

**From:** [Stevens, Jodie](mailto:Stevens, Jodie)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Comment on LOC2018-0012 and LOC2018-0013  
**Date:** Thursday, May 09, 2019 3:36:13 PM

---

**From:** anthony montgomery [<mailto:anthonym229@gmail.com>]

**Sent:** Thursday, May 09, 2019 3:08 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Comment on LOC2018-0012 and LOC2018-0013

I am contacting you regarding LOC 2018-0012 and LOC 2018-0013, which propose to change the existed land use designation of 1703 and [1707 31 Avenue SW](#) from R-C2 to M-CG.

**Comment on LOC2018-0012 and LOC2018-0013**

I am the owner of [1706 32 Avenue SW](#), the adjacent property directly north of the properties under consideration. I am very much disturbed for the potential change in land use of this parcel of land.

There are several reasons for my opposition to this proposed land use change.

- The properties are within a playground zone, and a community centre comprising of pool, soccer fields, ice rink, and baseball diamond in addition to the community hall and open fields. As such, parking and traffic is already high and at times, frustrating to the residents.
- The permitted structure would be 40Ft high and would not fit with the current streetscape and overwhelm and shadow the existing RC-2 compliant homes.
- The Sarina development has just been approved on 33 Ave, much to the opposition of many community members as it negatively impacts the neighbourhood. The King Edward redevelopment is also just North of this proposed change. Both of these multi family complexes will increase density and tax the aging infrastructure of the community.
- This land use change would be in close proximity to the above two developments, furthering the negative impact on traffic, parking and safety of the children who frequent the community recreational properties.
- There are many opportunities for multi family/use redevelopments along 33 Ave and many more similar projects seem to be in the works on the Avenue, where the streetscape already has higher density buildings. I do not think that others should be allowed in existing RC-2 zoning area.
- Once the land use change has been approved, there is no way to not allow other developments that are within the guidelines or their discretionary use.
- Lastly, because there are already so many developments along 33 Ave and King Edward complex, the proposed land use redesignation and future building would only benefit the developer and allow him to make as much profit as possible. Luckily, he would not have to live with the consequences and enjoy his profit.

I appreciate the opportunity to voice my concerns and hope the City rejects this application for redesignation.

Yours truly

Anthony Montgomery

## Palaschuk, Jordan

---

**To:** City Clerk  
**Subject:** RE: [EXT] LOC 2018-0218

**From:** Daniela Montgomery [<mailto:dcmont@gmail.com>]

**Sent:** Tuesday, May 14, 2019 1:17 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] LOC 2018-0218

To Whom It May Concern:

I am contacting you regarding LOC 2018-0218, for which public submissions to City Council are open in advance of the public hearing on May 27, 2019 in reference to Bylaw 103D2019.

I would like to emphasize that I strongly oppose the proposed designation of R-CG for both 1703 and 1707 31 Avenue SW, and I believe the designation should remain RC-2. I am the owner of 1702 32 Avenue SW, the adjacent property directly south of the properties under consideration.

The increased density from a maximum of four units under the current RC-2 designation to eight units under the proposed R-CG designation is inappropriate for the area:

- The properties being considered on 31 Avenue SW are within a playground zone, directly across 16<sup>th</sup> Street SW from a recreational centre, which includes a playgroup, the South Calgary Outdoor Pool, open fields that are regularly used for children's athletic practices, tennis courts, and other recreational facilities. These are regular gathering places for families and children, which is supported by the fact that the properties being considered are located within a playground zone. I believe that a land use designation that will result in higher traffic in an area frequented by families and children, that is in a playground zone, is inappropriate.
- The area is already experiencing traffic congestion and parking density, which will be exasperated by a land use redesignation on 31 Avenue SW.
- The proposed development is inappropriate for the surrounding area which has been established with semi-detached or detached single family dwellings.

Again, I appreciate the solicitation of comments for those who will be directly affected by this land use application. The maintenance of the RC-2 designation for 1703 and 1707 31 Avenue SW (and the associated rejection of LOC 2018-2018) will ensure the safety and ongoing accessibility of our community in a key area where children and families congregate and play.

Regards,  
Daniela Montgomery

**Frank Stollbert**

1736 - 31<sup>st</sup> Avenue S.W.  
Calgary, Alberta  
T2T 1S5

Home Phone: (403) 245-9782  
E-mail: frankstollbert@shaw.ca

May 20, 2019

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

**sent via email to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)**

Dear Mr. Yun:

**Re: Land Use Amendment Application LOC 2018-0218 (the "Application")  
OBJECTION for Consideration by City of Calgary and Calgary Planning Commission**

In regards to the Application, I am writing this letter to convey my objection to this Application. I am a longtime resident of the South Calgary Community (34 years) (the "Community") and contributor to the Community's growth and sustainability. I have seen the current zoning as outlined in the current South Calgary and Altadore ARP provide increased density and a revitalization of the Community.

