

Rowe, Timothy S.

From: Opuntia polyacantha <opuntia57@yahoo.ca>
Sent: Monday, July 09, 2018 10:41 PM
To: Public Submissions
Cc: MLCA Development
Subject: [EXT] Comments for public hearing re: 4925/4929 - 21A Street SW

From: Dale Speirs
2216 - 49 Avenue SW
Calgary, Alberta

My house is directly across the back alley from this proposal. I object to it because 7 units on the land is excessive and out of keeping with the rest of the neighbourhood. The density is far too high for the community and an abuse of the rezoning bylaws.

The neighbourhood is R2 and should remain so.

July 14th, 2018

Reference: Zoning Proposals LOC2018-0042 (4925, 4929 - 21A St. SW) and DP2018-1033. Proposed redesignation of Altadore from R-C2 to R-CG and development of seven row homes.

City Council;

My family lives directly across the street from the proposed project at [4925- 4929 - 21A ST SW](#). The redesignation and consequent change in density from R-C2 to R-CG and the development of seven row homes will have a huge impact on us, but even more important for all the community. We previously lived in Bankview (with high/mixed density zoning) and chose specifically to move to Altadore to raise our family because it was an inner-city area with residential R-C2 zoning. **Zoning was the primary reason for us to choose this area.** In particular, we chose a lot away from main roads and transitional areas where we would be within a predominantly single detached and semi-detached area with little traffic. These specifications created a safe outdoor environment for our children. The proposed redesignation violates community and city guidelines, has no articulated rationale, and will result in issues as detailed below.

Complete Misalignment with the South Calgary and Altadore Area Redevelopment Plans

The [South Calgary/Altadore Area Redevelopment Plan](#) clearly articulates the land usage, of which this development site resides within the heart of the *Residential Conservation* district. It's very clear that this rezoning **is completely misaligned with the development plan and associated guidelines on many levels**. This document is still active and being maintained and updated (often several times a year) on the City of Calgary website.

Nearly Complete Opposition from Community Based Feedback

The Calgary Planning Commission received **42 letters of feedback, 39 of which were in opposition (93% opposition)**. The community of Altadore has prided itself on utilizing community feedback (as outlined in the [South Calgary/Altadore Area Redevelopment Plan](#)). There is no point in asking for feedback, unless this is taken seriously, in which case this is extreme opposition.

Completely Misalignment with the MDP's Developed Areas Guidebook

As part of the [Municipal Development Plan \(MDP\)](#) the City Council adopted the [Developed Areas Guidebook](#) on April 10, 2017, both CPC and Council supported the Developed Areas Guidebook unanimously. Within the guidebook the RC-2 and RC-G designations fall within the *neighborhood limited* criteria and require transition zones to maintain *"a sense of continuity throughout communities with smooth, imperceptible and consistent transitions between land use areas."*, furthermore *"Moderate intensification in this area respects the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street."* The proposed row homes have neither a transition zone, main street location or align with the community's overarching design.

Completely Misaligned with Location Criteria for Multi-Residential Infills (PUD2016-0405)

According to the City of Calgary's *Location Criteria for Multi-Residential Infill* (PUD2016-0405), development sites that fit within the M-C2 zoning guidelines are **transitional areas, blending between zone densities**. The proposed redevelopment site is in the heart of a residential RC-2 zone and **only satisfies 3 out of 8 criteria (37%)**, and the criteria it does align with would fit virtually any corner lot with an alley. The proposed row homes fail to meet the following:

- o Location Criteria 3: *within 600m of a primary transit stop* (see Appendix);
- o Location Criteria 4: *on a collector/higher standard roadway*;
- o *Location Criteria 5: adjacent to non-residential or multi-unit development*;
- o Location Criteria 6: *adjacent to or across from an existing or planned open space, park or community amenity*;
- o Location Criteria 7: *along or in close proximity to planned corridor or activity center*.

Disregarding City Plans Will Result in Ad-Hoc Irreversible “Spot Zoning”

By disregarding zoning criteria and area plans, the area will be “[Spot Zoned](#)”. Spot Zoning provides a short term financial benefit to the developers at the long-term expense of the community. This will also create **random clusters of high density areas, unfairly impacting owners**. The lack of strategic planning will create an **irreversible mess** and harm the integrity of the area. This will not create more living choices for the community, but rather will be like trying to paint a picture by mixing all paint colors together, in the end you wind up with one blended color black, which is the opposite of choice. Zone densities need to be strategically placed to truly facilitate different types of living options for the community.

