

Palaschuk, Jordan

From: cmhcontentmgr@gmail.com
Sent: Monday, October 29, 2018 4:39 PM
To: Public Submissions
Subject: November 12, <web submission> LOC2018-0126

October 29, 2018

Application: LOC2018-0126

Submitted by: Carrie Hunter

Contact Information

Address: 4128 19 ST SW

Phone: (587) 349-2864

Email: cmhcontentmgr@gmail.com

Feedback:

I wanted to take this opportunity to strenuously object to the zoning application change for this property (from R-C2 to R-CG). This application, and its approval, could effectively quadruple the number of residents living on this land (assume 2 - 4 people in a single dwelling; up to 16 people if the re-designation is approved)--if it evolves into four row houses with secondary suites. This also opens the potential for additional rezoning applications for redevelopment of other original bungalows in this fashion. Parking will become a serious issue as will overall traffic congestion. This is certainly not appealing as a current home owner. When I purchased in Altadore (in 2015) it was because it was a neighbourhood that was filled with single family homes and duplexes. If I had wanted to live in a high density neighbourhood, I would have purchased in Bankview. Which is precisely why I didn't purchase in this enclave. This development, within the neighbourhood, will dramatically change the culture and family-feel of the area and make it less desirable for prospective buyers seeking a close-knit, family community. Respectfully, I would ask you to deny this application for the reasons cited above. Sincerely, Carrie Hunter

Palaschuk, Jordan

From: Ken Rasmussen <kprasmuss@gmail.com>
Sent: Friday, November 02, 2018 4:35 PM
To: Public Submissions
Subject: [EXT] Land Use Amendment LOC2018-0126

November 2, 2018

Kenneth Rasmussen
4105 18 Street SW
Calgary, AB T2T 4V8

RE: Application for Land Use Amendment LOC2018-0126

To: Office of the City Clerk

I have resided at my current address for the past 18 years and have watched Altadore transform into a pleasant and responsible mix of single family and duplex properties. I am of the firm opinion that the proposed zoning redesignation to R-CG will have the following adverse impacts to the neighbourhood.

The proposed zoning will allow for an increase in height and reduced setback which is incompatible with existing properties in the area. The character of this residential area will be lost if the few remaining lots are transformed into rowhouse development that are set closer to the street and stand taller than surrounding properties.

The increased lot coverage, heights and reduced setbacks allowed under R-CG will reduce soft landscaping, green space, and capacity for trees on the property. It will also will result in the stripping of natural light from adjacent homes, yards and streets.

The proponent has stated in their application that the proposed rezoning would be a modest increase in density which is misleading as the R-CG zoning would double the density from the existing R-C2 zoning. The suggested 4 units would result in increased density, parking and even garbage collection issues in an area where we already have conflicts due to the existing density. From an planning and development perspective the current RC-2 zoning has allowed for the responsible and appealing redevelopment that has transformed Altadore to date.

The applicant states that this proposed redesignation is in line with other developments in the neighbourhood and would not negatively affect traffic or parking. These three assertions are incorrect in that the majority of the neighbourhood in proximity to the proposed development is a pleasant and responsible mix of attached and detached zoned R-C2 properties. This and another proposed R-CG development directly across the street will result in an increase in traffic and place significant pressure on available parking for both proposed developments and adjacent neighbours.

I am not in support of the proposed zoning redesignation to R-CG and I respectfully ask Council to carefully weigh and consider these concerns and ask that this rezoning application be rejected.

Respectfully,

Kenneth Rasmussen

Nov 2, 2018

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

SUBJECT: LOC2018-0126 Altadore re-zoning application

To City Clerk:

We are writing to provide our comments and concerns regarding the proposed re-designation application for 1912 40th Avenue SW, Calgary from R-C2 Residential to R-CG Multi-Residential as requested for the November 12th Planning Commission Public Hearing.

