

Rowe, Timothy S.

From: Lucas.dirado@hotmail.com
Sent: Saturday, August 25, 2018 4:20 PM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0057

August 25, 2018

Application: LOC2018-0057

Submitted by: Lucas dirado

Contact Information

Address: 2032 54th Avenue SW

Phone: (555) 555-5555

Email: Lucas.dirado@hotmail.com

Feedback:

I do not believe this proposal is realistic at all, this area is over crowded and has traffic issues. As a resident that lives right by this proposed site and sees the traffic from the high school and the assumed traffic from the new development site with 37 apartment/business suit building on the corner of 20th St. and 54th Ave. will only increase the traffic flow for this area which has trouble draining at the end of the day which will alienate long time residents. There will be no parking, and heavy traffic issues in an area built before this populous boom, and a rather busy SPORTS field with little parking to boot. Please don't gentrify my neighborhood.

Fax 403 268 2362

Deborah Andrus, PhD
2004 -54 Avenue SW
Calgary, Alberta
T3E 1L6

August 30, 2018

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

VIA PublicSubmissions@calgary.ca

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW

This submission include my comments on the application by Civicworks Planning + Design for the redesignation of the residential site located at 5315 19 St SW from R-C1 to R-CG.

My personal objections to the proposed redesignation are outlined in this letter. As a resident of the neighborhood for over 20 years, I am concerned about this particular redesignation application for a number of reasons, most of which are included in the submission by Keith Byblow and Carla Byblow. I also support the submission by the NGPCA and the important objections made in their document. The disturbing aspect of the redesignation proposal is that the proposed redevelopment of the property does not meet the criteria set out by the City of Calgary's Municipal Development Plan. Only four (4) of the 8 components of the Location Criteria for Multi-Residential Infill met the City's criteria.

To add to these main considerations for denying the proposed redesignation, my concern is two-fold in terms of opposition. First, there is the lack of consideration of the increased traffic and resulting safety concerns and second is the fact that this redevelopment will have a negative impact on the character of the neighborhood as the location is close to a major community activity centre with its high density scale (MDP Typology).

My opposition to this particular location being used to densify the neighborhood comes from living on a main access road into our community and across the street from Glenmore Athletic Park (corner of 19th Street and 54 Avenue). This gives me a unique perspective of the traffic flow and safety issues on 19th street. Contrary to what the criteria states, 19th street is not wide enough to support cars parked on both sides of the street, allowing cars

to pass each other safely. Please see the photograph in Attachment 1. The users of the Athletic Park are often quickly dropping off children and need the space to do so safely. In addition, users of the Athletic Park cannot all park on 19th street or in the parking lot of the Glenmore Aquatic & Fitness Centre so park on the avenues feeding onto 19th street (51 Avenue to 56 Avenue inclusive).

The City's mandate for densification is driving development policy for established neighborhoods yet there has been a misstep in this case due to the lack of consideration of a key component – Glenmore Athletic Park and its relationship to the use density this park supports. Glenmore Athletic Park is not a neighborhood playground and cannot be included in the criteria for approval due to the nature of its size and city use. It is a city amenity and major activity centre. As the City's website states, it is a "sport hotspot" as it is a multi-purpose location drawing families from across Calgary to participate in training, sports leagues and tournaments. <http://www.calgary.ca/CSPS/Recreation/Pages/Athletic-parks/Glenmore-Athletic-Park.aspx>

This "sport hotspot" has seven (7) sport fields, (3) ball diamonds, (7) tennis courts, a velodrome and a "class A" 400 meter track and field facility. In addition, 19th street traffic includes traffic for Calgarians using the Stu Peppard Arena, The Glenmore Aquatic & Fitness Centre and the Lakeview Golf Course. As well, traffic for the water treatment plant uses 19th street.

The Athletic Park is a great place for drawing people to the area but there is a traffic flow issue as well as parking and pedestrian safety concerns. To access these facilities, users must enter from the main roads of 54 Avenue off Crowchild North or 50th Avenue SW. Our neighborhood hosts so many Calgarians from outside the community and that should be taken into consideration when calculating the density of the neighborhood. The infrastructure is overloaded by users from across the city. This is actually a consideration from the City's own Developed Areas Guidebook, Vol. 2, Part 3, page 13, Table 1 "Planning Approach – Building Blocks Associated with MDP Typologies". The typologies are used when considering built form categories, scale, building blocks and urban structure typology. The table specifies that a community category of a major community activity centre has a high density scale.

In summary, permitting R-C1 to R-CG to increase density in that particular area of our neighborhood is inappropriate and does not take into consideration the density afforded from the use of Glenmore Athletic Park, a community major activity centre as specified in Developed Areas Guidebook, Vol. 2, Part 3, page 13, Table 1.

My second objection to this proposed development is related to the future character of the community which is supposed to be taken into consideration as stipulated in the MDP (Section 2.3.2) - "Attention **must** be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment." Densification development is more appropriate along a corridor such as 20th street with there is already R-C2 zoning, the St. James Residence, St. James Church, Mainstreet apartments and retail,

as well as two other R-CGs along the corridor. Approving a R-CG on 19th street neither respects nor enhances the neighbourhood character. Row houses and mixed use are better suited along designated corridors rather than in the middle of a solid area of R-C1 lots. The City's own land use policies encourages modest development in established areas, however, allowing row housing of 4 units to replace a single family dwelling is not modest (MDP Land use policies, Section 3.5.3, (a)).

Certainly, redevelopment happens in established communities, but there needs to be a more thorough assessment of new development to balance the city's need for growth and the respect of the community character and appropriate densification objectives. In this particular situation, there has been a lack of application of the City's policies as well as a lack understanding the unique character of this community and its relationship to the residents, the adjacent communities and the Calgarians who regularly visit the area.

Sincerely,


Deborah Andrus, PhD

cc: Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca; Evan Woolley, Councillor Ward 8 ward08@calgary.ca and evan.woolley@calgary.ca; North Glenmore Park Community Association reddevelopment@ngpca.ca

Attachment 1

Taken on 19th Street north of 54th Avenue



Fax Receive Report

Date & Time : SEP-04-2018 01:42AM TUE
 Fax Number :
 Fax Name :
 Model Name : WorkCentre 3220

No	Name/Number	Rcvd Time	Time	Mode	Page	Result
401		08-26 12:10AM	00' 30	G3	001	O.K
402	403 250 1544	08-28 10:57PM	00' 08	ECM	001	O.K
403	4032521459	08-30 02:03AM	00' 22	ECM	001	O.K
404		09-02 12:56PM	00' 54	G3	001	O.K
405	FAX	09-07 02:08AM	01' 02	G3	002	COMM. Error
406	FAX	09-07 02:23AM	02' 24	G3	004	O.K
407	855-246-2714	09-09 12:09AM	00' 35	G3	001	O.K
408		09-10 08:38AM	00' 41	G3	001	O.K
409	FAX	09-12 11:13PM	01' 39	G3	002	COMM. Error
410	FAX	09-12 11:39PM	02' 30	G3	002	O.K
411	8662091704	09-14 11:44PM	00' 34	G3	001	O.K
412	Fax	09-15 02:10AM	00' 36	G3	001	O.K
413		09-18 08:42PM	00' 24	ECM	001	O.K
414		10-03 12:42AM	00' 54	G3	001	O.K
415		10-04 12:05AM	00' 30	G3	001	O.K
416	888-489-5446	10-10 11:47PM	00' 20	ECM	001	Line Error
417		10-18 04:39PM	00' 41	G3	001	O.K
418	403 230 9397	10-20 01:09AM	00' 33	ECM	002	O.K
419	403 265 2227	10-30 11:45PM	01' 02	ECM	004	O.K
420	403 265 2227	10-30 11:49PM	01' 01	ECM	004	O.K
421	4032842504	10-31 05:17AM	00' 34	ECM	005	O.K
422		11-01 12:20AM	00' 30	G3	001	O.K
423	4032539093	11-04 03:37AM	00' 49	ECM	002	O.K
424	4032539093	11-08 12:01AM	00' 50	ECM	002	O.K
425	6044668753	11-16 04:03AM	01' 05	G3	001	O.K
426	FAX	11-17 04:14AM	03' 27	G3	003	O.K
427		11-29 01:07AM	00' 12	ECM	001	O.K
428		12-20 12:18AM	00' 13	ECM	001	O.K
429	4032521459	12-21 01:13AM	00' 33	ECM	002	O.K
430	4032521459	12-22 11:48PM	00' 36	ECM	002	O.K
431		01-01 05:47PM	00' 41	G3	001	O.K
432		03-10 01:51AM	00' 00	ECM	000	Stop Pressed
433		03-10 01:52AM	00' 00	ECM	000	Stop Pressed
434	888-489-5446	03-13 10:58PM	00' 26	ECM	001	O.K
435		03-14 03:37AM	00' 13	ECM	001	O.K
436		03-22 05:16AM	00' 41	G3	001	O.K
437		03-27 01:37AM	00' 14	ECM	001	O.K
438		04-12 01:19AM	00' 25	ECM	001	O.K
439	4032521459	04-14 12:41AM	00' 28	ECM	001	O.K
440		04-19 02:05AM	00' 30	G3	001	O.K
441		04-24 08:24PM	00' 41	G3	001	O.K
442	888-489-5446	06-13 12:48AM	00' 32	G3	001	O.K
443	4032521459	06-19 10:51PM	00' 41	ECM	002	O.K
444	323-285-5273	07-03 11:05PM	00' 20	ECM	001	O.K
445		07-11 12:48PM	00' 41	G3	001	O.K
446	SpanDSP Fax Ident	07-16 06:52PM	00' 21	ECM	001	O.K
447	Ali Bassel	07-26 09:30PM	00' 33	G3	001	O.K
448		08-03 01:47PM	00' 41	G3	001	O.K
449		08-26 12:42PM	00' 41	G3	001	O.K
450	4034838985	09-04 01:41AM	01' 04	ECM	003	O.K
Total Time			00:36:02			

Deborah Andrus, PhD
2004 -54 Avenue SW
Calgary, Alberta
T3E 1L6

August 30, 2018

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

VIA PublicSubmissions@calgary.ca

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW

This submission include my comments on the application by Civicworks Planning + Design for the redesignation of the residential site located at 5315 19 St SW from R-C1 to R-CG.

My personal objections to the proposed redesignation are outlined in this letter. As a resident of the neighborhood for over 20 years, I am concerned about this particular redesignation application for a number of reasons, most of which are included in the submission by Keith Byblow and Carla Byblow. I also support the submission by the NGPCA and the important objections made in their document. The disturbing aspect of the redesignation proposal is that the proposed redevelopment of the property does not meet the criteria set out by the City of Calgary's Municipal Development Plan. Only four (4) of the 8 components of the Location Criteria for Multi-Residential Infill met the City's criteria.

To add to these main considerations for denying the proposed redesignation, my concern is two-fold in terms of opposition. First, there is the lack of consideration of the increased traffic and resulting safety concerns and second is the fact that this redevelopment will have a negative impact on the character of the neighborhood as the location is close to a major community activity centre with its high density scale (MDP Typology).

My opposition to this particular location being used to densify the neighborhood comes from living on a main access road into our community and across the street from Glenmore Athletic Park (corner of 19th Street and 54 Avenue). This gives me a unique perspective of the traffic flow and safety issues on 19th street. Contrary to what the criteria states, 19th street is not wide enough to support cars parked on both sides of the street, allowing cars

to pass each other safely. Please see the photograph in Attachment 1. The users of the Athletic Park are often quickly dropping off children and need the space to do so safely. In addition, users of the Athletic Park cannot all park on 19th street or in the parking lot of the Glenmore Aquatic & Fitness Centre so park on the avenues feeding onto 19th street (51 Avenue to 56 Avenue inclusive).

The City's mandate for densification is driving development policy for established neighborhoods yet there has been a misstep in this case due to the lack of consideration of a key component – Glenmore Athletic Park and its relationship to the use density this park supports. Glenmore Athletic Park is not a neighborhood playground and cannot be included in the criteria for approval due to the nature of its size and city use. It is a city amenity and major activity centre. As the City's website states, it is a "sport hotspot" as it is a multi-purpose location drawing families from across Calgary to participate in training, sports leagues and tournaments. <http://www.calgary.ca/CSPS/Recreation/Pages/Athletic-parks/Glenmore-Athletic-Park.aspx>

This "sport hotspot" has seven (7) sport fields, (3) ball diamonds, (7) tennis courts, a velodrome and a "class A" 400 meter track and field facility. In addition, 19th street traffic includes traffic for Calgarians using the Stu Peppard Arena, The Glenmore Aquatic & Fitness Centre and the Lakeview Golf Course. As well, traffic for the water treatment plant uses 19th street.

The Athletic Park is a great place for drawing people to the area but there is a traffic flow issue as well as parking and pedestrian safety concerns. To access these facilities, users must enter from the main roads of 54 Avenue off Crowchild North or 50th Avenue SW. Our neighborhood hosts so many Calgarians from outside the community and that should be taken into consideration when calculating the density of the neighborhood. The infrastructure is overloaded by users from across the city. This is actually a consideration from the City's own Developed Areas Guidebook, Vol. 2, Part 3, page 13, Table 1 "Planning Approach – Building Blocks Associated with MDP Typologies". The typologies are used when considering built form categories, scale, building blocks and urban structure typology. The table specifies that a community category of a major community activity centre has a high density scale.

In summary, permitting R-C1 to R-CG to increase density in that particular area of our neighborhood is inappropriate and does not take into consideration the density afforded from the use of Glenmore Athletic Park, a community major activity centre as specified in Developed Areas Guidebook, Vol. 2, Part 3, page 13, Table 1.

My second objection to this proposed development is related to the future character of the community which is supposed to be taken into consideration as stipulated in the MDP (Section 2.3.2) - "Attention **must** be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment." Densification development is more appropriate along a corridor such as 20th street with there is already R-C2 zoning, the St. James Residence, St. James Church, Mainstreet apartments and retail,

as well as two other R-CGs along the corridor. Approving a R-CG on 19th street neither respects nor enhances the neighbourhood character. Row houses and mixed use are better suited along designated corridors rather than in the middle of a solid area of R-C1 lots. The City's own land use policies encourages modest development in established areas, however, allowing row housing of 4 units to replace a single family dwelling is not modest (MDP Land use policies, Section 3.5.3, (a)).

Certainly, redevelopment happens in established communities, but there needs to be a more thorough assessment of new development to balance the city's need for growth and the respect of the community character and appropriate densification objectives. In this particular situation, there has been a lack of application of the City's policies as well as a lack understanding the unique character of this community and its relationship to the residents, the adjacent communities and the Calgarians who regularly visit the area.

Sincerely,

Deborah Andrus, PhD

cc: Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca; Evan Woolley, Councillor Ward 8 ward08@calgary.ca and evan.woolley@calgary.ca; North Glenmore Park Community Association reddevelopment@ngpca.ca

Attachment 1

Taken on 19th Street north of 54th Avenue



August 31, 2018

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

ATT: Colleen Renne-Grivell

RE: APPLICATION TO AMEND THE LAND USE AT **5315 19 ST SW LOC2018-0057** from an R-C1 use (single use to R-CG or a R-C2 parcel)

Greetings ,

We are opposed to the change in land use because of the following concerns:

Parking:

- It will be directly in front of the Glenmore Athletic Centre and fields. **This is a major activity centre that serves more than the regular local population.** Many school and community events are held here and parking is already in high demand for special days.

-the developer has allowed one parking spot per residence. I imagine very few residents have only one vehicle will have company, and the use of cars-to-go does not alleviate this, as they also require parking.

-I feel use of "resident only" stickers in our cars is not a solution to this as this area serves so many community and city based events we should offer our street parking to more than just residents.

Public Safety

Due to the major activity centre, and many events hosted at the Glenmore Athletic Park there is an increase in foot, bicycle, and car traffic. It is already difficult to pass an oncoming car on this narrow street. Adding more vehicles to the street will add to this problem.

Drastic Change in zoning from R-1 to R-CG rather than R-2

This will be a precedent setting decision. If this change is allowed on 19th Street, it will open the door for many similar developments. Does this mean that no R-1 areas in the city are safe from rezoning?

Thank you,
Geraldine Overwater, 2011 52 Ave. SW
403 827 1476

Ms Carol McNamara
2016 53 Avenue SW
Calgary AB T3E 1K7

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary AB T2P 2M5

August 25, 2018

**RE: Proposed Rowhouse Development @ 5315 19 ST SW
LOC 2018-0057**

To whom it may concern:

As an owner and resident of 2016 53 Avenue SW for 52 years, I am deeply concerned about the above proposed development on 19 Street SW. A 4 unit rowhouse is poorly thought out for 19 ST and 53 Avenue SW.

I understand that parking is assured for these units however I am sure there aren't the 8 or 10 spots that would be required, as most folks (couples) have their own car.

With North Glenmore Park across the street and a very small parking area inside the gate, that lot is constantly full with folks enjoying swimming, hockey, rugby, baseball, etc. When games are taking place on the north and south fields, residents on 51, 52 and 53 Avenue cannot park in front of their residences, as parents of children – or adults – who are participating in sports take up all spots on the avenues. As it stands now, we experience no parking due to the number of people living at 2015 53 Avenue and all their cars and trucks.

Secondly, there is a million dollar house just being completed on 53 Avenue which would be next door to the proposed rowhouse. I know the owner and he's terribly upset as I would be!

NO NO NO!

Carol McNamara

Keith Byblow
2102 – 53 Avenue SW
Calgary, Alberta
T3E 1K8

September 3, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

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

Attention: Laura M. Kennedy, CITY CLERK

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

We write in advance of the hearing schedule for September 10, 2018 (the "**Hearing**") with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "**Proposed Redesignation**").

This letter is submitted by Keith Byblow and Carla Byblow and on behalf of those persons listed on Schedule 1. It is intended to supplement the multiple letters of objection submitted to date, is not intended to restate all of the well-articulated points in each of such other letters and it is our expectation that it will be considered, collectively with such other submissions, and receive the appropriate consideration by Council in advance of the Hearing.

