

Letters Received by Calgary Planning Commission

From: [Tita, Matthias](#)
To: [Holberton, Kimberly](#)
Subject: FW: [EXT] Resident Comments for Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018
Date: Thursday, May 31, 2018 1:42:13 PM
Attachments: [Letter to Planning Commission May 312018 Meeting.docx](#)

From: Jac and Chad [mailto:]
Sent: Wednesday, May 30, 2018 12:29 AM
To: Office of the Mayor <TheMayor@calgary.ca>; Scott, James D. <James.Scott@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Tita, Matthias <Matthias.Tita@calgary.ca>; Vanderputten, Ryan <Ryan.Vanderputten@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>
Subject: [EXT] Resident Comments for Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018

Dear Calgary Planning Commission,

Please see my attached letter in reference to the Calgary Planning Commission meeting you will be attending on Thursday, May 31, 2018. My comments are in reference to agenda item 6.02, where as a concerned resident of Altadore, need to reach out to you for support.

Thank you for your time,

Jacqueline Pollard

Letters Received by Calgary Planning Commission

May 30, 2018

Jacqueline Pollard

Calgary, AB
T2T 5B7

Dear Calgary Planning Commission,

I am writing to you regarding our concerns for a rezoning application for 4925, 4929 21A Street SW from an R-C2 to an R-CG designation (**File number LOC2018-0042**). Currently, there are 2 dwellings on the property in question. The proposed R-C2 rezoning application would establish 7 dwellings on the property in question, nearly quadrupling the number of residents to move in to this small space. If the City of Calgary were to allow this change in zoning, we are concerned that this change would set a precedent and that every time two adjacent older homes go up for sale simultaneously in our residential part of the neighborhood, that similar high density developments would be approved in our area. There are many such adjacent older homes within our area that could have the potential to significantly increase the housing density in our area and risk changing the current character of our neighbourhood.

Following are our concerns with this rezoning proposal:

- **“Thoughtful Development” that is getting rubber stamped:** In our local community newsletter, Mr. Woolley stated that he is in favour of “thoughtful development” all while forcing through an ideological policy of densification and not truly engaging with community members who are trying to ask questions. I have asked to have follow up conversations after sending letters to Mr. Woolley, with no response provided. At the Open House for this development, Mr. Woolley apparently showed up after the event was over and everyone left (we had waited for him but finally gave up). We were told at the open house that there are more of these RCG rezoning in the SW than any other part of the city. Why? Altadore is not a “planned community” like Garrison Woods, Currie Barracks, or any of the new suburban communities. Having many townhomes looming over neighbor homes and jammed them into corner lots doesn’t make sense. Townhomes should back onto another set of townhomes like you see in other communities. Many homes surrounding this rezoning are going up for sale to flee this situation. Ironically, people are moving to the suburbs to get away from this stressful change in policy that targets the inner-city.
- **Marda Loop Communities Association is not in favour:** This Association is very careful when considering development in our community. Some are recommended, and some are not. This rezoning is **not** recommended.
- **Location Criteria for Multi-Residential Infill:** Out of 8 possible criteria, 5 are **not** met.
 - #3: Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our overpass, there will **not** be a primary transit stop within 600m.
 - #4: On a collector/high standard roadway: This is an extremely residential portion of the neighborhood. There is no collector or high standard roadway here.
 - #5: Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
 - #6: Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.

