

From: P and D Hind
To: [Wolfe, Chris](#)
Cc: [L.J. Robertson](#); [Public Submissions](#)
Subject: [EXT] LOC2018-0112 - Rezoning at 1302 - 11 Avenue SE
Date: Wednesday, August 15, 2018 4:05:49 PM

Dear Chris,

When I first heard about this rezoning application, I was very concerned about have a six story building at the end of my residential street. This site has no access from 12th Street and minimal parking which cannot support a building this large. After attending an Inglewood Community Association meeting, I was heartened to hear that no one in the community was on board for a building this high and all opposed the 20 m. height.

The planner agreed and submitted a recommendation for a height of 14 m. to the Calgary Planning Commission. Imagine my surprise when I found out that the Planning Commission has decided to move the proposal forward with a recommendation that Council consider a height of 20 m. instead of the 14 m. recommended by the planner. I can't understand why this is happening. I understand that change is inevitable but, Inglewood is one of the most interesting neighborhoods in Calgary and what makes it interesting and unique is the small town feel and character. High rises are only going to take away from the community – not add to it. Also, this building is surrounded on three sides by single family homes. With a six story building in their backyard, they will most likely lose some of the value of their homes.

I will be submitting this letter to Council which I understand I can't do until August 23, 2018. I hope that the Planning Commission comes to their senses and limits the height of the development to the recommended 14 m.

Thank you for your time,

Debi Hind
(403)225-0082

Sent from [Mail](#) for Windows 10

From: Heather MacDonnell
To: [Wolfe, Chris; Public Submissions](#)
Cc: ljrobertson@shaw.ca
Subject: [EXT] LOC2018-0112
Date: Sunday, August 19, 2018 2:58:22 PM

Mr Wolfe,

I'm writing in regard to the rezoning application for 1302 11 Avenue SE. As a nearby resident, I have concerns about the proposal. This site is adjacent to RC-2 zoning with residential buildings of approximately 9 meters, so a height of 20m (more than twice the height) seems excessive. As the Inglewood Community Association indicated, 14 meters seems more reasonable. There also is no access to 11 Avenue from 12 Street, causing increased traffic along 10 Avenue and 13 Street. As the future LRT is several years out and not finalized, it seems premature to base zoning on it and "potential of 12 Street".

Heather MacDonnell
1325 10 Avenue SE
Calgary

Rowe, Timothy S.

From: Amy Brooks <amy@amybrooks.ca>
Sent: Monday, August 27, 2018 11:24 PM
To: Public Submissions
Subject: [EXT] Proposed Development - Inglewood - 1300 Block of 10 & 11 Avenue SE

Dear Sirs:

My husband and I own a house on 10th Avenue SE and do not support the proposed development on the 1300 block of 10th and 11th Avenue SE. Not only is there zero access to the site off of 12th Avenue, but there will be no place for parking. Cars will have to go down our already traffic burdened 10th Avenue and place undue traffic now onto 11th Ave. It will shade homes to the east of the building. There does not always have to be high density around the LRT. Please study other city's such as New York - Chelsea does not support high rises everywhere and neither does the Village.

Inglewood is one of the few areas which has not been fully spoiled and does create a neighbourhood full of character and charm. We recently saw what the proposed LRT station is to look like. I believe it was Jeremy Sturges having some vision of Chinook Winds and Mountains. What it looked like was a 1970's Pentecostal church and his vision will be full of graffiti in short time. We PRAY that the LRT station will go out to tender and not handed over to someone who does not understand this community. I don't understand how this City can possibly think this new proposal is a good idea.

Regards,

Amy Brooks

Sent from my iPad

Rowe, Timothy S.

From: mariejeannele@gmail.com
Sent: Sunday, September 02, 2018 9:11 PM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0112

September 3, 2018

Application: LOC2018-0112

Submitted by: Marie Jeanne Le

Contact Information

Address: 1317 11 Avenue SE

Phone: (403) 830-1191

Email: mariejeannele@gmail.com

Feedback:

I am absolutely against a cannabis store in this zoning/neighborhood. I am against redesignation of residential zoning to mixed use. And I am against any building being higher than 3 floors. I am an owner of a property in this neighborhood, this street specifically. This redesignation will destroy the character of Inglewood and stigmatize the neighborhood, subject it to crime and drug addicts.