Inappropriate Contextual Fit for the Surrounding Area

Moreover, the development proposes to combine two large lots to become a mega-structure unlike any others in the immediate area of RC-2 developments. Even existing R-CG developments on main corridor area such as 33rd ave and 16th street do not have structures with five units on a single lot. This is beyond excessive, especially because it is not even an RC-G compatible area based on criteria.

City Planning Commission Struggled to Find Any Planning Rationale for this Development

In addition, during the City Planning Commission meeting on May 31st, members struggled to find justification for this development. Mr. A. Palmiere on the CPC stated, **“it begs a lot of question of what’s the planning rationale for this particular spot other than an application was submitted here”**. Further important comments from the meeting are below:

I think cumulatively though...they bring up a pretty important conversation which is generally when you're thinking about that sort of sensitive infill component...the criteria tends to lead you towards collectors...towards amenity rich areas...towards the provision of open space where density and intensification can happen easily...they are showing here...obviously walk score

is not planning rationale...but there is nothing near here...it's got a walk score of 38...knowing its only meeting half of the criteria...I understand where the community is concerned I get it...I'm just curious that guidelines are just guidelines but what's the overall planning rationale for putting 7 townhomes is predominantly a single and semidetached area...not located with respect of half or potentially sixty percent of the criteria of where you would generally put it...it begs a lot of question of what's the planning rationale for this particular spot other than an application was submitted here...

Misaligned with Councilor Even Woolley Vision Communicated to Mardaloop Board Members

On June 4th, 2018, Councilor Even Woolley of Ward 8 spoke to the Mardaloop Community Association Board Members and the community about the MR-C zoning. He explicitly stated that the MR-C zoning is a new type of development **targeted at main corridors**. This development site is **not a main corridor but is in the heart of RC-2 zoning on highly residential streets**.

Intensify Existing Traffic and Parking Issues on Record with the City of Calgary

Moreover, the increased density will cause problems with traffic and parking. **There are already traffic issues along 49th ave which have been documented by many residents and are on file with the City of Calgary** and the community association. The area already has limited parking and requires permits, rezoning will further intensify these parking issues.

Not Suitable Location for Density Intensification via Rowhomes

In addition, **this location has a very low [Walk Score](#) of 37**, described as “**most errands require a car**”. Although row homes and high-density dwellings often attract those who live a car-free lifestyle, this particular area is not suited for a car-free lifestyle and new residents would likely require cars. Seven or more units with one or more cars will also put extreme street parking pressure, on streets that already have extreme parking issues and require parking permits.

Extreme Impact of Adjacent Property Privacy

Furthermore, increasing the density will also significantly reduce the privacy of adjacent properties. **Adjacent properties will have five row homes directly facing it**. People chose this area because of the privacy it offers (through R-C2 zoning) and this will significantly diminish any privacy.

CivicWorks Does Not Provide any Concrete Justification for the Development

Overall, reviewing the **CivicWorks planning report there doesn't appear to provide any quantifiable or concrete rationale for this development** (other than implicitly increasing profit margins), which will be at the cost of everyone else in the community. Simply leveraging the exiting RC-2 zoning with secondary suites will provide for greater density while aligning with the existing style and character on the area.

To be frank, **it's very challenging for the community to understand on which grounds this development could be justified**, for a site that doesn't align with any of the development plans from: the new MDP's Developed Area Guidebooks, to the South Calgary/Altadore Area Redevelopment Plan, to the Multi-Residential Infill Guidelines (PUD2016-0405). In addition, is misaligned to the Councilor Woolley's vision based on main corridors area, opposed by the Mardaloop Community Association, opposed by the community (93%), and unsubstantiated during the city planning commission meeting. Let alone all the other issues associated with this development site outlined above.

People rely on City Planning to provide strategic plans to provide insight into the evolution of an area so they can make significant life decisions on where they want to live and raise their families. Zoning is not an afterthought, but often the primary reason for selecting a location, with the underlying assumption that City Planning is also there to ensure the adherence to those plans. This isn't to say that neighbourhoods shouldn't change, but when they do they **need to be done transparently through strategic plans, that provide people visibility to make a conscious decision on where they want to live.**

By respecting the City's strategic plans, Altadore can evolve in a responsible way providing the density sought after by the city and respecting the lifestyle choices and investments people have made in the area. The [Master Plan for 33rd and 34th avenue SW](#) is a great showcase for how both goals can be achieved in this area.