Our submission is organized as follows:

- | | | |
|------------|---|---|
| Section 1 | – | Background and Nature of Objection |
| Section 2 | – | Relevant Policy |
| Section 3 | – | Policy and the Applicant's Submission |
| Section 4 | – | Policy and the Administration's report to the Calgary Planning Commission |
| Section 5 | – | Application of Policy |
| Section 6 | – | Location Criteria for Multi-Residential Infill |
| Section 7 | – | Site Selection – Subject Property |
| Section 8 | – | Closing |
| Schedule 1 | – | Signatory Residents of the NGPCA |
| Schedule 2 | – | Map |

1. **Background and Nature of Objection**

My wife and I are residents at 2102 53 Avenue SW (the “**Current Residence**”), located less than one block away from the Subject Property, and are also building a single family dwelling at 2008 53 Avenue SW (the “**New Build**”); which is immediately adjacent to the Subject Property. The location of the Current Residence and the New Build are identified by blue shading, and the location of the Subject Property is identified by red shading on the map attached as Schedule 2.

For general context, we consulted with the NGPCA in connection with our New Build and went through two separate redesigns to address the community’s concerns, with particular regard for lowering the profile of highest of the two roof lines, all in advance of submitting our development permit. This was a consultation process we were happy to initiate to ensure prudent planning, including to manage height in the immediate vicinity going forward and to ensure the New Build was in fact a contextually sensitive redevelopment in the immediately surrounding area of the community.

We will be significantly, negatively and directly impacted by the Proposed Redesignation and by any development of the Subject Property under the redesignation of R-CG. Consistent with the position of the NGPCA and many residents of the community, we are vehemently opposed to the Proposed Redesignation.

However, it is important to note that our, and the collective objection, is not to the generic objective of this Council to support higher density redevelopment in established neighborhoods. To the contrary, neither we, nor the NGPCA took formal objection to the land use redesignation and consequent developments by the same project proponent that are in place and under construction (respectively) at points identified by green shading on the map attached as Schedule 2 (the “**Recent Rowhouse Developments**”). In brief, the Recent Rowhouse Developments were not opposed because of their location being reasonably consistent with the applicable policy.

Rather, our objection to the Proposed Redesignation is grounded in (i) the disregard for, absence of any reference to or application of the relevant policies that are to inform the consideration and determination of an application of this nature; and (ii) upon having considered the relevant policies and their application to the context of the Proposed Redesignation, that the redesignation of the Subject Property is and would be entirely inconsistent with and in irreconcilable conflict with such policies.

2. Relevant Policy

According to the City's Land Use Bylaw 1P2007, the RC-1 District is intended to be characterized by uses and buildings that accommodate both existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings. This R-C1 zoning is predominant in the immediate area surrounding the Subject Property and particularly between 19th and 20th street as shown on the map attached as Schedule 2.

As with any land use amendment application, the relevant policies must be considered and applied, and this is particularly so given the extreme variance sought by and the impact and precedent of the Proposed Redesignation.

In reviewing the Applicant's Submission and the Administration's report to the Calgary Planning Commission, there are (i) no specific references to the applicable governing policies; and (ii) no application of the context and circumstance of the Proposed Redesignation to the applicable policies.

Accordingly, while we assume the content of and obligation to consider and apply the policies are known to Council, we are compelled to set them out in this submission.

Per the Municipal Development Plan (the "**MDP**"):

1.7 Interpreting the MDP

Most policies are written in the active tense, as deliberate statements or plans indicative of the direction that The City is proposing for future development or desired outcomes. In some of these policies, the word "should" is explicitly used to further clarify the directional nature of the statement (e.g., policies regarding threshold densities of people and/or jobs in Part 3 – Typologies). ***Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternative must be to the satisfaction of The City with regards to design and performance standards.***

In some cases, policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words "require", "must", "will" or "shall" are used within these policy statements.

1.4.6 Land use amendment applications

Not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP *should* be used to provide guidance on the application of an appropriate Land Use District, or identify appropriate land uses.

2.3.2 Respecting and enhancing neighbourhood character

Objective Respect and enhance neighbourhood character and vitality.

The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The prospect of a more significant portion of future growth being direct to the Developed Areas of the city **requires** a heightened focus on higher quality standards of urban design and construction that ensures that development builds upon and adds value to the existing character of communities.

Activity Centres and Main Streets and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can

impact adjacent low density residential neighbourhoods. Attention **must** be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

- a. **Respect** the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. **Ensure** an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- c. **Ensure** infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

3.5 Developed Residential Areas

3.5.1 General – Developed Residential Area Policies

Land use policies

- a. **Recognize** the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- b. Redevelopment within predominantly multi-family areas **should** be compatible with the established pattern of development and **will consider** the following elements:
 - i. Appropriate transactions between adjacent areas; and,
 - ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
- c. Redevelopment **should** support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies

- a. **Encourage** modest development of Established Areas.
- b. Redevelopment opportunities **should** be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas **should** incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

3. Policy and the Applicant's Submission

The Applicant's Submission states:

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

This is correct and the general premise and objective identified is not disputed for reasons sated above and that will follow. However, there is no reference made to the actual and specific policies that govern the assessment of the Proposed Redesignation, nor is any planning rationale provided with reference to such policies. It follows of course that there is certainly then no assertion that the applicable policies are not reasonable, practical or feasible such that they should not be applied. The specific policy is presumably not cited, because when evaluated against that policy, the Applicant's position would be and is untenable.

Accordingly, there is no basis offered in the Applicant's Submission on which to base an approval of the Proposed Redesignation.

The Applicant's Submission relies solely on a reference to meeting 4 of the 8 components of the Location Criteria for Multi-Residential Infill. The relevance of the criteria and a consideration of the specifics of those criteria, including as to which of the 4 criteria are actually met, are discussed later in this submission.

4. **Policy and the Administration's report to the Calgary Planning Commission (the "Report")**

While the election not to cite applicable policy or purport to demonstrate how the context and circumstance of the Proposed Redesignation fits within and is in furtherance of such policies is the prerogative of the Applicant, such failure to do so is tantamount to a procedural deficiency in the context of the Report.

The Report makes only generic and paraphrased references to general policy direction, including to "...support higher density redevelopment in the inner-city..." and to "...encourage redevelopment of established are communities...".

More problematic is that the Report draws conclusions, without reference, analysis or application of the governing policies, including that:

The proposal represents a **modest density increase** of an established area parcel of land and allows for development that will be **compatible with the low-density residential characteristics** of the existing neighbourhood.

Moderate intensification in this location **has minimal impact on adjacent properties** and is therefore considered appropriate.

In addition, it should be noted that the Administration was not hampered in their ability to assess the impacts by virtue of uncertainty around the nature of the proposed development in the event of rezoning. To the contrary, Development Permit DP2019-2259 has been concurrently submitted and was considered by the Administration.

In addition to ignoring clear policy considerations such as: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, it is completely unclear how the Administration could conclude that a redesignation of an individual parcel zoned RC-1, being part of a discreet and contiguous segment of RC-1 zoned properties, could be considered as a "modest density increase" or as having "minimal impact on adjacent properties".

The move from 1 adjacent property to 4, the decreased set-backs, the increased foot print and height alone cannot be considered as "minimal" in this context. Additional detailed discussion demonstrating the significance of the impacts, including traffic and parking are very ably set out in in the submission from other impacted residents and the NGPCA.

Presumably no basis for the conclusions is offered because no basis for the conclusions exists when the applicable policy is applied. These abstract and unsupported determinations are patently incorrect and unreasonable. When taken alongside the concurrent Development Permit application, together with the Administration's indication of its pre-approval of that Development Permit application, it is difficult to avoid that a reasonable impartial observer would conclude that the issue of the Proposed Redesignation at hand in the Hearing has in fact been pre-determined.

Accordingly, there is no basis offered in the Report on which to base an approval of the Proposed Redesignation.

5. Application of Policy

Again, as stated above and demonstrated by the actions of the residents and the NGPCA more generally (including with respect to the Recent Rowhouse Developments) the overarching policy objectives referenced in the Report are supported and are not the basis of the opposition to the Proposed Redesignation.

However, the policy objectives are to be implemented by the application of this Council's own specific policies – the same policies that inform the expectations of current and future residents and prior and future investment into the community.

We submit it should be the responsibility of the Applicant, Planning Commission and Council to demonstrate any redesignation is consistent with the applicable policies, including for the purpose of creating requisite confidence that the applicable policies are and will be applied and a semblance of certainty and direction for future development on which residents and potential residents can base such significant investment decisions.

This has not been done by the Applicant or the Administration and unfortunately and inappropriately falls on to those affected by the Proposed Redesignation.

The most effective manner to demonstrate application of the specific policies to the Proposed Redesignation is to contrast it with the context of the Recent Rowhouse Developments.

The Recent Rowhouse Developments (i) are situated on a block that borders the two main collector roads in the neighbourhood as identified by orange shading on the map attached as Schedule 2; (ii) are on the same block that has a multi-story retail development already approved (with the support of the NGPCA) for redevelopment including to add high density residences; (iii) are on a block that has on it, and is directly adjacent to, existing high density, multi-unit, multi-story residences and other non-single family uses and zoning such as M-C2 and S-C1; (iv) were achieved by the more moderate redesignation of R-C2 (versus RC-1); and (v) facilitate a logical transition moving south to north, between 20th and 21st street being predominately R-C2 from 54th avenue through to 50th avenue.

For these reasons, it can be reasonable asserted that the Recent Rowhouse Developments are consistent with the applicable policies, including: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, as well as being reasonable capable of being considered as a “modest density increase” with “minimal impact on adjacent properties”. For these reasons, the Recent Rowhouse Developments were and are supported.

Put simply, the Subject Property shares none of the attributes that would make it at all consistent with the policy directives. Rather, the Subject Property is part of discreet contiguous blocks of RC-1 zoning and, approving the rezoning and the proposed development:

- would: have a significant, immediate and negative impact, including as not being a “modest density increase” nor having “minimal impact on adjacent properties expressly; and
- would not: respect the existing character, ensure an appropriate transition of development intensity, achieve compatibility with the established pattern of development or ensure infill development that does not create dramatic contrasts in the physical development pattern.

If the Subject Property is redesignated to R-CG, any permitted development under such a redesignation would have no rational nexus to respecting the existing character of the immediate area, it would be the opposite of any sort of appropriate transition of development intensity and it would create a dramatic contrast and be harshly incompatible with the overall planning character of the immediate neighbourhood.

The Administration correctly states in their Report the policy objective to achieve a mix of housing. Such objective however is required to be considered and implemented by application of and regard for the specific policy requirements, including supporting retention of existing housing stock and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

RC-1 properties form an equally important part of the diversity of housing choices in the community, are an equal and important component of the policy (in object and application) as are the objectives of densification and infilling and warrant equal consideration and appropriate preservation.

An important component of the RC-1 characteristic is continuity with like zoned properties and, consistent with and acknowledged in the applicable policies, is that spotted, random and out of place densification is poor planning, will set an undesirable precedent and will invariably make the immediate area around the Subject Property a much less attractive location for siting future truly compatible R-C1 uses.

This would be a transition not to *mixed* use that respects the existing character of the immediate neighbourhood, but rather to the replacement and erosion of RC-1, being one of the distinct and important components of existing use that contributes meaningfully to complete and vibrant neighbourhoods.

Finally, a redesignation of this extreme and in a location so inconsistent with policy is not necessary to achieve the supported policy objectives. There exists significant and contiguous portions of undeveloped blocks zoned R-C2 that can reasonably be expected (without having to ignore policy and allow extreme, out of existing context and one-off developments) to be developed to at least double, from a unit-per-parcel perspective, and more than double from a population-resident-per-parcel perspective – including to accommodate appropriate future, well planned and policy supported R-CG developments.

6. **Location Criteria for Multi-Residential Infill**

As Council will be aware:

Location Criteria for Multi-Residential Infill

The City's "Location Criteria for Multi-Residential Infill" ("LCMRI"; PUD2015-0364; PUD2016-0405 Att 1) offer up some criteria that may be considered as a "guideline" in considering an R-CG rezoning:

The criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.

The criteria are clearly and purposefully subordinate to policy, and therefore cannot serve as the basis for a recommendation or an approval of the Proposed Redesignation. Reliance on the criteria alone is further flawed because it ignores the expressly stated intent of the criteria and its role: *"These will need to be considered based on the scale and type of development proposed in relation to the local context."*

Reliance on the referenced criteria alone (being all that has been offered to this Council in support of the Proposed Redesignation) and ignoring any nexus to the governing policy and the glaring inconsistencies therewith is a failure to apply the policy at all and cannot form the basis of an approval.

7. Site Selection – Subject Property

Given the Subject Property is not appropriate for redesignation when the relevant policy considerations are applied; we are left to speculate as to why the Subject Property has been put forward by the Applicant.

The Subject Property is owned by David Johnston, a non-resident of North Glenmore Park. Based on information in the public domain, Mr. Johnston has a real estate practice which includes acting as agent for the project proponent, RNDSQR. We have to assume that the Subject Property has been selected solely on the basis of maximizing return on this investment / rental property, not on the basis of long term investment into the community or advancing any sound planning or policy objectives.

This circumstance is not offensive and, if the Subject Property as a proposed site for R-CG designation weren't wholly irreconcilable with applicable policy, it would perhaps be irrelevant. However, the Subject Property has been put forward notwithstanding such incompatibility with policy and therefore, why it has been selected is made relevant.

In addition to this this circumstance, it should be noted that RNDSQR has not purchased the Subject Property, presumably indicative of their understanding that the Proposed Resignation is overreaching and a "test case" of sorts as it is not grounded in any planning rationale or policy.

8. **Closing**

Redesignation of this extreme variance must be grounded in sound long term policy and planning.

At issue is not the appropriateness of the generic objective of this Council to support higher density redevelopment in established neighborhoods. It is one of ensuring that such densification is in fact carried out consistent with the applicable policy so as to ensure long term consistent and appropriately integrated development and redevelopment of established neighbourhoods.

For the reasons given, we submit it is untenable to assert or conclude that this particular application can be said to be grounded in, consistent with or in furtherance of such policies and therefore cannot be approved.

Should you wish to discuss the foregoing, please contact Keith Byblow at (403) 260-9622 / keith.byblow@blakes.com.

Thank you for your time and your careful attention.

Sincerely,

Keith Byblow

cc. Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca

cc. North Glenmore Park Community Association redvelopment@ngpca.ca

Schedule 1

Signatory Residents of the NGPCA

Keith and Carla Byblow
2008 53rd ave SW

Nick and Roberta Nagy
2020 54th ave SW

Nicole and Konrad Kiss
2027 52nd ave SW

Norman Leung
2031 53rd ave SW

Loris Fioritti
2032 53rd ave SW

Carol McNamara
2016 53rd ave SW

Stan Mehler
2011 52nd ave SW

Geraldine Overwater
2011 52nd ave SW

Margaret Hansen
5403 19th st SW

Maria Vass & Randy Beaudoin
5303 19th st SW

George and Betty Binder
2019 54th ave SW

Deborah Andrus
2004 54th ave SW

Trish and Thad Snethun
2003 54th ave SW

Karen Wyke
2007 52nd ave SW

Barry Morrisette
2007 53rd ave SW

Kim Parrents
2007 53rd ave SW

Kim & Jim Dejewski
2011 53rd ave SW

Kyla Zalapski
2028 53rd ave SW

Schedule 2

Map

(See attached)



- Blue** Current Residence / New Build
- Orange** Collector Road
- Red** Subject Property
- Green** Recent Rowhouse Developments

Keith Byblow
2102 – 53 Avenue SW
Calgary, Alberta
T3E 1K8

September 3, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

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

Attention: Laura M. Kennedy, CITY CLERK

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

We write in advance of the hearing schedule for September 10, 2018 (the "**Hearing**") with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "**Proposed Redesignation**").

This letter is submitted by Keith Byblow and Carla Byblow and on behalf of those persons listed on Schedule 1. It is intended to supplement the multiple letters of objection submitted to date, is not intended to restate all of the well-articulated points in each of such other letters and it is our expectation that it will be considered, collectively with such other submissions, and receive the appropriate consideration by Council in advance of the Hearing.

Our submission is organized as follows:

- | | | |
|------------|---|---|
| Section 1 | – | Background and Nature of Objection |
| Section 2 | – | Relevant Policy |
| Section 3 | – | Policy and the Applicant's Submission |
| Section 4 | – | Policy and the Administration's report to the Calgary Planning Commission |
| Section 5 | – | Application of Policy |
| Section 6 | – | Location Criteria for Multi-Residential Infill |
| Section 7 | – | Site Selection – Subject Property |
| Section 8 | – | Closing |
| Schedule 1 | – | Signatory Residents of the NGPCA |
| Schedule 2 | – | Map |

1. **Background and Nature of Objection**

My wife and I are residents at 2102 53 Avenue SW (the “**Current Residence**”), located less than one block away from the Subject Property, and are also building a single family dwelling at 2008 53 Avenue SW (the “**New Build**”); which is immediately adjacent to the Subject Property. The location of the Current Residence and the New Build are identified by blue shading, and the location of the Subject Property is identified by red shading on the map attached as Schedule 2.

For general context, we consulted with the NGPCA in connection with our New Build and went through two separate redesigns to address the community’s concerns, with particular regard for lowering the profile of highest of the two roof lines, all in advance of submitting our development permit. This was a consultation process we were happy to initiate to ensure prudent planning, including to manage height in the immediate vicinity going forward and to ensure the New Build was in fact a contextually sensitive redevelopment in the immediately surrounding area of the community.

We will be significantly, negatively and directly impacted by the Proposed Redesignation and by any development of the Subject Property under the redesignation of R-CG. Consistent with the position of the NGPCA and many residents of the community, we are vehemently opposed to the Proposed Redesignation.

