

June 11th

Public Hearing

LOC2017-0374 | 8500 23 AVE SE

Re-Zoning Application

Package From Tula and Garth Edmunds

RE: LOC2017-0374 at 8500 23rd Avenue SE

Council Public Meeting – June 11

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

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

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

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

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

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

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

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

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

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

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

Please help us by not approving this re-zoning.

Thank you for taking time to listening to our concerns

With respect

Tula Edmunds

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

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

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

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

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

East Regional Context Study

Map 3

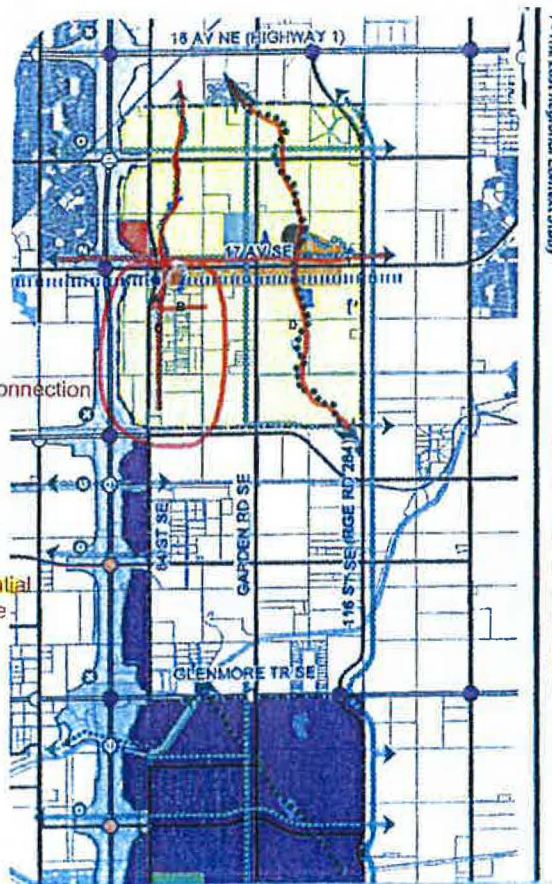
Land Use Concept & Transportation

Legend

- City Limits
- Railway
- Transportation/ Utility Corridor
- Commercial/ Retail
- Industrial
- Institutional
- Mixed Use
- Open Space
- Residential
- Water/ Pond
- Cemetery
- Expressway/ Freeway
- Major Street
- Full Other Interchange
- ◐ Proposed Partial Interchange
- Full Provincial Fixed Interchange
- ◑ Partial Provincial Fixed Interchange

- A - Proposed rezoning
- B - 23 Ave
- C - Proposed Pathway Connection
- D - Greenway Alignment

NOTE: We were told residential
not DC as you currently have
us.



A-1

Belvedere

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



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

Corridor Land Use and Urban Design Concept

3.3.2 Design Criteria

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



A pocket park with sense of enclosure
Source: "Pocket Park", New York City
Photo credit: paul@n8100, webshots.com



A pocket park well integrated to its adjacent buildings
Source: "Pocket Park", New York City
Photo credit: paul@n8100, webshots.com

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

3.5.4 Pocket Park

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

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

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

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

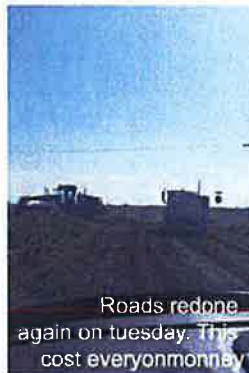
The proposed area is also close to an intersection which is busy from the Mall and the Commuters. Adding this truck storage here is waiting for accidents to happen on a continual basis. This area is as well across from the mail boxes were many residents stop to pick up mail making it a hazard there also.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

