

We would like to outline some of the concerns we have with the re-zoning of the properties at 2440 and 2436 22st N.W.

Through the course of the last two years the residents of Banff Trail have engaged with the city to set out a land use guidance to create the most recent ARP.

A re-designation to this relatively new ARP sets the precedent for new developers to then come into the neighborhood and further change the ARP. We would like to maintain the family residential integrity of our neighborhood. This was the goal of working with the city over the past 2 years. As Druh Farrell has stated in recent communication to the Banff Trail community, the ARP is important and the amount of time that goes into it taking up peoples time is important to recognize, and she is thankful for the community's participation. We would hope that this appreciation would add some weight to why we oppose the current land usage change.

In so, we would like to reiterate again why we oppose the suggested zoning change.

1. The current ARP design has 18 full blocks designated for the requested zoning change. Along with that there are 12 other parcels available. Not one of these 12 parcels is being discussed here today. We are not sure why the current non developed sections are not used versus requiring the change of the R2 designation that currently exists.

We are not against the increase in density in our neighborhood. We just feel the current micro area chosen is not the best place for the increased density, in particular with the suggested land usage indicated for the zoning change requirement.

2. The current location for re-zoning and increased development happens to be in an area that is experiencing high volumes of vehicular congestion. This has been recognized by the city with the current 24th Ave. development plan to create a fly over at 24th ave and Crowchild. The City is actively attempting to decongest this particular road, and yet the re-zoning will only add to the congestion.

To point out why this is important, on February 14th there was an accident at 24th Ave and 22nd St where the proposed re-zoning and density increase is being decided. This is not the first time an accident or very near accident has occurred. The area is extremely busy as 24th has become a major cut through road for the N.W. community. Adding more congestion and traffic exiting directly onto the busy road adds to the dangers that already exist.

We as a community have tried numerous times to request traffic calming measures in this particular area to aid in the safety of auto, pedestrian and cycling traffic. Unfortunately the requests have been denied multiple times which we assume is due to budget constraints.

3. We are concerned with the requirement for increased infrastructure to the location for the zoning change. With the increase in density of the proposed zoning how will water, waste and traffic (pedestrian, auto and bike) be handled to accommodate. Currently we have issues with all three and also parking restraints. With 22nd St being the first non parking permit street (from the C-Train) it is used for a variety of parking activities. Major ones include student parking for both the U of C and SAIT, business parking for LRT usage and neighborhood usage (the latter being an issue due to the aforementioned). Our community is also a primary area for student housing which also adds stress to the areas parking congestion.
4. ARP time investment from the community is being seen as not value adding. We have spent 2 years as a community providing input for a sustainable growth plan. This has used up valuable city resources and residents time. Case in point we are here today, taking time away from work, to bring up our concerns to which we have already provided over the past two years. What is more concerning is that a party who does not live in the area has enough weight to have us argue to stand by the current ARP design parameters. This is very frustrating to the community as we are the ones who live here and understand the inner workings of our community. We have elected the council to represent the voice of the neighborhood. We thought with the 2 years of ARP discussion this would have been understood.

We feel like our representatives are not taking the voice of the community seriously and it seems to be re-enforced by the need for us to come here and point out our concerns yet again.

We are not adverse to changes to zoning within the community. We are also not adverse to the land usage being proposed in accordance to the zoning change. Our concern is that the micro location of the request is not one which seems to have been planned out in a holistic way. Based on the land usage requirement being proposed and the necessary re-zoning required for the change we feel it is not the best place for it. As you can see in the provided maps, in comparison to other like-facilities in the city, we feel like this location change request is not an ideal place for the usage requirement. By allowing the zoning change the City is not doing the due diligence required to provide an area that is amenable for the proposed residence of the land usage requiring the zoning change. We ask that council take this into consideration for their vote.

Below is a snippet of the comments the residence provided regarding the ARP. As you can see we are not changing what our concerns are.

Stakeholder Report Back

: Phase One

What We Heard Report –

Spring 2018

Project overview

Amendments to the Banff Trail Area Redevelopment Plan (ARP) and Capitol Hill portion of the North Hill ARP were adopted by City Council in 2016.

Following these changes and after consultation with the community Council re-designated several parcels in the Community to reflect the ARPs. These changes were to allow for the row housing (R-CG) land use in strategic locations.

Council directed Administration to investigate whether the community would like The City to re-designate more parcels to align with the multi-residential areas of the ARPs.

Engagement overview

The Engage Spectrum level for this project was 'Listen & Learn' which is defined as "which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

Feedback collected through the City-led engagement program will be used to help inform the report to the Special Policy Committee on Planning and Urban Development, on whether City – initiated land use re-designations should take place.