**I am objecting to this Application's rezoning of these lands from its current zoning for the following reasons:**

1. The South Calgary and Altadore ARP does not support the Application in this location. I have attended the Mainstreets public sessions and voiced my objection for this densification of the current residential conservation areas, zoning and in turn the intent of the Application. The current zoning provides for a doubling of density and supports family and community needs at 4 units on the Application lands. This Application increases density by 2 fold and is not acceptable. There is provision for this type of development in the Marda Loop ARP and stretching this density from the proposed Mainstreets zoning on 33<sup>rd</sup> Avenue into the community and within the existing infill development is inappropriate.
2. The inner portion of this site, would normally only allow for 2 units. Given the inner lot is not on a corner, 4 units on this portion will force the design to have limited greenspace and side yard entrances which will intrude upon the neighbouring home. RC-G has typically been limited to the first corner lot, not stretched into the block's additional lots.
3. This Application is a clear example of the applicant purchasing lands based on the existing land use value and attempting purely for profit to increase the zoning and realize on the land use value addition at the expense of the Community. Conversely, this Application will impair values of neighbouring residents who have redeveloped to the current residential zoning and invested in appropriate and zoning approved housing. There is significant higher density zoning in the broader Marda Loop area, which would sufficiently supply and satisfy demand for high density zoning. This applicant could, but is not prepared to make the higher required investment.
4. The Application would set an unacceptable precedent for higher density zoning further into a block than just on the corner and within our conservation residential zoned area within the Community. Encroaching into an RC-2 zoning area, particularly given the neighbouring development is not

● Page 2

May 20, 2019

acceptable. There are appropriate ways in which to achieve density, akin to the character of the Community. This Application does not support the character of the surrounding homes in the Community. Many of the homes neighbouring this development are new homes and residents that assumed neighborhood zoning would be retained and not impair the value of their home. This will impair the value of the neighbouring residents.

5. I believe the Community's current zoning should remain in place. I support the ongoing densification in a natural order to the currently prescribed limits of the Community ARP. The current zoning provides choice and density in a responsible manner.
6. I have great concern for the increased traffic that would flow through the Community as a result of this Application and the precedent for additional development that would then occur within our Community. This traffic concern extends beyond the immediate streets and alleys of the Application, as the higher traffic will flow through the Community and not naturally flow to the primary artery of 33<sup>rd</sup> Avenue SW.. There is already significant cut through traffic through the playground zone, which often puts at risk resident users of this area. This additional zoning and parking will increase the risk in the existing playground zone.
7. The height and resulting intrusion into neighbouring properties would not be acceptable to me, and more so if I were an immediate neighbor. In my opinion, style and design cannot fully mitigate the impact of the height, shadowing and massing of this Application. The transition of design parameters for the two zonings is too significantly conflicted and harsh. This density will not maintain the character of the community and is in conflict with the ARP.

The above noted are my primary concerns for my objection and I do not support the Application. I would appreciate these comments being included in the materials to be submitted to Council. If you have any questions, I may be reached during the day at 403-245-9782. Thank you for your attention.

Sincerely,



Frank Stollbert  
Homeowner at 1736 31 Avenue SW, Calgary

**Palaschuk, Jordan**

---

**From:** Mike Kruchten <Mike.Kruchten@parexresources.com>  
**Sent:** Tuesday, May 21, 2019 9:25 AM  
**To:** Public Submissions  
**Cc:** Kruchten, Andrea (Calgary)  
**Subject:** [EXT] Application for Land Use Amendment: LOC2018-0218 (the "Application")

Re:

**Application for Land Use Amendment: LOC2018-0218 (the "Application")**  
**Locations - 1703 31 Ave SW ("Lot 1703") and 1707 31 Ave SW ("Lot 1707")**

---

Dear Members of Council:

As a homeowner of 1737 31 ave SW I strongly reject the proposed application. The Application proposes to allow for an eight-unit structure on 31 Avenue, squarely in the middle of single-family dwellings which is contrary to the South Calgary/Altadore Area Redevelopment Plan and does not meet the City of Calgary's Location Criteria for Multi-Residential Infills.

