

Palaschuk, Jordan

From: snkreece@gmail.com
Sent: Saturday, October 27, 2018 4:55 PM
To: Public Submissions
Subject: November 12, <web submission> LOC2018-0128

October 27, 2018

Application: LOC2018-0128

Submitted by: Kevin Reece

Contact Information

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Feedback:

I realize the city would like to have more people paying taxes without having to provide any more roads and services. Densifying I believe you call it. However to allow it in an area that already has a major parking problem without any realistic plan for where all the new people will park is irresponsible. We haven't even mentioned the school that is directly across from this fourplex and all the extra vehicles that park around here every day. And if you think that a single car garage is sufficient for each unit, you definitely live in a different world than I do. My neighbours have 6 cars and use their garage for storage. I do not even know the names of the people that live around me, as there is so much tension from the constant parking issue, (which the city has drastically underestimated), that no one speaks to each other. I have witnessed more than a few verbal altercations and been involved in a couple myself. We have been trying to sell and get out of here, before the parking issue turns violent, and the rowhousing right behind us drags our property value down even more. As you are well aware, house prices are plunging, especially in areas like Altadore. We cannot afford to lose any more equity because of rezoning. I have been trying to contact my city councilor Evan Woolley regarding this application, but so far have only received a reply from his assistant. He pointed out there was rezoning to allow my infill house to be built, as if that was remotely the same thing. I'm sure council can see the difference even if Councilor Woolley's assistant can't. When Altadore was rezoned to allow modern infills, every little house in that community immediately increased in value. Perhaps by double. Rezoning to allow row housing will absolutely decrease the value of every property around it, if not the whole community. I'm sure every council member would be delighted to have a fourplex crammed onto the lot right beside your house. Very easy to think it's no big deal as long as it's not you. We were prepared for a duplex to be built there. The fourplex is a horrifying surprise. The developers claim, that they are providing affordable housing, is laughable. They want to make as much as they can with no concern for the homeowners around them. It's up to the city to make sure the developments are done in areas that can accommodate them, and without adversely affecting the properties around them. This one does not meet either of those criteria. The developer may not make as much profit, but can still build the duplex we all expected without negatively affecting the properties nearby. I am asking council members to consider the following issues and decline this application for rezoning: - Parking in this

area is already a major problem, and a single car garage for each unit means there will be many more vehicles parked on an already overcrowded road. - One long garage with 4 single doors and no space between will leave no room for the 12 new garbage/recycle/compost bins. Where will they go? - A single lot is not nearly large enough to accommodate a 4 unit row house. Will the structure cover more of the lot than allowed? - Can the water runoff be dispersed on the property. - Will the water and sewer infrastructure in the area be able to handle 4 more houses and how will it affect the houses nearby - Property values near this complex will decrease. Is the city prepared to compensate? - This is already a very busy corner with many drivers using 49 ave to bypass 50 ave which is filled with traffic at various times throughout the day. - People who have spent years building hard earned equity in their properties cannot be sacrificed so that a developer can make a little extra profit.

Palaschuk, Jordan

From: Nichole van Steenbergen <nichole.vansteen@gmail.com>
Sent: Tuesday, October 30, 2018 2:41 PM
To: Public Submissions
Subject: [EXT] Comments on LOC2018-0126

City Clerk,

I am writing to submit comments on item 3 LOC2018-0126 (some comments which relate also to item 4, LOC2018-0128) of the November 12 hearing. This letter is to OPPOSE the land use re designation proposed for item 3.

<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2018/public-hearing-on-planning-matters.pdf>

As a general comment, I am concerned with the way in which developments in the Altadore/South Calgary and Marda Loop area are being approved on an increasing basis. Instead of denying applications on the basis of existing land use or applications not being compliance with the existing area ARP, the ARPs in question are first modified, and developments approved on the basis of compliance with the modified ARP. If this were the case on an exception basis only, it would be understandable. However, this seems to be occurring regularly and without restriction, especially in this area. This means that residents buying property in these areas are not assured of any kind of permanence to the character of their neighbourhood.

Secondly, the developments in question are located in Ward 8. The Ward 8 councilor is also on the CPC, which recommends development projects. The residents of this area should be able to contact their councilor without wondering about any potential conflict of interest. In fact, given the applications' referenced 56 letters of opposition received, the councilor may be acting not in the best interests of his voter base.