The City-led engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project. Both in-person and online opportunities were offered for those who were interested in participating.

In-person engagement

An in-person open house was held on Wednesday, April 18 at the Capitol Hill Community Association.

At this session, we had project information and City staff on hand to introduce and speak to the project and answer questions about the planning process.

Citizens were also given an opportunity to provide feedback on the potential land use re-designations. We had 138 people attend this session and received 23 completed comment forms for Capitol Hill and 27 completed comment forms for Banff Trail.

Online engagement

An online survey was made available from April 16– May 6, 2018 on the project website, calgary.ca/banffcapitol. Citizens were provided with the information shared at the in-person open house and were able to provide

feedback. We received 47 responses for Banff Trail and 47 responses for Capitol Hill.

What did we hear?

Overall, there was a high level of interest in the project and we received a wide range of input

Banff Trail

Some of the main themes that emerged through all of the comments were:

- Citizens stated they were generally unsupportive of the idea of more City-initiated land use re-designations for both Medium Density Low-Rise and Mid-Rise.

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calgary.ca/banffcapitol

- Citizens shared concerns about the impact density has on existing infrastructure and parking.

- Citizens stated that they were unclear on the planning process and shared concerns that this process would change the existing community plan.

- Citizens shared concerns around an existing caveat and/or restrictive covenant that exists on some homes in the area,

- Citizens that were generally supportive of City

- initiated land use re-designations stated preference towards specific locations

- Citizens that were generally supportive shared preference for this work to be completed in a timelier manner.



Adrian Kozlowski <adriankozlowski825@gmail.com>

FW: Rezoning proposal in Banff Trail

1 message

Beatrice Kozlowski <kozlowskibeatrice@gmail.com>
To: Adrian Kozlowski <adrian.kozlowski@shaw.ca>

Sat, Feb 23, 2019 at 8:46 AM

For reference the council hearing on Monday.

Sent from Mail for Windows 10

From: Beatrice Kozlowski
Sent: February 19, 2019 9:32 AM
To: Tracy Thomson
Subject: Rezoning proposal in Banff Trail

To whom it may concern:

As lifelong Calgary residents, my husband and I cherish this city and value its growth. We see the merit of densifying communities and favour the thoughtful development of inner city communities to accomplish this. This is one of the reasons we chose to buy our home in Banff Trail.

To that end, we have fundamental concerns of the proposal for rezoning that is being put forward to council, regarding the properties on the corner of 24 Avenue and 22 Street N.W. To be sure, both properties in question are listed as 22 Street properties.

22 Street, the street on which my husband and I chose to buy our home, is a residential street. Our concern is that by changing the zoning for a proposed larger development (non residential) to be erected, it detracts from the neighbourhood's character and appeal.

We are certainly not against such developments in Banff Trail; rather, we are puzzled why they are not occurring where the zoning already clearly allows for them (for example, by the CTrain line at Banff Trail). Residents of communities have clearly chosen their home locations based on surrounding structures, plans and zoning. The desire of one or two developers to change this for an entire community is a frightening and daunting thought with a tremendous impact on those who reside nearby.

The city officials, who are elected by the constituents of the communities they serve, have an expectation to be the voice of the residents. The residents of Banff Trail have maintained that the rezoning of these properties is not in the best interest of the the community. The city has a civic duty to uphold the viewpoints of the residents of our community, rather than allowing an individual (or individuals)who do not reside in Banff Trail, to alter the community for those who do call the neighbourhood their home.

List of Assisted Living Facilities:

Sage Hill Retirement Residence

6 Sage Hill Gardens

Millrise Place

14911 5 Street SW

Revera - Scenic Acres

150 Scotia Landing NW

Auburn Heights Retirement Residence

21 Auburn Bay Street Southeast

Clover Living

120 2nd Ave SW

Revera - The Edgemont

80 Edenwold Drive NW

Fish Creek North

51 Providence Boulevard, SE

Garrison Green

3028 Don Ethell Blvd, SW

The Lodge at Valley Ridge

11479 Valley Ridge Drive NW

Lake Bonavista Village

11800 Lake Fraser Drive SE

Figure 1

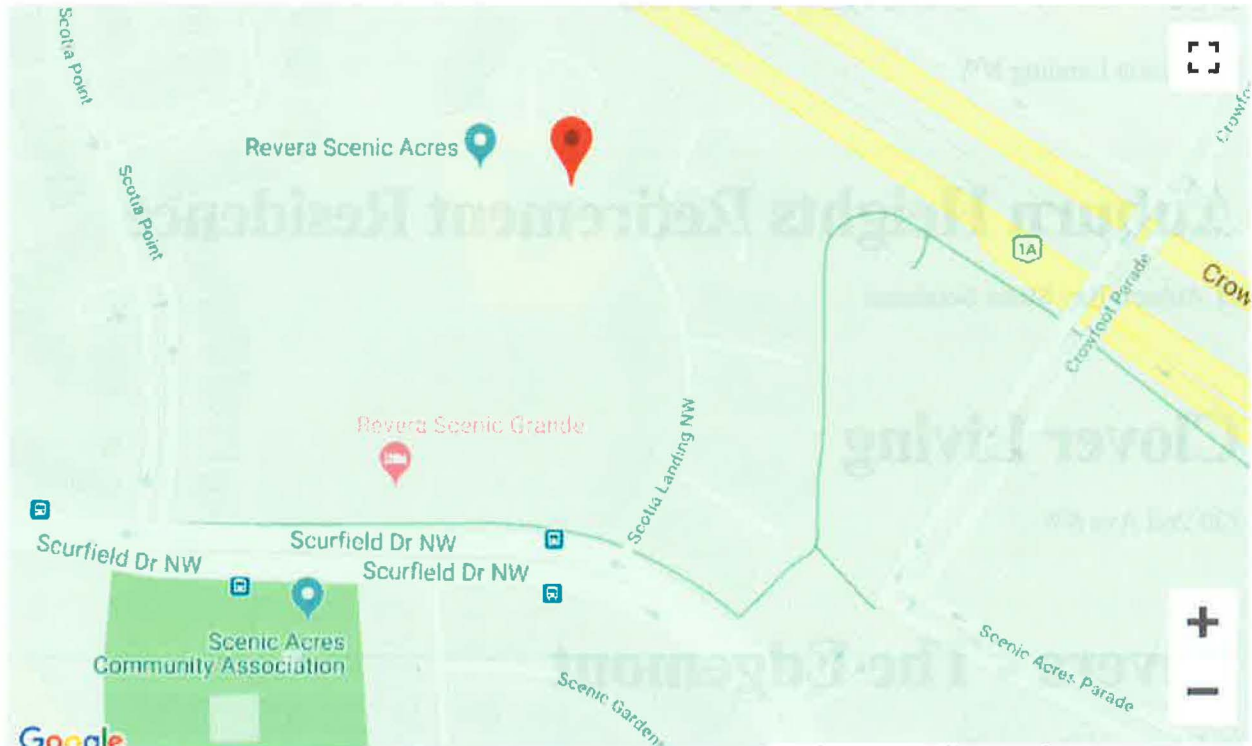


Figure 2

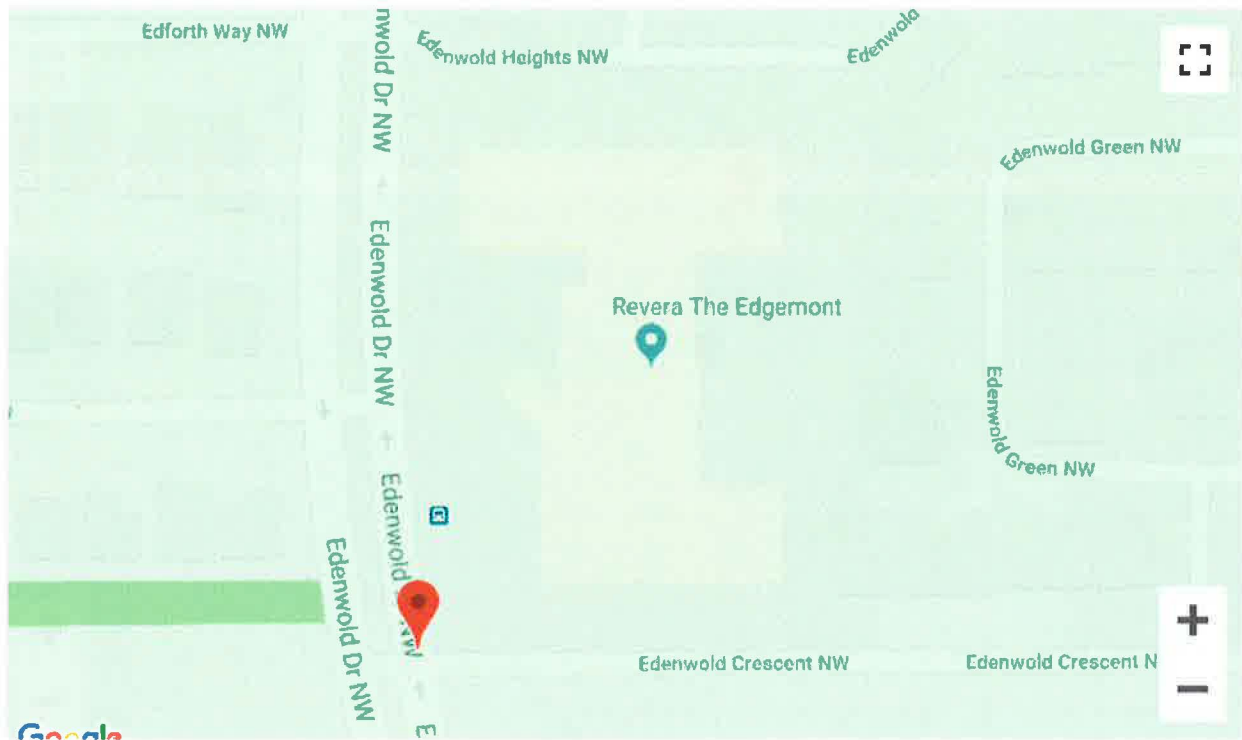