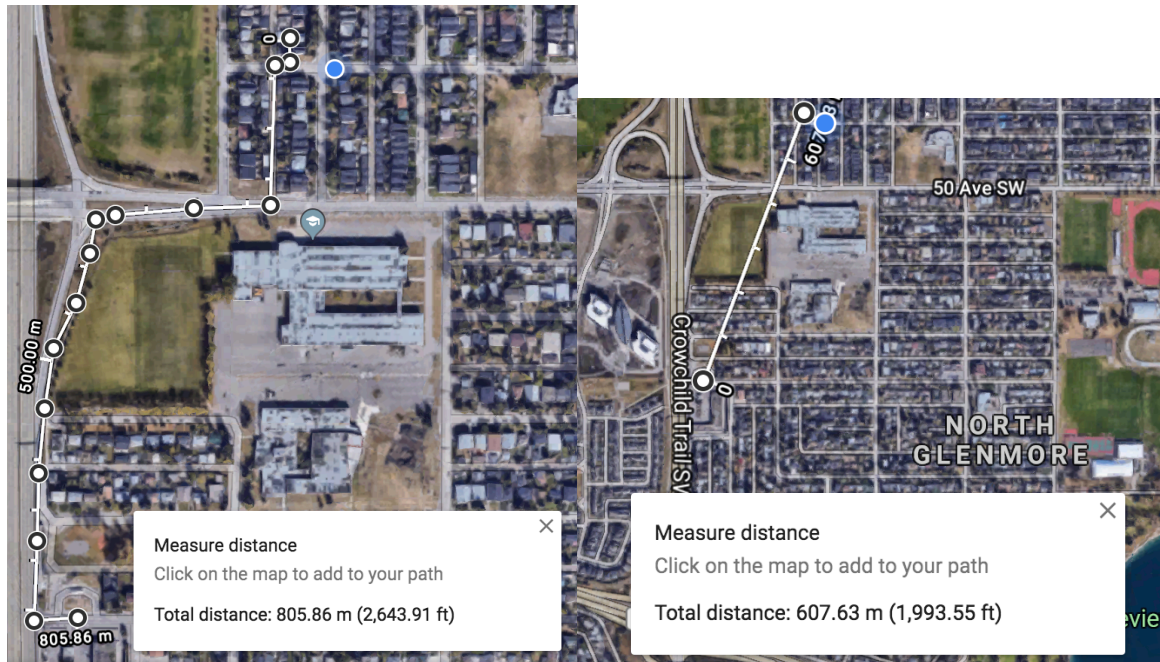
I urge you to please look at the facts above and put yourself in the shoes of families that have invested in this area based on the assumption that City Planning would provide transparency on the evolution of the area, and ensure alignment to the plans. To date, the community is still unclear on what criteria actually supports this rezoning, and would outweigh any of the points stated above. This change will have a significant impact on the area and is irreversible.

Sincerely,
Pawluk Family
(Directly Adjacent to the Proposed Redevelopment Site)

Appendix

Multi-Residential Infills (PUD2016-0405) – Location Criteria 3: within 600m of a primary transit stop

As can be seen below the location exceeds the maximum distance of 600m to a primary transit stop. Also due to the location of the school, the shortest walking distance is much further, at over 800 meters.



July 15, 2018

George Ma
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Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta
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Subject: Proposed Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW LOC2018-0042, Bylaws 41P2018 and 202D2018

Dear City Council:

I am writing to express my strong opposition to Land Use Amendment application LOC2018-0042 (Location: 4925, 4929 21A ST SW). My family's home is located directly across the street from the properties being considered for redesignation from R-C2 to R-CG zoning.