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

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

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

Garbage dumping in another lot





12 Gunstone Gardens

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



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

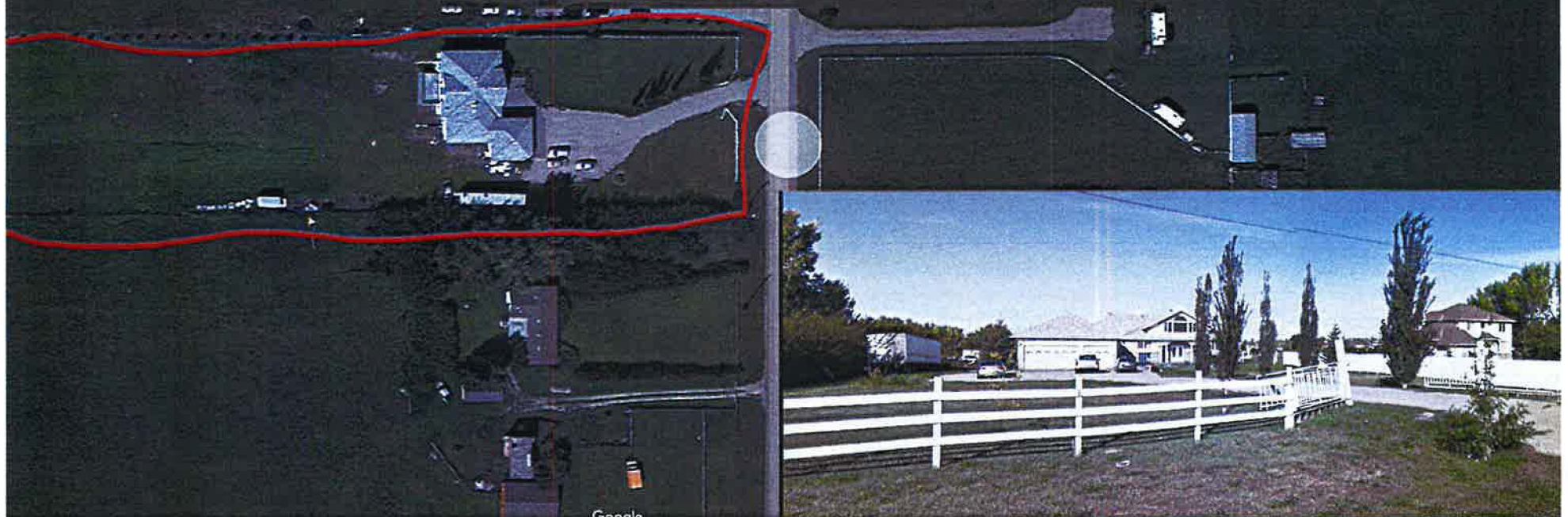


OVERVIEW #1
2313 84 and 12 Gunstone

2665 88 Street SE

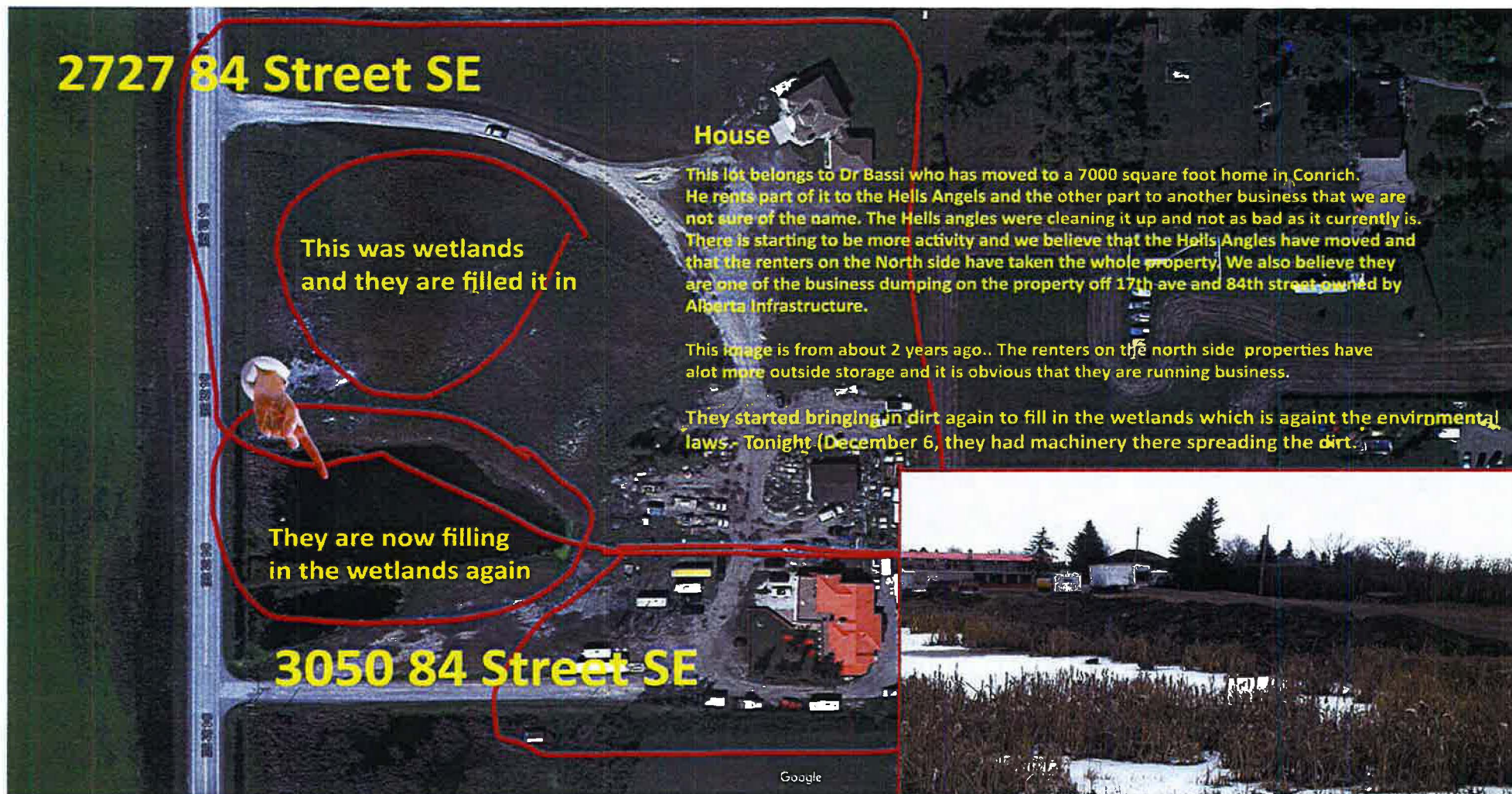
This Neighbour over the past couple of years has been storing more and more delapited trailers for storing his business inventory. Currentlly he has about 3-4 delapited 40 foot trailers and delapited vehicles.. it is getting bad. He own a furniture store and we beleive the storage is from that.