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- #7: Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), this property scores a value of 38. Walk Score indicates that for this address, all errands require a car, and it scores low on proximity to groceries, restaurants, culture and entertainment, and high on proximity to the high school. Townhomes / rowhouses should be within truly “walkable neighbourhoods”, that is, close to amenities. This property is arguably not in a walkable neighbourhood and not in close proximity to amenities.
- **An exception that undermines the South Calgary / Altadore Redevelopment Plan:** This proposed development runs contrary to the South Calgary/Altadore Redevelopment Plan, a plan that was carefully crafted by many City of Calgary professionals and approved by City bylaw. If this exception is allowed, it will substantially erode the strength of a system and process that was established to protect City neighbourhoods.
- **Setting a precedent:** If one set of rowhouses such as that proposed for 4925, 4929 21A ST SW are approved as an exception by the City of Calgary, it will lead to other rezoning applications and potential approvals and will ultimately change the feel and character of our neighborhood, to the detriment of the current residents.
- **Currently available more affordable housing options on MLS:** Many more affordable and higher density housing options ARE available only a mere few blocks away in Garrison Woods and Marda loop where there are condos, townhomes, and adjacent businesses nearby and differing redevelopment plans. A simple look on MLS will show many examples of affordable housing options that are currently available. Also, secondary suites have been approved in Calgary.
- **Reduced property values:** It is well established that the single largest investment for the lower to middle class is their homes. We moved from the suburbs on the outskirts of Calgary to invest in a higher value property and we assumed this greater level of debt to increase our time with our family (less commuting to downtown). As such, the City should not make an exception to the current Land Use Designation of R-C2 for this area of Altadore as per the current South Calgary / Altadore Area Redevelopment Plan, as this exception would lead to the reduction in property values of this area.
- **We are not against densification:** The numerous infills in this area of Altadore are already doubling the number of dwellings (i.e., a single older home is demolished, the lot is subdivided into two, and 2 detached houses or 2 duplexes are built on the two new lots). This trend towards infills is not only doubling the number of dwellings, it is likely quadrupling the population of the area when you factor in the many children of young families moving in. Infills and duplexes are already a great option for increasing housing density without the need for rezoning. We fully support this type of continued traditional infill approach for the properties in question with this development proposal (4925, 4929 21A ST SW).
- **Area schools:** It is well-known that Altadore schools are already at capacity and will likely have to turn away children to schools in adjacent neighbourhoods. Is there a proposed new school to accommodate this continued influx of families?

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- Altadore School, Dr. Oakley, and Emily Follensbee are some of our nearby schools. Altadore School is already at capacity, and the remaining two schools are for special needs students that are bussed in from around Calgary.
- **Residential Parking problems:** When we have visitors come to our home (including my handicapped mother), they rarely can park in front of our house, even though we nearly always park our two personal vehicles in our garage. We already have a system for parking permits that isn't working well. One garage per dwelling for the proposed 7 dwelling development means that there will be even more vehicles on the street and even worse parking problems.
- **Speeding:** We observe speeding and unsafe driving on 20ST SW and 50 Ave SW all the time. It is often difficult to get onto those streets from our little corner of Altadore because of the speeding and unsafe driving. The proposed new development should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood.
- **Developer concerns:** we take exception to the developer's social media comments and intimidation tactics. We believe his approach is unprofessional and goes against the City of Calgary and our community's values. This developer is employing a marketing strategy in order to secure a development proposal which sets a dangerous rezoning precedent that undermines and runs contrary to the South Calgary / Altadore Area Redevelopment Plan. Here are some examples:
 - social media (Facebook, Instagram) accounts have posted comments about how neighbors are being "afraid of change" and have solicited input from people who do not live in the area of the South Calgary / Altadore Area Redevelopment Plan to speak against us in a poor way.
 - is using manipulative marketing strategies to push the rezoning through and gain support. His business is in it for the money; \$600,000 per townhome is what he has suggested (total value of \$4.2MM for the 7 rowhouses proposed). This is not an example of low-income as he suggests. He is positioning this development on social media as a social justice movement to encourage a more diverse neighborhood because it will attract lower income people. At that price point there will be **no** increase in diversity. In fact, that value will likely to drive out present renters, and elderly neighbors.
 - The developer made many campaign donations during the last City of Calgary election to Mr. Woolley, both under his company name and also under numerous different names of the addresses of his new developments. The latter approach by the developer suggests a conscious effort to hide these campaign donations. These donations represent a potential **conflict of interest** for Councillor Woolley. That is, how can Mr. Woolley be truly objective in his review of these proposed new developments when he received financial support from the developer in question? In light of this new information, this proposed new development should be put on hold and a City of Calgary ethics review should be conducted.