However, it is important to note that our, and the collective objection, is not to the generic objective of this Council to support higher density redevelopment in established neighborhoods. To the contrary, neither we, nor the NGPCA took formal objection to the land use redesignation and consequent developments by the same project proponent that are in place and under construction (respectively) at points identified by green shading on the map attached as Schedule 2 (the “**Recent Rowhouse Developments**”). In brief, the Recent Rowhouse Developments were not opposed because of their location being reasonably consistent with the applicable policy.

Rather, our objection to the Proposed Redesignation is grounded in (i) the disregard for, absence of any reference to or application of the relevant policies that are to inform the consideration and determination of an application of this nature; and (ii) upon having considered the relevant policies and their application to the context of the Proposed Redesignation, that the redesignation of the Subject Property is and would be entirely inconsistent with and in irreconcilable conflict with such policies.

2. Relevant Policy

According to the City's Land Use Bylaw 1P2007, the RC-1 District is intended to be characterized by uses and buildings that accommodate both existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings. This R-C1 zoning is predominant in the immediate area surrounding the Subject Property and particularly between 19th and 20th street as shown on the map attached as Schedule 2.

As with any land use amendment application, the relevant policies must be considered and applied, and this is particularly so given the extreme variance sought by and the impact and precedent of the Proposed Redesignation.

In reviewing the Applicant's Submission and the Administration's report to the Calgary Planning Commission, there are (i) no specific references to the applicable governing policies; and (ii) no application of the context and circumstance of the Proposed Redesignation to the applicable policies.

Accordingly, while we assume the content of and obligation to consider and apply the policies are known to Council, we are compelled to set them out in this submission.

Per the Municipal Development Plan (the "**MDP**"):

1.7 Interpreting the MDP

Most policies are written in the active tense, as deliberate statements or plans indicative of the direction that The City is proposing for future development or desired outcomes. In some of these policies, the word "should" is explicitly used to further clarify the directional nature of the statement (e.g., policies regarding threshold densities of people and/or jobs in Part 3 – Typologies). ***Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternative must be to the satisfaction of The City with regards to design and performance standards.***

In some cases, policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words "require", "must", "will" or "shall" are used within these policy statements.

1.4.6 Land use amendment applications

Not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP *should* be used to provide guidance on the application of an appropriate Land Use District, or identify appropriate land uses.

2.3.2 Respecting and enhancing neighbourhood character

Objective Respect and enhance neighbourhood character and vitality.

The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The prospect of a more significant portion of future growth being direct to the Developed Areas of the city **requires** a heightened focus on higher quality standards of urban design and construction that ensures that development builds upon and adds value to the existing character of communities.

Activity Centres and Main Streets and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can

impact adjacent low density residential neighbourhoods. Attention **must** be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

- a. **Respect** the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. **Ensure** an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- c. **Ensure** infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

3.5 Developed Residential Areas

3.5.1 General – Developed Residential Area Policies

Land use policies

- a. **Recognize** the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- b. Redevelopment within predominantly multi-family areas **should** be compatible with the established pattern of development and **will consider** the following elements:
 - i. Appropriate transactions between adjacent areas; and,
 - ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
- c. Redevelopment **should** support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies

- a. **Encourage** modest development of Established Areas.
- b. Redevelopment opportunities **should** be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas **should** incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

3. Policy and the Applicant's Submission

The Applicant's Submission states:

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

This is correct and the general premise and objective identified is not disputed for reasons sated above and that will follow. However, there is no reference made to the actual and specific policies that govern the assessment of the Proposed Redesignation, nor is any planning rationale provided with reference to such policies. It follows of course that there is certainly then no assertion that the applicable policies are not reasonable, practical or feasible such that they should not be applied. The specific policy is presumably not cited, because when evaluated against that policy, the Applicant's position would be and is untenable.

Accordingly, there is no basis offered in the Applicant's Submission on which to base an approval of the Proposed Redesignation.

The Applicant's Submission relies solely on a reference to meeting 4 of the 8 components of the Location Criteria for Multi-Residential Infill. The relevance of the criteria and a consideration of the specifics of those criteria, including as to which of the 4 criteria are actually met, are discussed later in this submission.

4. **Policy and the Administration's report to the Calgary Planning Commission (the "Report")**

While the election not to cite applicable policy or purport to demonstrate how the context and circumstance of the Proposed Redesignation fits within and is in furtherance of such policies is the prerogative of the Applicant, such failure to do so is tantamount to a procedural deficiency in the context of the Report.

The Report makes only generic and paraphrased references to general policy direction, including to "...support higher density redevelopment in the inner-city..." and to "...encourage redevelopment of established are communities...".

More problematic is that the Report draws conclusions, without reference, analysis or application of the governing policies, including that:

The proposal represents a **modest density increase** of an established area parcel of land and allows for development that will be **compatible with the low-density residential characteristics** of the existing neighbourhood.

Moderate intensification in this location **has minimal impact on adjacent properties** and is therefore considered appropriate.

In addition, it should be noted that the Administration was not hampered in their ability to assess the impacts by virtue of uncertainty around the nature of the proposed development in the event of rezoning. To the contrary, Development Permit DP2019-2259 has been concurrently submitted and was considered by the Administration.

In addition to ignoring clear policy considerations such as: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, it is completely unclear how the Administration could conclude that a redesignation of an individual parcel zoned RC-1, being part of a discreet and contiguous segment of RC-1 zoned properties, could be considered as a "modest density increase" or as having "minimal impact on adjacent properties".

The move from 1 adjacent property to 4, the decreased set-backs, the increased foot print and height alone cannot be considered as "minimal" in this context. Additional detailed discussion demonstrating the significance of the impacts, including traffic and parking are very ably set out in in the submission from other impacted residents and the NGPCA.

Presumably no basis for the conclusions is offered because no basis for the conclusions exists when the applicable policy is applied. These abstract and unsupported determinations are patently incorrect and unreasonable. When taken alongside the concurrent Development Permit application, together with the Administration's indication of its pre-approval of that Development Permit application, it is difficult to avoid that a reasonable impartial observer would conclude that the issue of the Proposed Redesignation at hand in the Hearing has in fact been pre-determined.

Accordingly, there is no basis offered in the Report on which to base an approval of the Proposed Redesignation.

5. **Application of Policy**

Again, as stated above and demonstrated by the actions of the residents and the NGPCA more generally (including with respect to the Recent Rowhouse Developments) the overarching policy objectives referenced in the Report are supported and are not the basis of the opposition to the Proposed Redesignation.

However, the policy objectives are to be implemented by the application of this Council's own specific policies – the same policies that inform the expectations of current and future residents and prior and future investment into the community.

We submit it should be the responsibility of the Applicant, Planning Commission and Council to demonstrate any redesignation is consistent with the applicable policies, including for the purpose of creating requisite confidence that the applicable policies are and will be applied and a semblance of certainty and direction for future development on which residents and potential residents can base such significant investment decisions.

This has not been done by the Applicant or the Administration and unfortunately and inappropriately falls on to those affected by the Proposed Redesignation.

The most effective manner to demonstrate application of the specific policies to the Proposed Redesignation is to contrast it with the context of the Recent Rowhouse Developments.

The Recent Rowhouse Developments (i) are situated on a block that borders the two main collector roads in the neighbourhood as identified by orange shading on the map attached as Schedule 2; (ii) are on the same block that has a multi-story retail development already approved (with the support of the NGPCA) for redevelopment including to add high density residences; (iii) are on a block that has on it, and is directly adjacent to, existing high density, multi-unit, multi-story residences and other non-single family uses and zoning such as M-C2 and S-C1; (iv) were achieved by the more moderate redesignation of R-C2 (versus RC-1); and (v) facilitate a logical transition moving south to north, between 20th and 21st street being predominately R-C2 from 54th avenue through to 50th avenue.

For these reasons, it can be reasonable asserted that the Recent Rowhouse Developments are consistent with the applicable policies, including: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, as well as being reasonable capable of being considered as a “modest density increase” with “minimal impact on adjacent properties”. For these reasons, the Recent Rowhouse Developments were and are supported.

Put simply, the Subject Property shares none of the attributes that would make it at all consistent with the policy directives. Rather, the Subject Property is part of discreet contiguous blocks of RC-1 zoning and, approving the rezoning and the proposed development:

- would: have a significant, immediate and negative impact, including as not being a “modest density increase” nor having “minimal impact on adjacent properties expressly; and
- would not: respect the existing character, ensure an appropriate transition of development intensity, achieve compatibility with the established pattern of development or ensure infill development that does not create dramatic contrasts in the physical development pattern.

If the Subject Property is redesignated to R-CG, any permitted development under such a redesignation would have no rational nexus to respecting the existing character of the immediate area, it would be the opposite of any sort of appropriate transition of development intensity and it would create a dramatic contrast and be harshly incompatible with the overall planning character of the immediate neighbourhood.

The Administration correctly states in their Report the policy objective to achieve a mix of housing. Such objective however is required to be considered and implemented by application of and regard for the specific policy requirements, including supporting retention of existing housing stock and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

RC-1 properties form an equally important part of the diversity of housing choices in the community, are an equal and important component of the policy (in object and application) as are the objectives of densification and infilling and warrant equal consideration and appropriate preservation.

An important component of the RC-1 characteristic is continuity with like zoned properties and, consistent with and acknowledged in the applicable policies, is that spotted, random and out of place densification is poor planning, will set an undesirable precedent and will invariably make the immediate area around the Subject Property a much less attractive location for siting future truly compatible R-C1 uses.

This would be a transition not to *mixed* use that respects the existing character of the immediate neighbourhood, but rather to the replacement and erosion of RC-1, being one of the distinct and important components of existing use that contributes meaningfully to complete and vibrant neighbourhoods.

Finally, a redesignation of this extreme and in a location so inconsistent with policy is not necessary to achieve the supported policy objectives. There exists significant and contiguous portions of undeveloped blocks zoned R-C2 that can reasonably be expected (without having to ignore policy and allow extreme, out of existing context and one-off developments) to be developed to at least double, from a unit-per-parcel perspective, and more than double from a population-resident-per-parcel perspective – including to accommodate appropriate future, well planned and policy supported R-CG developments.

6. **Location Criteria for Multi-Residential Infill**

As Council will be aware:

Location Criteria for Multi-Residential Infill

The City's "Location Criteria for Multi-Residential Infill" ("LCMRI"; PUD2015-0364; PUD2016-0405 Att 1) offer up some criteria that may be considered as a "guideline" in considering an R-CG rezoning:

The criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.

The criteria are clearly and purposefully subordinate to policy, and therefore cannot serve as the basis for a recommendation or an approval of the Proposed Redesignation. Reliance on the criteria alone is further flawed because it ignores the expressly stated intent of the criteria and its role: *"These will need to be considered based on the scale and type of development proposed in relation to the local context."*

Reliance on the referenced criteria alone (being all that has been offered to this Council in support of the Proposed Redesignation) and ignoring any nexus to the governing policy and the glaring inconsistencies therewith is a failure to apply the policy at all and cannot form the basis of an approval.

7. Site Selection – Subject Property

Given the Subject Property is not appropriate for redesignation when the relevant policy considerations are applied; we are left to speculate as to why the Subject Property has been put forward by the Applicant.

The Subject Property is owned by David Johnston, a non-resident of North Glenmore Park. Based on information in the public domain, Mr. Johnston has a real estate practice which includes acting as agent for the project proponent, RNDSQR. We have to assume that the Subject Property has been selected solely on the basis of maximizing return on this investment / rental property, not on the basis of long term investment into the community or advancing any sound planning or policy objectives.

This circumstance is not offensive and, if the Subject Property as a proposed site for R-CG designation weren't wholly irreconcilable with applicable policy, it would perhaps be irrelevant. However, the Subject Property has been put forward notwithstanding such incompatibility with policy and therefore, why it has been selected is made relevant.

In addition to this this circumstance, it should be noted that RNDSQR has not purchased the Subject Property, presumably indicative of their understanding that the Proposed Resignation is overreaching and a "test case" of sorts as it is not grounded in any planning rationale or policy.

8. **Closing**

Redesignation of this extreme variance must be grounded in sound long term policy and planning.

At issue is not the appropriateness of the generic objective of this Council to support higher density redevelopment in established neighborhoods. It is one of ensuring that such densification is in fact carried out consistent with the applicable policy so as to ensure long term consistent and appropriately integrated development and redevelopment of established neighbourhoods.

For the reasons given, we submit it is untenable to assert or conclude that this particular application can be said to be grounded in, consistent with or in furtherance of such policies and therefore cannot be approved.

Should you wish to discuss the foregoing, please contact Keith Byblow at (403) 260-9622 / keith.byblow@blakes.com.

Thank you for your time and your careful attention.

Sincerely,

Keith Byblow

cc. Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca

cc. North Glenmore Park Community Association redvelopment@ngpca.ca

Schedule 1

Signatory Residents of the NGPCA

Keith and Carla Byblow
2008 53rd ave SW

Nick and Roberta Nagy
2020 54th ave SW

Nicole and Konrad Kiss
2027 52nd ave SW

Norman Leung
2031 53rd ave SW

Loris Fioritti
2032 53rd ave SW

Carol McNamara
2016 53rd ave SW

Stan Mehler
2011 52nd ave SW

Geraldine Overwater
2011 52nd ave SW

Margaret Hansen
5403 19th st SW

Maria Vass & Randy Beaudoin
5303 19th st SW

George and Betty Binder
2019 54th ave SW

Deborah Andrus
2004 54th ave SW

Trish and Thad Snethun
2003 54th ave SW

Karen Wyke
2007 52nd ave SW

Barry Morrisette
2007 53rd ave SW

Kim Parrents
2007 53rd ave SW

Kim & Jim Dejewski
2011 53rd ave SW

Kyla Zalapski
2028 53rd ave SW

Schedule 2

Map

(See attached)



- Blue Current Residence / New Build
- Orange Collector Road
- Red Subject Property
- Green Recent Rowhouse Developments

Keith Byblow
2102 – 53 Avenue SW
Calgary, Alberta
T3E 1K8

September 3, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

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

Attention: Laura M. Kennedy, CITY CLERK

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

We write in advance of the hearing schedule for September 10, 2018 (the "**Hearing**") with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "**Proposed Redesignation**").

This letter is submitted by Keith Byblow and Carla Byblow and on behalf of those persons listed on Schedule 1. It is intended to supplement the multiple letters of objection submitted to date, is not intended to restate all of the well-articulated points in each of such other letters and it is our expectation that it will be considered, collectively with such other submissions, and receive the appropriate consideration by Council in advance of the Hearing.

Our submission is organized as follows:

- | | | |
|------------|---|---|
| Section 1 | – | Background and Nature of Objection |
| Section 2 | – | Relevant Policy |
| Section 3 | – | Policy and the Applicant's Submission |
| Section 4 | – | Policy and the Administration's report to the Calgary Planning Commission |
| Section 5 | – | Application of Policy |
| Section 6 | – | Location Criteria for Multi-Residential Infill |
| Section 7 | – | Site Selection – Subject Property |
| Section 8 | – | Closing |
| Schedule 1 | – | Signatory Residents of the NGPCA |
| Schedule 2 | – | Map |

1. **Background and Nature of Objection**

My wife and I are residents at 2102 53 Avenue SW (the “**Current Residence**”), located less than one block away from the Subject Property, and are also building a single family dwelling at 2008 53 Avenue SW (the “**New Build**”); which is immediately adjacent to the Subject Property. The location of the Current Residence and the New Build are identified by blue shading, and the location of the Subject Property is identified by red shading on the map attached as Schedule 2.

For general context, we consulted with the NGPCA in connection with our New Build and went through two separate redesigns to address the community’s concerns, with particular regard for lowering the profile of highest of the two roof lines, all in advance of submitting our development permit. This was a consultation process we were happy to initiate to ensure prudent planning, including to manage height in the immediate vicinity going forward and to ensure the New Build was in fact a contextually sensitive redevelopment in the immediately surrounding area of the community.

We will be significantly, negatively and directly impacted by the Proposed Redesignation and by any development of the Subject Property under the redesignation of R-CG. Consistent with the position of the NGPCA and many residents of the community, we are vehemently opposed to the Proposed Redesignation.

However, it is important to note that our, and the collective objection, is not to the generic objective of this Council to support higher density redevelopment in established neighborhoods. To the contrary, neither we, nor the NGPCA took formal objection to the land use redesignation and consequent developments by the same project proponent that are in place and under construction (respectively) at points identified by green shading on the map attached as Schedule 2 (the “**Recent Rowhouse Developments**”). In brief, the Recent Rowhouse Developments were not opposed because of their location being reasonably consistent with the applicable policy.

Rather, our objection to the Proposed Redesignation is grounded in (i) the disregard for, absence of any reference to or application of the relevant policies that are to inform the consideration and determination of an application of this nature; and (ii) upon having considered the relevant policies and their application to the context of the Proposed Redesignation, that the redesignation of the Subject Property is and would be entirely inconsistent with and in irreconcilable conflict with such policies.

2. Relevant Policy

According to the City's Land Use Bylaw 1P2007, the RC-1 District is intended to be characterized by uses and buildings that accommodate both existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings. This R-C1 zoning is predominant in the immediate area surrounding the Subject Property and particularly between 19th and 20th street as shown on the map attached as Schedule 2.

As with any land use amendment application, the relevant policies must be considered and applied, and this is particularly so given the extreme variance sought by and the impact and precedent of the Proposed Redesignation.

In reviewing the Applicant's Submission and the Administration's report to the Calgary Planning Commission, there are (i) no specific references to the applicable governing policies; and (ii) no application of the context and circumstance of the Proposed Redesignation to the applicable policies.

Accordingly, while we assume the content of and obligation to consider and apply the policies are known to Council, we are compelled to set them out in this submission.