Andrea & Mike Kruchten

## Palaschuk, Jordan

---

**From:** Reid, James <james.reid@blakes.com>  
**Sent:** Tuesday, May 21, 2019 9:27 AM  
**To:** Public Submissions  
**Cc:** Woolley, Evan V.; development@mardaloop.com; rwalsh@ucalgary.ca  
**Subject:** [EXT] Application for Land Use Amendment: LOC 2018-0218 - Objection Submission by Neighbour  
**Attachments:** LT to Council dated May 20, 2019.pdf

Good morning,

Please see attached our written submission to Members of Council in opposition to the above noted Application for Land Use Amendment.

Sincerely,

James and Richelle Reid  
1711 31 Ave SW

---



**Blake, Cassels & Graydon LLP**

855 - 2nd Street S.W., Suite 3500, Calgary AB T2P 4J8

Tel: 403-260-9600 Fax: 403-260-9700

[blakes.com](http://blakes.com) | [Twitter](#) | [Unsubscribe](#)

Blake, Cassels & Graydon LLP | Barristers & Solicitors | Patent & Trade-mark Agents

This email communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return email and delete this communication and any copy immediately. Thank you.

L'information paraissant dans ce message électronique est CONFIDENTIELLE. Si ce message vous est parvenu par erreur, veuillez immédiatement m'en aviser par téléphone ou par courriel et en détruire toute copie. Merci.

James & Richelle Reid  
1711 31 Ave SW  
Calgary, AB T2T 1S6  
[james.reid@blakes.com](mailto:james.reid@blakes.com)

May 20, 2019

**VIA E-MAIL**

[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)

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

Attention: Members of Council

**RE: Application for Land Use Amendment: LOC2018-0218 (the "Application")  
Locations - 1703 31 Ave SW ("Lot 1703") and 1707 31 Ave SW ("Lot 1707")**

---

Dear Members of Council:

Last July, my pregnant wife, two month old daughter and I moved into the South Calgary community, in the house directly beside the lots subject to the above noted proposed rezoning Application. The Application proposes to allow for an eight-unit structure on 31 Avenue, squarely in the middle of single-family dwellings.

As set out below, my family is strongly opposed to the Application which: (i) is contrary to the South Calgary/Altadore Area Redevelopment Plan (the "**ARP**"); and (ii) does not meet the City of Calgary's Location Criteria for Multi-Residential Infills (the "**City's Criteria**").

Being the residents and homeowners directly next to the properties subject to the Application, we are hopeful that the Members of Council will take our concerns into consideration and deny the Application in its entirety.

The Application is Contrary to the Goals of the ARP – Section 1.2 ARP

Section 1.2 of the ARP sets out the goals of the City for the South Calgary and Altadore communities, which include: (i) the preservation and rehabilitation of the existing low-density residential accommodation to encourage stability in the area; (ii) encouraging redevelopment where appropriate, that is sensitive to the existing community; and (iii) to ensure compatible transition among various land uses in the area. The proposed Application does not meet any of these objectives.

The current R-C2 zoning of Lots 1703 and 1707 allow for four single family homes to be built where there are currently only two homes. The current zoning of the properties therefore permits increased density but preserves the community's stability. Further, the R-C2 zoning permits the building of infills that are compatible with the other homes on 31 Avenue.

### The Proposed Rezoning is an Inappropriate Residential Land Use – Section 2.0 ARP

The Application claims that section 2.0 of the ARP supports the proposed rezoning of Lots 1703 and 1707; however, for the following reasons, this allegation is completely baseless.

The ARP provides that the City's objective for our community is to preserve and enhance the established residential character of the community. As set out in section 2.2 of the ARP, this objective is intended to achieve the goal of encouraging stability in the area, which is accomplished by having predominantly single-family housing. As a result, the City has designated 31 Avenue to be within the "Residential Conservation" area. Conversely, the avenues directly North of 29 Avenue and South of 33 Avenue are in "Residential Medium Density" zones, in which a rezoning of the type proposed in the Application are more appropriate (see ARP Map 2 – Land Use).

The Application proposes to permit an eight-unit structure on 31 Avenue, in the heart of the Residential Conservation area, which consists exclusively of single family detached or semi-detached homes. The properties directly across, directly behind and immediately beside Lots 1703 and 1707 are all single-family detached units. Section 3.36.1 of the Calgary General Municipal Plan states:

It is particularly important that the character and integrity of the inner suburbs be protected...Unwarranted intrusions of inappropriate land uses into these areas should be prevented wherever possible.