As residents of the area only meters from the subject lot, we object to and oppose the proposal for safety, land use coverage and Area Re-development Plan reasons. The South Calgary/Altadore Area Redevelopment Plan (the "ARP") was updated in July of 2017 with consultation from many parties. If this kind of development was deemed appropriate, the areas would have been zoned for multi-residential (R-CG) at that time. In the two blocks on 19 Street SW from 40 Avenue SW to 42 Avenue SW there are five corner lots that potentially can be R-CG zoned dramatically altering this urban community.

The Altadore neighborhood transformed from single family bungalows to newer single detached homes (on smaller subdivided lots) and duplexes. This additional density has significantly increased the number of residents on each block and stretched the capacity of existing infrastructure including water services and wastewater drainage. While urban intensification has to a measured degree resulted in a vibrant, reasonably safe and desirable neighborhood with significant investment; the congestion, parking constraints and increased traffic have also resulted in new challenges for the area as consequence. An increase in density beyond infills and duplexes is unnecessary and is not fitting in character for the area as outlined in the ARP. The proposed re-zoning will significantly impact the infrastructure and contribute to increased traffic and parking constraints in the area that are not aligned with the urban layout and design context of this residential area.

The intersection at 19th Street SW and 40th Avenue SW is an offset intersection and is very dangerous due to its layout and visibility restrictions. Additional traffic and intensified street parking will escalate this hazard considerably, thus a full traffic flow and volume study is essential for this location that would reflect the school year traffic patterns for Dr. Oakley School, pedestrian traffic and winter conditions for access to alleyways.

The ARP indicates the following objectives for Residential Land Use in the area:

- The conservation and infill policy for South Calgary/Altadore is reaffirmed under the R-1 and R-2 districts, encouraging the retention of existing dwellings in good repair while providing for infill development that is compatible in character and scale with existing dwellings.

-
- A low-density policy under the RM-2 district will apply to certain areas in the community with the aim of further providing for variety in low profile family-oriented development and as a transition between higher RM-4 densities and single and two-family housing.

We believe the re-zoning application is inappropriate for the following reasons:

- the change does not align with the South Calgary/Altadore ARP objectives updated in July 2017;
- the existing zoning from single family lot homes to more density single family homes and duplexes is already increasing the density, traffic and significantly burdening the water and wastewater infrastructure of the area and the amount of vehicular traffic very significantly;
- there is no suitable buffer zone between high density multi-residential and lower density R-C2 areas in the area bordered by 20th and 16th Streets and 38th and 42nd Avenues SW.;
- rowhouses, townhouse or fourplex development is not in character or scale with the proximate existing dwellings and eliminates greenspace, flora, sunlight in the area considered to be a healthy community between by 20th and 16th Streets and 38th and 42nd Avenues SW.;
- R-CG zoning with rowhouse, townhouse complexes or fourplex developments are not in character, magnitude or scale with the existing dwellings;
- Intensifying parking in this intersection will make it extremely dangerous for school age children and public walking to City transit bus stops and Dr. Oakley School;
- The addition, row housing in this quiet neighborhood significantly changes the character and appeal that has attracted its owners in the first place. There have been tens of millions of dollars invested into the neighborhood over the last 15 years. The investment that has been made to date has been made under the assumption that the neighborhood development principles would remain consistent through time as it has been these principles that have created the neighborhood in the first place as defined in the ARP. To drastically modify the rules of the game after such significant investment has been made breaches the basis outlined in the ARP and associated policies.

As homeowners and residents in Altadore, we appreciate your consideration of our comments and concerns regarding the proposed re-designation of 1912 40th Avenue SW to ensure that set ARP policy, neighborhood safety, practical and architectural considerations are assessed.

Please confirm receipt of the above for the Nov 12th Public Hearing.