Per the Municipal Development Plan (the "**MDP**"):

1.7 Interpreting the MDP

Most policies are written in the active tense, as deliberate statements or plans indicative of the direction that The City is proposing for future development or desired outcomes. In some of these policies, the word "should" is explicitly used to further clarify the directional nature of the statement (e.g., policies regarding threshold densities of people and/or jobs in Part 3 – Typologies). ***Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternative must be to the satisfaction of The City with regards to design and performance standards.***

In some cases, policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words "require", "must", "will" or "shall" are used within these policy statements.

1.4.6 Land use amendment applications

Not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP *should* be used to provide guidance on the application of an appropriate Land Use District, or identify appropriate land uses.

2.3.2 Respecting and enhancing neighbourhood character

Objective Respect and enhance neighbourhood character and vitality.

The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The prospect of a more significant portion of future growth being direct to the Developed Areas of the city **requires** a heightened focus on higher quality standards of urban design and construction that ensures that development builds upon and adds value to the existing character of communities.

Activity Centres and Main Streets and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can

impact adjacent low density residential neighbourhoods. Attention **must** be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

- a. **Respect** the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. **Ensure** an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- c. **Ensure** infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

3.5 Developed Residential Areas

3.5.1 General – Developed Residential Area Policies

Land use policies

- a. **Recognize** the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- b. Redevelopment within predominantly multi-family areas **should** be compatible with the established pattern of development and **will consider** the following elements:
 - i. Appropriate transactions between adjacent areas; and,
 - ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
- c. Redevelopment **should** support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies

- a. **Encourage** modest development of Established Areas.
- b. Redevelopment opportunities **should** be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas **should** incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

3. Policy and the Applicant's Submission

The Applicant's Submission states:

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

This is correct and the general premise and objective identified is not disputed for reasons sated above and that will follow. However, there is no reference made to the actual and specific policies that govern the assessment of the Proposed Redesignation, nor is any planning rationale provided with reference to such policies. It follows of course that there is certainly then no assertion that the applicable policies are not reasonable, practical or feasible such that they should not be applied. The specific policy is presumably not cited, because when evaluated against that policy, the Applicant's position would be and is untenable.

Accordingly, there is no basis offered in the Applicant's Submission on which to base an approval of the Proposed Redesignation.

The Applicant's Submission relies solely on a reference to meeting 4 of the 8 components of the Location Criteria for Multi-Residential Infill. The relevance of the criteria and a consideration of the specifics of those criteria, including as to which of the 4 criteria are actually met, are discussed later in this submission.

4. **Policy and the Administration's report to the Calgary Planning Commission (the "Report")**

While the election not to cite applicable policy or purport to demonstrate how the context and circumstance of the Proposed Redesignation fits within and is in furtherance of such policies is the prerogative of the Applicant, such failure to do so is tantamount to a procedural deficiency in the context of the Report.

The Report makes only generic and paraphrased references to general policy direction, including to "...support higher density redevelopment in the inner-city..." and to "...encourage redevelopment of established are communities...".

More problematic is that the Report draws conclusions, without reference, analysis or application of the governing policies, including that:

The proposal represents a **modest density increase** of an established area parcel of land and allows for development that will be **compatible with the low-density residential characteristics** of the existing neighbourhood.

Moderate intensification in this location **has minimal impact on adjacent properties** and is therefore considered appropriate.

In addition, it should be noted that the Administration was not hampered in their ability to assess the impacts by virtue of uncertainty around the nature of the proposed development in the event of rezoning. To the contrary, Development Permit DP2019-2259 has been concurrently submitted and was considered by the Administration.

In addition to ignoring clear policy considerations such as: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, it is completely unclear how the Administration could conclude that a redesignation of an individual parcel zoned RC-1, being part of a discreet and contiguous segment of RC-1 zoned properties, could be considered as a "modest density increase" or as having "minimal impact on adjacent properties".

The move from 1 adjacent property to 4, the decreased set-backs, the increased foot print and height alone cannot be considered as "minimal" in this context. Additional detailed discussion demonstrating the significance of the impacts, including traffic and parking are very ably set out in in the submission from other impacted residents and the NGPCA.

Presumably no basis for the conclusions is offered because no basis for the conclusions exists when the applicable policy is applied. These abstract and unsupported determinations are patently incorrect and unreasonable. When taken alongside the concurrent Development Permit application, together with the Administration's indication of its pre-approval of that Development Permit application, it is difficult to avoid that a reasonable impartial observer would conclude that the issue of the Proposed Redesignation at hand in the Hearing has in fact been pre-determined.

Accordingly, there is no basis offered in the Report on which to base an approval of the Proposed Redesignation.

5. **Application of Policy**

Again, as stated above and demonstrated by the actions of the residents and the NGPCA more generally (including with respect to the Recent Rowhouse Developments) the overarching policy objectives referenced in the Report are supported and are not the basis of the opposition to the Proposed Redesignation.

However, the policy objectives are to be implemented by the application of this Council's own specific policies – the same policies that inform the expectations of current and future residents and prior and future investment into the community.

We submit it should be the responsibility of the Applicant, Planning Commission and Council to demonstrate any redesignation is consistent with the applicable policies, including for the purpose of creating requisite confidence that the applicable policies are and will be applied and a semblance of certainty and direction for future development on which residents and potential residents can base such significant investment decisions.

This has not been done by the Applicant or the Administration and unfortunately and inappropriately falls on to those affected by the Proposed Redesignation.

The most effective manner to demonstrate application of the specific policies to the Proposed Redesignation is to contrast it with the context of the Recent Rowhouse Developments.

The Recent Rowhouse Developments (i) are situated on a block that borders the two main collector roads in the neighbourhood as identified by orange shading on the map attached as Schedule 2; (ii) are on the same block that has a multi-story retail development already approved (with the support of the NGPCA) for redevelopment including to add high density residences; (iii) are on a block that has on it, and is directly adjacent to, existing high density, multi-unit, multi-story residences and other non-single family uses and zoning such as M-C2 and S-C1; (iv) were achieved by the more moderate redesignation of R-C2 (versus RC-1); and (v) facilitate a logical transition moving south to north, between 20th and 21st street being predominately R-C2 from 54th avenue through to 50th avenue.

For these reasons, it can be reasonable asserted that the Recent Rowhouse Developments are consistent with the applicable policies, including: *to respect the existing character, to ensure an appropriate transition of development intensity, to achieve compatibility with the established pattern of development and to ensure infill development does not create dramatic contrasts in the physical development pattern*, as well as being reasonable capable of being considered as a “modest density increase” with “minimal impact on adjacent properties”. For these reasons, the Recent Rowhouse Developments were and are supported.

Put simply, the Subject Property shares none of the attributes that would make it at all consistent with the policy directives. Rather, the Subject Property is part of discreet contiguous blocks of RC-1 zoning and, approving the rezoning and the proposed development:

- would: have a significant, immediate and negative impact, including as not being a “modest density increase” nor having “minimal impact on adjacent properties expressly; and
- would not: respect the existing character, ensure an appropriate transition of development intensity, achieve compatibility with the established pattern of development or ensure infill development that does not create dramatic contrasts in the physical development pattern.

If the Subject Property is redesignated to R-CG, any permitted development under such a redesignation would have no rational nexus to respecting the existing character of the immediate area, it would be the opposite of any sort of appropriate transition of development intensity and it would create a dramatic contrast and be harshly incompatible with the overall planning character of the immediate neighbourhood.

The Administration correctly states in their Report the policy objective to achieve a mix of housing. Such objective however is required to be considered and implemented by application of and regard for the specific policy requirements, including supporting retention of existing housing stock and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

RC-1 properties form an equally important part of the diversity of housing choices in the community, are an equal and important component of the policy (in object and application) as are the objectives of densification and infilling and warrant equal consideration and appropriate preservation.

An important component of the RC-1 characteristic is continuity with like zoned properties and, consistent with and acknowledged in the applicable policies, is that spotted, random and out of place densification is poor planning, will set an undesirable precedent and will invariably make the immediate area around the Subject Property a much less attractive location for siting future truly compatible R-C1 uses.

This would be a transition not to *mixed* use that respects the existing character of the immediate neighbourhood, but rather to the replacement and erosion of RC-1, being one of the distinct and important components of existing use that contributes meaningfully to complete and vibrant neighbourhoods.

Finally, a redesignation of this extreme and in a location so inconsistent with policy is not necessary to achieve the supported policy objectives. There exists significant and contiguous portions of undeveloped blocks zoned R-C2 that can reasonably be expected (without having to ignore policy and allow extreme, out of existing context and one-off developments) to be developed to at least double, from a unit-per-parcel perspective, and more than double from a population-resident-per-parcel perspective – including to accommodate appropriate future, well planned and policy supported R-CG developments.

6. **Location Criteria for Multi-Residential Infill**

As Council will be aware:

Location Criteria for Multi-Residential Infill

The City's "Location Criteria for Multi-Residential Infill" ("LCMRI"; PUD2015-0364; PUD2016-0405 Att 1) offer up some criteria that may be considered as a "guideline" in considering an R-CG rezoning:

The criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.

The criteria are clearly and purposefully subordinate to policy, and therefore cannot serve as the basis for a recommendation or an approval of the Proposed Redesignation. Reliance on the criteria alone is further flawed because it ignores the expressly stated intent of the criteria and its role: *"These will need to be considered based on the scale and type of development proposed in relation to the local context."*

Reliance on the referenced criteria alone (being all that has been offered to this Council in support of the Proposed Redesignation) and ignoring any nexus to the governing policy and the glaring inconsistencies therewith is a failure to apply the policy at all and cannot form the basis of an approval.

7. Site Selection – Subject Property

Given the Subject Property is not appropriate for redesignation when the relevant policy considerations are applied; we are left to speculate as to why the Subject Property has been put forward by the Applicant.

The Subject Property is owned by David Johnston, a non-resident of North Glenmore Park. Based on information in the public domain, Mr. Johnston has a real estate practice which includes acting as agent for the project proponent, RNDSQR. We have to assume that the Subject Property has been selected solely on the basis of maximizing return on this investment / rental property, not on the basis of long term investment into the community or advancing any sound planning or policy objectives.

This circumstance is not offensive and, if the Subject Property as a proposed site for R-CG designation weren't wholly irreconcilable with applicable policy, it would perhaps be irrelevant. However, the Subject Property has been put forward notwithstanding such incompatibility with policy and therefore, why it has been selected is made relevant.

In addition to this this circumstance, it should be noted that RNDSQR has not purchased the Subject Property, presumably indicative of their understanding that the Proposed Resignation is overreaching and a "test case" of sorts as it is not grounded in any planning rationale or policy.

8. **Closing**

Redesignation of this extreme variance must be grounded in sound long term policy and planning.

At issue is not the appropriateness of the generic objective of this Council to support higher density redevelopment in established neighborhoods. It is one of ensuring that such densification is in fact carried out consistent with the applicable policy so as to ensure long term consistent and appropriately integrated development and redevelopment of established neighbourhoods.

For the reasons given, we submit it is untenable to assert or conclude that this particular application can be said to be grounded in, consistent with or in furtherance of such policies and therefore cannot be approved.

Should you wish to discuss the foregoing, please contact Keith Byblow at (403) 260-9622 / keith.byblow@blakes.com.

Thank you for your time and your careful attention.

Sincerely,

Keith Byblow

cc. Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca

cc. North Glenmore Park Community Association redvelopment@ngpca.ca

Schedule 1

Signatory Residents of the NGPCA

Keith and Carla Byblow
2008 53rd ave SW

Nick and Roberta Nagy
2020 54th ave SW

Nicole and Konrad Kiss
2027 52nd ave SW

Norman Leung
2031 53rd ave SW

Loris Fioritti
2032 53rd ave SW

Carol McNamara
2016 53rd ave SW

Stan Mehler
2011 52nd ave SW

Geraldine Overwater
2011 52nd ave SW

Margaret Hansen
5403 19th st SW

Maria Vass & Randy Beaudoin
5303 19th st SW

George and Betty Binder
2019 54th ave SW

Deborah Andrus
2004 54th ave SW

Trish and Thad Snethun
2003 54th ave SW

Karen Wyke
2007 52nd ave SW

Barry Morrisette
2007 53rd ave SW

Kim Parrents
2007 53rd ave SW

Kim & Jim Dejewski
2011 53rd ave SW

Kyla Zalapski
2028 53rd ave SW

Schedule 2

Map

(See attached)



- Blue** Current Residence / New Build
- Orange** Collector Road
- Red** Subject Property
- Green** Recent Rowhouse Developments

Nicole and Konrad Kiss
2027 – 52 Avenue SW
Calgary, Alberta
T3E 1K2

September 2, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station “M”
Calgary, Alberta T2P 2M5

Attention: Laura M. Kennedy, CITY CLERK

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the “**Subject Property**”)

We write in anticipation of the hearing scheduled for September 10, 2018 (the “**Hearing**”) with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the “**Proposed Redesignation**”).

We have lived at 2027-52 avenue SW, located one block north of the Subject Property, for almost four years and strongly oppose the Proposed Redesignation.

We will be significantly and negatively impacted by the Proposed Redesignation and by any development of the Subject Property under the redesignation of R-CG. As involved community members, Konrad undertaking significant efforts in community building and fundraising for over two years to build a playground on 21st street and 52nd avenue and Nicole being a member of the community association for North Glenmore Park, we are both invested and committed to growing a healthy and vibrant community within North Glenmore Park and feel strongly that the Proposed Redesignation, being opposed for a variety of reasons by an overwhelming majority of community members, should not be approved as it does not promote our values within the community, our primary concern being safety.

We note that we did not oppose various other locations for redevelopment and re-zoning within our community which were approved in the recent past as we felt those applications fit within the proper policies and guidelines of the City, therefore, our opposition is not a blanket opposition to the City’s policies. Further, due to the variances of zoning within North Glenmore Park, we believe there are numerous locations within our community that fit within the appropriate guidelines for these types of redevelopment, making the reasonable expectation of those having homes in zones designated as RC-1 having their areas remain as an RC-1 zone, even more valid. We understand the need for re-zoning and redeveloping communities as the needs of the City

grow and change, however, the expectations of residents of these communities, people who are purchasing homes and investing large sums of money AND time into their community must also be considered, over and above a strict review of the guidelines. After looking for a new home for three years, we specifically did not move into Altadore or Mardalooop as we saw the direct impact of higher density housing, with cars blocking all streets, children not being able to ride bikes or play in their front yards, and significant congestion in traffic and concerns for traffic and child safety. We chose to live in North Glenmore specifically to avoid those concerns.

If approved, the proposed re-designation would congest an already busy area, one which is surrounded by playground zones, soccer fields, football fields, track fields and a community pool. We argue that one of the City's considerations is that a redesignation should be across from a "park". This is not a defined term and the "park" that is across from the Subject Property is not a typical playground park with equipment for kids, but is a multi use space for kids and adults of all ages and is used by residents all over the City as part of a variety of sporting programs such as soccer, swimming lesson, football and hockey. In fact, while trying to find a site for the new children's playground in our community, the City of Calgary denied my husband and the playground community the use of this space for a typical children's 'park', due in part to the high use of the area for sporting programs. This highly used recreational space means that cars and families arrive by car and making the surrounding streets and area very congested, with irregular parking most of the time and families and children crossing 19th Street to attend their games. By adding in a multi-residential development which will inevitably lead to street parking by those residents and their guests, the concern for safety is significant. Road safety has already been a concern for us, as we live on 52 avenue which is across from the Glenmore Pool, and despite playground zoning all around, fast driving vehicles come out of the parking lot at all hours and parked cars from people outside the community add concern that these fast travelling vehicles will not see the *many* children that are playing in this area. Any addition to an already congested area is a significant concern and is downright dangerous. 52nd and 53rd Avenues have a high density of children, which is a sign of a healthy revitalizing of an already established community (and a goal of the City in trying to revitalize inner city neighborhoods), and by adding the equivalent of 4 family homes within one lot, the equivalent of half a current street of homes is added, in an area that is already impacted with parking and driving issues due to the significant number of families outside the community using the area for sporting activities. The policy guidelines for the Proposed Redevelopment need to consider the intent and use of the space surrounding the Subject Property, and any reasonable person would agree that adding congestion to an area almost exclusively used by children and families would only increase the already significant safety concerns in the area and in our view, the approval of the Proposed Redevelopment would be a negligent act by the City and would completely disregard the concerns of the large majority of residents directly impacted by such redesignation.

Another policy consideration in redesignations of properties is that of being on a "collector" road. It is my understanding from a review of the City of Calgary's *Complete Street Guides*, that 19th Street does not meet the requirements of a collector street, as it does not meet the required measurements nor the other requirements set forth therein. Again, our concern is for safety in this area. As already addressed above, there are significant parking issues and traffic congestion in this area due to the multi use sporting facilities in this location. Further, this is a high traffic street for cyclists as this small stretch of road connects bike paths and is used as a connection for

many cyclists and runners. Despite the new bike lane inserted onto 20th Avenue, the overwhelming majority of cyclists and runners still use 19th street. One of the City's goals has been to reduce driving and provide opportunities for safe cycling and running by its citizens. Again, the Proposed Redevelopment will add additional street parking and concerns for the safety of these cyclists and runners, which is in direct opposition to the City's goal of promoting these healthy activities.

We note that there are various other policy considerations that the Subject Property does not meet, such as it not being beside a non-residential or multi-unit development and it not being within 600 meters of a BRT stop. These factors along with many other objections have been set forth in the letter submitted by Keith Byblow which we have signed on to in opposition of this Proposed Redevelopment and ask you to also consider in your deliberations on this Proposed Redevelopment.

We ask that the City consider the numerous objections from North Glenmore Park residents, the significant safety issues that will be further aggravated by the Proposed Redesignation and consider that the majority of the policy points of the City's own rules and guidelines have not been met and, having consideration to these factors, deny the application of the Proposed Redesignation.