We decided to move our young family into this area of South Calgary because of its established and preserved residential character and RC-2 zoning for the street. The current R-C2 zoning of Lots 1703 and 1707 maintains our community's character, which encourages young families (like mine) to move into this area to raise their families. For this reason, the City has designated 31 Avenue as a Residential Conservation zone in which rezoning of R-C2 lots is to be "prevented wherever possible".

### A Rezoning would add to the Congestion and Traffic Issues – Section 7.0 ARP

Section 7.1 of the ARP states that the City's objective for the area is to provide the continuance of a pleasant and safe community environment by ensuring control of traffic flow, on-street parking and congestion generated by new development.

There is already a significant amount of redevelopment in the South Calgary and Altadore communities, in particular on the Major Streets and with the King Edward School Site. This will substantially increase traffic flow and on-street parking in the area. While the east side of Lot 1703 faces 16 Street, a Collector Street, the front entrance to this property faces 31 Avenue. Lot 1707 is wholly on 31 Avenue. 31 Avenue is not a Collector Street and is not designed to withstand the increased traffic and on-street parking that a further development such as that proposed by the Application would bring. Further, Lots 1703 and 1707 are within a playground zone where increased traffic should be discouraged.

There are already parking issues on 31 Avenue, and in particular in front of my house and Lots 1703 and 1707. These parking and traffic issues are exacerbated on weekends when there are often activities at the Marda Loop Community Association hall or at the King Edward School Site. We have enclosed with this letter a picture of the parking situation on 31 Avenue outside my house and in front of Lots 1703 and 1707 from a typical Saturday, showing the lack of

parking on 31 Avenue, and as proof that the Avenue does not have capacity to support the further parking and traffic issues that will arise if the Application is approved.

#### The Rezoning will Destabilize the Area – Section 8.0 ARP

Section 8.2.1 of the ARP notes that there is a feeling of instability in the community as a result of the larger turnover in ownership in the past several years and an increase in a more transient rental population. The ARP notes that this instability poses a threat to the physical form of the community as it presently exists.

As a result, the ARP requires that the physical character of the community be maintained, and low-density accommodation be encouraged. This is what encourages families to move and stay in the area.

The ARP's Supporting Information package provides that the retention of R-2 zoning throughout the area "provides the best opportunity to maintain stability in the community". The Application for the proposed rezoning of Lots 1703 and 1707 would disrupt this stability within the Residential Conservation zone, which is in stark contrast to the community's and the City's desires and values for the area.

#### The Application does not Meet the City's Criteria for Multi-Residential Rezoning

The Application states that it meets Criteria 1, 2, 3, 4, 6 and 8 of the City's criteria considerations for Multi-Residential rezoning. While this may be true for Lot 1703, which is a corner lot, Lot 1707 only meets two out of eight of these criteria, simply being that it is within the required radius of a public transit stop.

Neither Lot 1703, nor Lot 1707 meet the most important factors listed in the City's Criteria being: (i) Criteria 5, that the multi-residential redevelopment be adjacent to an existing or planned non-residential development; and (ii) Criteria 7, which encourages multi-residential redevelopment when it accommodates height and massing transition between lower density uses and more intensive uses.

As noted above, 31 Avenue consists exclusively of single family attached and semi-detached houses. All the homes adjacent to Lots 1703 and Lot 1707 are fully detached single family homes. A multi-residential unit on Lots 1703 and Lot 1707 would not be an accommodating transition to these single-family homes, but instead would be an unwarranted intrusion on the Avenue, would upset the character and integrity of the Avenue, and is a wholly inappropriate use of land for the area.

As set out in the ARP's Land Use Policy section, the City has designated zones that are appropriate for the proposed redevelopment suggested by the Application. Lots 1703 and 1707 are not in those zones but are in the Residential Conservation zone where the City and the community have determined that it is most important to preserve the integrity and character of the homes in the area in order to maintain stability and attract families like mine and my neighbours.

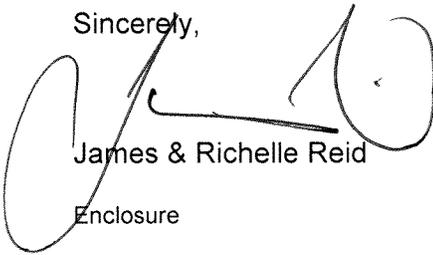
#### Conclusion

The ARP was prepared taking into consideration the best interests of the City and the concerns of the community. The ARP does not support the Application for the proposed rezoning of Lots

1703 and 1707 and nor do the residents and homeowners that will be living next to the proposed Multi-Residential development.

I respectfully request that the Members of Council consider the interests and desires of the people who reside on 31 Avenue and in South Calgary, and uphold the integrity and character of the street, as well as the City's policies, by denying the Application.

