

Rowe, Timothy S.

Subject: RE: [EXT] RE: Land Use Application: LOC2018-0042 Location: 4925, 4929 21A Street SW

From: Jackie Dersch [mailto:d.dersch@shaw.ca]

Sent: Monday, July 16, 2018 10:07 AM

To: 'Adam.Sheahan@calgary.ca' <Adam.Sheahan@calgary.ca>; 'mark.sasges@calgary.ca' <mark.sasges@calgary.ca>

Cc: 'evan.woolley@calgary.ca' <evan.woolley@calgary.ca>; 'themayor@calgary.ca' <themayor@calgary.ca>; 'CAWard8 - Brienne Biblow' <Brienne.Biblow@calgary.ca>; 'altadoreneighbours@gmail.com' <altadoreneighbours@gmail.com>; 'councilclerk@calgary.ca' <councilclerk@calgary.ca>

Subject: RE: Land Use Application: LOC2018-0042 Location: 4925, 4929 21A Street SW

Dear Mr. Sheahan, City Council, and Mayor Nenshi:

I understand that Marda Loop has been rezoned for multi-family dwellings, but not the two lots located at 4925, 4929 21Ast Street SW, Calgary, located in the community of Altadore. My understanding is that the developer is asking for the lots to be **rezoned** to accommodate 7 apartments and 7 garages as well as 7 black bins, 7 green bins, and 7 blue bins. How many cars will each dwelling have? If they have 2, that is potentially 7 cars that won't fit into the 7 garages. Are the garages even big enough to accommodate the bins and the car? What about visitor parking and the neighbours visitors – where are they going to park? If the occupants use Car2Go, where are those cars going to be parked? The lots are too small to accommodate such a building and the activity that accompanies daily living.

I also feel that when we bought in this particular area of Altadore that we entered into an *agreement* with the current zoning of the property. Yes, duplexes, as the building type already existed, but not multi-plex as a **rezoning is required**. I feel that this is a breach of contract of my purchase. Property values – you say there is no evidence for the decline, which doesn't mean that the property values won't decline, for which there is currently no supporting data. I feel that this aspect requires further study.

My final word is that the buildings are **too big** for the property, too many apartments, too many cars and utility bins, the building material and building style are not fitting (please, see below), and the lots will have to be **REZONED**. City Council **should** visit the property to get a true perspective on the proposed building. Too much on too small a property. What about green space for the residence?

I feel that the price for the housing is irrelevant as no one can gauge the purchasing choices of others **BUT** if the potential price is close to \$400,000.00 for the square footage offered here- the cost is outrageous for the average person.

Evan Woolley **Please** attend this very important meeting on July 23, 2018 @ 9:30 represent your constituents and– vote NO to rezoning.

Regards,

Jackie Dersch
403-462-6675

PS the information for forwarding comments on the sign is not clear or accurate.

From: Jackie Dersch [mailto:d.dersch@shaw.ca]

Sent: Tuesday, May 29, 2018 1:22 AM

To: 'CAWard8 - Brienne Biblow' <Brienne.Biblow@calgary.ca>

Cc: 'Adam.Sheehan@calgary.ca' <Adam.Sheehan@calgary.ca>; 'evan.woolley@calgary.ca' <evan.woolley@calgary.ca>; 'themayor@calgary.ca' <themayor@calgary.ca>

Subject: RE: Land Use Application: LOC2018-0042 Location: 4925, 4929 21A Street SW

Dear Brienne:

I understand that Marda Loop has been rezoned for multi-family dwellings, but not the lots in question. My understanding is that the developer is asking for the lots to be **rezoned** to accommodate 7 apartments and 7 garages as well as 7 black bins, 7 green bins, and 7 blue bins. How many cars will each dwelling have? If they have 2, that is potentially 7 cars that won't fit into the 7 garages. Are the garages even big enough to accommodate the bins and the car? What about visitor parking and the neighbours visitors – where are they going to park? If the occupants use Car2Go, where are those cars going to be parked? The lots are too small to accommodate such a building and the activity that accompanies daily living.