As you can see there are many issues in the community of Altadore, all of which we carefully considered and accepted when we chose to live here. However, this proposed development and rezoning was not a

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part of the community when we decided to move here and we would appreciate your support in maintain the current zoning / land use designation as established in the current South Calgary / Altadore Area Redevelopment Plan. We love Altadore, and so far, we have been fine with the building and construction, as we know that in the end it will only get better. We support the continuing infill development projects that are aligned with the current South Calgary / Altadore Area Redevelopment Plan. Please do not let rowhouses such as those proposed in this development application for 4925,4929 21A ST SW change the dynamic and profile of our "small town within a big city" part of the city.

We are strongly opposed to this development application and the precedent it would set for our neighbourhood.

Sincerely,

Jacqueline Pollard

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From: [Emmerton, Courtney](#)
To: [Holberton, Kimberly](#)
Subject: FW: Altadore Zoning Issue Frustrations (LOC2018-0042 and DP2018-1033)
Date: Thursday, May 31, 2018 1:36:33 PM

From: Adam Pawliuk [mailto:]
Sent: Sunday, May 27, 2018 9:20 PM
Subject: [EXT] Altadore Zoning Issue Frustrations (LOC2018-0042 and DP2018-1033)

Dear CPC member, My family lives on the corner directly across the street from the proposed project at [4925,4929 - 21A ST SW](#), aiming to change the density from R-C2 to R-CG and develop 7 row homes, which I believe will be discussed by the CPC this Thursday May 31st.

I'm not writing this letter to outline why I'm opposed to this development (which we are, and have submitted comments to the City Planner), but rather **why so many community members are frustrated with the approach to these types of proposals in Altadore, with hopes that the city and community can work together in a more transparent manner moving forward.**

Fundamentally, the frustration is that these developments are **not being done transparently**, don't appear to be backed by **a plan or vision for the future**, and with **disregard for the integrity of the area**. Frustrations stem from:

- **Total Disrespect for Community Feedback**

- The city has "asked for feedback", and the Altadore community members have literally spent 100's of hours providing feedback on these R-CG developments, which has ultimately proven to be irrelevant in all cases (that I'm aware of). A lady I work with had a signed petition with over 120 people, and still it was immaterial. **Why mislead people for feedback if it's ultimately irrelevant?** This is a lot of wasted time that people could put to more productive community pursuits.

- **Completely Misleading Area Plans**

- Based on the [South Calgary/Altadore Area Redevelopment Plan](#) plans it's clear that this proposal is in complete misalignment with the strategic plans. Although city planning recognizes this, the response is that these plans are *old and*

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outdated. This is extremely misleading as the area plans are currently published and updated frequently on the City of Calgary web site (often several times a year). **If the plans are truly irrelevant, let people know so they can make decisions on where they want to live accordingly, knowing there is effectively no enforced zoning plans for Altadore.** These zoning plans aren't an afterthought, but often the primary reason for people to choose to invest in this area.

- **Immaterial MR-C Zoning Guidelines**
 - It's clear that development sites which fit with the MR-C zoning guidelines are those fitting *transitional areas*, blending between zone densities. The proposed redevelopment site is in the heart of a residential RC-2 zone, and doesn't even meet half of the guidelines, and those that it does meet would literally align to any corner lot with a back alley. The city planning has simply stated that these are just "guidelines". **Why publish guidelines if they are immaterial?** If the city's vision is that the entire area of Altadore is RC-G, regardless of fit and guidelines, then **let the community know openly and transparently** so they can make an upfront decision on where they want to live.
- **No Plan Resulting in Ad-Hoc Irreversible "Spot Zoning"**
 - As a result of the city's disregard to any plans or zoning criteria, this will end up "[Spot Zoning](#)" Altadore, proving a very short term financial benefit to the developers, at the long-term expense of the community as a whole. **This will also create random clusters of higher density areas unfairly impacting certain owners by happenstance, and not any sort of strategic plan;** creating an irreversible mess to the integrity of the area.