Yours truly

The Kiss Family

cc. redvelopment@ngpca.ca
Attention: Jennifer McLure

Karen Wyke and Brian Wood
2007 – 52 Avenue SW Calgary, Alberta
T3E 1K2

September 3, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

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

Attention: Laura M. Kennedy, CITY CLERK
RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

We write to formally object in advance of the hearing scheduled for September 10, 2018 (the "Hearing") with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "Proposed Redesignation").

We are the long term residents of 2007 52nd avenue SW, which is just behind the Subject Property. We have lived in this community at this location for 16 years. Relying on the land use designation in force we rebuilt a two storey home within the contextual guidelines in 2014.

We strongly oppose the Proposed Redesignation for all the reasons set out in the submissions by Keith Byblow and Carla Byblow and on behalf of those persons listed on Schedule 1 therein; the submissions of Nicole and Konrad Kiss; and the submissions of the North Glenmore Park Community Association. We hereby adopt those submissions. In summary we oppose the the Proposed Redesignation for the following reasons;

- Community Safety: if approved, the Proposed Redesignation will add to an already congested community with several playground zones, soccer fields and traffic in and out of the many recreation complexes i.e.; the Glenmore Pool, Stu Peppard Arena, the Glenmore Track, the velodrome and Calgary Tennis Academy.
- Extreme Variance: an extreme variance is being sought from the applicant of the land use designation and in such circumstances the input of the community must be considered. The vast majority of the community opposes the Proposed Redesignation and the applicant is not a member of the community.
- Inconsistency with Policy: The Proposed Redesignation is inconsistent with the applicable policies and location criteria for multi residential infill as outlined in our neighbours' submissions.

Regards,

Karen Wyke and Brian Wood



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

June 19, 2018

Circulation Control
Planning & Development
PO Box 2100 Station M
IMC8201

Attention: Colleen Renne-Grivell, File Manager: By email to: Colleen.Renne-Grivell@calgary.ca

Dear Ms. Renne-Grivell;

Re: 5315 – 19th Street SW (LOC2018-0057; Amendment from RC-1 to R-CG)

Further to the North Glenmore Park Community Association's (NGPCA) and Planning & Area Redevelopment Committee's (PARC) response of April 6, 2018, we affirm our stated opposition regarding the proposed re-designation application at 5315 -19th Street SW (LOC2018-0057).

Council recently approved similar R-CG re-designations within our community at the following two locations:

- 2103 – 53rd Avenue SW (LOC2018-0022)
- 5102 – 20th Street SW (LOC2017-0380)

The only other example of R-CG development in the community occurred several years ago at 5404, 5406, 5408 and 5410 - 21st Street SW. Our community experience with this application has been mixed, with concerns raised by proximate residents about spill-over parking from the site and the number and management of garbage collection bins on the laneway.

There was a well-attended public engagement session at our community hall on Monday June 11th which involved sponsorship from the NGPCA, the City of Calgary, the applicant (RNDSQL) and their planning consultant (CivicWorks).

It is our view that while the two recent applications satisfied a majority of City Council's criteria for locating multi-residential development (including R-CG) into low density communities, primarily as they were located on bus-route corridors and within and zoned as an R-C2 district, similar factors are not evident in the current application.

The City's "Location Criteria for Multi-Residential Infill" ("LCMRI"; PUD2015-0364; PUD2016-0405 Att 1) offer up some criteria that may be considered as a "guideline" in considering an R-CG rezoning:

These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may

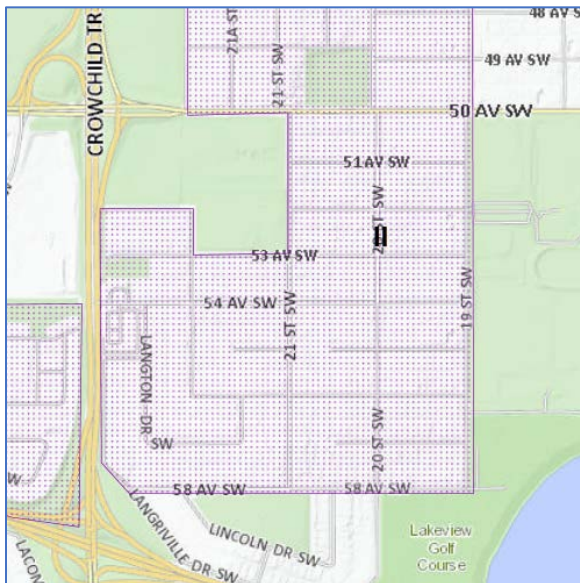
be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.

The attached LCMRI schedule outlining the 8 suggested criteria for such developments confirms that the proposed site satisfies 4 of the 8 criteria, but equally fails to satisfy half the criteria:

- It is not on a Collector or Higher Standard roadway on either frontage (19th Street or 53rd Avenue). 19th Street and 53rd Avenue are 9.6 m wide from gutter to gutter compared to the minimum required 12.3 m of a designated Collector Road. This poses overcrowding and traffic safety concerns.
- It is not within 600m of a BRT stop.
- It is not along a corridor or an activity center.
- It is not beside or anywhere near a non-residential or multi-unit development.

Additionally, local context is important in land use amendment applications such as this. Important to this application are the following further considerations:

- Parking. The west side of adjacent 19th Street is identified as a restricted Residential Parking Permit Zone "II". The proximity of our community to the Glenmore Athletic Park and to Central Memorial High School supported the need for this restricted parking area. The many public sporting activities in Glenmore Athletic Park put the neighbourhood parking at a premium, particularly on weekends.



The proposed does not meet the objectives in the MDP for Infill Redevelopment 2.2.5 – Bylaw 19P2017. *The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.* This application is located in a predominantly R-C1 neighbourhood and does not meet a substantial amount of City of Calgary location criteria. Quadrupling density for the lot by rezoning R-C1 to R-CG would be an unprecedented, abrupt change.

For all the above reasons, our community does not support the current application.

Sincerely,

Jennifer McClure
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association
Copies:
Ward 11 Councillor Jeromy Farkas
Ward 08 Councillor Evan Wooley
CivicWorks Planning (David White)

LOC2018-0057 (5315 - 19TH STREET SW)

PUD2015-0364
ATTACHMENT 1

Location Criteria for Multi-Residential Infill (as adopted 2014 March)

In order to assist in the evaluation of land use amendment applications and associated local area plan amendments, the following criteria shall be applied and reported on in Administration reports to Calgary Planning Commission. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site is considered for multi-residential infill development (all other things being considered equal). The following table represents a proposed checklist for preferred conditions to support land use amendments in low density residential areas. It is to be used in the review and evaluation of land use amendment applications for the following districts or direct control districts based on the following districts:

Multi-residential – Contextual Grade-Oriented (M-CG) District
Multi-residential – Contextual Low Profile (M-C1) District
Multi-residential – Contextual Medium Profile (M-C2) District

Subject Site	Comments
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of an existing or planned Primary Transit stop or station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.

PUD2015-0364 Att 1.docx
ISC: UNRESTRICTED

CRITERIA SATISFIED

CRITERIA NOT SATISFIED

Page 1 of 1



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

April 06, 2018

Circulation Control
Planning & Development
PO Box 2100 Station M
IMC8201

Colleen Renne-Grivell, File Manager:

Re: LOC2018-0057 - Circulation package

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our opposition to the City regarding the proposed rezoning application at 5315 19th Street SW (LOC2018-0057)

The NGPCA Planning Guide that has recently been approved by both the Board and PARC for the neighborhood of North Glenmore Park, advises that the following criteria needs to be in-place prior to any R-CG rezoning to be considered:

- a) R-C2 zoned
- b) located on busy collector roads
- c) corner lot

Because this site is zoned R-C1, and while 19th Street does have increased traffic at particular times of the day, it cannot be defined as a true collector road. Due to the lot in question not satisfying two of three above-mentioned criteria, the NGPCA cannot support this proposal.

Sincerely,

Jennifer McClure
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

NGPCA – INTERIM PLANNING & AREA REDEVELOPMENT COMMITTEE (PARC) PLANNING GUIDE:

1. BOUNDARY DEFINITION:

NORTH: 50th Avenue SW; Mount Royal Gate

EAST: 19th Street SW

SOUTH: Glenmore Reservoir

WEST: Richard Road: Leduc Crescent; 30th Street; Legare Avenue* *overlap with Lakeview Community Association

<https://calgarycommunities.com/communities/north-glenmore-park-community-association/>

2. WHO WE ARE:

HISTORY:

North Glenmore Park is located in Calgary's southwest and is just north of Glenmore Park. It is well connected to Calgary's main transportation corridors via Crowchild Trail and Glenmore Trail. The Glenmore Dam, constructed in 1929, is a popular site for residents to gather for picnics and recreational activities. The North Glenmore Park area has a long history. Along the Elbow river banks, where is now Earl Gray golf course, was the site of a stone quarry and in the early 1900s, and many of Calgary's historical buildings were constructed with stone from this quarry. North Glenmore Park was annexed in 1956 and residential development began there in 1957.

North Glenmore Park has amenities that appeal to a large variety of the population. Sports and Recreation, Calgary Pathways System (including bike lanes) and Glenmore Reservoir, natural areas and parks, proximity to downtown, direct public transit and major transportation corridor access, and a wide range of public and separate school options – from elementary to high school to post-secondary – all attract homebuyers to our community.

Our development history pattern is one of predominantly single-family homes, comprised of bungalows and duplexes built in the late 1950s and early 1960s. This has been a consistent pattern until recently.

DEMOGRAPHICS & HOUSEHOLDS:

Based on 2014 Calgary Civic Census, North Glenmore Park's population was 2,380 in 995 households (see Addendum #1, page 2). 84% of residents live in single family dwellings.

https://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/north_glenmore_park.pdf?noredirect=

ZONING: NGP is composed of 4 distinct areas (see Addendum #2, Land Use Bylaw 2P80 Section Map):

- South of Glenmore Trail is predominantly R-C1
- North of Glenmore Trail to 54th Avenue is also predominantly R-C1
- North of 54th Avenue to 50th Avenue is a mix of R-C1 and R-C2
- Garrison Green is composed of a mix of R-C1, R-C2 and R-2A

LOOKING AHEAD – REDEVELOPMENT and URBAN DENSITY:

Understanding what the make-up of each quadrant is will help us to create guidelines for the area.

Although the area is primarily zoned R-C1, our 1950-60s community has matured and the area is evolving. Due to its unique proximity to the downtown core and the pressures of current urban planning principles for densification in developed neighborhoods, we recognize there is increasing pressure for rezoning and rapid redevelopment in this area.

North Glenmore Park (NGP) is in a unique position in regard to the pressure and pace of densification considering the impending development of the Currie Barracks neighborhood directly west, across Crowchild Trail, and the planned additional density of 12,000-15,000 residents in this area. Because of this, rezoning and rapid redevelopment should not be viewed as urgent for NGP compared to other inner-city neighborhoods that are not adjacent to newer subdivisions of this magnitude and intensity.

Being an inclusive-minded community, NGP would like to continue to promote access and affordability for all demographics (first-time home buyers, families/long term, singles, and retirees) to continue to allow for a healthy community mix. The challenge is how to balance the current urban planning pressures for increasing developments while retaining the original low density intention of this area.

Apart from new single-family and semi-detached dwellings, the mindful introduction of detached infills, rowhouses and secondary suites, which have not historically been allowed in this neighborhood, may be considered to address the demands of the newer urban planning vision. The context and suitability of new housing types will be reviewed by the North Glenmore Park Community Association (NPGCA) Board and Planning & Area Redevelopment Committee (PARC) to ensure surrounding neighborhood character is upheld.

3. GUIDING PRINCIPLES:

The intent of this Guide is to assist the NGPCA and PARC Committees in making decisions regarding redevelopment proposals in North Glenmore Park. This guide is a support to the following City of Calgary planning documents:

1) Municipal Development Plan (MDP):

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness
- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern

<http://www.calgary.ca/PDA/pd/Documents/municipal-development-plan/mdp-municipal-development-plan.pdf>

2) Low Density Residential Housing Guidelines for Established Areas:

<http://www.calgary.ca/PDA/pd/Documents/development/low-density-res-housing-guidelines.pdf>

3) Developed Areas Guidebook :

<http://www.calgary.ca/Transportation/TI/GreenLineDocuments/Draft-Developed-Areas-Guidebook-June-2016.pdf>

DEVELOPMENT PROCESS:

Developers or homeowners looking to develop a property, are encouraged to consult with the residents adjacent to the development, as well as the PARC and possibly the NGPCA Board (if requested). This will promote community engagement and determine who is impacted by the proposed development. Early communication creates an environment of collaboration and cooperation.

The North Glenmore Park Community Association engages the community with new development circulations through the following processes (subject to change):

Circulations are received by the NGPCA and provided to the PARC Chair at redvelopment@ngpca.ca. All circulations are uploaded to a central drop box to be reviewed by PARC members. Concurrently they are posted to www.ngpca.ca and social media, and published in the Community Connector newsletter. PARC meets once a month to discuss circulations to determine whether they can be supported (if align with the Interim Planning Guide), and the Chair then brings to the NGPCA Board at their monthly meeting on the first Monday of the month. For residents with a NGPCA membership, there are regularly distributed emails ('e-blasts') regarding issues of interest in the community. Finally, information will be mailed to homeowners by the NGPCA in areas adjacent to a contentious* proposal

and/or potentially the entire community (*contentious defined as a development proposal that defies the Guide).

Any comment(s) letters written are sanctioned both through PARC and NGPCA Board and posted on website. Resident letters will be included as an addendum to the NGPCA comment letter.

Developers and the City of Calgary planning commission, in cooperation with PARC and the NGPCA Board, are to take lead on hosting open houses/information sessions for residents.

Subdivision Appeal Board (SDAB) & Appeals – appeals are triggered when one/both of the following occur: a circulation is in defiance of the Interim Planning Guide, and/or community members are mobilized around a development and request the secondary support of the NGPCA/PARC. The Board needs to approve the involvement of the PARC Chair in an appeal. Appeals are a collaboration between the NGPCA and the community - this is a shared responsibility and residents need to understand their due diligence and education is key in successful appeals (see Addendum #3).

CONTEXT:

- “A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the infill project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context.”

(Low Density Residential Infill Housing Guidelines for Established Communities, Section 4.2)

- residences should be **scaled** to the lot size to maintain a reasonable balance between developed and undeveloped space
- specifics on **height** restraints, proportional massing and sensitive scaling are defined in the City of Calgary’s “Low Density Residential Infill Housing Guidelines for Established Communities”
- sensitive development to adjacent houses with respect to **building mass and height to reduce sense of scale**
- consideration should also be given to a neighbour’s loss of **light and privacy** as a result of development
- NGP advises that the “Low Density Residential Infill Housing Guidelines for Established Communities” are to be closely adhered to by proponents of development within North Glenmore Park. The onus shall be on the Applicant to fully demonstrate that development is consistent with NGP context to the satisfaction of the NGPCA Board, PARC and adjacent residents.

SETBACKS & STREETScape:

- Horizontal streetscape views – development frontages to remain within existing setbacks of streetscape; to apply to corner lot developments as well
- Horizontal backyard views - respect footprints of adjacent homes & backyard privacy

- Vertical views – reduce massing with upper story setback, facade articulation and rooflines; to apply to corner lot developments as well

HEIGHT:

- Impact of height on adjacent properties to be controlled by treatment of storeys above the main level
- 10m maximums for peak height – regardless of two or three stories
- Setbacks and roof treatments required to reduce massing, sense of height and shading
- Height, massing and sloping in relation to adjacent properties (in particular single level homes) needs to be considered to ensure maximum access to natural light and to limit shading
- Height restrictions to be adjusted to address issues of privacy and overlooking

TREES & LANDSCAPING:

- NGP supports pedestrian-friendly green streetscapes - maintained by appropriate setbacks and mature landscaping
- Retain mature trees when possible to allow new properties to integrate into streetscape and provide shade and privacy to adjacent lots
- Replacement of mature native trees when necessary, requires a minimum 150mm caliper-sized* trees to be planted (*larger than the City-spec); see City of Calgary Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings, section 347.2
- Retaining existing side setbacks to accommodate for existing mature foliage between lots
- Alleyscape – in the case of backyard suites or garage developments if entry and/or orientation is towards alley then consideration should be given to landscaping features
- Green Screens – to be provided where backyard suites and new developments are built to camouflage/integrate the development

4. CRITERIA - NEW DEVELOPMENTS:

- Historically, NGP has not had any developments outside single family and duplex so the introduction of other types should be introduced conservatively and in designated lots

- **ROWHOUSES/R-CGs:**

- Location Criteria – City of Calgary, RCG District: <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=8368>
- eligibility criteria for rezone consideration – lot must satisfy all three of following criteria prior to be considered for rezoning to R-CG:
 - a) existing R-C2 zoning,
 - b) located on collector roads (20th Street, 50th Avenue, 54th Avenue (between Crowchild & 20th Street)
 - c) corner parcel
- 4 units maximum, no more than 3 units on one frontage
- each unit to be defined as separate residence through articulation
- backyard/secondary suites not to be permitted on R-CG
- main entrances need to be visible
- minimum width of a street-facing facade for each unit is 4.2
- orientation – side versus rear to abate noise, overlooking
- no ground level double garages to force higher construction
- front-to-rear 4plex – not supported; too much lot coverage; neither mindful nor sensitive
- mechanical & rear amenities – should face alley versus side lot (abate noise)

- **R-C1 TO R-C2 REZONE:**

- limit due to density in Altadore and Currie
- lots located along collector roads & corners only – 20th Street, 50th Avenue, 54th Avenue (between Crowchild Trail & 20th Street)

- **INFILLS:**

- on existing R-C2 only – in general, subdividing the lot to include two detached infills is preferable to semi-detached developments in that there is less massing effect
- mechanical & rear amenities – should face alley versus side lot (abate noise)

- **SECONDARY SUITES:**

- provide increased population density without increasing the building density
- homeowners may renovate existing homes and retain more of the building stock if they are allowed to create a rental property
- people/vehicle density preferable to building density – retains scale and character of neighborhood

- parking requirements – easements to allow for different parking options (tandem, front drive, carport, pad)
- **BACKYARD SUITES:**
 - owner should absorb development pressure on their lots (horizontal coverage) and not impose on adjacent lots with vertical development (no building heights in garage suite building significantly greater than homes and garages in surrounding area)
 - green screening between suite and neighbours; owner to provide green, ground-level amenity space for suite (to avoid them meeting bylaw criteria for outdoor amenity space on a balcony)
 - no exterior exposed staircases
 - no balcony overlooking neighbours
 - mechanical & rear amenities – should face alley versus side lot (abate noise)
- **COMMERCIAL:**
 - preference for independent retailers versus franchise or chain
 - developments that allow for mixed use – residential above, retail/commercial beneath
 - vehicle dominant businesses – for example, a drive-through – increases noise, congestion, vehicular pollution = will not be supported by the NGPCA



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

NGP Residents **OPPOSED** to LOC2018-0057 @ 5315 19 ST





NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

NGP Residents **OPPOSED** to LOC2018-0057 @ 5315 19 ST

The text that appeared on the petition is as follows:

The North Glenmore Park Community Association is **OPPOSED** to the re-designation of the R-C1 lot at 5315 19 ST SW to an R-CG Land Use because it does not meet many of the criteria for Multi-residential infill:

1. It is in a predominantly R-C1 neighborhood and the re-designation from R-C1 to R-CG is unprecedented in the City. This re-designation will quadruple the density on one lot in a neighborhood of predominantly single-family homes.
2. It is not on a Collector or Higher Standard roadway on either frontage (19 ST or 53 AV). Both 19 ST and 53 AV are 9.6 m wide from gutter to gutter compared to the minimum required 12.3 m of a designated Collector Road. This poses overcrowding, traffic congestion and traffic safety concerns.
3. It is not within 600m of a BRT stop.
4. It is not beside or near a non-residential or multi-unit development.
5. It is not along a corridor or an activity center.
6. It does not meet the objectives in the MDP for Infill Redevelopment 2.2.5 –

Bylaw 19P2017

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

By signing this petition, I am stating that I am in agreement with the North Glenmore Park Community Association's position as stated above.