Regards,



Ralph Walicki and Liz Desjardins
Tel. (403) 229 4141

To:
Subject:

November 4, 2018

Application: LOC2018-0126

Submitted by: Greg and Lianne Tysowski

Feedback:

Our family has lived in Altadore for over 12 years. After living six years on 37th Ave SW, we choose in 2011/2012 to build our “dream home” just a few blocks south on 40th Ave SW where we remain today. The recent rash of planned fourplexes in areas of our neighbourhood, which are supposed to be part of the “residential conservation”, has been very concerning to many long-standing residents like us. We absolutely would never have chosen to build our current single family home at this location in Altadore if we thought that there was going to be the possibility of a major increase in density in such close proximity to us as a result of several fourplexes being built. While we have always anticipated that there would be some change in density and that more duplex infills would be built in the neighbourhood, we never thought that the density in this part of Altadore where our home is located could be increased to the extent that is possible if every corner lot is simply approved by City Council for redesignation. We do believe that fourplexes and higher density dwellings have a place in Altadore in higher traffic areas that are less desirable properties on which to build single family homes such as those closer to the business areas on 33 and 34 Avenues but do not believe that they belong in the residential conservation area in the heart of Altadore. We think that the requirements of the South Calgary/Altadore Area Redevelopment Plan and the City’s Location Criteria for Multi-Residential Infill’s should apply and be complied with as they strike the appropriate balance between increasing density in some areas that are adjacent to transit routes, commercial spaces and generally higher traffic areas with maintaining the quieter, less dense parts of our neighbourhood which have more soft landscaping, green space and trees. The redesignation requires an amendment to the ARP and the subject parcel only meets half of the location criteria. What is the point of having the ARP and the location criteria if every application will be an exception to it as seems to be the case to date? If this redesignation is approved and with the history of approvals to date, we are concerned that it will set a precedent for several other corner properties with existing single family dwellings on them (including the property right across the street at 1915 40 AVE SW which has also applied for redesignation) to be permitted to redesignate and result in “clusters” of multi-residential infills at every corner. This is all even more concerning to us as we are aware that City Council recently approved modifications to the R-CG District rules that include discretion for allowing secondary suites in such rowhouse developments which could result in even more density. Having the potential for 8 dwellings on a site that previously would have permitted only two (and maybe 32 at an intersection where there was once 4) no longer feels to us like “low density” or “moderate intensification”. The proposed multi-unit development will lead to parking issues, increased traffic congestion, less green space and capacity for trees, the potential loss of existing mature trees, a very negative change in the neighbourhood character and a guaranteed drop in surrounding property values. While not affecting us specifically as we are not adjacent to this property, the design of these rowhouses raises several other concerns such as accommodating 12 garbage/recycling bins in alleyways, privacy issues due to sightlines from windows directly into neighbouring yards, overshadowing and just the general unsightliness of structures of this scale and magnitude among the existing homes. As two of the at least 56 residents opposing this redesignation and who live in, and contribute to, this community every day, we take

strong issue with the dismissal of our concerns and conclusion in the Planning and Development Report that there is only “moderate intensification” and that the development of four residential units where there was formerly one will have “a minimal impact on adjacent properties, and is therefore considered appropriate.” If impact really were expected to be minimal, why would so many of us be voicing our opposition to this development? We have absolutely loved living in Altadore for the last 12 years and raising our children here, however, if these rezoning applications are approved by City Council, given their close proximity to our home and all of the resulting negatives from increased density to parking problems to traffic congestion to loss of green space and trees, we believe that we would seriously have to consider whether we want to remain in our home or if it would be best for us to sell our property before these developments start-up and our property value is certainly diminished. We hope that you will give serious consideration to our concerns as long-time Altadore residents and City taxpayers.

Dear City Council,

Re: Redesignation
Address 1912 40 AV SW
File Number LOC2018-0126
Applicant Permit Masters

We are writing to express our strong opposition to the proposed redesignation of the property at 1912 40 AVE SW where we understand the property owners intend to develop four residential units (also referred to as fourplexes or rowhouses). We are especially opposed to this in light of the fact that the property owners right across the street at 1915 40 AVE SW have also now applied for a similar redesignation presumably to also develop another four units.

Our family (including our two now-teenage children) has lived in this quiet Altadore neighbourhood for over 12 years. After living six years on 37th Ave SW, we choose in 2011/2012 to build our "dream home" just a few blocks south on 40th Ave SW where we remain today and which is in close proximity to the two properties in question.