In our case we had a home in Bankview (with high/mixed density zoning) and chose specifically to move to Altadore when raising a family because it was an inner-city area, with residential RC-2 zoning. Should we be surrounded by row homes on our corner lot, we would choose to move. Although how can we make this decision before it's too late, as we seem to be at the mercy of what developers choose to do, and not backed by any plans from the city, which is a really frustrating position to be in, especially when we are committed to schools within walking distance for our children.

That said, I really appreciate the [Master Plan for 33rd and 34th avenue SW](#) and the approach the city has taken. I think this is a **great way to significantly increase the density of the area in a transparent and responsible way**. Personally, I'm totally supportive of the plan, although even if some people aren't, at least there's a plan in place and people can make a decision on where they want to live upfront. It's also apparent that RC-G zoning is being utilized in alignment with the guidelines for transitional zones, unlike the random spot zoning being proposed for [4925.4929 - 21A ST SW](#).

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Ultimately, I feel the lack of **Planning, Transparency, and Community engagement** will cannibalize the neighbourhood irreversible, purely at the expense of those in the community that have contributed to making it what it is today. I feel these careless zoning changes should be rejected, until the city can provide a strategic vision for the community. **People can then make an informed choice on where they want to live, before they are unfairly impacted,** and the character of the community is destroyed. In the case of [4925.4929 - 21A ST SW](#), RC-2 zoning will still enable the developer to double the existing density of units, and provides additional living options such as basement suites, etc., while still aligning with the integrity of the immediate area.

I really hope the community and city can work together on strategic plans that will provide the inner-city density sought after by the city, while supporting a coherent vision for the community. Please let me know if I can help in any way, and I really appreciate your time!

Thanks,

Adam Pawliuk & Family
[REDACTED]

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From: [Tita, Matthias](#)
To: [Holberton, Kimberly](#)
Subject: FW: [EXT] Redevelopment at 4925 and 4929 - 21A Street SW
Date: Thursday, May 31, 2018 1:42:47 PM

From: Opuntia polyacantha [mailto:]
Sent: Sunday, May 27, 2018 10:38 AM
To: Office of the Mayor <TheMayor@calgary.ca>; Scott, James D. <James.Scott@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>; Tita, Matthias <Matthias.Tita@calgary.ca>; Vanderputten, Ryan <Ryan.Vanderputten@calgary.ca>; MLCA Development <development@mardaloop.com>
Subject: [EXT] Redevelopment at 4925 and 4929 - 21A Street SW

From: Dale Speirs

Calgary, Alberta

My house is directly across the back alley from this proposal. I object to it because 7 units on the parcel is excessive. The neighbourhood is predicated on duplexes or twin infills, so the maximum density should not exceed 4 units.

Building a 7-unit condo will change the character of the neighbourhood for the worst.

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From: [Vanderputten, Ryan](#)
To: [Emmerton, Courtney](#)
Cc: [Holberton, Kimberly](#)
Subject: Fwd: [EXT] Comments from Concerned Resident: Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018
Date: Thursday, May 31, 2018 12:30:45 PM
Attachments: [180530 Comments Re File No LOC2018-0042 4925.4929 21a ST SW FINAL.pdf](#)
[ATT00001.htm](#)

From: Chad Grekul [REDACTED]
Date: May 30, 2018 at 10:02:13 AM MDT
To: "themayor@calgary.ca" <themayor@calgary.ca>, "james.scott@calgary.ca" <james.scott@calgary.ca>, "Iyoti.Gondek@calgary.ca" <Iyoti.Gondek@calgary.ca>, "evan.woolley@calgary.ca" <evan.woolley@calgary.ca>, "ward08@calgary.ca" <ward08@calgary.ca>, "Matthias.Tita@calgary.ca" <Matthias.Tita@calgary.ca>, "Ryan.Vanderputten@calgary.ca" <Ryan.Vanderputten@calgary.ca>
Subject: [EXT] Comments from Concerned Resident: Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018

Dear Calgary Planning Commission,

Please find attached my comments letter in reference to the Calgary Planning Commission meeting you will be attending on Thursday, May 31, 2018. My comments are in reference to agenda item 6.02. I am a concerned resident of Altadore who will be directly affected by this proposed re-development.