Specifically, the area is not suitable for the R-CG zoning for the following reasons

- Does not conform to existing ARP
- Not fitting for the area (currently residential conservation and will be surrounded by residential conservation)
- Significant resident opposition
- Does not meet Location Criteria for Multi-Residential Infill
- Appears to be setting a precedent, as the property adjacent east and south have both applied for the same concessions.
- Sufficient increased density is already allowed with RC2, there is no reason to allow for RCG.
- Increase in traffic on this street is not appropriate given the significant in/out traffic associated with the existing daycare down the street and the blind hill immediately east.

I do not believe the CPC adequately addressed the feedback from residents. In the reasoning for approval "*Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate*". I do not believe that this is sufficient reasoning to approve the rezoning that has been applied for.

I sincerely hope that my feedback will be taken into account. I drive this road almost daily and I do not feel that this rezoning is in the best interest of the neighbourhood. The number of applications for rezoning and ARP modifications in this area is plentiful, which is what the ARP and existing land use is supposed to manage.

Best,

Nichole van Steenbergen

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Palaschuk, Jordan

From: Jenna Pickering <jennalynn.pickering@gmail.com>
Sent: Tuesday, October 30, 2018 3:55 PM
To: Public Submissions
Subject: [EXT] BYLAW 263D2018

Hello, I am writing to document my concern regarding the propose redesignation of the land located at 4929 – 20 Street SW (Plan 2230AK, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Marda loop has an existing ARP which is only a few years old, but recently there has been A NUMBER of applications for development outside of the ARP, which are apparently being rubber stamped by the council without much thought to the impact additional density is having on the community. Apparently the developers are getting message that anything goes, as I see there is another application for an amendment here: To redesignate the land located at 1912 – 40 Avenue SW (Plan 4690N, Block B, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – GradeOriented Infill (R-CG) District, in addition to two MORE applications on properties to the immediately east and south of this one.

A lot of time and effort was put into the ARP, and for good reason, to preserve the area and develop with the best interests of everyone directly impacted. My main concerns with the additional density is traffic and safety for cyclist and pedestrians. I have already written to Councillor Wolley expressing my concerns with cyclist safety and pedestrian safety at the intersections of 20th Street and 33rd and 34th Avenues respectively, with the approval of SIX story buildings at each corner (yet another exception to the ARP...). I commend the city for the Bike lane on 20th, but traffic is already so dense with vehicles and city busses in this intersection that I am and others, are too concerned with vehicle traffic to use it.

I have also reviewed the traffic study completed for, yet another, amended ARP application, and saw it was conducted in July, when rush hour and school traffic is at a minimum - and already some intersections scored an "F". Also in this traffic study it neglected to mention three private / charter schools in the Marda Loop Area (Lycee Louis Pasteur, Masters Academy - both of whom DO NOT OFFER busing, so parents are driving/dropping off them) and Rundle College.

I thank you for soliciting feedback, and have brought my concerns to the Ward 8 councilor and his team, in addition to providing feedback on the ARP/ rezoning and have extensively reviewed the results (specifically for the six story condo being built at 20th street and 34th Ave). The feedback was over 95% negative from residents, and the city summary of the project specifically says "most constituents apposed", and yet it was still unanimously approved by council?

Traffic is currently at a near standstill on 33rd avenue during rush hour, some evenings passing the Richmond Green Golf course with backups (going east) or all the way to 17th street SW to turn onto 20th Street (going west). Many motorists are using the Flanders Ave overpass and speeding through 3 playground / school zones to find a way through/around. Getting in and out of the Highlander wine/ Merchant bar / Macs parking lot is a feat not to be accomplished by the faint of heart....Even the intersection of 38th Ave / Sifton Blvd/ 14th street has become nearly impassable during rush hour as people are trying to avoid the Crowchild/Glenmore/14th bridge.

The ARP was implemented for a reason, for measured expansion of the area. These "one-off" amendments are happening constantly, while the surrounding area is already at capacity with vehicle traffic.

To summarize - Keep an RC2 designation which will continue to grow your tax base while allowing infrastructure to catch up. Its not just these two projects there have MANY and the traffic is ridiculous. (Seriously, ask your #7 and #107 bus drivers what it's like to get from 33rd ave to 20th street between 3-6pm!) I walk, bike, bus and drive (and live!) in this area - please address my concerns.