We understand that the City of Calgary is looking to modestly increase density in inner-city communities in order to slow the pace of urban sprawl and that is certainly understandable. However, the recent rash of planned fourplexes in areas of our neighbourhood, which are supposed to be part of the "residential conservation", has been very concerning to many long-standing residents like us. We absolutely would never have chosen to build our current single family home at this location in Altadore if we thought that there was going to be the possibility of a major increase in density in such close proximity to us as a result of several fourplexes being built. While we have always anticipated that there would be some change in density and that more duplex infills would be built in the neighbourhood, we never thought that the density in this part of Altadore where our home is located could be increased to the extent that is possible if every corner lot is simply approved by City Council for redesignation.

We do believe that fourplexes and higher density dwellings have a place in Altadore in higher traffic areas that are less desirable properties on which to build single family homes such as those closer to the business areas on 33 and 34 Avenues but do not believe that they belong in the residential conservation area in the heart of Altadore. We think that the requirements of the South Calgary/Altadore Area Redevelopment Plan and the City's Location Criteria for Multi-Residential Infill's should apply and be complied with as they strike the appropriate balance between increasing density in some areas that are adjacent to transit routes, commercial spaces and generally higher traffic areas with maintaining the quieter, less dense parts of our neighbourhood which have more soft landscaping, green space and trees. The redesignation requires an amendment to the ARP and the subject parcel only meets half of the location criteria. What is the point of having the ARP and the location criteria if every application will be an exception to it as seems to be the case to date?

If this redesignation is approved and with the history of approvals to date, we are concerned that it will set a precedent for several other corner properties with existing single family dwellings on them (including the property right across the street at 1915 40 AVE SW) to be permitted to redesignate and result in "clusters" of multi-residential infills at every corner. This is all even more concerning to us as we are aware that City Council recently approved modifications to the R-CG District rules that include discretion for allowing secondary suites in such rowhouse developments which could result in even more density. Having the potential for 8 dwellings on a site that previously would have permitted only two (and maybe 32 at an intersection where there was once 4) no longer feels to us like "low density" or "moderate intensification".

The proposed multi-unit development will lead to parking issues for nearby homeowners and guests to our homes, increased traffic congestion, less green space and capacity for trees, the potential loss of existing mature trees, a very negative change in the neighbourhood character and a guaranteed drop in surrounding property values. While not affecting us specifically as we are not adjacent to this property, the design of these rowhouses raises several other concerns such as accommodating 12 garbage/recycling bins in alleyways, privacy issues due to sightlines from windows directly into neighbouring yards, overshadowing and just the general unsightliness of structures of this scale and magnitude among the existing homes.

As two of the at least 56 residents opposing this redesignation and who live in, and contribute to, this community every day, we take strong issue with the author's dismissal of our concerns and conclusion in the Planning & Development Report that there is only "moderate intensification" and that the development of four residential units where there was formerly one will have "a minimal impact on adjacent properties, and is therefore considered appropriate." If impact really were expected to be minimal, why would so many of us be voicing our opposition to this development?

We have absolutely loved living in Altadore for the last 12 years and raising our children here, however, if both of these resignations are approved by City Council, given their close proximity to our home and all of the resulting negatives from increased density to parking problems to traffic congestion to loss of green space and trees, we believe that would seriously have to consider whether we want to remain in our home or if it would be best for us to sell our property before these developments start-up and our property value is certainly diminished. We hope that you will give serious consideration to our concerns as long-time Altadore residents and City taxpayers.

Greg & Lianne Tysowski
2005 40th Ave SW

George and Marianne Bichsel
4009 - 18 Street SW, Calgary
bichsel@telus.net

4 November 2018

Office of the City Clerk
The City of Calgary
PO Box 2100 - Postal Station "M"
Calgary
PublicSubmissions@calgary.ca

**LOC 2018 - 0126 1912 - 40 Avenue SW, Altadore
RC-2 to R-CG re-zoning application**

Dear Madam / Sir

The application for re-zoning from RC-2 to R-CG for the above property should be denied for reasons set out below:

In spite of strong opposition from local residents, the city approved RC-G zonings on 38 Avenue (LOC 2017-0290 and 0291). As expected, **the precedent setting approval has been exploited to justify similar re-zoning applications** for 1912 - 40 Avenue SW (LOC 2018 - 0126) and 1915 - 40 Avenue SW (LOC 2018 - 0207).