The design of the building will be a pest (pigeon) attractant, and I have spoken with the developer and the design is inherent for the building and can't be changed. Not to mention the exterior finishes will be shabby in the future, as the outside finish, faux wood, only has a 15 year durability and will fade and may have an odor as it degrades. The developer already told me that the buildings will be about 30ft high. The price is also in question? How much are the units, are they a good consumer value? Will they be too expensive for the average person, as you suggest will buy? The ground coverage is also a concern to me – how much yard is available to the person living there?

I also feel that when we bought in this particular area of Altadore that we entered into an agreement with the zoning of the property. Yes to duplexes as the building type already existed, but no to multi-plex as a rezoning is required. I feel that this is a breach of contract of my purchase. Property values – you say there is no evidence for the decline, which doesn't mean that the property values won't decline. I feel that this aspect requires further study.

My final word is that the buildings are too big for the property, too many apartments, too many cars and utility bins, the building material and building style are not fitting, and the lots will have to be REZONED.

Evan Woolley – vote NO.

Regards,

Jackie Dersch
403-462-6675

P.S. I have recently seen the traffic calming measures employed and to my mind, why would the traffic calming measures be placed at the beginning of the playground zone as one travels southwardly? That did not make any sense at all. When people drive out of the arenas they accelerate and are traveling at speed by the end of the playground zone – not at the beginning. The playground zone is too short to begin with – less than have a block with NO crosswalk. I had to call 311 to find out why the speed sign was placed the way it was. 22nd Street SW already accommodates a substantial amount of traffic and parking with the Flames Arena and the large open park and it also spills over to the two adjacent blocks.

From: CAWard8 - Brienne Biblow [<mailto:Brienne.Biblow@calgary.ca>]

Sent: Monday, May 14, 2018 4:45 PM

To: d.dersch@shaw.ca

Subject: RE: Land Use Application: LOC2018-0042 Location: 4925, 4929 21A Street SW

Dear Jackie & Dave,

Thank you for reaching out to Councillor Woolley and the Ward 8 Office. We appreciate your comments with respect to family-oriented townhouses (or R-CGs) and LOC2018-0042. Our office will be actively working to continue to engage with residents not only about this 'new' (introduced in 2014) land use and built form, but to continue to have conversations with neighbourhoods about change. For example, this past weekend, Councillor Woolley was speaking at a Federation of Calgary Communities event focusing on Change in Communities. They will be addressing the topic of community lifecycles and how many factors play into ensuring a neighbourhood is vibrant and resilient for years to come – a large part of that being affordable housing options.

The R-CG land use was built in such a way to fit seamlessly into a R-1/R-2 neighborhood. This has been done through sensitive setbacks and stepbacks. For example, an R-CG/family oriented townhouse has a more thoughtful setback from the side property line than that of a typical semi-detached home. Also, height is measured for an R-CG/family-oriented townhome from grade, where when building a single-family home or a semi-detached home it's measured from the average point of the grade – thus, the maximum height of a semi-detached which is 10m could in reality reach 11m depending on the grade, whereas an R-CG, which has a height maximum of 11m is constrained to that as it's measured exactly at grade. The topic of traffic calming is certainly something that can be addressed through the neighbourhood as a whole. As an example, our office recently asked the City's Traffic department to conduct a Traffic study on 16th Street between 42nd Ave and 50th Street. With this data, we'll be able to better approach options for traffic calming on this street. There are also options for Residential Permit Parking that is open for residents of any neighbourhood to help better manage parking concerns.

As I mentioned, a big part of the vitality of any neighbourhood is middle-housing. Currently, the average inner city home price is roughly \$750,000 *(according to CREB data) putting this out of reach of many families. How do we plan for a new generation of home buyers who are looking to live in the inner-city and who have a median income of roughly \$52,342 as a single person household where a \$305,000 mortgage is affordable. Or, for a couple with a median income of \$106,976 where a \$575,000 mortgage is affordable or a lone-parent household with a median income of \$67,076 where a mortgage of approximately \$280,000 is affordable. A family-oriented townhouse might be a more viable option for any one of these scenarios than a single family home or a semi-detached infill. *As a personal anecdote – I lived in Altadore for three years after graduating University, when I was ready to purchase my first home I deeply wanted to stay within the community I had built roots, however, there were not housing options that were within my means and as such I had to choose to buy somewhere else. Councillor Woolley believes that our communities are stronger, more resilient and vibrant when they're able to welcome Calgarians of many different life stages and income levels. Currently, there is no data to support the concept that row housing decreases property values. In fact, we've often seen property values increase when more housing options are available within the community.