My concerns with this proposal are as follows:

- **The location meets only 3 of 8 location criteria for multi-residential infill.** The location does not meet the following five criteria:
 - *Location Criteria 3: Within 600 metres of an existing or planned primary transit stop* - I believe the Calgary Planning Commission has erred in its report asserting that the location is within 600m of a primary transit stop. Current plans for the South West BRT show no future stops to be built within 600m of the location, although there are stops planned further south along Crowchild Trail and at Mount Royal University.
 - *Location Criteria 4: On a collector or higher standard roadway on at least one frontage* - The properties do not lie along a collector or higher standard roadway. 21A Street SW and 49 Avenue SW are local roads at this location.
 - *Location Criteria 5: Adjacent to existing or planned non-residential development or multi-unit development* - The properties are not adjacent to any non-residential or multi-unit development.
 - *Location Criteria 6: Adjacent to or across from an existing or planned open space, park or community amenity* - The properties are not adjacent to or across from any existing or planned open space, park, or community amenity.

- *Location Criteria 7: Along or in close proximity to an existing or planned corridor or activity centre* - The properties are not located along or in close proximity to an existing or planned corridor or activity centre.
- **The community does not support the proposed redesignation.** Notably, the Marda Loop Communities Association has provided well-reasoned feedback on this application and stated its opposition to it. Moreover, the Planning Commission received thirty-nine (39) letters of opposition from citizens, while only three letters were received in support.
- **Residential parking problems.** While this is a typical consequence of densification, on-street parking is already a major problem on this block. Despite being a one-car family that keeps our vehicle in our garage, there are always cars parked in front of our home and all along 21A Street SW. Visitors to our home always have difficulty finding parking. The additional parking needs of a 7 unit development will certainly exacerbate the problem.
- **Densification can already occur under the existing R-C2 zoning.** The properties being considered for redesignation could already be redeveloped as duplexes under the existing zoning, thereby doubling the number of housing units, while maintaining the existing character of the neighbourhood.

Given the above concerns, I can see no compelling case to be made in favour of redesignation of 4925 and 4929 – 21A Street SW to R-CG. Please take into serious consideration the objections of the community. The fact that the City Administration has recommended a change in by-law despite the fact that these properties do not meet the majority of the location criteria for multi-residential infill has made the community question the transparency and legitimacy of the planning process.

Sincerely,

George Ma & Family

Chad Grekul
4925 21 ST SW
Calgary, AB
T2T 5B7

July 15, 2018

Calgary City Council
The City of Calgary

Dear Calgary City Council:

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 to review this proposal, **“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 Calgary City Council. 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:

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.

Furthermore, it is important to note that the RC-G designation with secondary suites (which is allowed under RC-G) is actually more dense than MC-G. This means that the proposed development could potentially result in greater densification than RC-G allows. As such, City Council should put a great emphasis and reliance on these Location Criteria in determining whether this proposed development should be allowed. If not all criteria are met, this proposed development should not be allowed.

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 incorrectly stated in the May 31, 2018 Planning Commission Agenda and also in the meeting on the same day (which I attended in person to observe), that this criteria is met. A simple check with Google Earth on the distance from the proposed development to the nearest SWBRT primary transit stop shows that the distance will be greater than 600 m. (I would be pleased to highlight / demonstrate this for Calgary City staff, as they continue to incorrectly state that this criteria is being met for this proposal.)**
- **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

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>

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

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. 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.

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

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 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 (587) 999-2820 or by email at chadgrekul@hotmail.com.

Sincerely,



Chad W. Grekul

July 15, 2018

Jacqueline Pollard
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Dear Calgary City Council,

I am writing to you in opposition of the 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. Since the Calgary Planning Commission meeting on May 31st, there have been 2 more R-CG applications mere blocks from this address. 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 very residential part of the neighbourhood. Densification is already happening in Altadore, where according to the City of Calgary video Filling in the Gaps: Intensification in Calgary, 1,100 residents have moved into Altadore from 2009 to 2015.

Following are our concerns with this rezoning proposal:

- **Calgary Planning Commission meeting concerns highlighted for this location:** During the May 31st CPC meeting, Mr. Palmiere discussed that when this R-CG has an option for secondary suites, it would have a higher density than an M-CG, even though it is supposed to be the opposite. The commission mentioned that this is a slippery slope for the City to carefully consider. Also, it was mentioned that there are no R-CG location criteria until the fall of 2018, and it was questioned why criteria for multi-residential infills be used for a lower density area at all? Due to this, it was suggested that all or more of the criteria should be met until the appropriate density criteria have been published by the City.
- **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 50th Avenue overpass, there will **not** be a primary transit stop within 600m. This was incorrectly stated during the CPC meeting.
 - #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.
 - #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.
- **Community members in opposition to this application:** 39 opposition letters were written to the City of Calgary File Manager Adam Sheahan, while three letters were in favour.

