

Office of the City Clerk, The City of Calgary,
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
PublicSubmissions@calgary.ca

Re: CPC2018-147 Bylaw 30P2018 (LOC2017-0325, Civicworks Planning + Design)

Dear Calgary City Councillors:

As a landowner in the nearby area to the Subject Parcel, this application deeply concerns me and as such I am vehemently **opposed** to it.

Should this be approved it would allow for the development of row houses on this parcel of land. It would set a precedence for the neighbourhood and would mean that any parcel of land could be approved in the future for row housing or even multi-residential Developments in a variety of forms (if R-CG why not M-CG, etc.).

Currently, every parcel of land between 20 St. SW and Crowchild Trail and between 28 Ave. and 32 St. SW is designated as R-C2. A change to any of the parcels from this designation will allow for the future negative change of the neighbourhood. In fact if approved, this will set the precedent to allow for every parcel of land within the inner-city, between Deerfoot Trail and Sarcee Trail and between 53 St NW and 50 Ave SW to be rezoned to a higher density land use designation. A change of this magnitude for the city simply cannot be approved without a proper study and community engagement such as was done for the rezoning and redevelopment plans for the Killarney 17 Ave. SW corridor and the NW communities of Banff Trail and Capitol Hill.

Approval of this application will increase traffic and density, which will be unappealing and unsafe. 21 St. and 22 St. were never designed to handle both high-density street parking and traffic flow. As this parcel of land is within a block of an elementary school (Richmond School), what sort of traffic controls and pedestrian controls will be put in place to ensure the safety of neighbourhood residents and the school children? As it stands now, the stretch of 22 St. SW within two blocks of the school is already unsafe with insufficient street parking controls. Increasing the density will only increase the likelihood of an accident occurring.

Over the last eleven years that I have lived in the area, I have seen Richmond/Knob-Hill develop and grow into something very appealing. I have seen it change from low density housing to medium density. The location and access to services is fantastic. And the fact that we can subdivide and still have single family houses so close to everything is why I believe people choose to buy and live in this area. There is plenty of higher density and more affordable housing on 33rd Ave, in Bankview, and in Killarney close to 17 Ave. Half of this housing is still under construction.

In this case and cases such as these, the developer's only viewpoint results in an answer to "how many saleable living spaces can I cram onto a parcel of land?". Instead of building a duplex and selling each side for \$800,000, the developer wishes to develop four row houses and sell each for \$600,000+. This makes sense for them, but it is the residents of the neighbourhood who are left to live with the negative consequences. The developer has argued that this development will be "affordable housing", how is a \$600,000 row house "affordable"?

Finally, what about all of the other residents on 21 St and 22nd St in Richmond/Knobb-Hill who followed the City By-Laws and purchased or built within the R-CG Land Use Designation? Should they be punished for following the rules and not wasting City Council's time with this sort of thing? Are they "idiots" because they didn't "think outside the box" and try to move into the grey areas? Certainly, land use changes such as this one will have an effect on current housing values. What good are land use designations if they can just be changed at will?

I hope that you can see to it that this application is denied and that any future applications for land use changes in this neighbourhood are also denied until studies are done, residents are consulted, and the Community Association has been engaged.

Thank you for your time,

Josh Proll
2451 28 Ave SW
Calgary, AB

McDougall, Libbey C.

From: murphy225@hotmail.com
Sent: Saturday, April 07, 2018 8:15 PM
To: Public Submissions
Subject: April 16, <web submission> LOC2017-0325

April 8, 2018

Application: LOC2017-0325

Submitted by: Michael Murphy

Contact Information

Address: 2431 28 AVE SW

Phone: (403) 889-6453

Email: murphy225@hotmail.com

Feedback:

I would like to voice my strong opposition to granting a land use designation change application at 2403 28 AVE SW. I live on this block and am concerned about the added congestion and lack of street parking in the neighbourhood. The housing density is already high as most homes are now infill duplexes on our street. But allowing row houses (4 homes) in one lot is taking it too far. And by approving this application once, sets precedent for further approvals down the road . Furthermore, the proposed structure at this address would go against the grain of existing homes and would be an eye sore. It appears to be an attempt of a developer to try and cram as many units as possible into a lot to maximize profits. Please consider rejecting this application.

Lampros Antoniou
2244 – 28 Avenue S.W.
Calgary, AB T2T 1K7

February 9, 2018

City of Calgary
calgary.ca/development

Attn: The City Clerks

Dear Sirs/Mesdames:

Re: Applicant Proposal (File: LOC217-0325) (the "Proposal")

I am writing in response to the "Notice of Public Hearing" posted on the property located at 2403 28 Ave S.W. (the "Proposed Development") regarding the Proposal. I object to the proposal to build a 4 residential unit building on the Property and to the proposed change to the current zoning allow the Proposed Development to proceed for the following reasons:

- 22nd Street S.W. is already a busy street due to the elementary school located one block north of the Proposed Development. Parents dropping off their kids at school and other non-local traffic currently cuts through down 22nd Street S.W. from 26 Avenue SW and heads south to 33rd Ave SW. This makes 22nd Street S.W. much busier than it was ever designed to be. Adding more density to a residential street that was not meant for this type of density will only add to the problem. I have two children under the age of 10 who would like to ride their bicycles to the park and I do not want to worry about having my children hit by a car even more than I already do.
- The Proposal is seeking to change the maximum building height to 11 metres from the existing 10 metres. I am not sure why this is necessary for the Proposed Development. 28th Avenue is full of homes that are under 10m high. I am not sure why it is necessary to build the Proposed Development to a height greater than the maximum height of neighbouring dwellings. The square footage of the rowhomes will likely be the same as many of the homes on surrounding streets. If the only reason for the request that this restriction be relaxed is to give the rowhomes in the Proposed Development a view of downtown and allow the developer to make more profit by selling at a higher price for the view, then this does not seem like a good reason to relax the height restrictions that are currently in place.

I ask that you require the developer of the Proposed Development to build a single detached family dwelling, or if the City is in favour of multi-unit development in the area to densify the inner city, a duplex at most. Any dwelling built on the site of the Proposed Development should have to comply with the current height restrictions.

Thank you,

Sincerely,

Lampros Antoniou

Name: Richmond/Knob Hill Community Association (RKHCA)

E-mail Address: development@richmondknobhill.ca

Address: 2433 26 AV SW (NOTE – hall location, no mail delivery)

Phone: (403) 252-8924

Your comment:

RE: Bylaw 142D2018 -- LOC2017-0325 -- 2403 28 Avenue SW

Attached is a copy of RKHCA's November 29, 2017 written submission to the File Manager in respect of the captioned item (the "Application"), including 5 attachments. In particular, we would like to direct your attention to Attachment 5, a chart that shows historic population and dwelling unit data for the community of Richmond/Knob Hill ("RKH") from 1968 to 2017. This chart tells a much different story than Administration's Report, which simply states that RKH's population in 2017 was down 6% from its peak population year of 1968. As you will see from Attachment 5, the real story of RKH's population is as follows:

1. From 1968 to 1988 (20 years) RKH's population declined by approximately 28% (from 5,080 to 3,656) as the 1950s wide-lot bungalow community matured and children grew up and moved out of their parents' homes — during this period the number of dwelling units increased slightly from 1,699 to 1,769;
2. From 1988 to 2008 (20 years) RKH's population slowly began to recover, increasing by 6.5% (from 3,656 to 3,892), and its total dwelling units increased from 1,769 to 2,112;
3. From 2008 to 2017 (9 years) RKH's population increased by 23% (from 3,892 to 4,781) and its total dwelling units increased from 2,112 to 2,356.

The City of Calgary's 2009 Municipal Development Plan ("MDP") includes policies for managing growth and creating a more compact city, including:

1. Policy 5.2.2.c. — Endeavour to accommodate 50 per cent of Calgary's future population growth over the next 60 to 70 years within Developed Areas of the city.
2. Policy 5.2.2.d. — Endeavour to accommodate 33 per cent of Calgary's future population growth within Developed Residential Areas of the city by 2039.

