subject: FW: [EXT] rezoning of 235-14 Ave N.E.

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

From: Lisa Schmidt [mailto:schmidtrl@telus.net]
Sent: Monday, June 04, 2018 10:03 AM
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>
Subject: [EXT] rezoning of 235-14 Ave N.E.

Hello Mr. Jones,

It has come to my attention that you are the file manager that we are able to direct our objections to. I do object to the proposed rezoning of the property at 235-14 Ave. N.E. The idea that a 11m high townhouse could be developed here or set the precedents for further development like this to our avenue is not appealing to me at all. We have a lovely block and surrounding area for the most part with unique houses. There are many upgrades to our block, each staying within the current zoning. We do try to keep our eye on developments in the area so that the same character and community will remain. I am the resident of 220-13 Ave. N.E. I rent my home from my parents, Gail and Francis Ziegler. I am currently in my grandparents home and my parents live beside me. We have been longstanding residents to this block, building the original homes and plan to remain here/pass down our homes to our families. I do not wish to see our community changed in this drastic way.

Sincerely

Lisa Schmidt

Williams, Debbie D. (City Clerk's)

From: Jones, Steve P. (LUPP)
Sent: Monday, June 04, 2018 11:49 AM
To: Public Submissions
Subject: FW: Rezoning and Development of 235 14 Ave.N.E

From: Marcia Senini [mailto:marciasenini@hotmail.com]
Sent: Thursday, May 31, 2018 7:48 PM
To: Jones, Steve P. (LUPP)
Cc: Nancy Weimann
Subject: [EXT] Rezoning and Development of 235 14 Ave.N.E

Dear Steve,

I saw the sign at this site and see the deadline is June 4th for this site. I live on 13 Ave.N.E kitty corner to this property on the alley.

My husband and I oppose this development for many reasons.

1. The 2nd block of 12,13,14 and 15 are single dwellings and development of this kind is not fitting to the character of this neighborhood.

2. Existing homeowners bought their homes because of this zoning. With the changing in zoning we will have problems with noise, lack of sunlight, more traffic, and more congestion and privacy.

This development will be towering over our bungalows. We can keep the density along main arteries.

Why does a developer have the right to dictate what happens in our neighbourhood and destroy the tranquility of this lovely neighborhood. We have lovely gardens and development of this kind have none.

I welcome any single or double development of compatible architecture but no density. This is not acceptable to this neighborhood and unfair to existing homeowners.

sincerely, Marcia and Blake Senini

Williams, Debbie D. (City Clerk's)

From: Cario, MayAnn
Sent: Monday, June 04, 2018 1:55 PM
To: Public Submissions
Subject: FW: Development Proposal: 235 14th Ave NE
Attachments: 20180326_194330.jpg

Possible Public Submission.

Thanks,

May Ann Cario
Legislative Assistant, Legislative Services
(403) 268-2527

From: Khan, Sireena
Sent: Friday, June 01, 2018 3:28 PM
To: Cario, MayAnn
Cc: Council Clerk
Subject: FW: Development Proposal: 235 14th Ave NE

Hello MayAnn,

As discussed, please enclosed the email concerning Development proposal for 235-14th Ave NE.

Thank you,

Sireena Khan

Bylaws and Council Minutes Clerk/ Legislative Records Assistant
Legislative Services Division, City Clerk's Office
The City of Calgary | Mail Code # 8007| Grid # 2318
313 - 7th Avenue S.E. Calgary, AB
T: (403) 268-5892 | **F:** (403) 268-6731

ISC: Protected

From: Albrecht, Linda
Sent: Friday, June 01, 2018 2:01 PM
To: Bylaw Clerk <BylawClerk@calgary.ca>
Subject: FW: Development Proposal: 235 14th Ave NE

Hi Ladies

Is this request something that you can assist with or should it go to someone else?
Please advise.

Thanks
Linda

From: Fiona Lui [mailto:lui_fiona@hotmail.com]
Sent: Friday, June 01, 2018 10:59 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Development Proposal: 235 14th Ave NE

Hello,

I am currently a resident at 221 14th Ave NE.

Noticed that there is a development re-zoning proposal for 235 14th Ave NE.

Can you provide more details on the application.

I am more than happy to see development in the community that caters to families, professionals, and elevates the status of our great neighborhood. However if the proposal is for a multi-unit project my main concern is whether the current road and water infrastructure can handle the increased population. Currently the back alley which we will share with the new project is already in dire straights. We have made phone calls to 311 annually to re-pave the back alley as you can see in the attached picture, when spring comes the water will flood into our garage. With increased traffic, concern that it will further damage the alley road.

With current population, the back alley way has also become crowded with compost , recycling and garbage bins. Concerned if the proposal is for a multi-unit project that it will clutter up the back alley even more. Making it hard to safely navigate with a vehicle.

There are many long term residents that live on our street that takes great pride in our community. Concerned that if the re-zoning to multi-unit gets approved it will set a precedent for more multi-units and destroy what makes Crescent Heights a great sanctuary for families. My husband and I purchased our property because we love the character of the neighborhood and can still have a detached house with a backyard but be so close to inner city. We look forward to teaching our daughter to ride a bike on our street and also enjoy our walks looking at the different characters of the houses in the neighborhood. Worried that multi-level units will destroy the character and heritage that makes Crescent Heights special.

Thank you for taking the time to read my email and I look forward to hearing back from you.

Regards,

Fiona Lui

Williams, Debbie D. (City Clerk's)

From: Chin, Kathryn
Sent: Thursday, May 31, 2018 3:52 PM
To: Public Submissions
Subject: FW: [EXT] Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

From: Dennis Marr [mailto:planning@crescentheightsyyc.ca]
Sent: Thursday, May 31, 2018 3:49 PM
To: City Clerk
Subject: [EXT] Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Sent from my iPhone

Begin forwarded message:

To whom it may concern.

Re: above DP & LOC

Please find following an email which concerns the above and was sent to the file manager by the Crescent Heights Planning Committee. We would like this email to be included in the correspondence at the upcoming Council meeting which will decide whether this property will be rezoned.

Thank you.
Dennis Marr
Director, Planning Committee, Crescent Heights

From: Dennis Marr <planning@crescentheightsyyc.ca>
Date: May 30, 2018 at 8:00:13 PM MDT
To: "Steve P. Jones" <Steve.Jones2@calgary.ca>
Cc: Dennis Marr <dennismarr@shaw.ca>
Subject: Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hello Steve,

In response to the Notice Board located at 235 - 14 Ave NE, the Crescent Heights Planning Committee wishes to emphasize clearly and concisely that we oppose the rezoning of this property. The Committee and many residents in the community have worked persistently to oppose developer-initiated rezoning to increase density.

It is our priority to stop the conversion of RC-2 properties to ones allowing more density. While rezoning one property, such as 235, may not seem significant, to us it is essential to prevent precedents from being set.

During the last year, two large neighbourhood groups in our community successfully appealed two rezoning applications similar to this one. Their rapid, well-informed response supports our contention that Crescent Heights does not want this kind of rezoning.

We understand that density and diversity of housing is a City planning objective. We support that objective. In our opinion permitting random rezoning applications by developers is not the method by which that diversity should be achieved.

Once again, we oppose the rezoning of 235-14 Ave. NE.

Please do not hesitate to contact me by phone at 403-807-7257 or by email.

Sincerely,

Dennis Marr
Director, Planning, Crescent Heights, C.A.