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



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

OVERVIEW #2
2665 88 Street SE

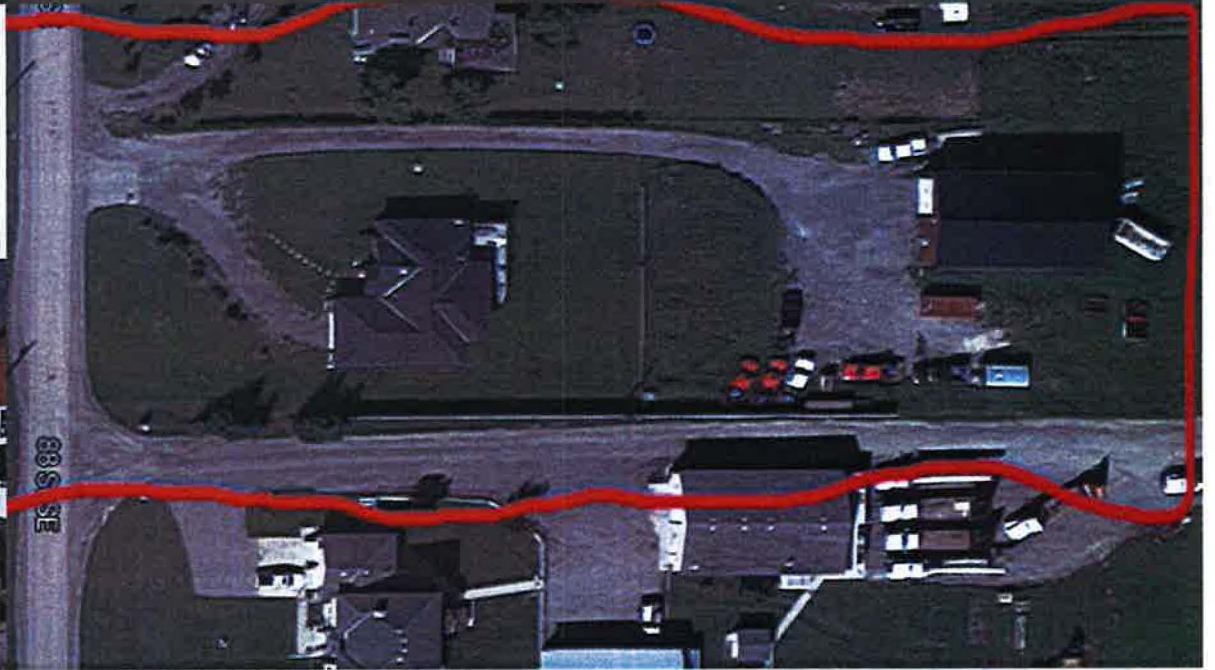


This is an old map now there is tons more garbage and vehicles parked
This company as well has been dumping garbage