Councillor Woolley has met with the Marda Loop Community Association President and Development Director in light of community concerns and will continue to engage with the Board and residents regarding this land-use and how our communities change and grow over time. I will be sure to share your concerns with the Councillor as he reviews this application.

If you have any further questions or concerns, please feel free to let me know.

Best,

Brienne Biblow

Senior Creative & Development Advisor

Ward 8 Councillor Evan Woolley | The City of Calgary

T 403-268-2504 | www.calgary.ca/ward8

Administration Building - 4th Floor, 313 – 7th Avenue SE

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

Want to keep informed? [Join the Ward 8 mailing list.](#)

Follow Up Requested: Yes

=====

We have become aware of a development at the end of our road and are quite concerned about the following issues:

- Misalignment with the current zoning and expected usage of the area which is why people have invested living in Altadore
- Dramatically reducing our property value
- Architecturally misaligned with our home and those in the Altadore community
- Creating significant parking issues 7 units with potentially 2 cars
- Increased traffic with two schools so close to the development
- Reduction of green space and covering of the lots with too much building
- Reduction in our privacy
- Setting a precedence for the city to redefining zoning that was an attractant and seen as an agreement to the purchase of a home in a specifically zoned area
- The sewer main system is degraded and needs replacing in our area

We are not in agreement with the Developer that is trying to rezone the lots, so that they can replace two adjacent homes/properties with a strip of 7 unit row houses. We understand the desire of the Developer to make more money but not at our expense. Our area is a residential area zoned for one/two unit dwellings R-C2, and people have invested heavily into their/our home and the potential reduction of the property values would cause a hardship for many.

Dave and Jackie Dersch

Contact Information

Name: Dersch, Jacqueline

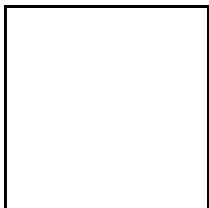
Address: 4924 22Nd ST SW

Community: Unknown

Phone number(s): Home: (403) 462-6675, Cell: , Business:

E-Mail: d.dersch@shaw.ca

Send Marketing materials?:Allow



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Rowe, Timothy S.

From: Catherine Cho <catherine.cho.dds@gmail.com>
Sent: Monday, July 16, 2018 3:34 PM
To: Public Submissions
Subject: [EXT] Submission of letter for opposition for rezoning LOC2018-0042

Hello,

I submitted my comments/concerns on the developmentmap.calgary.ca website for rezoning Land Use application: LOC2018-0042 at 11:40am today, however I didn't get any confirmation that it went through. So I just wanted to submit it to this email to make sure that it is received.

I am writing to oppose the proposed rezoning at the location: 4925, 4929-21A St SW (Land Use application: LOC2018-0042)

I am in opposition to the proposal as there is already too much congestion in the area. Parking is already an issue. With an additional 4-7 multi-unit housing, this will create havoc in an already congested neighborhood. I have a 1 year old and another baby due in November and am already concerned about them playing in the front yard with the heavy traffic through the streets. The additional multi-units will make playing in the front yard near impossible. The Flames Arena already creates massive traffic through our neighborhood streets and many times cars are zooming past and not abiding by the school zone speed limits. Already we can barely find street parking. Even with the younger people utilizing car-2-go, uber, taxi, it is inevitable that at least one (if not all) unit(s) in a multiunit housing complex will have a car. Parking is already an issue without the multi-unit. Calgary is not a city where just depending on public transportation is feasible long term. We have moved into the Altadore neighborhood to be a part of a young family community where kids are safe, not to be part of an area where 4-7 units of housing will be crammed in. We moved in with the expectation that the current zoning stays in place.

Sincerely,
Catherine Cho
4926 21 St SW
403-454-8024 home