- **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 by the community association.
- **“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. So far, these rezoning applications in the inner-city are all being approved, which implies that there isn’t much thought going into this ideology. During the June 4th Community Association meeting with Mr. Woolley, we were first told that he represents the community members, and then promptly were told that the R-CG rezoning is something he supports. I have asked to have follow up conversations, with no response provided. At the April 25th 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. 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 jamming 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.
- **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. Two more applications have been submitted to the city in the last few weeks. Both being 2 blocks from this location.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), **this property scores a value of 37 out of 100. 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.
- **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?
 - 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 20 ST 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 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 tolerated the building and construction. 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 part of the city.

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

Sincerely,

Jacqueline Pollard

July 15, 2018

Jacqueline Pollard
4925 21 ST SW
Calgary, AB
T2T 5B7
(403) 474-2112
jacpollard@hotmail.com

Dear Calgary City Council,

I am writing to you in opposition of the 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. Since the Calgary Planning Commission meeting on May 31st, there have been 2 more R-CG applications mere blocks from this address. 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 very residential part of the neighbourhood. Densification is already happening in Altadore, where according to the City of Calgary video Filling in the Gaps: Intensification in Calgary, 1,100 residents have moved into Altadore from 2009 to 2015.

Following are our concerns with this rezoning proposal:

- **Calgary Planning Commission meeting concerns highlighted for this location:** During the May 31st CPC meeting, Mr. Palmiere discussed that when this R-CG has an option for secondary suites, it would have a higher density than an M-CG, even though it is supposed to be the opposite. The commission mentioned that this is a slippery slope for the City to carefully consider. Also, it was mentioned that there are no R-CG location criteria until the fall of 2018, and it was questioned why criteria for multi-residential infills be used for a lower density area at all? Due to this, it was suggested that all or more of the criteria should be met until the appropriate density criteria have been published by the City.
- **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 50th Avenue overpass, there will **not** be a primary transit stop within 600m. This was incorrectly stated during the CPC meeting.
 - #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.
 - #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.
- **Community members in opposition to this application:** 39 opposition letters were written to the City of Calgary File Manager Adam Sheahan, while three letters were in favour.

- **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 by the community association.
- **“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. So far, these rezoning applications in the inner-city are all being approved, which implies that there isn’t much thought going into this ideology. During the June 4th Community Association meeting with Mr. Woolley, we were first told that he represents the community members, and then promptly were told that the R-CG rezoning is something he supports. I have asked to have follow up conversations, with no response provided. At the April 25th 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. 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 jamming 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.
- **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. Two more applications have been submitted to the city in the last few weeks. Both being 2 blocks from this location.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), **this property scores a value of 37 out of 100. 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.
- **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?
 - 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 20 ST 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 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 tolerated the building and construction. 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 part of the city.

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

Sincerely,

Jacqueline Pollard

Rowe, Timothy S.

From: Blake Williams <rbwill44@gmail.com>
Sent: Monday, July 16, 2018 10:03 AM
To: Public Submissions
Subject: [EXT] Public Hearing on LOC2018-0042 (4925, 4929 - 21A St. SW)

I am writing in opposition to the current Applications for the redesignation of land use and for a development permit at 4925 and 4929 21A Street SW. I understand these Applications are referenced as LOC2018-0042 and DP2018-1033, respectively. These two Applications are the prerequisite to allow a developer by the name of RNDSQR to develop seven attached rowhouse units and seven individual garage bays on the subject lands, which consists of two adjacent parcels, where there is currently two homes. The current land use designation on both parcels is the low density R-C2 and, in part, the Applications are requesting a change to a medium density designation of R-CG.

I am writing as a homeowner and resident in the community of Altadore. Specifically, my wife and I own and reside with our young children in our home one block from the relevant property. To be clear I am strongly opposed to both of the subject Applications. On its face, I do not believe such a large scale development is consistent with the surrounding neighborhood and is certainly not consistent with the neighborhood, which we decided to move to and invest in. We moved to this neighborhood for our children. We moved here so that they would be able to play and socialize in a neighborhood that is built for and conducive to attracting other young families. One that is not congested by traffic and where there are good schools with room for our children. We have worked hard to be in a position to live in such a neighborhood and we should be able to rely on the City of Calgary to use consistent and rational planning practices when we make such a large investment in an area.