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

NGP Residents **OPPOSED** to LOC2018-0057 @ 5315 19 ST

Details regarding the collection and mapping of information is explained below.

Information identifying residents **opposed** to this LOC (**red** lots on map) was collected in **three** ways.

- 1:** Community Breakfast at NGPCA on June 16, 2018. Residents throughout the NGP Community shared their concerns for the proposed R-CG in a predominantly R-C1 neighborhood and signed the petition.
- 2:** A petition was circulated door-to-door in the R-C1 area immediately surrounding the proposed development. The door-to-door campaign focused on the streets surrounding 5315 19 ST SW, between 52 AVE and 55 AVE, and between 19 ST and 20 ST SW (within **blue** line boundary on map).

Several residences in the focus area were visited a couple of times in order to contact residents, however some residents were not home. These properties are identified on the map as unavailable for comment (**grey** lots).

- 3.** Residents who sent letters to the City of Calgary Planning Department opposing this application also shared those letters with the CA. Addresses from shared correspondence have been included in the list of addresses opposed and included on the map as opposed. As not all letters of opposition sent to the City are shared with the CA there may be more residents opposed than noted on the map.

Note: Opposition noted on the **Map of Opposition** outside of the Door-to-Door Petition Boundary was gathered at the Community Breakfast on June 16, 2018, or comes from letters sent to City of Calgary and shared with the CA.

Only one signature was required from any one household. In many cases there were two or more who would have liked to sign the petition but the goal is to show opposition by address and not by the number of residents in the community who are opposed.



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

NGP Residents **OPPOSED** to LOC2018-0057 @ 5315 19 ST

The following list of 50 residences **opposed** to LOC2018-0057 are in the immediate vicinity of the proposed change of zoning and have been organized by address from North to South.

Information below was collected from a door-to-door petition and letters shared with NGPCA.

1. 5203 19 ST	21. 2007 53 AV	42. 2004 55 AV
2. 5215 19 ST	22. 2008 53 AV	43. 2007 55 AV
3. 5303 19 ST	23. 2011 53 AV	44. 2008 55 AV
4. 5403 19 ST	24. 2012 53 AV	45. 2019 55 AV
	25. 2015 53 AV	
	26. 2016 53 AV	46. 2015 56 AV
5. 2006 52 AV	27. 2019 53 AV	
6. 2007 52 AV	28. 2020 53 AV	47. 2020 57 AV
7. 2008 52 AV	29. 2024 53 AV	48. 2032 57 AV
8. 2011 52 AV	30. 2027 53 AV	49. 2044 57 AV
9. 2012 52 AV	31. 2028 53 AV	
10. 2014 52 AV	32. 2031 53 AV	50. 2012 58 AV
11. 2015 52 AV	33. 2032 53 AV	
12. 2022 52 AV	34. 2040 53 AV	
13. 2023 52 AV	35. 2102 53 AV	
14. 2027 52 AV		
15. 2031 52AV	36. 2003 54 AV	
16. 2034 52AV	37. 2004 54 AV	
17. 2035 52AV	38. 2007 54 AV	
18. 2040 52AV	39. 2008 54 AV	
19. 2106 52AV	40. 2019 54 AV	
20. 2116 52AV	41. 2020 54 AV	

Note: An additional 12 NGPCA addresses outside of the focus area are on the petition circulated at the Community Breakfast for a total of 62 residences. This map does not represent a complete survey of all households in the NGP community. We expect the number of residents opposed to this Land Use change from R-C1 to R-CG are much higher but we limited our survey to the neighbourhood immediately surrounding and impacted by this development.

Petition signatures can be supplied upon request.

Subject **LOC2018-0057, 5315 19 Street SW Land Use Change**
From Trish Snethun <trishsnethun@gmail.com>
To <hello@randsqr.ca>, <Colleen.Renne-Grivell@calgary.ca>
Cc <redevelopment@ngpca.ca>, <admin@ngpca.ca>
Date 2018-04-05 20:46



To Whom It May Concern,

My husband and I have lived at our corner lot residence, 2003-54 Avenue SW, since 1994. We bought into North Glenmore Park because it offered many positive characteristics. It was close to downtown, green space, bike paths and schools, but primarily it comprised single family homes in a safe, quiet neighbourhood. We've observed the population explosion in neighbouring Altadore with the building of multi-unit housing and have felt grateful that North Glenmore Park continued to maintain its 'quieter', less populated feel.

However, we are aware of several new buildings coming into our neighbourhood with the multi-storey condo development at 54th Avenue and 20th Street SW, the proposed five unit development at 50th Avenue and 20th Street SW, and the proposed four unit development at 53rd Avenue and 20th Street SW by RNDSQL. Of note, all of these higher density projects are located on existing bus routes and the main connector road, 20th Street SW.

We are adamantly opposed to the zoning change from R-C1 to RCG at 5315 - 19th Street SW. This is an extreme change in zoning and land use, essentially allowing for four residents/families on a lot that previously was occupied by one. All homes currently bordering the west side of 19th Street in North Glenmore Park are single family bungalow, or two-storey homes; building an oversized fourplex on this lot will not fit into the context of the neighbourhood. Additionally, 19th Street is much narrower than the main connector road, 20th Street, which currently accommodates street parking, bike lanes, and bus stops. During soccer season from April to October, 19th Street suffers from extreme traffic congestion and parking limitations related to activities at Glenmore Athletic Park. Adding a multi-unit dwelling into this mix will increase the amount of traffic issues we presently deal with (i.e. northbound cars having to wait in single file so that southbound cars can proceed if cars are parked on both sides of the street). An additional concern, a fourplex will require twelve waste bins on one lot. We've seen the RNDSQL project at 53rd and 21 Street SW and think that is another negative aspect of this type of project. Often, none of the waste bins are ever moved from the rear garage entrances. We assume that residents there use their garages for storage rather than vehicle parking and instead park their cars on the street. We presume this practice would continue at this proposed location as well.

We believe that existing R-C1 lots should be preserved in older, established neighbourhoods such as ours, especially since a large influx of multi-unit dwellings are already proposed for the area and many R-C1 lots have recently been converted to R-C2. Communities should provide many living options, but should also respect the long-term residents and original character of the neighbourhood. In our opinion, under no circumstances should this R-C1 lot be converted to RCG status, especially since it does not reside on a main connector/bus route and several multi-unit projects are already proposed/in development for the area. We believe the zoning should remain as is and expect that the majority of our neighbours would agree.

Thank you for hearing our concerns.

Trish and Thad Snethun
403-852-9280

From: jhunt@skicellarsnowboard.com
Subject: Proposed re-zoning 5315-19St SW
Date: Wed, April 4, 2018 7:47 pm
To: Colleen.Renne-Grivell@calgary.ca
Cc: president@ngpca.ca

Land Use Re-Zoning Request
5315-19St SW
LOC2018-0057

I live on 56th avenue just a few blocks from this proposed development and I am adamantly against it and the re-zoning request.

1) The city currently has approved a huge number of developments that are going to increase density immensely all the way from 10th Avenue (west village) to 50th avenue SW, 14th street to Crowchild Trail. There is no need for more than are currently underway and there is no need to re-designate anymore R1 areas. The last thing a community needs is to be overbuilt and have buildings sitting empty.

2) 19th street is already a very busy and congested street. Parking is at a premium because of the Glenmore pool, the velodrome, the track, the rink, the tennis courts and the playing fields. Many runs and events take place in this area and adding more housing with more vehicles both from owners and visitors to those homes is not needed and will only create more congestion in an area that sees huge numbers of children. It also should be noted that this is a very important emergency roadway for the city because of the water treatment plant and the dam.

3) When the families who now live in this neighborhood purchased their properties they chose single family detached homes and paid a premium for that choice. The city, because of pressures from developers and the lure of potential income from them, does not have the right to change the neighborhood designation and make it the type of area that we had chosen not to live in. Some people choose to live in a single family detached home and if they have made this choice when they purchased their homes then their choice needs to be respected by the city that accepts their tax dollars.

4) There has been no townhall or community engagement to discuss this and presumably other proposed for our area. The city operates with no transparency contrary to what they say.

Jean Hunt
2015-56 Ave SW

Attachments:

untitled-[1].plain
Size: 1.9 k
Type: text/plain
Info: Plaintext Message

Subject **rezoning from R1 to RCG North Glenmore Park**
From Randy Beaudoin <rbeaudoin@invicocapital.com>
To Constituent Liaison - Ward 11 <WARD11@calgary.ca>
Cc redevelopment@ngpca.ca <redevelopment@ngpca.ca>
Date 2018-04-12 13:29



- IMG_20180411_2020249.jpg (~4.0 MB)

Hi Jeremy hope you are doing well.

I am writing this note and have cc'd our community association on one particular rezoning but really it is regarding any 4plex + buildings they wish to erect in my community.

I am not sure when Gov't decided it is ok to cram the hell out of our inner city but the redevelopment is getting ridiculous. People bought into these neighborhoods for a reason and it wasn't to be surrounded by apt/condo buildings I see the redevelopment going on and it looks terrible, even marda loup with the apartments going in, Marda Loup has lost its charm as far as I am concerned. I am not opposed of redevelopment but if these developers want to build 4plexes and apartments they should go to those communities where the zoning already exist. (kingsland for example) this is about money pure and simple and it is a shame to ruin the quality of life of those who invested in our community or for some ho have lived in our community since the beginning. As these buildings go up and I get less sun in my backyard how does this improve my quality of life? It seems council is about improving the quality of life for those who move in vs those who are there, this is a no win for me. I get to look at massive garages and a two story building while sitting and trying to enjoy my backyard, my taxes certainly wont go down so why exactly should I be in favor of these 4plexes? I attached a picture I took last night April 11,2018 outside a 4plex on 21st street and 54th avenue built by the same developer. The yards are so small they have to put their trampoline outside the yards, that looks awesome driving by in my community, so this is what I have to look forward to in my neighborhood in the future. 19th street is not practical for a 4plex the road is already too busy being adjacent to the athletic field.

I also wish to ne made aware of any conflict of interest between council and the developer roundsquare? How do I find that out?

How does this affect me if I wish to build a duplex? Why should council decide who gets to benefit from their most valuable asset.

Randy Beaudoin

Vice President, National Sales

600, 209 - 8th Avenue SW

Calgary, AB T2P 1B8

Email: rbeaudoin@invicocapital.com

Phone: (587) 349-8684 | Cell: (403) 470-1643 | Fax: (403) 538-4770

Associate I Laine Iozzo | Phone: (403) 215-1894 | Email: admin@invicocapital.com

www.invicocapital.com

4/30/2018

Roundcube Webmail :: Rezoning R1 Neighborhoods (i.e. rezoning North Glenmore Park)

CPC2018-0902

Attachment 5

Letter 11

Subject **Rezoning R1 Neighborhoods (i.e. rezoning North Glenmore Park)**
From Margaret Davidson <maggie_davidson@shaw.ca>
To 'Constituent Liaison - Ward 11' <WARD11@calgary.ca>
Cc <redevelopment@ngpca.ca>
Date 2018-04-13 11:52



Hello Jeremy,

I don't live in North Glenmore Park I live in Kelvin Grove. It greatly concerns me that the City is allowing developers to change a neighborhood that home owners have chosen to invest their lives and money.

When someone chooses an R1 neighborhood, and spends a considerable amount of money to do it, it is because they don't want to live with 4 plex's and condo units.

This development that is being considered in North Glenmore on 19th across from the Glenmore swimming pool is crazy. Anything more than a duplex is inconsiderate and ignorant to the people that have invested in the neighborhood as an R1.

Allowing this change will cause issues in other R1 neighborhoods such as my own and it should be stopped.

Margaret Davidson

403-998-5900

Subject **[Fwd: redevelopment of NGP]**
From <president@ngpca.ca>
To <redevelopment@ngpca.ca>, <admin@ngpca.ca>,
<generalmanager@ngpca.ca>, <jags4@shaw.ca>
Date 2018-04-19 16:49
Priority Normal



- untitled-[1.2].html (~10 KB)
- image001.jpg (~2 KB)

----- Original Message -----
Subject: redevelopment of NGP
From: "Randy Beaudoin" <rbeaudoin@invicocapital.com>
Date: Wed, April 18, 2018 8:41 pm
To: "president@ngpca.ca" <president@ngpca.ca>
Cc: "Constituent Liaison - Ward 11" <WARD11@calgary.ca>

Hi Jill,

I assume this email will reach you.

I live at 5303 19th street sw next door to the purposed 4 plex. I am dead set against this type of development. Bad enough I drove by the other 4plex on 21st street and 53rd I believe and have to stare at a trampoline outside of the yard as the yards are too small in these 4 plexes. Actually it is disgusting.

I have seen a few emails back and forth between the committee and Barry and as I have not been actively involved in the association I will reserve my comments on the drama until I have further information.

That being said I work in an area in finance where compliance is pretty strict and many things are in place to guard against conflicts etc.. unfortunately I am away and can not make the open house on the 20th otherwise I would be there.

So I do have many concerns and questions.

1. How do I get a list of the association members online and their capacities
2. Who sits on the redevelopment committee
3. I want to know all the neighborhoods the members reside in
4. I want any conflicts of interest reported in writing to me . who knows who, who has worked with the developer in the past which neighborhoods have they been developing and certainly any financial conflict with any member of anyone involved in the committee.

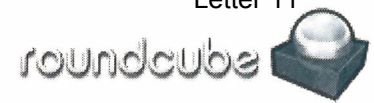
I will fight tooth and nail to prevent anymore 4plexes going up in NGP if developers want that they can go to neighborhoods like kingsland etc.. cramming people into the inner city is the stupidest idea I have ever heard of and zero consideration is being given to those who are already in the neighborhood roundsquare talks about quality of life, they should talk about their bank account because that is all they care about.

Enough is enough

Regards,

Randy Beaudoin
Vice President, National Sales
600, 209 - 8th Avenue SW

Subject **Fw: 5315 19 St. SW (LOC2018-00557)**
From Jennifer Ring <jring_@hotmail.com>
To redevelopment@ngpca.ca <redevelopment@ngpca.ca>
Date 2018-04-19 19:54



From: Lisa Frehlich <lisaf4@shaw.ca>
Sent: March 30, 2018 9:51 AM
To: President NGPCA.ca; North Glenmore Park Community Association; Jen McClure
Subject: re: 5315 19 St. SW (LOC2018-00557)

Hi Everyone,

In case you are keeping track of people's comments for this development like others, my husband and I are both strongly opposed to this development and any other development that requires this land use designation.

If you need further comments, I can provide them. I already submitted my thoughts to the City's planner.

thanks,
Lisa Frehlich

RE:

5315 19 St. SW (LOC2018-00557): Proposed land use amendment from R-C1 to R-CG to accommodate 4 rowhouses. No drawings available yet. Please visit <https://developmentmap.calgary.ca/#property/LOC2018-0057> for details and to submit comments. Deadline for comments is April 12th, 2018.

Planning & Development Map | City of Calgary
developmentmap.calgary.ca

Find detailed information about Calgary planning and development proposals, including redesignations and development permit applications. Learn how to get involved and be a part of the review process on projects that matter to you.