Figure 3

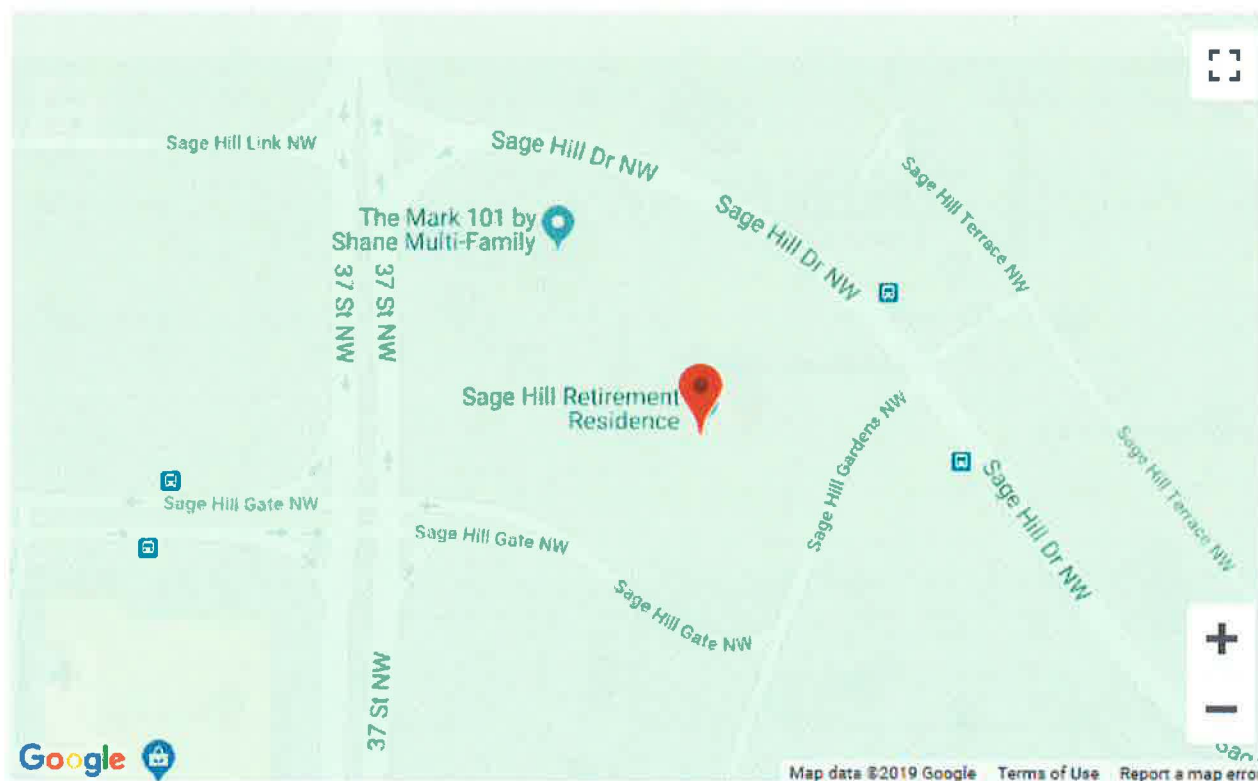


Figure 4

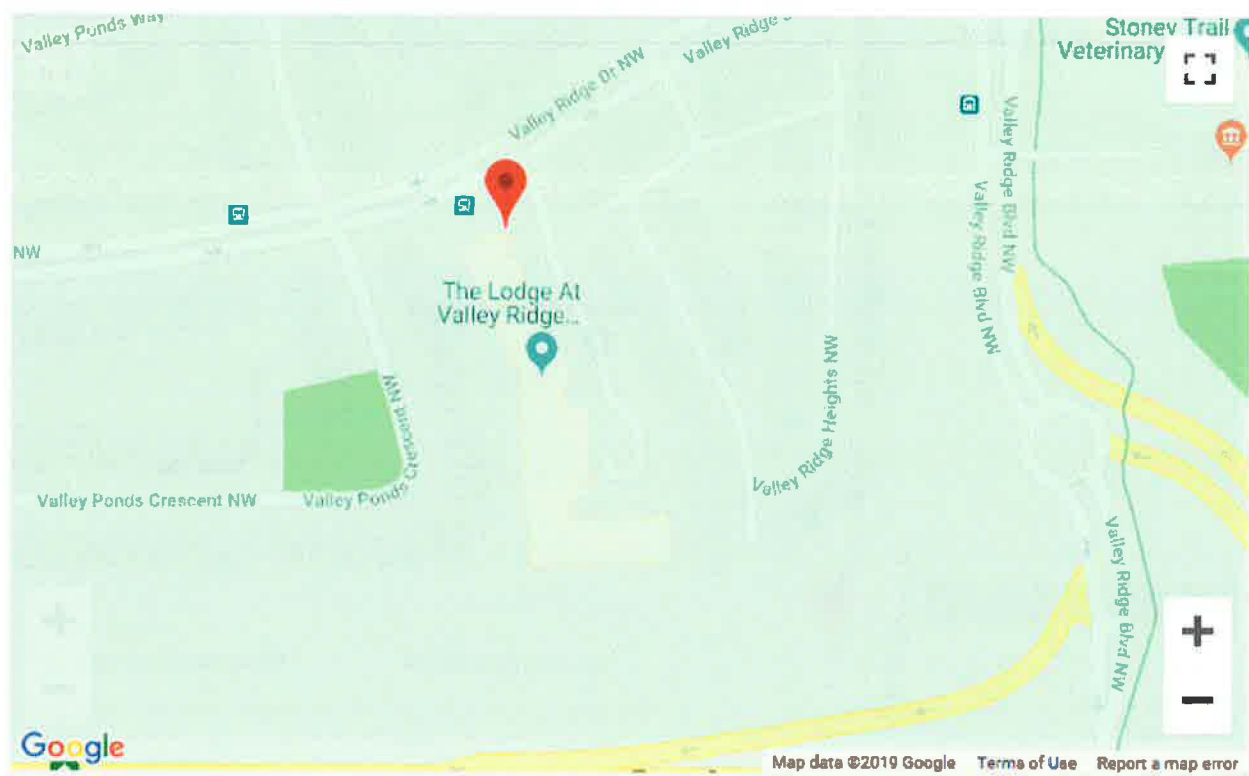


Figure 5

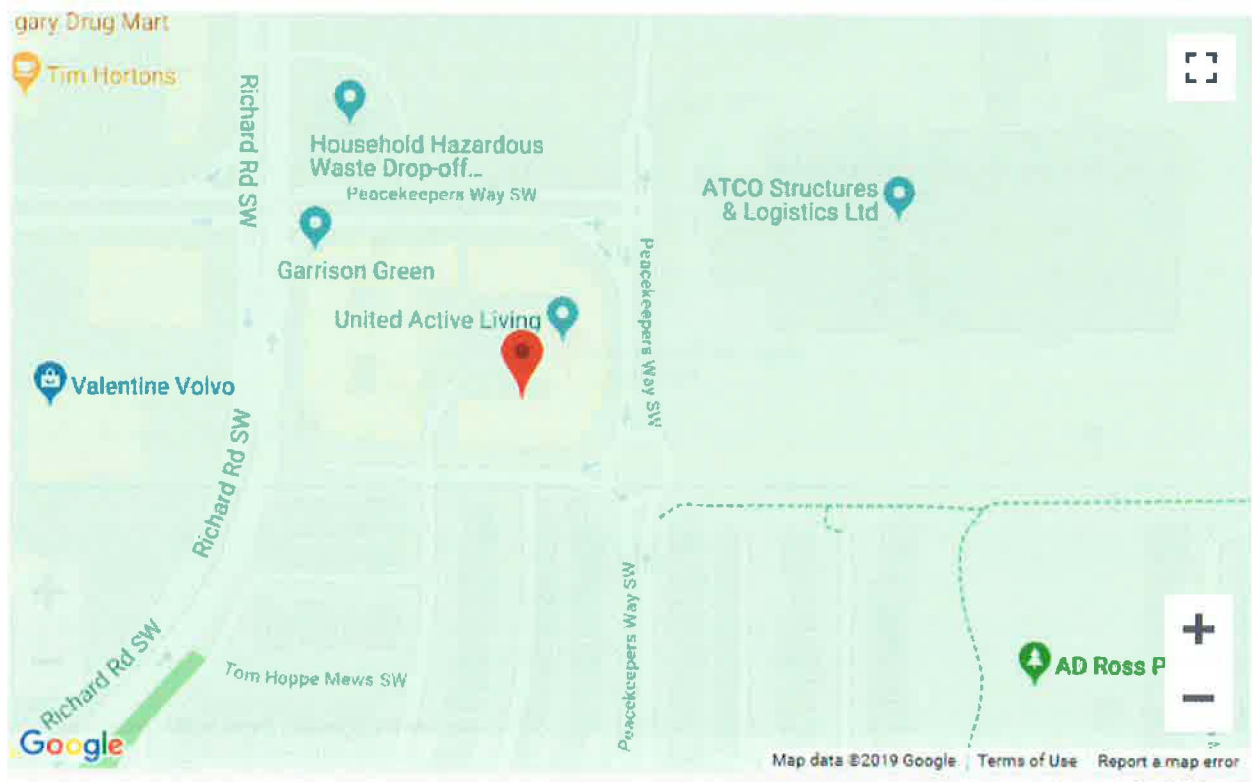


Figure 6



Figure 7