To that end, I would urge the City to reject the subject Applications as they are not, nor is the proposed development they represent, consistent with the Municipal Development Plan ("MDP"), the South Calgary /Altadore Area Redevelopment Plan ("ARP"), or any of the relevant guidance documents.

RNDSQR has stated in their marketing materials that the development is in "alignment" with City policy. Specifically, RNDSQR states on their website that "[t]he proposed development is supported by the city-wide policy goals of Calgary's Municipal Development Plan. The Plan encourages the addition of new housing options in established communities, better and more efficient use of existing infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services." While I do not dispute that the MDP contains such high-level, general, or city-wide goals, the fact remains that development decisions are not made at that level. Simply because a development is consistent with the City's generalized goals, does not mean it is consistent with the City's detailed development plans.

While the MDP includes such general, city-wide goals, it also includes more specific goals and requirements. Of relevance to the subject Applications are those more specific goals and requirements that relate to Developed Residential Areas and, in particular, the sub-category of Inner City Areas, as Altadore is recognized as such in the Map 1: Urban Structure figure included in the MDP.

The relevant sections of the MDP make it clear that the priority is not simply to create density by constructing additional housing units whenever and wherever the opportunity arises and money can be made by a developer. Rather, Sections 3.5.1 and 3.5.2 of the MDP emphasize the importance of recognizing the predominantly low density, residential nature of Developed Residential Areas and supporting the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighborhood. This is all underlined by the fact that "it is important to maintain stable family

neighbourhoods”. None of this is accomplished by building condo sized row houses with two above grade bedrooms.

Sections 3.5.1 and 3.5.2 of the MDP also are explicit in that intensification should only occur where there is appropriate transition between adjacent lands and/or within clearly defined transition zones. Specifically, Section 3.5.2(a) is representative of Bylaw 19P2017 and states:

Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e. Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

Notably, the subject parcels, the adjacent lands, or the surrounding lands are not designated for higher density are not within a Major Activity Centre or a Community Activity Centre and are not adjacent to or even near a Urban Main Street or a Neighbourhood Main Street (or Major or Collector Streets as those terms are used in the ARP). As a result, there is nothing in the MDP that would support the applied for redesignation. The result would be to create an island of the R-CG designation within what is otherwise exclusively R-C2, with no respect for the scale or character of the surrounding neighborhood and no connection or appropriate transition to the other medium and high density land uses within the Altadore area.

With that in mind, I'll now turn to the even more detailed and community specific ARP. The goals of the ARP are set out in Section 1.2 and, include, the following:

To promote the preservation and rehabilitation of the existing low-density residential accommodation in South Calgary / Altadore to encourage stability in the area.

While generally, the other goals listed are similar in nature to the high-level goals found in the MDP, this particular goal clearly recognizes the existing nature of the Altadore community and the value of having stable low-density residential communities. This goal or objective of the ARP, to maintain the continuity and stability of the community, is highlighted throughout the document and is again expressly reiterated in Sections 8.1 and 8.2, where it is stated:

There is a feeling in the community that there is instability in the area owing to a larger turnover in ownership in the past several years and an increase in a more transient rental population. This instability poses a threat to the physical form of the community as it presently exists. Since the community desires that the physical character of the area be maintained, a policy of maintenance of low density residential accommodation is encouraged (Residential Land Use, Section 2.2)

This, in turn, would help to encourage more families to move into the area which would ensure certain services and facilities are maintained thereby aiding the desired stability in the community.

The physical representation of this goal is provided on Map 2 in the ARP, which is the Land Use Policy Map. On Map 2, it is clear that the majority of the community has been designated as “Residential Conservation”, including the subject parcels and their adjacent and surrounding lands. The Residential Conservation designation is described in Section 2.2(a) of the ARP as follows:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be rehabilitated or replaced. Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The ARP, the most specific planning document relevant to Altadore, could not be clearer in that the intent for the community is for it to remain as low density residential homes, with any redevelopment to denser land uses occurring around "activity nodes", such as commercial areas or along major roads in the area, such as those identified on Map 1 in the MDP or, to a certain extent, the Major and Collector Streets identified on Map 5 in the ARP. Such “activity nodes” are precisely where more intensive land use designations have been identified on the ARP’s Map 2 and are also where RNDQR has previously applied for and received approval for redesignation from R-C2 to R-CG.