From 2008 to 2017 the City of Calgary's population increased by 20% (from 1,042,892 to 1,246,337), so to meet the higher 50% MDP policy the population of a "Residential Developed Area" such as RKH over that same period would need to have increased by at least (50% x 20% =) 10%. As noted above, RKH's population over that period increased by 23%, over double the rate needed to meet the higher 50% MDP policy. If RKH is already densifying at a rate well in excess of what is asked of it under the MDP, then why is there a need for its "missing middle" R-C2 land use districts and Area Redevelopment Plan (ARP) map to be amended on an ad hoc basis to allow even more densification? If the 33%/50% MDP policies are not being met because other communities' populations are not growing, then shouldn't the City's primary focus be to densify those other communities?

We also attach a copy of RKHCA's May 25, 2014 letter to Stephen Pearce regarding the proposed R-CG land use district, which expressed general support for the proposed R-CG land use district but went on to raise a number of concerns, including the potential for its introduction to "lead to 'spot rezoning' of individual parcels, and not necessarily in appropriate areas, but those applications may end up being allowed anyway by a Development Authority that is desperate to see more parcels redesignated as R-CG". As indicated in this letter, RKHCA does have an interest in increasing the diversity of housing options in RKH, with a view to creating a more complete community with housing options suitable to all stages in life. Rowhouse developments, however, and particularly those with 3-storeys and asking prices starting at \$699,000 per unit as proposed by this Applicant, add little to the diversity of housing options in RKH. Many narrow multi-level infill units have already been constructed on RKH's R-C2 parcels, of which older examples tend to be similar in both size and asking price to the Applicant's proposed rowhouse units. RKH's remaining bungalows tend to be even more affordable, typically selling for \$600,000 to \$650,000, and offer both large child-friendly yards and senior-friendly single-level living, neither of which are offered by rowhouse units.

RKH has willingly accepted new R-CG rowhouse developments in locations that make sense for slightly higher-density developments, but it does not consider expensive, deep, 3-storey, randomly-located rowhouse developments to be the solution to its housing affordability and diversity issues.

RKHCA hereby requests that City Council:

1. deny the Application, and encourage the Applicant to redevelop the subject parcel in accordance with its existing R-C2 land use designation; and
2. direct City Administration fill the longstanding planning policy "void" in RKH by working collaboratively with the RKHCA, RKH residents and local developers to come back to City Council by 2018Q4 with an updated version of the Richmond ARP map that provides additional thoughtfully planned opportunities for higher-density and mixed-use developments, along the lines as was done recently for the NW communities of Banff Trail and Capitol Hill.

Thank you.



Richmond/Knob Hill Community Association

November 29, 2017

Attention: Mr. Fazeel Elahi
Planning & Development
City of Calgary
PO Box 2100 Station M
Calgary AB IMC 8201

Re: Community Association Comments – LOC2017-0325 – 2403 28 AV SW

We understand that you are the File Manager for the captioned application to change the land use designation of a corner parcel located at 2403 28 Avenue SW (the "Subject Parcel") from R-C2 Residential - Contextual One/Two Dwelling to R-CG Residential - Grade-Oriented Infill, to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the Application and advises that it opposes the Application for the following reasons:

- 1) Although Richmond/Knob Hill ("RKH") falls within the Developed Residential Area – Inner City, being an area in which the Municipal Development Plan ("MDP") generally supports moderate intensification that respects the community context and contributes to a greater variety of housing types overall, and encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit, it should be noted that the MDP also provides that such intensification is to take place in accordance with Local Area Plans established through community planning processes. In this regard we refer you to:
 - a) MDP Section 2.3.1.b.iii -- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by including supportive land use policies and development strategies in the Implementation Guidebooks and/or in Local Area Plans that encourage the provision of a broader range of housing affordable to all income levels (emphasis added);
 - b) MDP Section 2.3.1.d -- Promote methods to efficiently use or adapt the city's existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies may include allowing accessory units in low-density areas and other methods determined through community planning processes (emphasis added); and

- c) MDP Section 2.3.2.d -- Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.
- 2) The Local Area Plan applicable to the Subject Parcel is the Richmond Area Redevelopment Plan (the “Richmond ARP”), which provides for the following residential land use policies:
 - a) Conservation and Infill, which allows for single detached dwelling, semi-detached dwelling and duplex developments;
 - b) Low Density, which allows multi-dwelling infill developments, such as townhouses and stacked townhouses, not exceeding 75 units per hectare;
 - c) Medium Density, which allows townhouse, stacked townhouse and apartment developments not exceeding 210 units per hectare; and
 - d) High Density, which includes apartment developments not exceeding 321 units per hectare.

As the Application seeks a redesignation from R-C2 to R-CG to allow the construction of a 4-unit row house development, to be supported by the Richmond ARP the Subject Parcel would need to be located in an area designated as Low Density or Medium Density. However, the Subject Parcel is located in an area designated as Conservation and Infill (see attached ARP map – Attachment 1), and the Application is therefore not supported by the Richmond ARP.

As the Richmond ARP dates back to 1986, and has not been materially updated since then, consideration should be given to whether its designation of the Subject Parcel as Conservation and Infill is still appropriate, or whether a different designation would better address “local character, community needs and appropriate development transitions within” RKH.

- 3) The “Location Criteria for Multi-Residential Infill” implemented by City Council in 2014 set out certain criteria for assessing the appropriateness of applications seeking redesignation to allow multi-residential infill development in a low density area. Those criteria, and their application to the Subject Parcel, are as follows:

Is the Subject Parcel:

- a) A corner parcel – YES, the Subject Parcel is a corner parcel;
- b) Within 400m of a transit stop – YES, the Subject Parcel is located within 400m of transit stops on 26 Avenue SW and Crowchild Trail S;
 - i) In this regard, with transit routes on 17 Avenue SW, 26 Avenue SW, Crowchild Trail S and portions of 33 Avenue SW, it should be noted that there are transit stops within 400m of every low density residential parcel (“LDR Parcel”) in RKH (see attached map – Attachment 2;

- c) Within 600m of a transit stop on the Primary Transit Network – YES, the Subject Parcel is within 600m of transit stops on Crowchild Trail S, which is part of the Primary Transit Network;
 - i) In this regard, as 17 Avenue SW, 33 Avenue SW and Crowchild Trail S are all part of the Primary Transit Network, it should be noted that there are Primary Transit Network transit stops within 600m of every LDR Parcel in RKH (see attached map – Attachment 3);
- d) On a collector or higher standard roadway on at least one frontage – NO, the Subject Parcel is not located on a collector or higher standard roadway;
 - i) The Subject Parcel has frontages on 22 Street SW and 28 Avenue SW, neither of which is classified as a collector or higher standard roadway (see attached map – Attachment 4), and the City has even taken steps to reduce traffic on 22 Street SW by installing a NB restrictor at 33 Avenue SW;
 - ii) The only roads within or bordering onto RKH that are classified as collectors are:
 - (1) 19 Street SW north of 19 Avenue SW);
 - (2) 19 Avenue SW (between 24 Street SW and 25A Street SW);
 - (3) 19/20 Avenue SW (between 19 Street SW and Richmond Road SW)
 - (4) 20 Street SW (south of 26 Avenue SW);
 - (5) 24 Street SW (between 17 Avenue SW and Crowchild Trail);
 - (6) 25 Street SW (between 26 Avenue SW and Richmond Road SW);
 - (7) 26 Avenue SW; and
 - (8) Richmond Road SW;
- e) Adjacent to existing or planned non-residential development or multi-unit development – NO, the Subject Site is surrounded by other R-C2 parcels and developments which are consistent with that designation;
- f) Adjacent to or across from an existing or planned open space, park or community amenity – NO, the Subject Site is surrounded by other R-C2 parcels and developments which are consistent with that designation;
- g) Along or in close proximity to an existing or planned corridor or activity centre – NO, the Subject Site is surrounded by other R-C2 parcels and developments which are consistent with that designation, and is 5 blocks away from the nearest neighbourhood corridor, being 33 Avenue SW; and
- h) Served by direct lane access – YES, the Subject Parcel is served by direct lane access
 - i) In this regard, as RKH is a laned community, it should be noted that virtually all of its LDR Parcels are served by direct lane access.