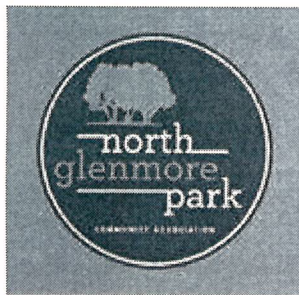
Subject **FW: R-CG rezoning**
From North Glenmore Park Community Association <admin@ngpca.ca>
To <redevelopment@ngpca.ca>
Date 2018-04-30 11:53



- IMG_20180411_2020249.jpg (~4.1 MB)

Renee Desroches

North Glenmore Park Community Association



Renee Desroches

OFFICE ADMINISTRATOR
North Glenmore Park Community Association

admin@ngpca.ca

2231 Longridge Drive SW
Calgary, T3E 5N5

403.246.4243 | Office

From: Randy Beaudoin <rbeaudoin@invicocapital.com>
Sent: Sunday, April 29, 2018 2:37 PM
To: colleen.renne-grivell@calgary.ca
Cc: admin@ngpca.ca; derek.pomreinke@calgary.ca; dino.civitarese@calgary.ca
Subject: R-CG rezoning

Dear Colleen,

I live at 5303 19th street SW so right next door to the proposed rezoning at 5315 19th street Sw (LOC2018-057)

First off, I am totally against R-CG rezoning in NGP. These building do not fit in with the inner city and what is happening in Marda Loup is shameful. Why is it so hard to have a little something, why dies the city planning group think the inner city should look like the disgusting neighborhoods like, Auburn Bay, Mackenzie towne and even the city of Airdrie, cookie cutter houses with no respect or privacy for anyone. I left Mackenzie Towne for that reason and now it is happening here for what purpose, only one Greed, Greed by the developer and greed by the city council. There are communities like Kingsland which already has the proper zoning so why are the developers not there, oh wait because it is not as profitable for them as it is in changing our neighborhood for the worse. I have also attached a photo I took form the gross 4 plex built on 21st street and 53rd ave sw I believe. First off, the workmanship inside was extremely poor by the developer and now this is what I get to look at when I drive down the street, is a trampoline parked outside the yards because the yards are too small maybe in a few years we will look like Dover. The fact that anyone other than the developer thinks this is a good idea has not done their homework or doesn't live in the neighborhood.

Now let's talk about RoundSquare's marketing propaganda is ridiculous and I need someone to explain to me how they are improving the quality of life according to their brochure. They are not improving mine at all and they are certainly not my neighbor I deplore them for using the type of language in their brochure and once again if this is the bullshit they feed to the application process they I do not hold much respect for them either.

Let's get to the practical part because obviously no one has done their homework.

19th street is a road to give the city trucks access and is already busy enough with that sort of traffic and despite building 4 single car garages which will just be used for storage because they are so small, so you just added 4-8 vehicles parking on an already crowded road. From mid-April to Mid-October 19th street is a gong show with the use of the athletic fields, tennis courts etc.... despite permit parking cars park there anyway because it takes bylaw 3-8 hours to respond to complaints. People have invested a lot of money to be in this neighborhood because of the zoning so the developer and city planning is basically telling where to go and how to get there, this lowers the value of my neighborhood thus my taxes should go down right? lol probably not I guess. So again, I ask how is roundsquare a good neighbor? How have they improved my neighborhood? How have they improved my quality of life? Besides the fact no one wants this in the neighborhood so why is it happening? City hall doesn't care one bit if they can get more tax dollars to spend on useless crap. I am so tired of being bullied. I assume if I want to rezone my lot I can forgo the application process as the lot at 5315 19th street is the same as my lot you guys should have all the info you need to send my request right to public comments no need for me to pay the outrages application fee then.

This is a poor decision we live in this neighborhood for a reason and now you want to cram as much people in here as possible because, that makes sense? I would also like to know if there is any relationship between Nenshi and Roundsquare?

Final thought I am against all these purposed changes at 5102 20th street SW (DP2018-1015)

2103 53rd ave sw (DP2018 - 1230)

Especially if these are all roundsquare properties.

Randy Beaudoin

Vice President, National Sales

600, 209 - 8th Avenue SW

Calgary, AB T2P 1B8

Email: rbeaudoin@invicocapital.com

Phone: (587) 349-8684 | Cell: (403) 470-1643 | Fax: (403) 538-4770

Associate I Laine Iozzo | Phone: (403) 215-1894 | Email: admin@invicocapital.com

www.invicocapital.com



IMG_20180411_2020249.jpg

~4.1 MB

Keith Byblow
2102 – 53 Avenue SW
Calgary, Alberta
T3E 1K8

April 30, 2018

VIA E-MAIL Colleen.Renne-Grivell@calgary.ca

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

Attention: Colleen Renne-Grivell

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

Dear Colleen:

I write to you in response to the posted request for comments with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "**Proposed Redesignation**"). Per our discussions and your correspondence with representatives of the North Glenmore Park Community Association ("**NGPCA**"), you have advised that comments on the subject application are being accepted through to April 30, 2018.

My wife and I are residents at 2102 53 Avenue SW ("**Current Residence**"), located less than one block away from the Subject Property, and are also building a single family dwelling at 2008 53 Avenue SW ("**New Build**"); which is adjacent to the Subject Property. We will be significantly, negatively and directly impacted by the Proposed Redesignation and by any development of the Subject Property under the redesignation of R-CG.

Consistent with the position of the NGPCA and many residents of the community, we are vehemently opposed to the Proposed Redesignation as being entirely inconsistent with the existing zoning designation of the Subject Property and the properties that immediately surround it and as being in irreconcilable conflict with, and being advanced with complete disregard for, the relevant policies and guidelines that are to inform the consideration and determination of an application of this nature.

For general context, note that we consulted with NGPCA in connection with our New Build and went through two separate redesigns to address the community's concerns, with particular regard for lowering the profile of highest of the two roof lines, all in advance of submitting our development permit. This was a welcomed process to ensure prudent and forward thinking planning to manage height in the immediate vicinity going forward and to ensure the New Build was in fact a contextually sensitive redevelopment in a specific area of the community where common sense would suggest would be

31337669.2

undergoing continued redevelopment in the context of the R-C1 designations that immediately surround it.

The proponent of the Proposed Redesignation has not undertaken any consultation.

According to the City's Land Use Bylaw 1P2007, the RC-1 District is intended to be characterized by uses and buildings that accommodate both existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings. This R-C1 zoning is predominant in the immediate vicinity and particularly between 19th and 20th street. The Proposed Redesignation is wholly incompatible with, and an extreme variance to, the existing designation.

That said, we do appreciate the nature of the community as being mixed use and in fact chose the location of the New Build (being our most significant personal investment and commitment to this community) on the basis of the existing land use designations immediately surrounding it and on the understanding that it is in close proximity to significant areas of R-C2 that will eventually support multi-family units and increased density. We also appreciate the more general concept and mandate of the planning authority to promote and encourage densification.

To highlight, RNDSQL (the developer that is behind the Proposed Redesignation), has a nearly identical project in process directly across the street from our Current Residence. Consistent with the NGPCA, we supported the development and the associated redesignation that was required to advance that project. The rationale being that the site is consistent with prudent and genuine planning mandates, including that it is currently zoned R-C2, on an actual collector road and adjacent to retail and in very close proximity to a number of multi-residence structures. In addition, the property that is adjacent to the west is very likely to be the site of redevelopment in the foreseeable future, which means such redevelopment will be able to take into account the significant issues that row housing presents including increased traffic, lot coverage, setbacks, height and the privacy issues that come as a result of sharing a property line with four, rather than one or two, adjacent properties.

The Subject Property of the Proposed Redesignation shares none of these characteristics and it cannot be the case that any corner lot (almost 100% of which would also have direct lane access) is appropriate for such a redesignation. As noted, there has been no consultation by the project proponent. Based on what is available in the public domain, we understand that the owner of the Subject Property is a real estate agent who is not a resident of the community and has professional affiliation with RNDSQL – and can therefore only conclude that the Subject Property has been selected solely on the basis of maximum economic return. This is a premise we do not take issue with generally, but has no nexus to prudent planning.

If the Subject Property is redesignated to R-CG, any permitted development under such a redesignation would have no rational nexus to respecting the existing character of the immediate area, it would be the opposite of any sort of appropriate transition of development intensity and it would create a dramatic contrast and be harshly incompatible with the overall planning character of the immediate neighbourhood. It cannot succeed on the basis of being consistent only with the generic premise of densification and otherwise without regard for, and in the face of inconsistencies with, the policies that are to guide densification.

In addition, allowing the Proposed Redesignation will invariably make the immediate area around the Subject Property a much less attractive location for siting future truly compatible R-C1 uses, which form an equally important part of the diversity of housing choices in the community.

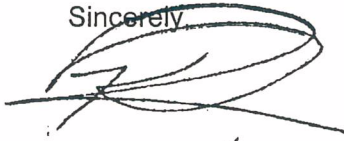
Our concerns are shared by all the neighbours to whom we have spoken, the NGPCA, and should be of serious concern to the City as well.

Finally, separate from the discreet issues that the Proposed Redevelopment faces, there is increasing cause for concern with respect to how similar applications have been approved, including in neighboring communities, often in the face of significant and well-articulated opposition and even in the face of significant inconsistencies with Council approved ARPs. This pattern is seemingly giving rise to inordinate deference to developers and a resulting and undesirable ad-hoc element to redevelopment in lieu of prudent planning with appropriate stakeholder consultation and input. In addition, there is increasing concern respecting the perceived relationships between some of the project proponents and members of the Calgary Planning Commission that may warrant further scrutiny to ensure the absence of bias and/or actual or perceived conflicts of interest.

Please note that we intend to vigorously oppose the Proposed Redesignation and request that you provide any and all further information relating to the Proposed Redesignation and any proposed development permit, as such information becomes available. Please note also that we will provide further detailed written submissions in advance of, and for presentation at, any public hearing and expect to utilize that important forum to further articulate the objections noted herein for consideration by Council.

Should you wish to discuss the foregoing, please contact Keith Byblow at (403) 260-9622.

Sincerely

A handwritten signature in black ink, appearing to be 'K. Byblow', written over a horizontal line.

Keith Byblow

cc. Jeromy Farkas, Councillor Ward 11 ward11@calgary.ca and jeromy.farkas@calgary.ca

cc. Evan Woolley, Councillor Ward 8 ward08@calgary.ca and evan.woolley@calgary.ca

cc. North Glenmore Park Community Association reddevelopment@ngpca.ca

From: briwood34@gmail.com [mailto:briwood34@gmail.com]
Sent: Wednesday, April 04, 2018 9:04 PM
To: Renne-Grivell, Colleen <Colleen.Renne-Grivell@calgary.ca>
Subject: December 1, <web submission> LOC2018-0057

April 5, 2018

Application: LOC2018-0057

Submitted by: Brian Wood

Contact Information

Address: 2007 52nd Ave SW

Phone: (403) 830-5403

Email: briwood34@gmail.com

Feedback:

We are not in favour of this application to rezone this property from a single dwelling to a 4 dwelling row house. While I appreciate the need to increase density in the inner city this is a 4 fold increase. 19th street already has issues with traffic and parking as users of the recreation areas compete for spaces with the residences. The application talks about 4 garages associated with the row house. How will 4 garages be accessed from the alley. Owners will be parking on the street competing for spaces with the already busy road and park users. When we rebuilt our house on our property we stuck to the zoning and the contextual bylaws so that we would not interfere with our neighbors enjoyment or property values. We believe others should have to be held accountable to the same conditions. The city should not be pushed around by profit driven developers who will leave this neighborhood congested with walled in yards devoid of life and vibrancy. We, as did many of my neighbors, chose this area over Altadore for a reason and we did not expect the city to just rezone every lot one application at a time. We are not in favour of the rezoning and would like to be notified when there is more specific information on the development and when it is to be put in front on city counsel.

Clare Herringer
83 Langton Dr SW
Calgary AB T3E 5G1

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100 STN M
Calgary AB T2P 2M5

August 2018

RE: LOC2018-0057 @ 5315 19 ST SW

PROPOSED ZONING CHANGE from R-C1 *single-family* to R-CG *multi-residential*

To whom it may concern,

I would like to add my comments to the many you have already received from residents and the CA in North Glenmore Park.

I am very strongly opposed to the rezoning of the R-C1 lot in NGP at 5315 19 ST SW to allow for an R-CG development, for the many reasons listed below.

1. R-C1 to R-CG

This is the first application in our neighborhood that is requesting a re-designation from R-C1 to R-CG. Most applications are from at least R-C2 to R-CG. This proposal, which is clearly situated in the middle of a solid R-C1 single-family home area, would quadruple the density on this property from one home to four. The increase from one dwelling to four is unreasonable and untenable in this particular location.

This development does *not* serve as a transition between lower density and higher density zones as we have seen in other transition developments at specific corners in our community. The other R-CGs in our community are on existing R-C2 lots at the outer edge of R-C1 areas, are among other R-C2 lots or are next to lots zoned for more intense uses.

According to the *Developed Area Guide: Not all categories and building blocks are appropriate in every community...* (p.21).

I would add, that even though there are R-CG lots in our community, not all categories and building blocks are appropriate *on every lot* in our community.

5315 19 ST is not adjacent to or near similar intensification and uses, so it would have a negative impact on the homes immediately adjacent as well as the surrounding area, which is an uninterrupted area of single-family homes.

A broader view of our community shows that there is a mix of housing forms and intensification so we are not being exclusive here. In order to maintain the character and the quality of our neighborhood there needs to be some discretion applied to the location and distribution of this type of intensification.

This R-CG presents a use that is completely out of context and contradicts the intention of this type of infilling as outlined in the *Municipal Development Plan 2.2.5* :

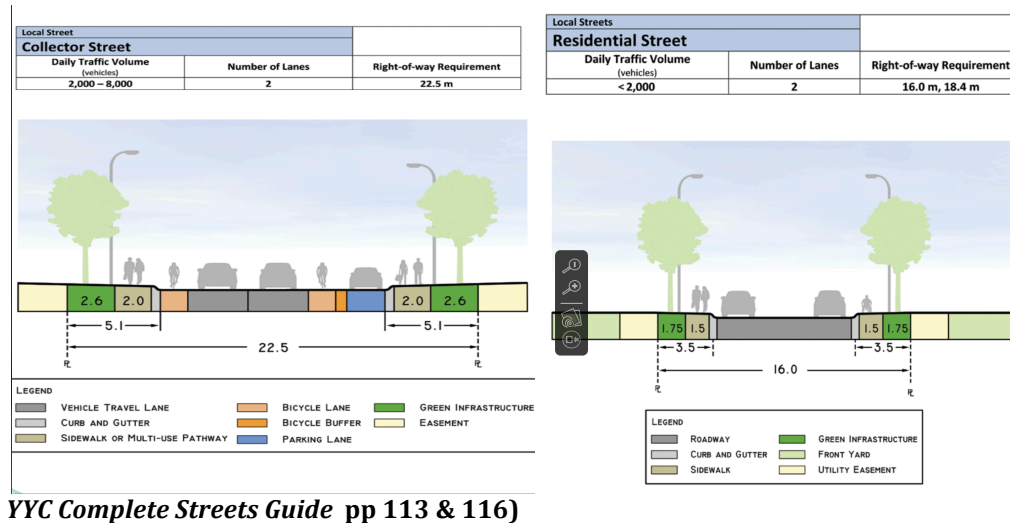
The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighborhoods.

2. Location Criteria - Multi-Residential Use: Collector or Higher Standard Road

According to the criteria that the City uses to determine the suitability of a site for a multi-residential development within an Established Community, the location of the lot on a Collector or higher standard road is desirable. This is probably for reasons of traffic safety and congestion, as well as issues of overcrowded street parking.

As defined in the City of Calgary *Complete Street Guides*, a **Collector Street** is required to be **12.3m** wide from gutter to gutter to allow enough room for 2 cars and bicycle traffic to pass safely, even if cars are parked along either side of the road, and to ensure visibility and thereby the safety of all users. A Collector road distributes or links internal traffic throughout a neighborhood. 19 ST is a *Destination* spot for users from all over the city who come to use the facilities at North Glenmore Athletic Park - it is not a Collector Street. The main north-south Collector Street and connector in our community is 20 ST. It is wide enough for parking on both sides, has a designated bike lane, a central yellow line and it continues through our neighborhood and northwards through Altadore and Marda Loop as it parallels Crowchild Trail.

19 ST SW is **9.6 m** wide from gutter to gutter. By definition in the *City of Calgary Complete Streets Guide*, 19 ST is a **Residential Street** and therefore not suitable for a R-CG development. It is 8 blocks long running north-south, and all avenues running east-west meet 19 ST with a T-intersection. The continuation of 19 ST north of 50 AV is offset so it is not an easy through street because of the stop sign at 50 AV and the angle of crossing at 50 AV where the volume of traffic is steady. Many vehicles use 50 AV as it is the main east-west connector in our community.



3. Parking and Traffic Congestion and Safety Concerns

Currently the length of 19th Street from 50 Av to 58 AV has restricted parking along the west side where the homes are situated. There are 3 different parking restrictions along this 8 block stretch to help minimize the congestion along this roadway which is heavily used for recreation by users from all over the City: No Parking, 30 Minute Parking and Permit Parking.

The road is not wide enough for two cars to pass if cars are parked on either side of the road. So the east side along North Glenmore fields is the designated parking area for this stretch of 19 ST.

The east side of the road is usually lined with cars that come from outside of the neighborhood to use the Glenmore Athletic Fields; soccer, tennis, flag football, lacrosse, track. The volume of this east side parking is at capacity consistently from late April to October, in the evenings (4:30pm to sunset) and all weekend long - the same time that residents are generally home and wanting to park on the street.

To understand how intensely this athletic field is used consider a conservative estimate of the number of users in the 6 fields for soccer and flag football. At 50 users per game (that's 2 teams of 18 players plus coaches, officials and spectators) we could have a rotation of 300 people through our community every 1.5 to 2 hours. This estimate does not include users and traffic for the other facilities in this park.

Lack of street parking along 19 ST is impacting the parking situation on the avenues (51 AV -58 AV) that connect to 19 ST because there is not enough parking for the fields. Those using the fields are now parking along the avenues, limiting or eliminating the street parking for residents on the east end of the avenues.

There is an issue all along 19 ST for the single-family homes hoping to find parking near their residence, so imagine the impact of 4 more residences wanting street parking on 19 St or the adjacent avenues. The impact is huge on many residents considering the limited space and the spillover from this one development. Also this one rezoning will lead to others along this 8 block stretch further impacting current unsafe conditions and patterns of use.