Those previous applications from RNDSQR are for the redevelopment of 1748 – 50 Ave SW, 1701 – 48 Ave SW, and 1623 – 48 Ave SW. Notably, they are along 50 Ave, which is identified as a community Collector Street in Map 5 of the ARP or are adjacent to the Local Commercial designated area, at 16 Street and 48 Ave, which is identified in Map 2 of the ARP. Given that these developments are directly adjacent to “activity nodes”, they represent development that is arguably consistent with the MDP and ARP as they are in transition zones, or providing for transition, and/or are on significant area roads, which serve to diffuse the incremental additional traffic which will result.

This is simply not the case with regard to the subject Applications and the development being proposed. It is not consistent with the area land use and, rather than exist within a transition zone or provide for transition, it creates an island of R-CG land use, unconnected and unrelated to the adjacent and surrounding lands. Furthermore, the subject parcels are not on or adjacent to any main road (whether identified in Map 1 of the MDP or Map 5 of the ARP) and are not in proximity to a major public transportation hub (whether BRT or LRT) or other Major or Community Activity Centre. Frankly, there is no logical reason to intensify the density of the subject parcels, but for the fact that the developer was able to purchase them and would make more money selling seven housing units than they would with the current land use designation.

I also want to touch on the point that, if these Applications were granted they could be seen as a precedent leading to additional similar development in the area. I have seen this concern dismissed by RNDSQR in its social media posts about this development by simply stating “Each and every land use is considered on its own merits. So precedents for an argument for or against a land use is not a valid one”. While this may be true in the strictest sense, in that it does not result in a rule or practice that must be followed, the fact remains that much of land use planning and policy considers adjacent land uses and the need for conformity and transition. As a result, any new land use in a community will have a consequential impact on any future land use decisions in the same area. It will set a precedent. Perhaps not in a strict sense, but it will influence and impact future decisions.

Surely we are not at the point in Calgary where all a developer needs to do is trumpet “density”, with some assumed benefit arising, and no need for further explanation or justification in order for the City to approve a deviation from the approved planning documents. In their social media posts about this development, RNDSQR has also implied that it is this type of redesignation and redevelopment that is needed to meet the MDP’s goals of population distribution in development versus new areas. This is simply not the case. One must only look at Figure 22 in the Developed Areas Growth and Change (Draft) Report 2016 to see that the City is able to meet its goal, tracking through 2039, without rezoning a single property. As identified in that Report, the goal is capable of being met and should be met by first ensuring that vacant land and underutilized land is used to the extent permitted and that local area plans, such as the ARP, are followed. There is no need to deviate from the existing plans and resort to what appears to be a panicked, development free-for-all at the expense of the residents in our neighborhood.

Thank you for your time and attention to this matter,

Blake Williams

Rowe, Timothy S.

From: catherinechodds@gmail.com
Sent: Monday, July 16, 2018 11:53 AM
To: Public Submissions
Subject: July 23, <web submission> LOC2018-0042

July 16, 2018

Application: LOC2018-0042

Submitted by: Catherine Cho

Contact Information

Address: 4926 21 St SW

Phone: (403) 454-8024

Email: catherinechodds@gmail.com

Feedback:

I am writing to oppose the rezoning at location: LOC2018-0042 I am in opposition to the proposal as there is already too much congestion in the area. I have a 1 year old and am expecting another baby in November and am concerned about them playing in the front yard with the heavy traffic through the streets. The additional 4-7 units will make playing in the front yard near impossible. The Flames Arena already creates massive traffic through our neighbourhood streets and many times cars are zooming past and not abiding by the school zone speed limits. Additionally, parking is already an issue on our street. We can hardly ever find parking in front of our home. Even with younger people utilizing car-2-go, Uber, trains, buses, etc Calgary is not a city where you can live long term without having a car. There is no way that people moving into multi-units will not own a car. We have moved to the Altadore neighborhood to be a part of a young family community where kids are safe, not to be part of an area where multiple units of housing are crammed in. We moved in with the expectation that the current zoning stays in place.