Many thanks,
Jenna Pickering
2130 47th Ave SW
4038189192

Palaschuk, Jordan

From: S. Reece <snkreece@gmail.com>
Sent: Wednesday, October 31, 2018 9:21 PM
To: Public Submissions
Subject: [EXT] File Number: LOC2018-0128

Mayor Nenshi, City Council Members

Please consider the following concerning the application for rezoning to allow construction of a 3 story, 4 unit rowhouse on a single lot, dwarfing the houses around it.

I realize the city would like to have more people paying taxes without having to provide any more roads and services. Densifying I believe you call it. However to allow it in an area that already has a major parking problem without any realistic plan for where all the new vehicles will park is irresponsible. Please consider the High School that is directly across from this fourplex and all the extra vehicles that park around here every day. This proposal provides a single car garage for each unit which is completely inadequate. Most people have at least 2 cars and often more, which guarantees that there will be many more vehicles parked on an already crowded street. My neighbours have 6 cars and use their garage for storage. I don't even know the names of the people that live around me, as there is so much tension from the constant parking issue, that no one speaks to each other. No such thing as neighbourly courtesy, where people allow you to park in front of your own house. My neighbours seem to take pleasure in parking in front of my house, sometimes for weeks at a time, forcing me to park on the adjacent avenue and walk to my house. I have witnessed more than a few verbal altercations over parking, and been involved in a couple myself. We have been trying to sell our house and get out of here, before the parking issue turns violent, and the rowhousing right behind us drags our property value down even more. Unfortunately we have not been able to sell, even listed for less than we paid, possibly because everyone that came to view our house drove past the sign on the corner that says there will be a rowhouse built there. Please do not approve this application. We cannot afford to lose any more equity because of rezoning.

I have been trying to contact my city councilor Evan Woolley regarding this application, but so far have only received a reply from his assistant. He pointed out there was rezoning to allow my infill house to be built, as if that was remotely the same thing. I'm sure council can see the difference even if Councilor Woolley's assistant can't. When Altadore was rezoned to allow modern infills, every little house in that community immediately increased in value. Perhaps by double. Rezoning to allow rowhousing will absolutely decrease the value of every property around it, if not the whole community, as potential buyers will have to wonder if some developer might build a rowhouse on the lot next door. Please imagine that when you go home tonight you see a sign saying there will be a 4 unit, 3 story rowhouse built on the lot next to your house, and what that would do to your property value. I can't imagine there will be any rezoning to allow rowhousing in Mount Royal, Bel Aire or Britannia. Why is it ok in Altadore?

We were prepared for a duplex to be built there. The fourplex is a horrifying surprise. The developers claim, that they are providing affordable housing, is laughable. They want to make as much as they can with no concern for the homeowners around them. It's up to the city to make sure the developments are done in areas that can accommodate them, and without adversely affecting the properties around them. This one does not meet either of those criteria. The developer may not make quite as much profit, but can still build the duplex we all expected without negatively affecting the properties nearby.

I am not suggesting to stop development on this lot, just to maintain the zoning that was in place when we bought our house. Changing the rules now would not be fair to those of us that have invested most of our life savings into our houses.

I am asking council members to consider the following issues and decline this application for rezoning:

- Parking in this area is already a major problem, and a single car garage for each unit means there will be many more vehicles parked on an already overcrowded road across from a High School.
- One long garage with 4 single doors and no space between will leave no room for the 12 new garbage/recycle/compost bins. Where will they go?
- A single lot is not nearly large enough to accommodate a 4 unit row house. Will the structure cover more of the lot than allowed?
- Can the water runoff be dispersed on the property?
- Will the water and sewer infrastructure in the area be able to handle 4 more houses and how will it affect the houses nearby
- Property values near this complex will decrease. Is the city prepared to compensate?
- This is already a very busy corner with many drivers using 49 ave to bypass 50 ave which is filled with traffic at various times throughout the day.
- People who have spent years building hard earned equity in their properties do not deserve to lose it so that a developer can make a little extra profit.

Kevin and Sara Reece

4928 20A ST SW

403 720 8220

Palaschuk, Jordan

From: Michael Roman <mroman@ucalgary.ca>
Sent: Sunday, November 04, 2018 9:46 PM
To: Public Submissions
Subject: [EXT] 4plex

Hello

We live on 49th Ave SW and are concerned that the proposal to build a townhouse on 20th ST and 49th Ave in Altadore is detrimental to the neighbourhood and should not be allowed to proceed. This is a nice family neighbourhood and the proposed building is out of keeping with the rest of the neighbourhood. I feel it will also negatively affect property values.

Mike Roman
2046 49th Ave SW.