The Subject Parcel therefore satisfies only 4 of the 8 criteria, as would virtually every other corner LDR Parcel in RKH, and 3 of those 4 “satisfied” criteria would be satisfied by virtually every LDR Parcel in RKH. Accordingly, if these results are considered sufficient to conclude that the Subject Parcel is an appropriate location for multi-residential infill development, and therefore that its designation under the Richmond ARP should be upgraded from

Conservation and Infill to Low Density, then that would suggest that every corner LDR Parcel in RKH, and possibly every LDR Parcel in RKH, should be similarly upgraded. If a change is to be made to the Richmond ARP that has the potential to have ramifications of that magnitude, then it should only be done through a comprehensive community engagement process that determines not only the need for such a change, but also widespread community support for such a change, as was recently done to update the Area Redevelopment Plans for the NW communities of Banff Trail and Capitol Hill.

- 4) It is not apparent to the Association that there is either a need to open up RKH's non-collector LDR Parcels, whether corner or interior, to multi-residential infill development, nor widespread community support for such a change. With respect to the issue of need, RKH's population stopped declining back in 1988 and since then has grown by 31%, and is expected to surpass its previous 1968 peak within the next year or two (see attached chart – Attachment 5). Over the same period the number of residential units in RKH has increased by 33%. Much of this increase in population and number of units has taken place within the R-C2 portions of RKH's Conservation and Infill areas, where older wide-lot bungalows have been subdivided and replaced with 2 narrow lot detached or semi-detached infills. Opportunities exist for significantly more population and unit count growth:
 - a) Within the Richmond ARP's existing Conservation and Infill areas, as to date only around half of RKH's R-C2 parcels have been redeveloped;
 - b) Within the Richmond ARP's existing Low Density and Medium Density areas, which to date have also only been partially redeveloped;
 - c) Along and in the vicinity of RKH's two "Main Streets", being:
 - i) 17 Avenue SW, the westmost portion of which recently underwent a major Main Streets community engagement process that culminated in City-initiated upzoning, including of R-C2 parcels to R-CG, and amendments to that portion of the Richmond ARP – we anticipate a similar process being initiated for RKH's remaining portion of 17 Avenue SW in the near future; and
 - ii) 33 Avenue SW, for which a new "activity centre" Area Redevelopment Plan was enacted in 2014 and a Main Streets community engagement process is just getting underway, and where over 200 new apartment-style units are either currently under construction or in the planning approval process;

In this regard, and in anticipation of the City-initiated upzoning that is likely to result from the 33 Avenue SW Main Streets community engagement process, the Association recently responded favourably to an R-C2 to R-CG upzoning application for the corner parcel at 2403 32 Avenue SW, which backs onto a Marda Loop business district property on the north side of 33 Avenue SW (LOC2017-0238);

 - d) Along RKH's collector roads, where to date the Association has responded favourably to all applications to upzone LDR Parcels, including:
 - i) in 2014, applications to upzone:

- (1) each of the interior parcel at 2235 26 Avenue SW and the adjacent corner parcel at 2239 26 Avenue SW (both of which are located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2014-0096); and
 - (2) the corner parcel at 2104 Richmond Road SW (located at the intersection of the 20 Avenue SW and Richmond Road SW collector roads) from R-C2 to R-CG (LOC2014-0154);
- ii) in 2015, applications to upzone:
- (1) the corner parcel at 2840 25A Street SW (located along the Richmond Road SW collector road) from DC (based on R-2) to M-CG (building height modifier was requested -- LOC2015-0166); and
 - (2) the interior parcel at 2220 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2015-0182); and
- iii) In 2017, applications to upzone:
- (1) the corner parcel at 2803 25 Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0125);
 - (2) the corner parcel at 2804 25A Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0172); and
 - (3) the interior parcel at 2224 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2017-0252).

In this regard it should be noted that on several occasions the Association has also taken the position that a DP application for a low density development on an R-C2 parcel located along one of RKH's collectors should be denied on the basis that a higher density development would be more appropriate in that location, in one case even going so far as to include that argument in an appeal of an approved DP to the Subdivision and Development Appeal Board (SDAB2017-0017).

- e) On the Viscount Bennett school site, which the Association understands is likely to become available for redevelopment in the near future.

Based on the above, there would appear to be plenty of opportunities for both further population growth and increased "missing middle" development within RKH without having to open up its non-collector LDR Parcels, whether corner or interior, to multi-residential infill development.

- 5) With respect to the issue of community support, based on the feedback that the Association has received from RKH residents over the last few years, including through:
- a) a 2010 community engagement process as part of the development of the Association's Residential Development Design Guidelines, which referenced a willingness to consider upzoning applications for parcels along RKH's collectors/corridors;
 - b) a 2014 Winterfest community engagement event;
 - c) a 2015 Community Visioning project in which the Association partnered with the Federation of Calgary Communities, the University of Calgary Urban Studies group and the Killarney Glengarry Community Association; and


- d) regular interaction with RKH residents both generally and in relation to specific development proposals,

it has become quite clear to the Association that there is reasonably widespread support among RKH residents for further intensification, but only to the extent either contemplated by the Richmond ARP or located along our collectors and Main Streets. We have not detected any groundswell of support for having our non-collector LDR Parcels, whether corner or interior, opened up to multi-residential infill development.

Based on the above, the Association requests that the Application be denied, and that the applicant be encouraged to redevelop the Subject Parcel in accordance with its existing R-C2 land use designation.

Thank you.

Richmond/Knob Hill Community Association
c/o 2126 28 Avenue SW
Calgary AB T2T 1K5
development@richmondknobhill.ca



Dennis Cant
Director, Development



Doug Roberts
Development Committee Chair

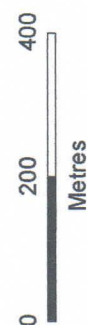
Attachments (5)



Map 2

Land Use Policy

- Legend**
- Study Area Boundary
 - Main Street Area Developed Areas Guidebook
 - Future Comprehensive Plan
 - Neighbourhood - Low Rise
 - Neighbourhood Limited
 - Community Mid Rise
 - Conservation/ Infill
 - Low Density Residential
 - Medium Density Residential
 - High Density
 - Open Space
 - Institutional
 - General Commercial
 - Local Commercial
 - Restricted Local Commercial
 - Pedestrian Bridge
 - Transition Policy Applies