***19 ST SW Looking North:
Restricted Parking on west side (left)***

***Field Parking on east (right) mostly from
Out of District users.***

Recently residents along 19 ST lobbied for Permit Parking – not for themselves but to limit the parking along the west side of 19 ST to improve safety and reduce the congestion. When someone does park along the west side of 19 ST you can see below the safety concerns presented to both cars and cyclists – not to mention pedestrians who would want to cross the street to get to the park.



***Photo from the corner of 52 AV & 19 ST looking south at 5:00 pm June 12, 2018
What you cannot see are 2 more cars behind the bike waiting to navigate the narrow lanes.
This is a Playground Zone – imagine children trying to cross safely to get to the park.***

Most residents from the neighborhood walk or bike to the park and there is only one crosswalk at the pool entrance so visibility and safety all along 19 ST is a worry. The concern for the residents near 19 ST is that the row house residents will want to park along the west side or on 53 AV because they will not have enough on-site parking to accommodate extra vehicles or guests. This added congestion is a safety concern especially when the east side of the road is so busy with out-of-community vehicles.

It may seem odd that the residents along 19 ST asked for permit parking and yet they don't use it very often. I have spoken with many of them and asked why. Most single-family homes along this corridor are oriented to avenues running east to west so 19 ST is their side street. The few homes that do front onto 19 ST either park along the avenues or use their garages because of the traffic congestion and a concern for the safety of their vehicles. The property to the north of 5315 19 ST that faces 19 ST has repeatedly experienced damage to their vehicles when they do park along this road because of the current traffic congestion and the narrow passing lanes. Any additional street parking will only exasperate the situation.



The home currently on the lot at 5315 19 ST (pictured above) fronts onto 19 ST but rarely is there a vehicle parked on the street as lot coverage is average for a single-family home and allows for adequate on-site parking in the driveway. The proposed R-CG could not offer extra on-site parking as site coverage will be greater than a single-family home and therefore it will require four times the amount of street parking. Even though the bylaw says that providing a single car garage space is all that is required, the reality is that very few dwellings, especially in this price range, will only have one vehicle, so street parking will be required in addition to the single garages, in order to meet the needs of the residents in these four units.

4. R-CG changes Parking and Traffic Patterns in Established Neighborhoods

There is already an example of an R-CG in our community that clearly illustrates how the change from a single-family home to a multi-unit development can negatively affect the parking and traffic patterns in an Established Community and how it can create conditions of congestion and overcrowding.

On the southeast corner of 21 ST and 53 AV there is an almost identical 4-unit row house by the same developer. It is situated kitty-corner to a residential park with a playground and open field that is not used by any organized sports groups. Park users are generally from the neighborhood or the school when it is in session, and they do not require street parking like you see on 19 ST for the North Glenmore Athletic Park. I have driven this road for 23 years and rarely were there any cars parked along this stretch of 21 ST before this development. Most homes along 21 ST front onto the avenues and use those roadways for parking, not 21 ST. The only single-family home that currently fronts onto 21 ST has enough on-site parking with a driveway, just like 5315 19 ST, so they often do not use 21 ST to park.

The width of 21 ST is 9.75m, so slightly wider than 19 ST (9.6m). The home directly across the street from this row house fronts onto 53 AV, not 21 ST, so resident parking for this house is along 53 AV. On a regular basis there is parking on both sides of the street in front of the row houses creating a bottleneck - 4 vehicles park in front of the row houses on the east side, and 2 vehicles from the row house residences are regularly parked along the west side of the street - that is at least 6 extra vehicles on this street. Only one vehicle at a time can fit comfortably through this narrowed roadway when there is parking on both sides of the street. This road parking and traffic pattern is new since the addition of this row house.



Looking SE towards 4 unit R-CG @ 21 ST & 53 AV

This recently added parking and traffic congestion affects the wider community because 21 ST is a short but heavily used street in our neighborhood. Any resident or user coming into NGP from the north off of Crowchild Trail can only enter the community on 50 AV. Then the first road south off of 50 AV for residents to access their homes is 21 ST. So you can understand the volume of cars that use this street is higher than most streets in our neighborhood. It is especially busy during the school months because 21 ST is also the only access point to the parking lot and the school bus collection hub for Central Memorial High School.

Parking along both sides of the street did not exist prior to the addition of these 4 units fronting onto 21 ST. This has created an unsafe road condition that causes congestion on a regular basis and major backing up at peak traffic times. It is important to learn from this example because it shows what happens in an Established Neighborhood where the orientation of houses and widths of streets were designed for single-family homes with a single car. Already these single-family homes are accommodating more vehicles as patterns of families and city living have evolved. This proposed development on 19 ST would at best quadruple the demand for already limited road space and would cause additional congestion and safety concerns.

5. Playground Zone

Our community values an environment that is conducive to walking and cycling and crossing the street with ease. This development runs counter to that vision.

It should be noted that the Playground zone along 19 ST runs for 2 blocks starting at 5315 19 ST and goes north to 51 AV.

As there is only one crosswalk along this 8 block corridor, it is imperative for pedestrian safety that visibility is maintained at all corner crossings with adequate setbacks for buildings and no additional street parking.



Alternatively, should this development and other similar densification be allowed along this 8 block stretch, we would require the City to improve traffic and safety standards with road widening, additional crosswalks, signage and lighting as well as other traffic calming measures.

6. Regional Pathway Connector along 19 ST Corridor



The 8 blocks along 19 ST are an important pathway connection between the Reservoir, the North Glenmore Athletic Fields, River Park Off-Leash Dog Park, Sandy Beach and the Elbow River Pathway System. There is a sign at the corner of 58 AV and 19 ST for pedestrians and cyclists as they come from the reservoir northwards to make connections to these amenities.

The City of Calgary seems to pride itself on its Regional Pathway System. Almost 300km of the 800 km pathway system depends on connections made along city streets. Because 19 ST is by definition a Residential Street, and because the City has designated its use as a bicycle and pedestrian network connection, the highest priority should be given to the safety of these users. This roadway is heavily used by cyclists and pedestrians from within the community, as well as those passing through. The additional parking and traffic pressures from a multi-residential development cannot safely be supported.

Again, consider how the new row house development on 21 ST has negatively impacted the parking and traffic patterns in that area and expect the same here.

7. Location Criteria - Multi-Residential Use: Across from a Park?

It is not clear why being situated “across from a park” is a consideration when determining the best location for a multi-residential development unless “park” is a clearly defined entity. The confusion lies in the definition of a “park”.

Most neighborhood parks are open green spaces that are used by residents from the surrounding area and usually accessed by walking or cycling. This implies that there is undeveloped green space, that is not intensely used and that does not require a vehicle in order to access it. As mentioned earlier, the park on 21 ST by the school is of this nature. The impact of a multi-residential development across from this type of residential park space may “appear” to be less intrusive because it does not have homes and neighbors across the street with concerns for their views or for competing for the street space. However, as explained above on 21 ST, it does affect how everyone uses the street and creates traffic patterns that are unsafe so I

would argue that being “across from a park” should not automatically infer suitability.

An increase in street parking along a park or playground zone is not really desirable for pedestrian visibility and safety, as well as traffic flow requirements, so it should in fact be a negative factor in the suitability criteria for a multi-unit development.

North Glenmore Athletic Park is not a residential park. It is 8 blocks long and 2-3 blocks wide. It is an intensely used park for people from all across the city who drive their cars into the community in order to use the park. The competition for space is fierce. Safety and access are a concern. Traffic congestion is already a problem that will only be exasperated by more cars.

Considering the type of park that North Glenmore is, the suitability of a multi-unit development at this location cannot be justified or supported.

8. R-CG Lot Coverage and Orientation

Row houses by nature require more site coverage than your normal single-family residence. In NGP the single-family homes, even newer ones, have a generous green perimeter because of lower site coverage percentages, and a separation between the main dwelling and the accessory building, allowing for natural light and a sense of greater open space.

Although this proposed development at 5315 19 ST presents itself as a 4 unit dwelling it is in fact a 5 unit dwelling because the garage block covers close to that of a single unit. There is almost complete sight coverage from end to end, north to south, with very little natural light or open space between the dwelling block and the 4-car garage building. This is not the usual pattern of site coverage for single-family home neighborhoods and this almost continuous two-storey wall will negatively impact the light and view for the neighbors to the west.

The east-facing orientation also presents another problem for the south facing single-family home to the west. With a wall of 4 units, instead of one, backing onto the yard of the neighbor to the west there is concern for the amount of artificial light pollution and noise pollution to be endured by the intake and exhaust for heating and air-conditioning from each unit being aimed in their direction. This will definitely affect the neighbor’s enjoyment of their outdoor backyard space.

Homeowners have invested in this single-family neighborhood because the ratio of one dwelling per lot reduces this kind of building density and noise pollution, as well as congestion and overcrowding as discussed previously. To avoid this unfair type of development R-CGs should be limited to locations within the area where they least impact the surrounding homeowners and patterns of use.

9. Setbacks

One of my biggest concerns with this R-CG development is with the setbacks along 53 AV. I have surveyed the streets in the area surrounding this lot between 19 ST and 20 ST, and from 50 AV to 58 AV. All homes, regardless of where they front, their size, or the age of the home, have respected the setbacks established all along the streets and avenues in this R-C1 neighborhood.

An important and valued characteristic of our neighborhood is the wide green space and mature gardens along many of our streets, especially in the R-C1 area adjacent to North Glenmore Athletic Park. Looking east down each avenue from 20 ST towards 19 ST and the park, the homes are consistently setback so that you have a clear view down the street to the park, even with cars parked on either side of the avenues. This makes the streets feel wider and greener and safer for pedestrians, cyclist and drivers. Visibility is good.

Unrestricted visibility is very important at the T-intersections where the east-west avenues meet 19 ST because there is so much parking and traffic congestion at these corners already that you need a wider view in order to anticipate what is coming. As a pedestrian you need the view so you can cross safely and as a driver the wider view allows you to see cyclists and pedestrians as well as oncoming traffic as you execute your turn in a safe manner. Remember there are no pedestrian signs and only one crosswalk on 19 ST between 50 and 58 AV.

This proposed row house on the corner of 53 Av and 19 ST will be the first residential development in this area to extend its footprint beyond the established line of setbacks along 53 AV that all residences have to date respected over the years – even the recently built larger homes have adhered to this setback line.

The required lot coverage for a R-CG development forces the extension of the row house beyond the established setback interfering with the established pattern and negatively affecting the long sight lines from down the street as well as the sight lines immediately at this T- intersection where user safety is already an issue due to the parking and traffic congestion along 19 ST.

10. Future Considerations

Recently the zoning bylaws in the City of Calgary were changed to allow for Secondary Suites in all neighborhoods including R-C1 where before they were not allowed. Because this is so new, we have yet to see the full impact Secondary Suites will have on the population density in our community. An increase in the population is welcomed. However, at the same time we have to consider how it is going to affect how the amenities (such as roads, parking, traffic, parks, recreation facilities, etc) in our community are accessed, used and enjoyed by all.

We do not have the capacity or flexibility to significantly expand infrastructure in an Established Neighborhood so it is important that any intensification of buildings, cars and/or residents is carefully considered for how it impacts uses and patterns of use, now and into the future.

A multi-unit development on 19 ST, in a solidly R-C1 area, that fronts a residential road where parking on both sides of the street will be unsafe, cannot be supported because it will have an immediate and negative impact on neighbors and all users. If this type of development is permitted at this location now then other multi-unit developments will follow in the future and will compound the problems that we are currently dealing with. Location and distribution of this type of zoning should be considered and planned for with a broader view of the whole community and the surrounding area. Multi-unit development on just any lot is not appropriate or sustainable for livable communities.

We anticipate that there will be intensification in our community with Secondary Suites, with appropriately located R-CGS, and with the natural turnover of longtime elderly residents to younger families.

We also know that there will be intensification of uses and patterns of use from the local area surrounding NGP considering the intensification of the communities of Altadore, Marda Loop and the Currie development. With Currie alone there will be at least 12,000 – 15,000 new residents added to the Crowchild Corridor and this will have a major impact on our small community.

These future considerations for the increased use of amenities in our neighborhood should be taken into account when assessing the viability of this type of multi-residential development in this area at this location.

I hope I have been able to paint you a comprehensive picture of our neighborhood and the patterns of use throughout. I trust this helps you to understand why an R-CG development at this location is not compatible, with either the existing fabric and character of this R-C1 neighborhood, or with the community's vision for future development and intensification.

All of the above reasons for not allowing a zoning re-designation at 5315 19 ST are grounded in safe and reasonable planning practices and supported by the City of Calgary vision in The Municipal Development Plan, The Developed Area Guide and The Complete Streets Guide.

Thank you for your time and consideration.

Sincerely,

Clare Herring

Randy Beaudoin
5303 19th street SW
Calgary, AB
T3E 1P2

Calgary Redevelopment Committee
Attention Jen McLure
Re: Application for Land Use Amendment LOC2018-0057 Located at
5315 19th street SW

I am writing once more to express my extreme dissatisfaction of the potential rezoning from R-C1 to R-CG to the property mentioned above.

My wife and I have signed a petition opposing the project as well have signed a supporting letter sent on September 3rd by Mr. Keith Byblow and Carla Bylow.

Since Mr. Byblow has outlined in detail the various bylaws and relevant policies, I will take a different approach to my letter.

My wife and I Maria Vass live directly north of the proposed project. The main reason we bought in NGP was because of the zoning of the lots, primarily R-C1, although we looked at houses on the westside of the community we chose our to make an offer on the house as it was all R-C1 zoning around us. We had the choice to buy in places like Curry Barracks development but frankly we both hate high density living at this point in our lives. We live in a great community and to be honest a very active and busy community. It is easy to see from April – October the athletic fields, pool and arena are very busy creating much traffic congestion in our neighborhood, which we were aware of when we

moved into the community as we had a choice at that time and understood what we were buying into. 19th street is very busy with residents, city trucks (who rarely obey the playground zone signs) and those folks from other communities that visit and use the recreational areas in the community. In the past 10 years we have had our vehicles hit while being parked as parking on the east side of 19th street during busy times as 19th street gets extremely narrow and of course most people are travelling, much too quickly. Most recently within the last 30 days a truck was hit and had the door damaged and the mirror taken off the vehicle, \$3200 in damage. Thankfully the driver stopped.

Looking at the design of the developer I see 4 single car garages, I have yet to see a single car garage used to park a car, it inevitably becomes a storage unit and cars are parked on the street, increasing the density by 300% (1 unit to 4 units) could possibly increase the vehicles parked on an already crowded street, not to mention waste bins, where will they go? I totally disagree that this will be placed in an area created by the developer. Not only that the yards are too small, no need to look further than another 4plex by the developer on 21st street and 53rd/54th ave, the trampoline is set up on the side of the end unit outside yards and not very appealing to the eye. So, what do I expect from other people moving into these units? What about my privacy? This is another reason why I thought I was buying into a well-established neighborhood, please don't get me wrong I am not against redevelopment, I am 100% against going from R-C1 to R-CG, too much too fast, the city should not be allowed to approve this kind of zoning jump if you will unless it is unique circumstances. You should only be allowed to move from R-C1 to R-C2 or an R-C2 to R-CG.

After reviewing round squares propaganda, I have a few points to make, the most important one improving the quality of life? Someone please explain to me how this improves my quality of life? It doesn't? it will devalue my house and if I wanted to re-build a single family home I would limit severely my market, why would you buy in a well-established neighborhood to have a 4 row houses beside you when you have so many other choices, if I had an inkling this was the vision of city hall I would have never invested my money in NGP. My taxes will not go down because of these builds even if the value of my house falls which by the way it should. What about those who invested building beautiful single-family homes to have this now in front of them. Other than the developer and city hall who stand to make more money who else really wants this in a well-established neighborhood?

It absolutely infuriates me that this is even being considered on the heels of city hall approving some new 7-9 new communities, given the fact that they said they want higher density to save money on infrastructure in new developments this seems very conflicting.

Respectfully
Randy Beaudoin

Jennifer and Andy Crysedale
2008– 52 Avenue SW Calgary, Alberta
T3E 1K2

September 3, 2018

VIA E-MAIL PublicSubmissions@calgary.ca

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

Attention: Laura M. Kennedy, CITY CLERK

RE: Application for Land Use Amendment LOC2018-0057 located at 5315 19 St SW (the "Subject Property")

We write to formally object in advance of the hearing scheduled for September 10, 2018 (the "Hearing") with respect to the application being made by Civicworks Planning + Design for the redesignation of the Subject Property from R-C1 to R-CG (the "Proposed Redesignation").

We are the long term residents of 2008 52nd avenue SW, which is just across the street from the Subject Property. We have lived in this community at this location for over 12 years. Relying on the land use designation in force, we were open to spend more money within this area to purchase our home as well as chose an area with more green space and larger lots.

We strongly oppose the Proposed Redesignation for all the reasons set out in the submissions of Nicole and Konrad Kiss; Karen Wyke and Brian Wood and the submissions of the North Glenmore Park Community Association. We hereby adopt those submissions. In summary we oppose the Proposed Redesignation for the following reasons;

- Community Safety: if approved, the Proposed Redesignation will add to an already congested corner of the community with several playground zones, soccer fields and traffic in and out of the many recreation complexes i.e. the Glenmore Pool, Stu Peppard Arena, the Glenmore Track, the velodrome and Calgary Tennis Academy.
- Extreme Variance: an extreme variance is being sought from the applicant of the land use designation and in such circumstances the input of the community must be considered. The vast majority of the community opposes the Proposed Redesignation and the applicant is not a member of the community.
- Inconsistency with Policy: The Proposed Redesignation is inconsistent with the applicable policies and location criteria for multi residential infill as outlined in our neighbours' submissions.

Regards,

Jennifer Crysedale and Andy Crysedale