I respectfully ask that you please read and consider my comments on this proposed re-development in our neighbourhood prior to attending the meeting tomorrow. I would also be pleased to speak to any of you over the phone regarding this matter.

Sincerely,

Chad Grekul.
[REDACTED]

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Chad Grekul

Calgary, AB
T2T 5B7

May 30, 2018

Calgary Planning Commission
The City of Calgary

Dear Calgary Planning Commission:

SUBJECT: COMMENTS REGARDING PROPOSED LAND USE REDESIGNATION

*Address: 4925, 4929 21a ST SW; Community: Altadore; Councillor: Evan Woolley
(Ward 08); File Number LOC2018-0042*

I am writing this letter as a concerned homeowner and resident of Altadore, residing within the South Calgary / Altadore Redevelopment Area with my wife and our three small children. We are also members of the Marda Loop Community Association (MLCA). I am providing comments in strong opposition to the proposed Land Use Redesignation for 4925, 4929 21a ST SW, File Number LOC2018-0042. This proposed Land Use Redesignation and associated development is located approximately 75 metres (less than 1 minute walk) from our house, on the neighbouring block. Because of our very close proximity, this development will directly affect us.

My wife and I decided to move to this area in 2015 based on the feel and character of the neighbourhood and because we felt it was a good home investment. This part of Altadore is an older, established residential neighbourhood with mature trees and ample green space that is gradually turning into a more modern, highly desirable area with increasing property values.

It is important to note that as stated in the Agenda for the May 31, 2018 Calgary Planning Commission Meeting, "administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens". This strong level of opposition (93% opposition, based on the total letters received) should be taken seriously by the Calgary Planning Commission. The residents of this neighbourhood, along with MLCA, have clearly voiced their opposition to this proposed new development and as such, this proposed development should not be allowed.

We strongly oppose this land use redesignation application for several key reasons, outlined below:

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1. Location Criteria for Multi-Residential Infill

According to the City of Calgary's "Location Criteria for Multi-Residential Infill", 5 out of 8 possible criteria for this proposed development are not met. On a percentage basis, the proposed development therefore meets only 37.5% of the criteria laid out by the City in this document. This low match rate for the criteria means that the City should reject this proposed development. Following are the 5 criteria that are not met:

- **Location Criteria 3:** Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our overpass, there will not be a primary transit stop within 600 m. **City staff have incorrectly stated in the May 31, 2018 Planning Commission Agenda that this criteria is met. A simple check on the distance from the proposed development to the nearest SWBRT primary transit stop shows that it will be greater than 600 m.**
- **Location Criteria 4:** On a collector/high standard roadway: This is a residential part of the neighborhood. There is no collector or high standard roadway here.
- **Location Criteria 5:** Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
- **Location Criteria 6:** Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.
- **Location Criteria 7:** Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.

2. Proposed New Land Use Designation Not Aligned With Current Redevelopment Plan

To begin with, the current Land Use Designation for this area of Altadore is "R-C2" as per the current South Calgary / Altadore ARP (City of Calgary, 2017)¹. The current Land Use Designation of R-C2 does not allow for the type of new developments proposed by the developer for 4925, 4929 21a ST SW. The following proposed new developments are not permitted by the City of Calgary under the R-C2 designation:

- Rowhouses
- A maximum building height of 11 metres (*which is a substantial increase from the current maximum of 10 metres*);
- An increase from the current maximum of 4 dwelling units to a maximum of 7 dwelling units (*which is also a substantial increase in occupancy / population density*);
- All other uses listed in the proposed R-CG designation.²