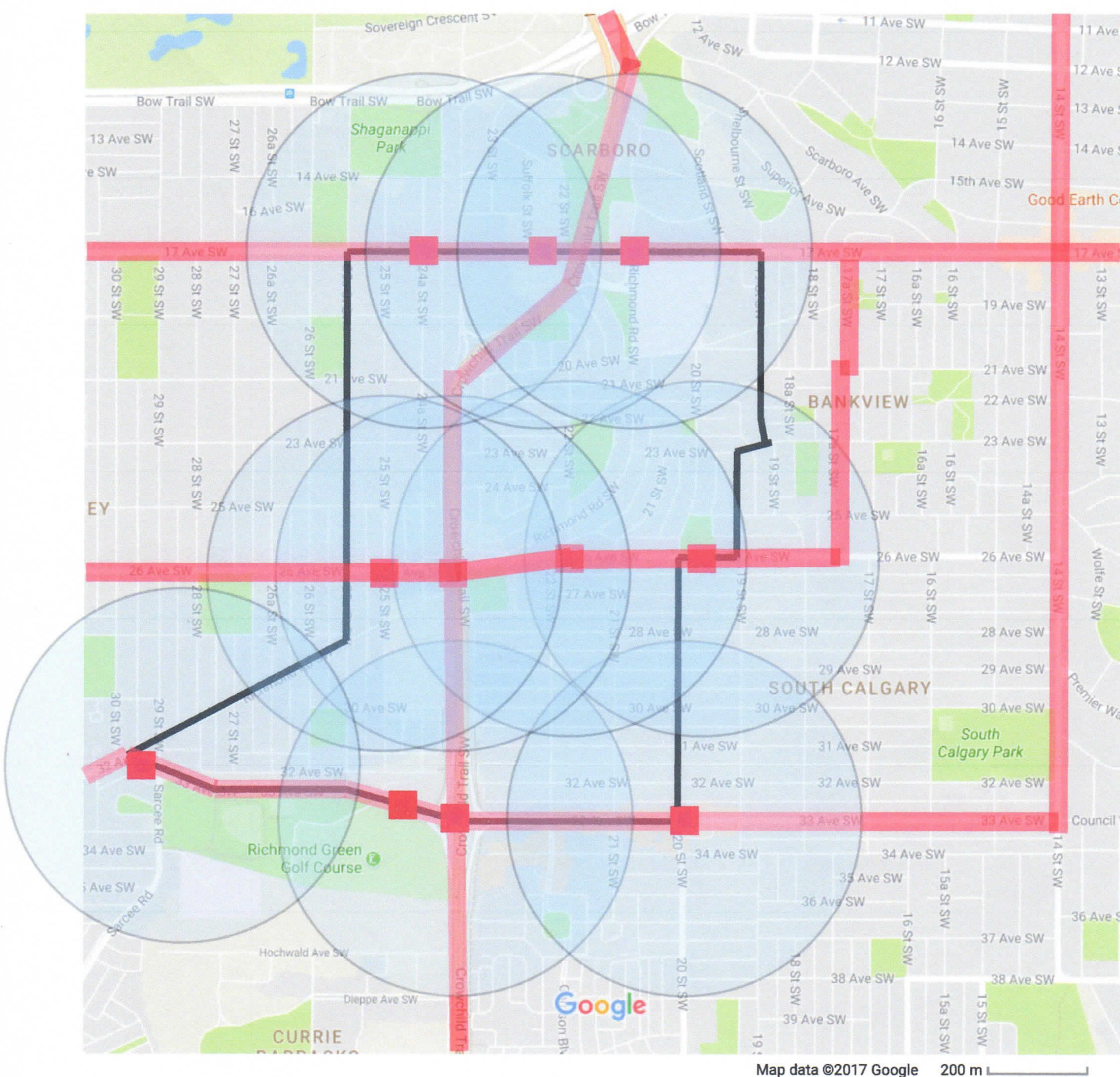


Approved: 17P85
Amended: 15P2017

RICHMOND/KNOB HILL

Attachment 2

AREA WITHIN 400M OF TRANSIT STOP

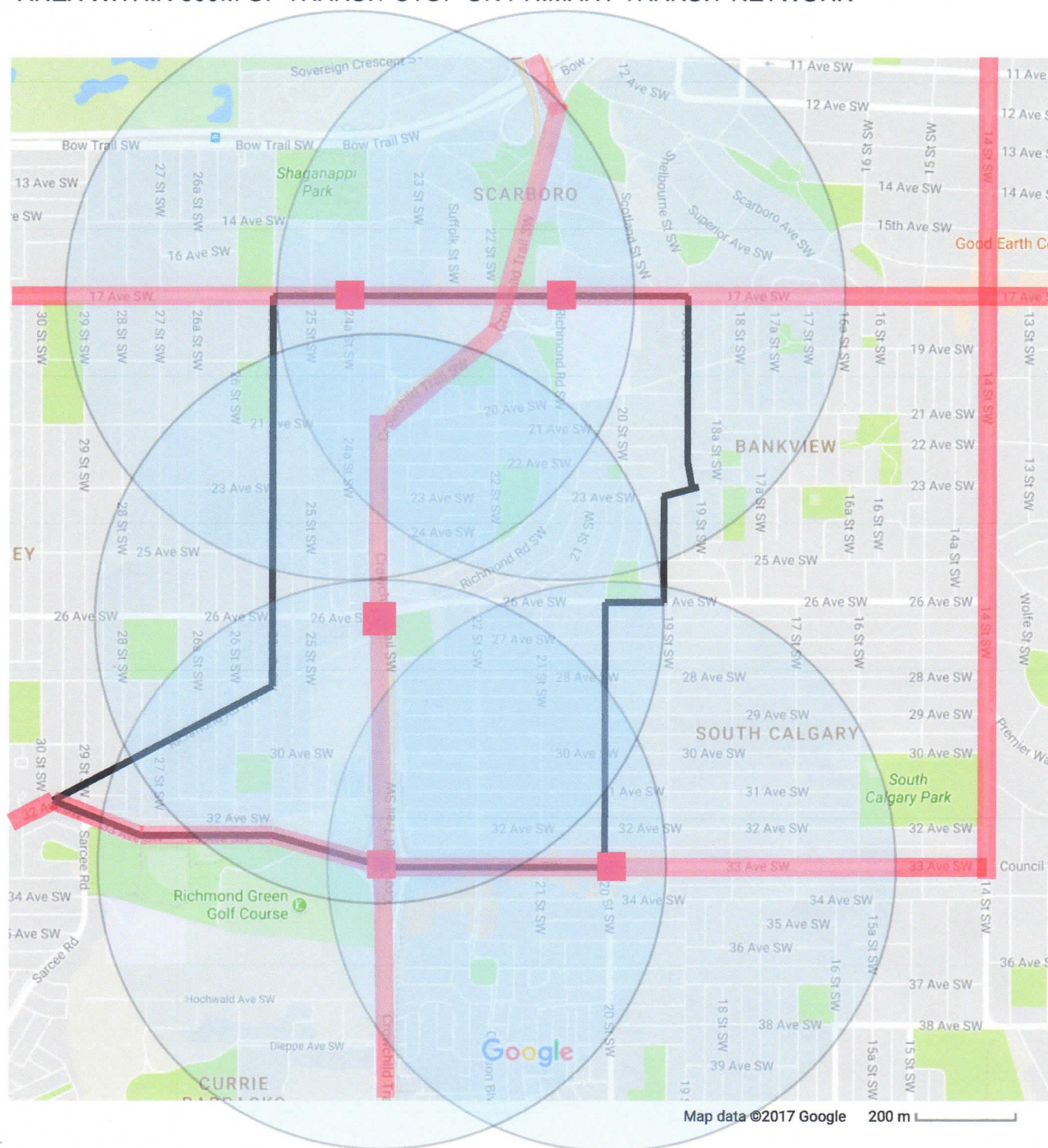


- Transit Route
- Transit Stop
- RKH Community Boundary

RICHMOND/KNOB HILL

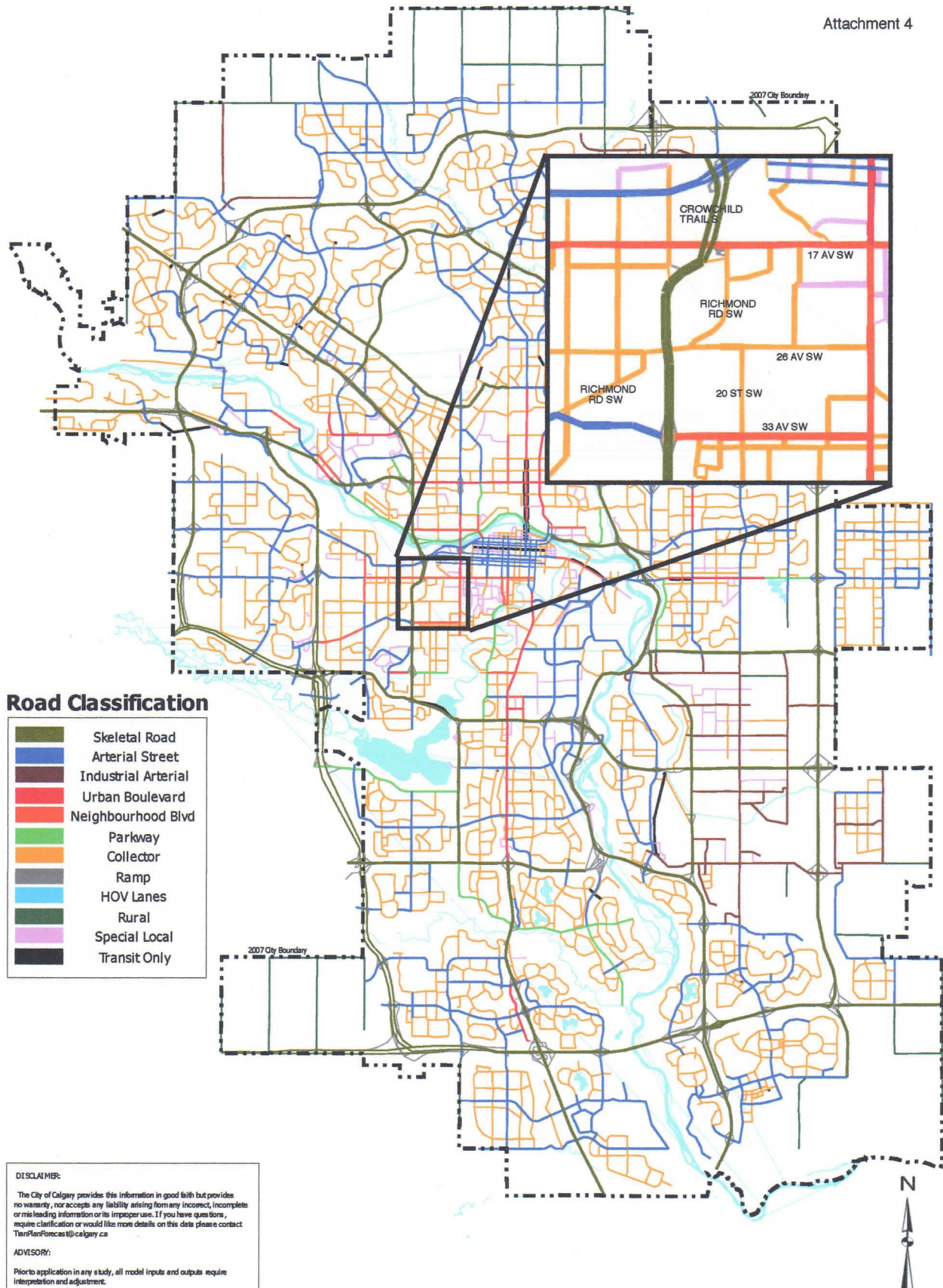
Attachment 3

AREA WITHIN 600M OF TRANSIT STOP ON PRIMARY TRANSIT NETWORK



- Primary Transit Network
- Transit Stop
- RKH Community Boundary

Attachment 4



Road Classification

■	Skeletal Road
■	Arterial Street
■	Industrial Arterial
■	Urban Boulevard
■	Neighbourhood Blvd
■	Parkway
■	Collector
■	Ramp
■	HOV Lanes
■	Rural
■	Special Local
■	Transit Only

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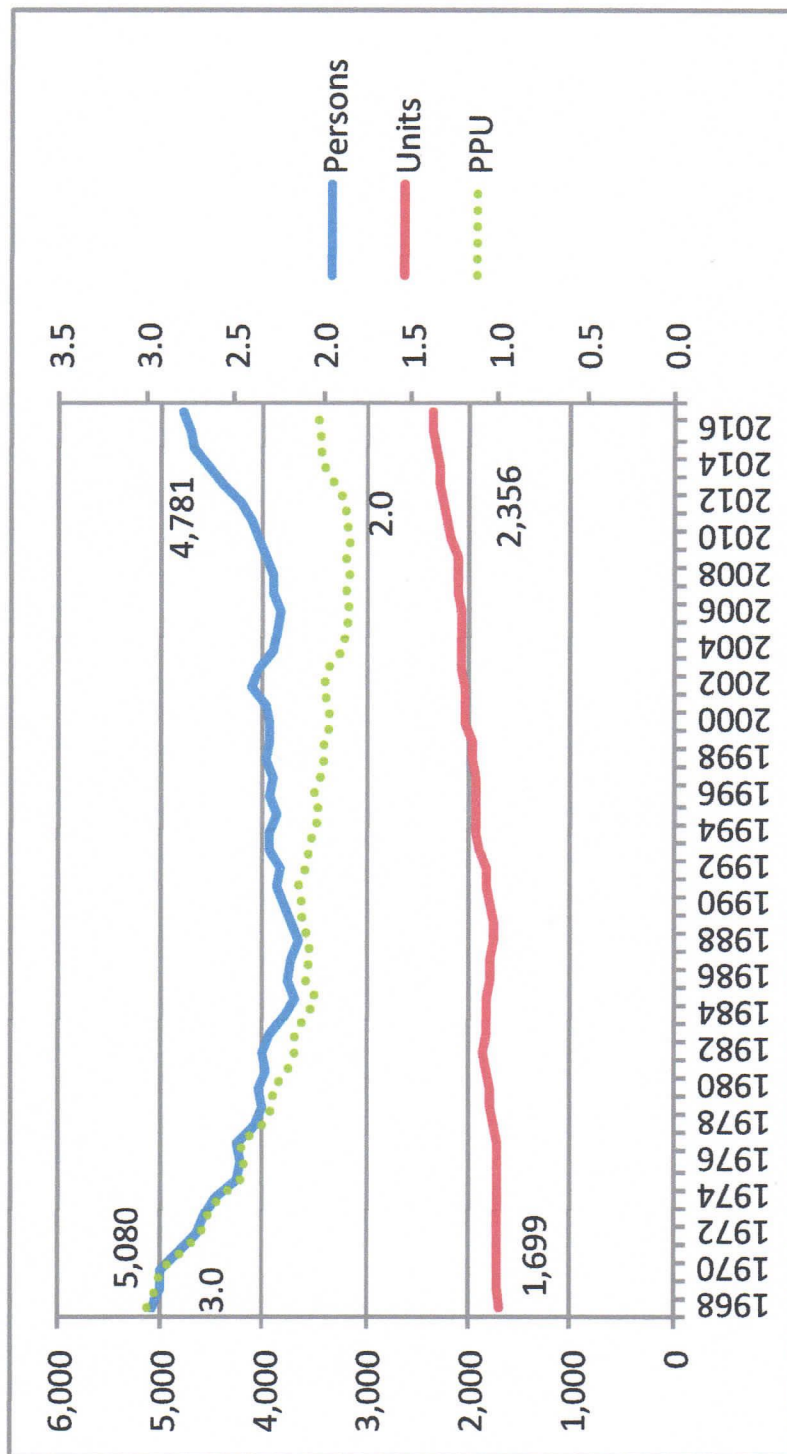
ADVISORY:

Prior to application in any study, all model inputs and outputs require interpretation and adjustment.

The interchange design used in the Calgary RTM provide the functionality of the proposed interchanges, but do not necessarily appear the same as actual geometric designs. Asymmetrical cross-sections display on map based on lower number of lanes.

2015-01-15
19f897_16_Target-2014-01-01
Plotted by mkyca
© Copyright City of Calgary 2014

RICHMOND/KNOB HILL Historic Census Data 1968-2017





Richmond/Knob Hill Community Association

May 25, 2014

Stephen Pearce
Land Use Bylaw Sustainment
The City of Calgary

Re: Proposed R-CG Land Use District Rules and Related Land Use Bylaw Amendments

Further to the Richmond/Knob Hill Community Association's (the "RKHCA's") previous submissions regarding the captioned matter, this is to confirm that the RKHCA has reviewed the most recent version of the proposed amendments to the Land Use Bylaw (the "LUB") to introduce the new R-CG land use district (the "R-CG Amendments"), and its comments thereon are as follows.