Rowe, Timothy S.

From: mariejeannele@gmail.com
Sent: Sunday, September 02, 2018 9:11 PM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0112

September 3, 2018

Application: LOC2018-0112

Submitted by: Marie Jeanne Le

Contact Information

Address: 1317 11 Avenue SE

Phone: (403) 830-1191

Email: mariejeannele@gmail.com

Feedback:

I am absolutely against a cannabis store in this zoning/neighborhood. I am against redesignation of residential zoning to mixed use. And I am against any building being higher than 3 floors. I am an owner of a property in this neighborhood, this street specifically. This redesignation will destroy the character of Inglewood and stigmatize the neighborhood, subject it to crime and drug addicts.

Rowe, Timothy S.

From: TCR Lehmann <tnclehmann@shaw.ca>
Sent: Monday, September 03, 2018 11:27 AM
To: Public Submissions
Subject: [EXT] 1302 11th Ave SE. LOC2018-0112

To whom it may concern,

We are owners on 11th Ave. SE.

We are **opposed** to both RC-2 to MU-1
and to a height of 20M.

This is a residential street.

There is no room for parking to accommodate for this
size and type of infrastructure.

Plus the residential road and alley could not handle
the type of traffic this would create.

Tony and Chalain Lehmann

tnclehmann@shaw.ca

403-889-9208

H. J. (Rick) Grol, LLB, LLM
315 – 39 Avenue SE
Calgary, AB T2G 1X5
T: 403-922-8269
E-mail: rgrol@shaw.ca

September 3, 2018

Via EMAIL: publicsubmissions@calgary.ca

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail
P.O. Box 211, Station M
Calgary, AB T2P 2M5

Your Worship and Members of Council:

**RE: Public Hearing September 10, 2018
Land Use Redesignation – item 13 Inglewood
Bylaw 240D2018
LOC2018-0112; property 1302 11 Avenue SE**

I represent Mr. Rambir Mann & Mrs. Veena Mann, owners of the property at 1302 11 Avenue SE and applications of LOC2018-0112.

Since 2016, the property owners have been working towards having the property rezoned from Residential (R-C2) to Mixed Use – General (MU-1 f3.0h20) District. Since that time they have been in contact with Mrs. L.J. Robertson, the Director of Development for the Inglewood Community Association. She advised the property owners about the City's proposal to rezone all properties along 12 Street SE to a mixed use district in combination with the new Area Redevelopment Plan (ARP). The Community Association recommended that the owners would wait making an application for a land use resignation. Hence the owners decided to wait. However, after two years had passed with no activity on this matter, they decided to submit an application for land use redesignation as they like to proceed with redevelopment plans for their property for the following reasons:

1. The opportunity for a Cannabis Store on the property with the legalization of allowing the private sale of cannabis in separate cannabis retail stores in the fall. The proposed land use redesignation would allow the use of a Cannabis Store. However, time is of the essence given the amount of other development permit applications for the area.
2. The subject property is located 100 meters from what is considered one of three anchor sites for entrance into Inglewood (located between the CP rail, 12 Street SE and 9 Avenue SE). This anchor site will house the future Green line LRT station. For

this reason, the owners are in discussion with a major residential developer to do a mixed use development for the site that would fit within the proposed land use district MU-1.

3. An optician has contacted the owners about opening Inglewood's first optical store on the site. In addition, they have been in contact with several banks since 2016 about a branch on their site. There is currently only one full-service bank in Inglewood (1230 9 Avenue SE). Serious discussions with one major provincial banking institution are proceeding.