56 letter writers have opposed the re-zoning application for 1912 - 40 Avenue SW (LOC 2018 - 0126).

The re-zoning application for 1915 - 40 Avenue seems to have been put on hold.

A survey done by a neighbour found that in the area bounded by 16 Street SW and 20 Street SW and 38 Avenue SW and 42 Avenue SW there are 69 residential corner lots. The survey area does not show a single corner lot containing a multi-family dwelling. Such dwellings might eventually be built along arteries like 16 St. SW and 20 St. SW as well as 38 Ave. SW and 42 Ave. SW. **Multi-residential developments are an inappropriate contextual fit and uncharacteristic for the core of the survey area. Single family homes surrounded by trees and some greenery are key reasons why people are attracted to this area.** Given the city's proclivity to approve re-zoning applications despite local residents' opposition, the survey area of Altadore could be transformed into clusters of multifamily dwellings with no trees and token green space.

11 metres high multi-residential developments compromise privacy and produce serious shadowing impacts on lower level adjacent and neighbouring properties. The value of properties so affected is likely to be reduced.

Higher density increases noise, traffic volumes and the number of cars parked on the streets. Numerous cars parked on 19 Street SW and 40 Avenue SW potentially pose a safety hazard, particularly in winter months. The intersection of 19 Street SW and 40 Avenue SW is an offset intersection. As such, it has blind spots with the cars now parked there. **More parked cars will make it even worse and could endanger children who cross the intersection on their way to and from the Dr. Oakley School.** Contributing to the congestion are the numerous school buses that drive through the intersection each morning and afternoon.

In the Altadore areas zoned RC-2 the density has almost doubled in the last decade. If the densification process is allowed to continue at the present pace, **water supply and sewage drainage capacity may reach its limit.**

The city's primary objective seems to be to increase its tax revenue base irrespective of any negative impact it's decision may have on Altadore's residents. Altadore residents are welcome as taxpayers but not as people who disagree with the city's development plans. The city would never dare disregarding the views of Mount Royal residents as it does to residents of Altadore.

Mr. Teck Low and Ms. Keng Oh, our neighbours at 4007 - 18 Street SW, support and agree with the views expressed in this letter.

Thank you for considering our input in your decision-making process.

Sincerely
George and Marianne Bichsel

cc Mr. Evan Woolley, Ward 8 Councilor evan.woolley@calgary.ca
Marda Loop Community Association Planning and Development development@mardaloop.com

July 10, 2018

Jennifer Eaton

4002-19th St. SW

Calgary, AB T2T 4Y2

Jreaton5@gmail.com

To: Madeleine Krizan,
City of Calgary Planner, 403-300-3055

Re: LOC2018-0126
1912-40th Ave. SW, Altadore
Request for Land Use Redesignation from RC-2 to R-CG

Dear Ms. Krizan,

I do not support the redesignation of land use at 1912-40th Ave., SW. The reasons for my objection are the following:

1. The density within the areas of Altadore zoned RC-2 has almost doubled over the time I have lived in the neighbourhood. This has been done through the building of two infill houses where once there was one bungalow. The infill housing is new and well constructed and has attracted lots of young families, all very positive. However, allowing 4 units where there is currently one unit is again doubling the density within the RC-2 neighbourhood and that is too much. The RC-2 development of Altadore is not complete and to start adding in 4-unit buildings is changing the feel of our neighbourhood in a negative way.
2. There are two recently approved RC-G zonings on 38th Ave (LOC2017-0290 and 0291), about 3 blocks from this site, despite a community meeting with the owners of the property where all attendees were opposed. The City went ahead with the re-zoning anyway.
3. Where do all the garages go? The plan for 0290 and 0291 is to put two four car garages on the alley facing each other thus turning the alley into a very busy place. I understand the garages will go on the alley unless the owner/builder decides to apply for driveways on 40th Ave.
4. There are other uses for R-CG zoning that could be applied for after the redesignation is approved, this leads to uncertainty for the residents of the block as to what will eventually be built.
5. The allowable height of 11 m is a 3 m increase over the original height allowed for an infill in RC-2 zoning (8.1 m). A 3 m height increase is adding another story to the 8.1 infill.
6. All sunlight will be lost to the two or three houses to the north during the months of October to April.