The RKHCA remains generally supportive of the R-CG Amendments, as they have the potential to create more diversity in housing options for established communities such as Richmond/Knob Hill. Richmond/Knob Hill was originally developed in the 1950s as a bungalow community and its parcels are primarily R-C2, with some R-C1 parcels and even fewer multi-residential parcels. We estimate that our community is approximately 50% redeveloped, and to date that redevelopment has consisted almost exclusively of older bungalows on R-C2 parcels being demolished and replaced with a pair of 2-storey or 3-storey single detached or semi-detached dwelling units. Our concern is that if this development pattern continues Richmond/Knob Hill will end up being a slightly denser but still excessively homogenous residential community, with too little demographic or economic diversity (ie. few rental, starter or senior-friendly housing options). Our window of opportunity to "change our stars" and avoid this result is closing rapidly. The R-CG Amendments may help somewhat, assuming that the remaining concerns we have can be addressed, but our feeling is that we will need much more than that to make an appreciable difference to our community in the little time that we have left before the current window of opportunity closes for another 50 years.

The RKHCA's remaining concerns regarding the R-CG Amendments include the following:

- 1) We do not agree with the intention that "Backyard Dwellings" and "Secondary Suites" no longer be "Dwelling Units" or "units" for the purposes of the LUB, as this has substantive implications, such as for off-street parking requirements, and not just on R-CG parcels;
- 2) Despite this intention, based on our review of the definitions contained in the R-CG Amendments, we believe that "Backyard Dwellings" and "Secondary Suites" do still fall within the definitions of "Dwelling Units" and "units" for the purposes of the LUB, and this will have unintended consequences, including, for example, allowing a semi-detached dwelling development on an R-CG parcel to increase its parcel coverage restriction from 45% to 55% simply by describing each unit's finished basement as a Secondary Suite, as well as raising issues regarding the definitions of

various uses such as Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling and Single-Detached Dwelling;

- 3) Allowing each main residential unit on an R-CG parcel to have either a Secondary Suite or Backyard Dwelling has the potential to turn a Semi-Detached Dwelling into what is effectively a 4-plex, or a Rowhouse Building into what is effectively a 6-plex, without having to satisfy the additional requirements that actual 4-plexes and 6-plexes are required to satisfy – to help avoid “absentee landlord” issues, we would like to see a requirement added that any such Secondary Suite or Backyard Dwelling can only be occupied by an occupant of the main residential building, by a tenant of such occupant, or by a guest of such occupant or tenant (not unlike the Live Work Unit requirement that only an occupant of the residential portion of the Unit can carry on a business in the business portion of the Unit, which prevents the owner of a Live Work Unit from renting the residential portion to one tenant and the business portion to a different tenant);
- 4) Adding Secondary Suites or Backyard Dwellings to narrow infill parcels will exacerbate an already challenging parking situation, as these narrow parcels are currently required to provide 2 off-street parking stalls for the main residential building and in most cases will be unable to accommodate a 3rd off-street parking stall for the suite, which would suggest that an R-CG land use designation may only be appropriate for parcels located along major transit corridors;
- 5) The City’s stated intention to refrain from initiating any redesignation of parcels in appropriate areas to R-CG, but rather to wait for parcel owners to request redesignation will:
 - a) Significantly lessen and slow the “take up” of the R-CG land use designation;
 - b) Lead to “spot rezoning” of individual parcels, and not necessarily in appropriate areas, but those applications may end up being allowed anyway by a Development Authority that is desperate to see more parcels redesignated as R-CG; and
 - c) Greatly reduce the likelihood of any “zero lot line” Rowhouse Building or Cottage Cluster Housing developments actually being built; and
- 6) It is not clear what types of parcels will be considered for redesignation as R-CG -- if the intention is to generally approve redesignation requests relating to existing R-C2 parcels, regardless of location, and to generally deny redesignation requests relating to existing R-C1 or DC parcels, then we would point out that Richmond/Knob Hill and the other inner-city R-C2 communities are already doing more than their fair share to help the City densify, while inner-city R-C1 and DC communities are currently doing little or nothing in this regard -- these other inner-city communities should be opened up to at least some form of densification before the already densifying R-C2 communities are asked to absorb yet another round of densification through indiscriminate redesignations to R-CG.

Thank you.

Doug Roberts
Director & Chair, Development Committee
Richmond/Knob Hill Community Association
C/o 2126 28 Avenue SW
Calgary AB T2T 1K5

Dear City Council

Proposal File LOC2017-0325
ByLaw 142D2018

To save time for everyone I am just going to get to the point.

I live on the corner of 22nd street and 29th Avenue SW. My location has me on a corner lot right behind this spot rezoning of 2403 28th Avenue SW.

I have lived on this corner for 30 years and though I do not have degree in Urban Housing. I do know 22nd Street.

Is the City of Calgary aware that 22nd street for years has been used by first responders as a way to go cut through the neighborhood because 33rd Avenue is so busy with traffic? This is because we don't have many cars parked on it and this makes it safer to do so.

Is the City of Calgary aware that 22nd Street is used by many School buses picking up and dropping off School Children. They do so because we do not have many cars parked on it and this makes it safer for the children

Is the City of Calgary aware that 22nd Street is one of only few streets in the area that actually gets plowed in the winter? That the traffic on 22nd street actually increases in the winter because this is one of the few ways to get into the community during heavy snow falls.

Is the City of Calgary aware that 22nd street is used for temporary parking for home business in the area? This is important as it keep peoples clients from parking in front of neighbors' homes which keeps the peace because as we are all aware shortage of parking is a real issue.

On the corner of 22nd street and 26 Avenue we have a Unit of 4 Row Houses. They were able to be built because 26 Avenue is a corridor street. This is fine as this is where the City of Calgary said they could be built.

Having lived on 22nd street for 30 years I know that for leaving 22nd to go on 26th Avenue has increasing been hard to do so because of the increase of traffic on 26th Avenue. Since the Row houses have been built that has made it even harder as on any given time 3 cars are always parked in front of them. This is mainly due to Row house's garages are built shorter in length leaving owner choosing to use it to park their cars or use it to storing bikes, snow shovels lawn furniture etc. Also Row house owners only get a one car garage leaving them to park their second vehicle on the street. Across the street from this Row House Unit we have a school that buses park twice a day. Between the buses and the parked cars from the Row Houses along with people trying to get to work we are brought down to one lane going in and out of the neighbourhood. I have actually seen people wanting to get onto 22nd street from 26 Avenue only to be forced to backup into the heavy traffic of 26th avenue to allow people to get out of the community. This is very dangerous.

On the corner of 33rd avenue and Crowchild we are in the process of building a new condo complex. As we are all aware each condo gets only one parking stall leaving anyone with two cars having to park it on the streets. Most likely that street will either be 33rd avenue, 22nd street or 32nd avenue. As we have also another proposal by RNDsQR to another Condo complex on the corner of 22nd street and 33rd they too will only give each condo one parking stall leaving anyone with two cars parking it on the nearby streets.

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THE CITY OF CALGARY
CITY CLERKS

I know the city is hoping that people will give up cars and use public transit but the reality is throughout this revitalization we have only made this area unaffordable to those who would and did use the transit system. For every house that is knocked down that is one more affordable house that is out of the system in this area. Even Row Houses and especially the one by RNDSQL which is asking for spot rezoning on 2403 28th Avenue SW, was being advertised on February 9th, 2018 on their website for \$699,000. How can the average Calgarian afford that but the upper 10% and these are the people who love and can afford their cars. This whole thing could be why suburban living is so very attractive and is growing. Also just because some of us live inner city it doesn't mean we all work downtown which is where most of the buses head. So we will need our cars or trucks to get to work.

I personally see as we continue to revitalize not a decrease of cars but an increase. With that we need to find places to help with the overflow with that.

My proposal to the City of Calgary is that we use 22nd street as the overflow for parking of local peoples second cars. Especially near 33rd avenue. This is particularly important for those who live on 32nd street SW. They do not deserve to have their street used as a parking lot.

At the moment this developer RNDSQL is also requesting permission to rezone a section of land on 33rd Avenue SW (Marda Loop) to allow them to build a 6 story controversial apartment called Courtyard 33. This request has created much division and anger in the community such so that legal and protest actions along with provincial level intervention has been request. This action could bring the media in and this is not good for the community and other business we hope to bring into Marda Loop.

I have a proposal that could help defuse this. It is to permanently halt all rezoning of R-CG Row house and 4 plexes to R-C2 lots one block on either side and along 22nd street from 33rd Avenue to 26th avenue. This action will keep 22nd street to stay open to absorb this increase of parking.