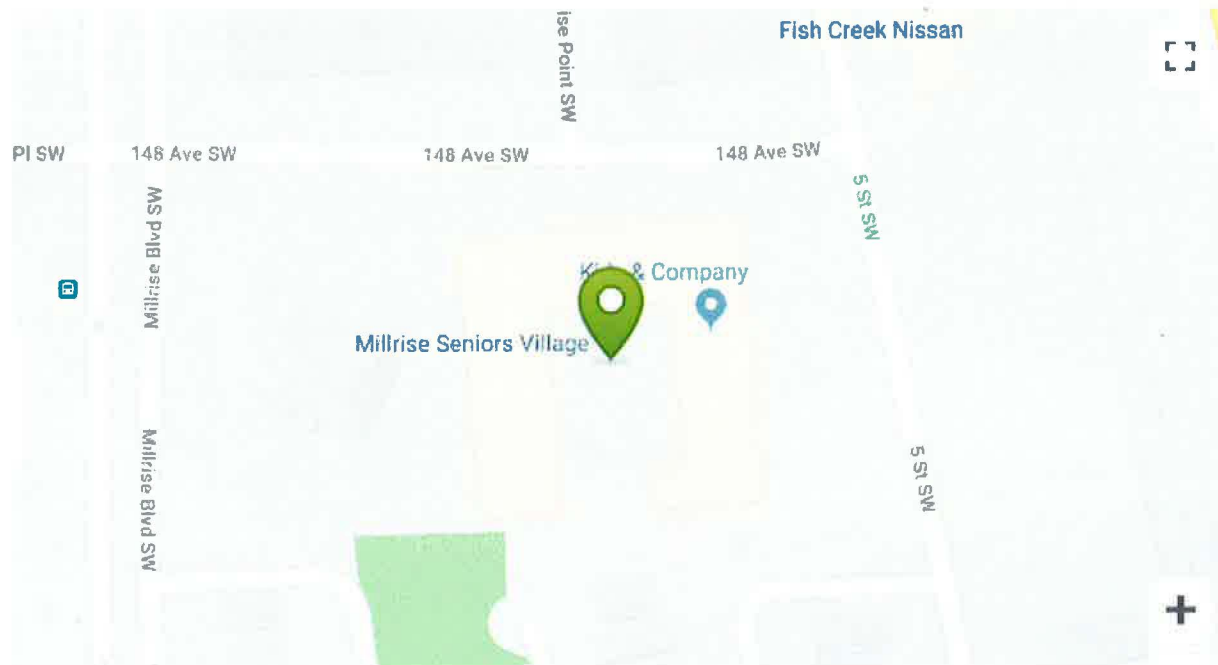


Figure 8

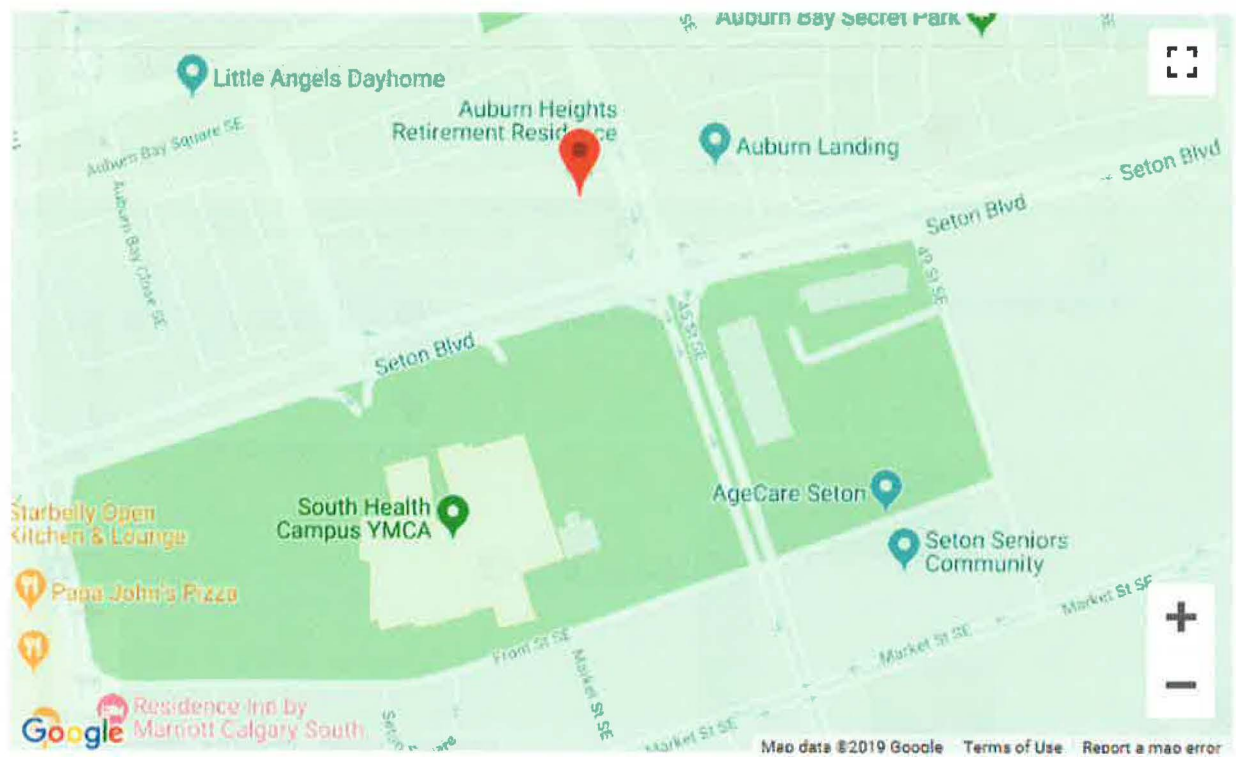


Figure 9

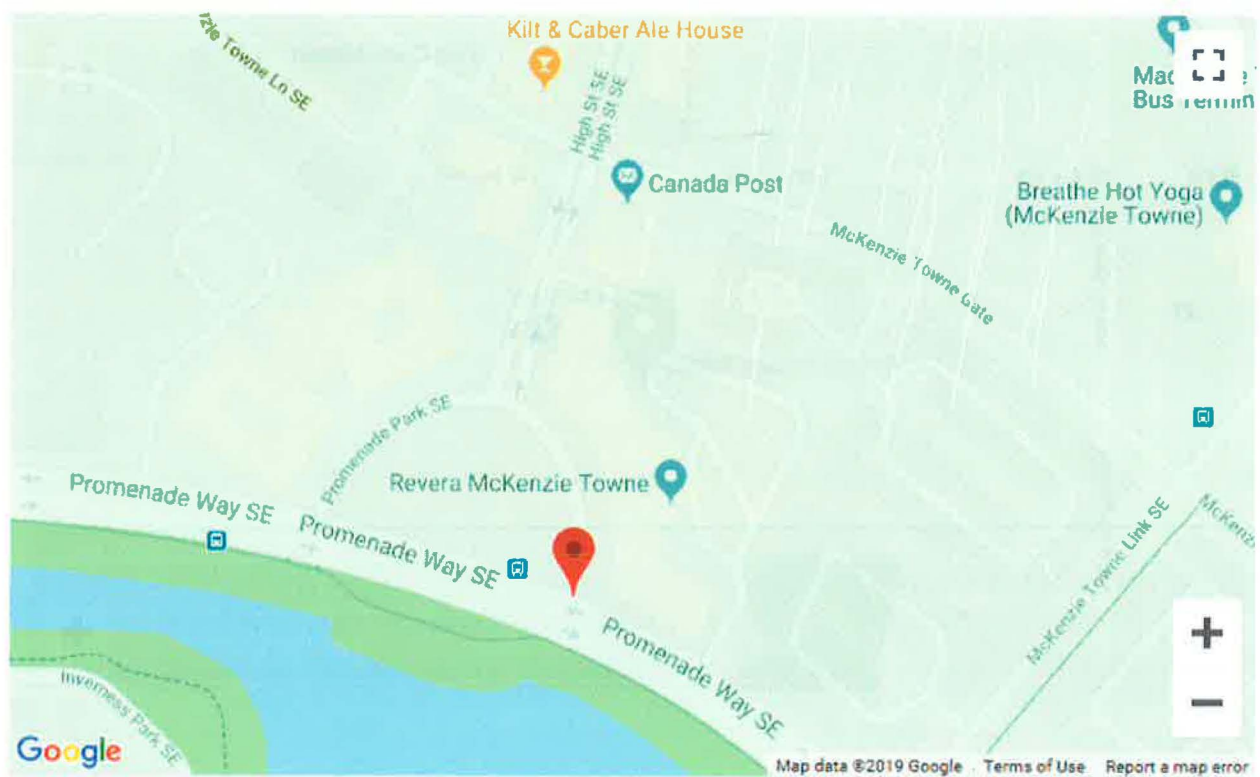


Figure 10

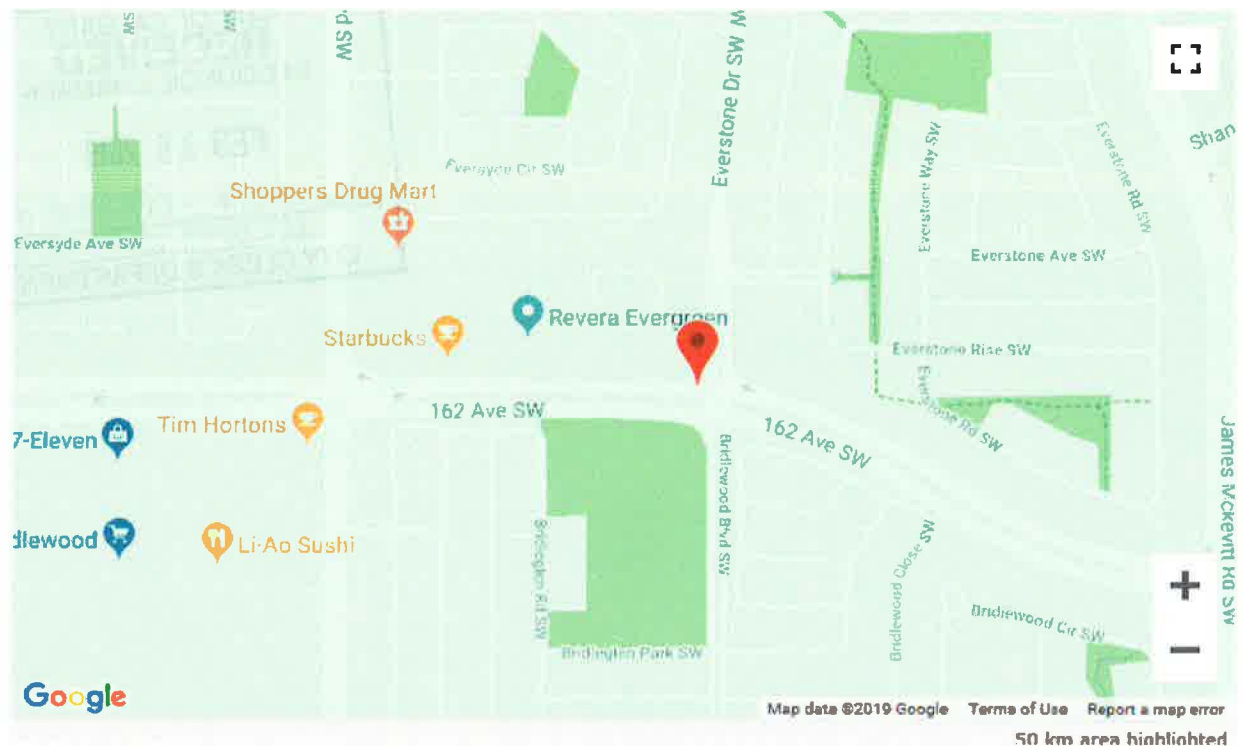


Figure 11

Proposed Location:



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

FEB 25 2019

ITEM: 8.1.4 CPC2018-1378
LOC2017-0097 Distribution
CITY CLERK'S DEPARTMENT