¹ City of Calgary. South Calgary / Altadore Area Redevelopment Plan. 78 pp. Updated, July 2017.
<http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/south-calgary-altadore-arp.pdf?noredirect=1>

² City of Calgary Planning & Development. Redesignation Application LOC2018-0042
<https://developmentmap.calgary.ca/#property/LOC2018-0042>

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Any development plans for this area should be compared against the South Calgary / Altadore ARP. This application should therefore be rejected when it is reviewed against the policies of the South Calgary / Altadore ARP, as it is clear that the proposed development runs completely contrary to this Redevelopment Plan.

3. Rowhouses Are Not Compatible with Character of this Neighbourhood

Rowhouses are not currently found within this area of Altadore and introducing them would negatively impact the character and feel of the area. That is, rowhouses are not compatible in character and scale with existing dwellings found in this part of Altadore. Furthermore, there are no strip malls, stores or other businesses within walking distance of this area, as would typically be found near rowhousing. Single detached homes and attached duplexes make up all of the homes in this area. The proposed redesignation would not align with the nature and character of the current community.

4. Ample Higher Density Housing Options Already Available

It is important to note that the South Calgary / Altadore ARP already allows for several different Land Use Policy designations, including Residential Conservation, Residential Low Density, Residential Medium Density, and several others. A prime example of this are the many Residential Medium Density properties located just south of 33 Ave SW. There are numerous shops, restaurants, grocery stores, and other amenities within a short walking distance to these higher density housing options. As such, there are already many higher density, lower cost housing options available and so there is no need to add further higher density housing in the area of the proposed development for 4925, 4929 21a ST SW.

5. Residential Parking Concerns

We live near the Alternative High School, Central Memorial High School and Lord Shaughnessy High schools. There is a great deal of pressure on the parking in our area because of these large schools, with students often parking in our neighbourhood. We have also observed students speeding through our neighborhood and wandering our back alleys. When there are sports events at these high schools (which is often), street parking fills up quickly to the point that we are not able to park in front of our own home.

The proposed 7 dwelling rowhouse development means that there will be even more vehicles on the street and even worse parking problems and for that reason, it should not be allowed.

6. Speeding / Traffic Safety Concerns

We regularly observe speeding and unsafe driving on 20 ST SW and 50 Ave SW and in other parts of our neighbourhood. The proposed new multi-unit row housing should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood as there

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will be a further increase in the number of vehicles on the road from the increased housing density. This will put our children, seniors, and pedestrians at further risk.

7. An Alternative Solution

We are not against new housing going into the properties at 4925, 4929 21a ST SW. However, we are opposed to the 7 dwelling high density rowhouse proposed by the developer.

We would support an alternative approach of attached duplexes or detached homes that is in keeping with the current Land Use Policy and ARP for our area (i.e., a maximum of 4 dwellings for these properties, instead of the proposed 7).

Summary

To conclude, the proposed Land Use Designation change should not be permitted for the reasons outlined above. **Perhaps the most compelling reason for not approving this development is that it only meets 3 out of the 8 Location Criteria as outlined in the City of Calgary's "Location Criteria for Multi-Residential Infill".**

Altadore Residents, including myself and my wife, invested in this area based on the character and type of neighbourhood it is and the intended Redevelopment Plan. Calgary is an expansive city with an amazing diversity of neighbourhoods, with different areas of the city offering a wide variety of options and amenities as well as price ranges for residents to choose from. There are more affordable suburbs on the outskirts, higher density high-rise housing close to the core, and areas such as Altadore that offer detached and attached duplex homes. We invested in this area specifically because of the character of the neighborhood and this should not be changed by an application such as the one proposed for 4925, 4929 21a ST SW.

Thank you for considering my comments. For any further information, please do not hesitate to contact me by phone at [REDACTED] or by email at [REDACTED]

Sincerely,



Chad W. Grekul