The Altadore/Marda Loop area has undergone the most development of any inner city established neighbourhood over the past 10-15 years. This is evidenced by the number of DP's and LOC's applied for and approved by the City of Calgary. Altadore has done its part for increase in density in

an inner-city area. The building in progress is significant and it needs to be absorbed before further up-zoning is approved in the heart of RC-2 Altadore.

There is a tipping point within an established neighbourhood where the residents go from enjoying a busy, vibrant community with the schools full and the businesses thriving to an area where people start to feel squeezed and the area where they bought a house in RC-2 zoning and the density that implies does not “feel” the same. That is the problem with approving RC-G zoning on every corner, people all wonder if their backyard will be the next one to have 4 or 6 units backing onto it or if their alley will have 4 new garages on it.

Please consider these comments when making the decision on this re-designation,

Sincerely,

Jennifer Eaton

Palaschuk, Jordan

From: martin.grant@shaw.ca
Sent: Monday, November 05, 2018 10:03 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2018-0126

November 5, 2018

Application: LOC2018-0126

Submitted by: Martin Grant

Contact Information

Address: 2004 38 ave sw

Phone: (403) 244-5115

Email: martin.grant@shaw.ca

Feedback:

We do not want row housing on File loc2018 0126 Bylaw 262D2018 Altadore is more suited for single and duplex dwellings only We feel row housing will lower the property values

Gordon Engbloom
4808 – 15 Street S.W.
Calgary, AB, T2T 4B6

Nov 5, 2018

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

SUBJECT: LOC2018-0126 Altadore re-zoning application

To City Clerk:

This letter provides comments regarding the proposed re-designation application for 1912 - 40th Avenue SW from R-C2 Residential to R-CG Multi-Residential, which will be heard at the November 12th Planning Commission Public Hearing.

I support the many residents in the immediate area of the proposal who have provided comments that are against the proposal. I also note the July 15, 2018 letter from the Marda Loop Community Association, in particular the point that a comprehensible assessment of land use changes like the proposal must be undertaken for the community and that the present ad hoc approach be suspended until the comprehensive assessment is complete.

The letter from the community association and the City's own assessment of the proposal note that it does not conform with certain criteria. Yet, the City recommends the proposal. The City's position is consistent with its obsession with densification, no matter the harm done. I refer you to the Decision SDAB2013-0154 to see just how far offside the City can be in its approvals of inner-city developments.

Please set aside this application and, for the sake of sound and rational planning and development, initiate a comprehensive community assessment of land use and subsequent development.

Sincerely,



Gordon Engbloom

Palaschuk, Jordan

To: Krizan, Madeleine
Subject: RE: LOC2018-0126 Comments

From: Cummings, Reid [<mailto:Reid.Cummings@encana.com>]
Sent: Monday, November 05, 2018 12:06 PM
To: Krizan, Madeleine <Madeleine.Krizan@calgary.ca>
Subject: [EXT] LOC2018-0126 Comments

I was unable to submit my comments online as there was something wrong with the system, now I'm unable to submit.