OVERVIEW #3
2727 + 3050 84 Street SE

2830 84 ST SE

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



This is an old map now there are more vehicles parked

OVERVIEW #4
2830 88 Street SE

2910 88 Street SE

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

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



He was here before - his name is Adam

This is an old map now there are more vehicles parked

OVERVIEW #5
2910 88 Street SE

3000 88 Street SE

Illegal road

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

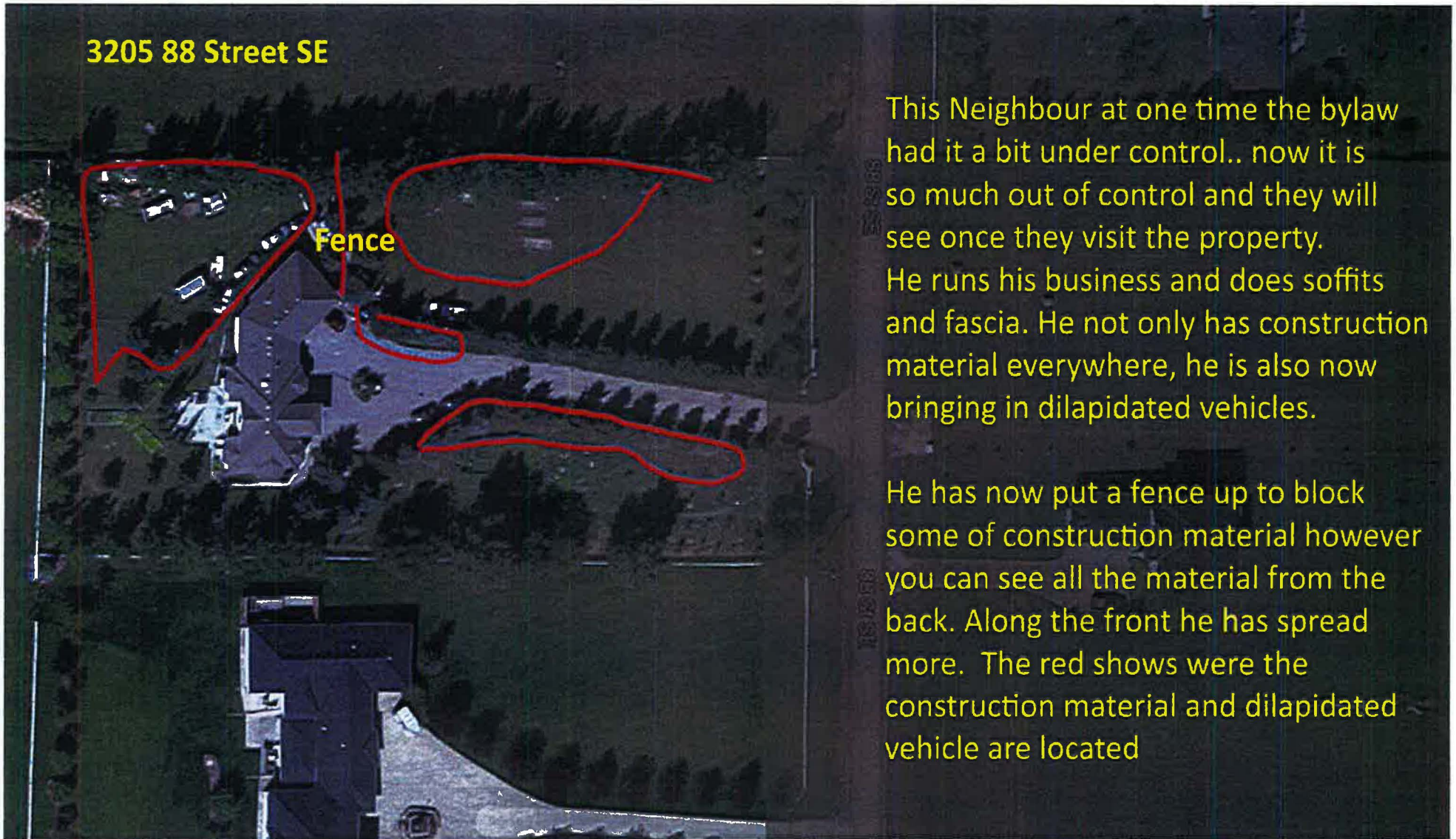
Again, illegal business

Google

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

OVERVIEW #6
3000 88 Street SE

3205 88 Street SE



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

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

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

OVERVIEW #7
3000 88 Street SE

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

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

Proposed tent



8800 34th Ave SE

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

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

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

Current addition and size

Opt 1

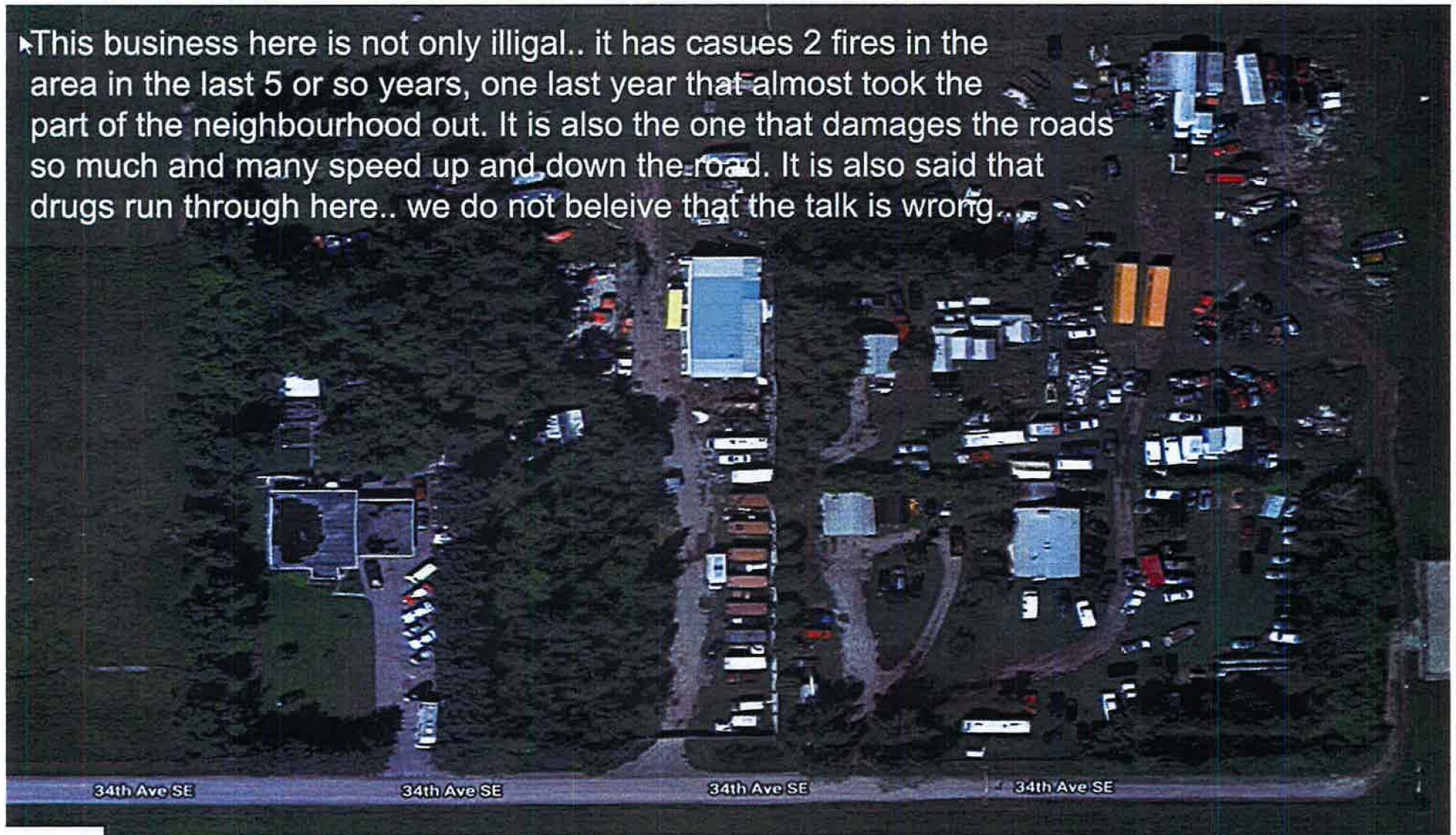
Opt 2

By residential bylaw - he is not allowed to build more than the square footage of his home - his home is roughly 2400 square ft and his shop is about 3600 square ft with industrial doors and they also approved an industrial tent from what he told us.. When we called Development they said we are Direct control and not residential and he is allowed. This is not what we understood

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

OVERVIEW #8
8800 34 Ave SE

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



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

OVERVIEW #10
East 34 Ave SE



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



As you can see how we all take care of properties

B-1



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



As you can see how we all take care of
properties

B-2



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



As you can see how we all take care of
properties

B-3

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



*This is what
is coming in.*

PROPERTY VALUE

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

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



B-4



C-1



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



Garbage dumping in another lot



Older Cleanup
of Dumping
But this continues
in our Neighbourhood



**If this re-zoning is approved then illegal business will follow suite..
This is what we are fighting Contaminated material being dumped
on 2-acre residential properties.
They do not even live there
THIS GOES INTO OUR DRINKING WATER**

PLEASE HELP US STOP THIS BY NOT APPROVING THE RE-ZONING