Use 22nd street this way so we can build confidence back in the city and the process. This compromise will allow the City to look like they ARE listening to the people especially all these parking issues. This could be used as a strong example to all new areas in the city that are in the moment being revitalized to increase density. We need to show the people that the process of engaging DOES work and is not one sided with the developers. This is especially important in our community now with the closure of Viscount Bennett Centre and possible green space disappearing.

I thank you for this opportunity to be part of the engaging process.

Doris Befus



25th Street

Google Maps marda loop calgary



* 22nd Street is not a main or corridor street *

- # 1 - Proposed Rezoning for Row House by RND5QR
- # 2 Row House already Built in area City has Said is OK because located on corridor road.
- # 3 Condo Complex Being built right now. Is located in Zoned area for high density
- # 4 Court yard 33 another Condo yet to be approved by city requested by RND5QR
- # 5 Row house being built in area City has zoned as high density. RND5QR is Builder
- # 6 Rowhouse Already Built because 20th is a Corridor Road. built by RND5QR
- # 7 Rowhouse being built on the Corner of 26th Ave and 25th Street by RND5QR
- # 8 - Another Row house being built

This is the Two Story Row House
already Built on 20th Ave. by
RND SQR that wants to rezone for a
3 Story on 22nd.
which is not a Corridor Road.



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UPDATED APRIL 14, 2017

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ASKING PRICE

\$639,000

STORY CONTINUES BELOW ADVERTISEMENT

SUBSCRIBE

McDougall, Libbey C.

From: fred.morrissey@shaw.ca
Sent: Sunday, April 08, 2018 9:14 PM
To: Public Submissions
Subject: April 16, <web submission> LOC2017-0325
Attachments: 2403 28 Avenue SW Rezoning Submission Bylaw 142D2018 File LOC2017-0325 (18-04-08).pdf

April 9, 2018

Application: LOC2017-0325

Submitted by: Fred and Heather Morrissey

Contact Information

Address: 2415 28 Avenue S.W.

Phone:

Email: fred.morrissey@shaw.ca

Feedback:

April 8, 2018 Office of the City Clerk The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station "M"; Calgary, Alberta T2P 2M5 Attention: The City Clerk Re: 2403 28 Avenue SW Land Use Bylaw Amendment Application – Rezoning from R-C2 to R-CG Reference: Bylaw 142D2018; File LOC2017-0325 Please see attached for our current submission, dated April 8, 2018, in opposition to this proposed rezoning. Please also see in the same attachment our original submission, dated November 29, 2017, in opposition to this proposed rezoning. In brief, we continue to oppose the proposed rezoning for the following reasons: - No benefits to the neighbourhood or the community, in terms of aesthetics, congestion, parking or real housing affordability alternatives. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard. - This is a precedent-setting, watershed proposal. Applications like this should not be contemplated until after the broader question of R-CG rezoning is considered by Council in a neighbourhood or community context where current zoning is entirely R-C2 with full community engagement. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard. - We understand that the planned pricing for the proposed units is significantly higher than what the developer quoted in their January 2018 submission as an area average for rowhouses. We understand that the proposed sale price for each of the four proposed units is actually to be approximately \$700,000, and well above the \$553,000 they quote in their January 2018 document as an area average. If correct, this falls in line with the range of pricing for single family bungalows in the area and is actually very close to what they quote as pricing for an average inner-city duplex. This effectively negates and removes the developer's own rationale for Council to consider this rezoning application, i.e. an affordability gap, and is inconsistent with the arguments presented in their January document. There will be no 'address[ing] the crucial "missing middle" of housing in Calgary- attainable homes' as the developer touts in the January submission. The only benefit of this proposal appears to be to the revenue, and thereby profit, to made by the developer. This may approach an additional \$1 million over and above what they themselves quote as a reasonable expectation for sales of an average infill duplex as allowed under current R-C2 zoning in this area. We have nothing against profitability in the context of R-C2 redevelopment, as is common in the area. It is clear who this rezoning application really serves. Additional comments in this

regard are provided in our April 8, 2018 submission. In our original submission of November 29, 2017 as attached, we also pointed out what we think are flaws in the City's application and approval process in instances like this, for your further consideration. While this application process is public, we note that the likelihood of real resident engagement in the process as it currently stands is limited and random at best. We suggest that a process review is in order, to help better serve current residents regarding precedent-setting applications. The current process is very much geared to favour builders and one-off applications as opposed to current residents. In this neighbourhood alone, there are many hundreds of residents who have collectively invested hundreds of millions of dollars in their homes, and they deserve the opportunity to be made more aware of potentially significant proposed changes that affect them. The City would be well aware and have much better data immediately available than we do. One application with broad implications deserves to be more broadly published and not left to random, or less than random, chance. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard. For the reasons stated, we respectfully request that the Application be denied, and that the applicant be encouraged to redevelop the subject parcel in accordance with the existing R-C2 zoning. We also ask that the City consider a review of the process by which seeming one-off applications may have broad consequences. We appreciate your time and consideration in this matter. Sincerely, Fred and Heather Morrissey

April 8, 2018

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

Attention: City Clerk

Re: 2403 28 Avenue SW Land Use Bylaw Amendment Application – Rezoning from R-C2 to R-CG
Reference: Bylaw 142D2018; File LOC2017-0325

Please see attached for our original submission, dated November 29, 2017, in opposition to this proposed rezoning. We continue to oppose the proposed rezoning for the following reasons:

- No benefits to the neighbourhood or the community, in terms of aesthetics, congestion, parking or real housing affordability alternatives. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard.
- This is a precedent-setting, watershed proposal. Applications like this should not be contemplated until after the broader question of R-CG rezoning is considered by Council in a neighbourhood or community context where current zoning is entirely R-C2 with full community engagement. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard.
- We understand that the planned pricing for the proposed units is significantly higher than what the developer quoted in their January 2018 submission as an area average for rowhouses. This removes their main argument for Council approval, i.e. an affordability gap. There will be no 'address[ing] the crucial "missing middle" of housing in Calgary- attainable homes' as the developer touts in the January submission. The only benefit of this proposal appears to be to the revenue, and thereby profit, to made by the developer. This may approach an additional \$1 million over and above what they themselves quote as a reasonable expectation for sales of an average infill duplex as allowed under current R-C2 zoning in this area. We have nothing against profitability in the context of R-C2 redevelopment, as is common in the area. It is clear who this rezoning application really serves. Additional comments in this regard are provided below.

RNDSQR January 2018 Submission

The developer, identified as RNDSQR, made a submission in January 2018. Titled 'Planning + Design Rationale', this document appeared to largely respond to general community feedback in opposition to the proposed rezoning, which we gather was relatively significant given the current notification process that does little to actually encourage community engagement. **The following are three direct quotes from the RNDSQR January 2018 submission, with the most pertinent portions in bold:**

From RNDSQR January 2018: Density and Neighbourhood Character, page 8:

"The proposed land use change and associated development vision represent a modest increase in density, **while introducing more flexible and affordable inner-city housing options for Calgarians** looking to live in

communities with direct and easy access to transit, shopping, schools, amenities, open spaces and other community services.”

“The historic data shows that semi-detached housing prices in particular have continued to climb, making newly built duplexes some of the most expensive housing options available. **The benchmark price for an inner-city duplex is now roughly ~\$750,000, putting this housing option out of reach of many families and households who value inner-city living. With a far more affordable benchmark price of ~\$450,000, inner-city rowhomes address the crucial “missing middle” of housing in Calgary- attainable homes that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex.**

Given the diverse range of neighbourhoods represented by the City Centre statistics data, the benchmark housing prices will naturally vary by community. However, **the significant affordability gap between the cost of a detached or semi-detached home as compared to a rowhome remains constant. For example, the 2017 MLS sold statistics for Richmond / Knob Hill show that the average sold price for a semi-detached home was ~\$912,000, while the average rowhome sold for ~\$553,000 – a dramatic gap,** especially considering the upcoming mortgage rule changes and recent interest rate hikes that will make the costs of home ownership even more challenging for those looking to live in Calgary’s inner-city.”