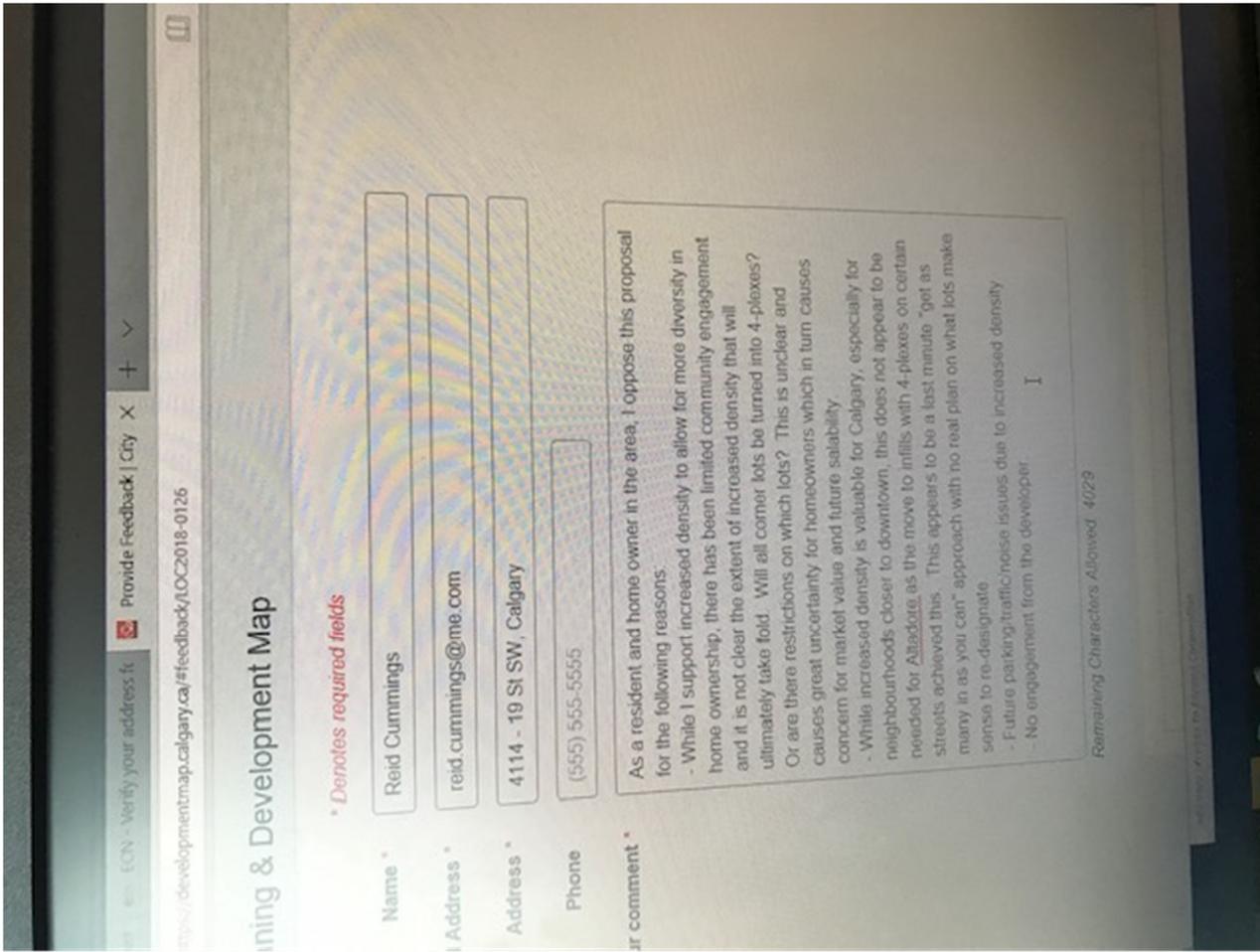
Please take this as my comments for LOC2018-0126

Name: Reid Cummings
Address: 4114 – 19 St SW
Email: reid.cummings@me.com

As a resident and home owner in the area, I oppose this proposal for the following reasons:

- While I support increased density to allow for more diversity in home ownership, there has been limited community engagement and it is not clear the extent of increased density that will ultimately take fold. Will all corner lots be turned into 4-plexes? Or are there restrictions on which lots? This is unclear and causes great uncertainty for homeowners which in turn causes concern for market value and future salability.
- While increased density is valuable for Calgary, especially for neighbourhoods closer to downtown, this does not appear to be needed for Altadore as the move to infills with 4-plexes on certain streets achieved this. This appears to be a last minute "get as many in as you can" approach with no real plan on what lots make sense to re-designate.
- Future parking/traffic/noise issues due to increased density.
- No engagement from the developer.

See attached for image that I was able to capture on screen. The submit button didn't seem to do anything.



Reid Cummings CPA,CMA CFE CISA
Director, Financial Compliance
t 403.645.2153
c 587.580.7069

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