It is important to note that the owners decided to agree to a lower density, a FAR of 2.0 and maximum height of 14 metres, instead of the originally proposed FAR of 3.0 and maximum height of 20 metres, on recommendation of the Administration in light of the comments of the Inglewood Community Association. The Community Association supports a land use resignation to Mixed Use – General (MU-1 f2.0h14) District (see their letter of support attached to Report CPC2018-0868, enclosed).

We note that Calgary Planning Commission recommends approval of the subject land use redesignation but additionally recommends that Council should perhaps give consideration to a higher density for the site given the close proximity to the future Green Line LRT station. While the property owners do not disagree with the comments of some CPC members that a higher density may be warranted given the location, the owners feel that this should be more appropriately dealt with through a comprehensive City initiated land use redesignation for the whole area. Please note that a higher density for the subject site may be a challenge to achieve given the size of the lot, required parking and access and egress issues, etc. Furthermore, it is expected that a further higher density likely would result in opposition of surrounding residents and the Community Association.

In order to actively pursue redevelopment of the site, the owners respectfully request Council's approval of the proposed land use redesignation as per the Administration's recommendation.

Respectfully,



Rick Grol, agent for the property owners

Encl.: Letter Inglewood Community Association
Authorization letter clients

Inglewood Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

June 12, 2018

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Chris Wolfe:

Re: LOC2018-0112, 1302 11 Avenue SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from R-C2 to MU-ih20 at the above location. The existing building is in need of an upgrade and a transition bridging from commercial zoning on the west side of 12 Street is supportable. However, it needs to be done in such a way as to not reduce the residential quality of life as collateral damage. As such, the height proposed is excessive – a more context appropriate height of perhaps 14 m. is recommended with density adjusted to correspond. It is also noted that the site access is quite compromised with no access from 12 Street and minimal parking which likely would make development of a larger building difficult.

A motion to support the permit with those specific amendments was proposed by the PC and was passed at the June 11 general meeting.

I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee



L.J. Robertson, Chair

September 2, 2018

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail
P.O. Box 211, Station M
Calgary, AB T2P 2M5

To Whom it may concern:

**RE: Land Use Redesignation LOC2018-0112
Bylaw 240D2018
Property 1302 11 Avenue SE, Calgary**

Please be advised that we, Mr. Rambir Mann and Mrs. Veena Mann, are the owners of the property located at 1302 11 Avenue SE, Calgary.

We hereby authorize Mr. Rick Grol and Mr. Piyush Mann, our son, to act as our agent representatives with respect to the proposed Land Use Redesignation LOC2018-0112 regarding our property.

Sincerely,

Mr. Rambir Mann


32 Clarence Street,
Brampton, ON L6W 1S3

Email: rambirmann5@gmail.com

Mrs. Veena Mann



Rowe, Timothy S.

From: chalain@shaw.ca
Sent: Monday, September 03, 2018 11:36 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0112

September 3, 2018

Application: LOC2018-0112

Submitted by: Tony and Chalain Lehmann

Contact Information

Address: 1332 11th Ave. SE.

Phone: (403) 889-9208

Email: chalain@shaw.ca

Feedback:

To whom it may concern, We are owners on 11th Ave. SE. We are opposed to both RC-2 to MU-1 and to a height of 20M. This is a residential street. There is no room for parking to accommodate for this size and type of infrastructure. Plus the residential road and alley could not handle the type of traffic this would create. Tony and Chalain Lehmann tnclehmann@shaw.ca 403-889-9208

Rowe, Timothy S.

From: tnclehmenn@shw.ca
Sent: Monday, September 03, 2018 11:39 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0112

September 3, 2018

Application: LOC2018-0112

Submitted by: Siegfried Lehmann

Contact Information

Address: 1328 11th Ave. SE.

Phone: (403) 266-6654

Email: tnclehmenn@shw.ca

Feedback:

To whom it may concern, I am an owner on 11th Ave. SE. I am opposed to both RC-2 to MU-1 and to a height of 20M. This is a residential street. There is no room for parking to accommodate for this size and type of infrastructure. Plus the residential road and alley could not handle the type of traffic this would create. Fred (Siegfried) Lehmann tnclehmenn@shaw.ca 403-266-6654