From RNDsQR January 2018: Conclusion, page 9:

“The proposed land use redesignation at 2403 28 Avenue SW will contribute to the continued vitality of Calgary’s inner-city neighbourhoods and **facilitate a development vision that addresses the “missing middle” - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex.**”

Our comments on these quotes are as follows:

The main theme as indicated in the above quotes and a significant part of the developer argument for this rezoning application is diversity, in terms of available inner-city housing price points. We understand that the proposed sale price for each of the four proposed units is actually to be approximately \$700,000, and well above the \$553,000 they quote in their January 2018 document as an area average. If correct, this falls in line with the range of pricing for single family bungalows in the area and is actually very close to what they quote for an average inner-city duplex. This effectively negated the developer’s own main rationale for Council to consider this rezoning application and is inconsistent with the arguments presented in their January document. Bottom line for the developer certainly appears to be profit, plain and simple, as is the math. Additional sales revenue for the proposal, over and above a typical semi-detached infill for the area, may be:

Planned Rowhouses:	4 x ~\$700,000 = ~\$2,800,000
Average Duplex:	2 x ~\$912,000 = ~\$1,824,000
Incremental Difference:	~\$976,000

In round numbers, this amounts to nearly \$1,000,000. Again, we have no objection to profitability, but we think it is clear who will really benefit from this.

Other Considerations

In our original submission of November 29, 2017 as attached, we also pointed out what we think are flaws in the City’s application and approval process in instances like this, for your further consideration. While this

application process is public, we note that the likelihood of real resident engagement in the process as it currently stands is limited and random at best. We suggest that a process review is in order, to help better serve current residents regarding precedent-setting applications. The current process is very much geared to favour builders and one-off applications as opposed to current residents who have a long-term view, and in aggregate a much larger stake in the outcome of applications such as this. In this neighbourhood alone, there are many hundreds of residents who have collectively invested hundreds of millions of dollars in their homes, and they deserve the opportunity to be made more aware of potentially significant proposed changes that affect them. The City would be well aware and have much better data immediately available than we do. One application with broad implications deserves to be more broadly published and not left to random, or less than random, chance. Please see our original submission, dated November 29, 2017 as attached for further comments in this regard.

Conclusion

For the reasons stated, we respectfully request that the Application be denied, and that the applicant be encouraged to redevelop the subject parcel in accordance with the existing R-C2 zoning. We also ask that the City consider a review of the process by which seeming one-off applications may have broad consequences. We appreciate your time and consideration in this matter.

Sincerely,

Fred and Heather Morrissey
2415 28 Avenue SW
Calgary, AB
T2T 1L1

Cc (via email):

- Mayor Nenshi
- Councillor Woolley, through his Executive Assistant
- Richmond Knob Hill Community Association
- President
- RKH Development

November 29, 2017

The City of Calgary
Planning, Development and Assessment
3rd Floor, Calgary Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Postal Station "M", IMC #8108
Calgary, Alberta
T2P 2M5

Attention: Fazeel Elahi

Re: 2403 28 Avenue SW Land Use Bylaw Amendment Application

We have recently become aware of the subject application that is currently Under Review by the City, and some of its implications. As 16-year residents of this neighbourhood, and as nearly 30-year residents of Calgary, we have seen a lot of changes, paid our taxes, voted and made the occasional 311 call to advise of issues, but we have never had occasion or felt the need to make a submission like this before. The subject Application has prompted the need to both comment and object to the proposed Land Use Amendment. We also believe there may be a process weakness that should be addressed more broadly by the City when there are clear precedent-setting implications at a larger scale for stand alone, one-off applications.

We see no benefit to our neighbourhood for the proposed land use change, and indeed only of benefit to developers who want to squeeze more square footage and hence more money out of a piece of land without concern for neighbourhood aesthetics, traffic congestion, parking and so forth. The Applicants could have easily chosen to quite profitably redevelop this lot within the current R-C2 zoning if any thought had been given to what would be best for the area as opposed to just what is best for their own pockets. Picking off building lots for R-CG redevelopment on a one-off basis for this type of zoning change should not be allowed without broader neighbourhood considerations being taken into account, as it will surely, irrevocably and detrimentally change the character of the area, whether this neighbourhood or another entirely R-C2 designated area.

We have no issue with the type of infill development currently permitted under R-C2 zoning in this neighbourhood, nor indeed with row housing in areas historically designated R-CG, but one must ask: in this case, is this land use change really necessary, and to whose benefit? In the local area between 20th Street to Crowchild Trail and between 28th to 32nd Avenues SW, we understand that every parcel of land is currently designated as R-C2. The proposed Amendment would therefore be precedent-setting for this area, and should be considered in that broader context and not be approved, or certainly not without extensive community involvement. All streets in this area are residential, there are no high traffic through streets, and the implications for development of this sort will only add to traffic congestion and parking issues, and detract from area aesthetics. We do not believe this neighbourhood is suited for this type of rezoning and oppose this Application, and we believe most area residents would vocally agree with us if they were actively made aware of what the potential implications are. Furthermore, we also do not believe that the row house development at the corners of 26th Avenue and 22nd Street SW or the one at the corner of 31st Avenue and 20th Street SW to be precedents in this matter, as both of those are (a) outside the discussion area, and (b) located on busy high traffic through traffic streets, whether or not rezoning was required in those cases.

This City process as it currently stands appears much more suited to those who use it regularly (i.e. builders, who build and move on) rather than residents who have made substantial personal investments in purchasing their homes and will be affected by it for the long term. From a resident's viewpoint, the hit and miss nature of

the communication in the development application and approval process in instances like this has also become evident, as a similar R-CG application (from the same applicant, we believe) for 2403 32 Avenue SW has apparently made it through the Under Review and Planning Commission stages of the City approval process, and we have no recollection of having ever seen the initial on-site posting while it was Under Review. As people move about their busy daily lives, with their comings and goings and holidays, likely few would notice or take the time to look at such on-site postings, and likely less still would have any idea as to the potential implications for their neighbourhoods and communities based on the minimal information provided in these notices. We will similarly be voicing our concern as part of the Hearing Scheduled stage for 2403 32 Avenue SW, as we see this as part of a larger discussion that should take place, on either a neighbourhood, community or perhaps even a city-wide basis.

Clearly, the placement of an on-site notice placard for a relatively short period of time is not adequate in situations like this where there are clearly wider implications than the particular Application for rezoning. This is apparent to people entirely unfamiliar with the process (us). It is also apparent to us that there should be a higher standard of care applied by the City in such instances, involving more thorough consultation process between (a) the City Council, (b) Planning, Development and Assessment, and (c) the Community Associations. Ultimately, the community residents should be actively informed and engaged to be able to make more informed decisions rather than hit and (largely) miss encounters with important information affecting the areas in which they live. For example, residents should be canvassed to the effect of: "are you aware what this means and where it could lead, does this concern you, and are you OK with it?". If this proposed land use changes at both 28th Av and 32nd Av on 22nd Street SW were put to a vote by well-informed area residents, we believe the very likely outcome would be to recommend not to approve either application. If the consensus of the fully informed neighbourhood was to go along with proposal, then we could abide by that, as would be democratically appropriate, but we do not think that would be the outcome.

For the reasons stated, we do not believe the subject Application should be approved, and have pointed out what we think are flaws in the City's application and approval process in instances like this. We would appreciate it if you could please provide us with information regarding the level of input from area residents on this matter, as well as the degree to which the Richmond Knob Hill and/or other neighbouring community associations have been consulted as part of this process, and in due course the outcome of this Review.

We appreciate your time and consideration in this matter. Through the course of your Review process, we would appreciate that you direct responses to our submission by reply email.

Sincerely,

Fred and Heather Morrissey
2415 28 Avenue SW
Calgary, AB
T2T 1L1

Cc: Mayor Nenshi
Councillor Woolley, through his Executive Assistant
Richmond Knob Hill Community Association
- President
- RKH Development
Marda Loop Community Association
- President
- Planning and Development Director