Sincerely,

A handwritten signature in black ink, appearing to read "James & Richelle Reid". The signature is stylized with large loops and a long horizontal stroke. It is positioned above the printed name "James & Richelle Reid".

James & Richelle Reid

Enclosure

- c. The office of the Ward 8 counselor ([evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca))  
Marda Loop Community Association ([development@mardaloop.com](mailto:development@mardaloop.com))



To: City of Calgary Planner ([joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca))  
publicsubmissions@calgary.ca  
Councillor Evan Woolley ([evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca))  
Mayor Naheed Nenshi ([naheed.nenshi@calgary.ca](mailto:naheed.nenshi@calgary.ca))  
Marda Loop Community Association ([development@mardaloop.com](mailto:development@mardaloop.com))

**Application for: LOC 2018-0218 - Bylaw 103D2019**  
**Location(s) 1703 - 31st Ave SW**  
**1707 - 31st Ave SW**

This letter is being written in regards to my concerns regarding the upcoming application for a land use re-designation proposal on the 31st Avenue SW.

The applicant's submission to the City references many points in the South Calgary/Altadore ARP and the MDP to support their claim. This should **NOT** be the case as it is a dissected interpretation of the South Calgary/Altadore ARP and MDP. These documents contain much more detailed information than what is presented in the application. To suggest that **pulling out a few phrases from these documents constitutes compliance is utter nonsense**. I have gone through many of the points mentioned in the application and in reading both the ARP and MDP I come to a totally different conclusion.

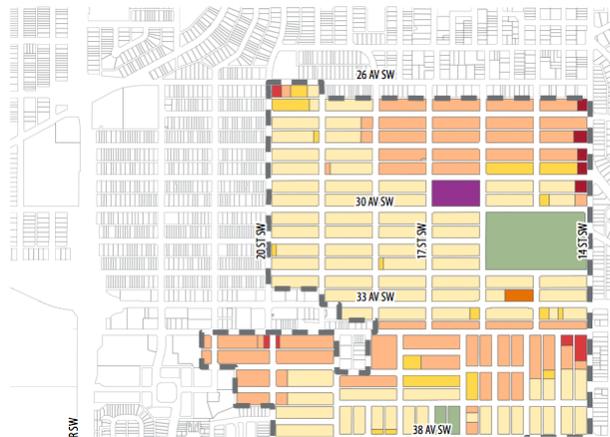
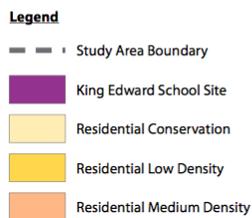
The applicant has clearly pulled out phrases from the ARP and MDP to support his claim. It occurs to me that **the applicants submission has less research and effort than the rebuttals put forward from myself and my neighbours**.

I am an owner/resident in close proximity to the proposed rezone application. In 2012 we custom built a Side by Side (duplex) from our original home on the property. Prior to building our home we did our due diligence in referring to the area zoning such as the South Calgary/Altadore ARP. **We understood that we were building our home in a Residential Conservation Area** and significant amount of investment and time was put into the design of our home. We were heavily restricted and had to adhere to the existing building guidelines that were in place (ie; height and size restrictions)

The South Calgary community is a highly sought after location which is attractive due to its already existing **mix of available living choices that are outlined in the South Calgary/Altadore ARP (see below Map 2 - Land Use Policy**

**Densification of this community has already been successful** and was accomplished with minimal intrusion on the character and/or charm of the existing long term residents. Having obtained from the City of Calgary census results from the late 1968 to 2016 it is evident that the community of South Calgary is one of a select few inner city communities showing an increase in population. This (for the most part) well received densification is a product of the communities involvement with the city to establish the current South Calgary/Altadore and Marda Loop ARP's. These updated ARP's are the established guidelines and hence are perceived as the rules in place. Moderate modifications or adjustments to such rules are inevitable with the progress of time. This re-zoning proposal is **NOT** a moderate modification.

Map 2  
Land Use Policy



The likes of this irregular proposal **in a deemed 'Residential Conservation' area** is unprecedented in our community. Approval of this digression from zoning and guidelines raises the following issues:

- **Does not respect the existing homeowners on 31st Avenue and adjacent avenues.** A development should and must **respect residential homeowners and maintain to some degree the existing street-scape.** A proposal of this magnitude

and height would become the dominant structure on the block instead of blending in with the least amount of visual intrusion.

- As I read the ARP and MDP, allowances are considered for corner lots to be rezoned for Multi-Residential units (ie: R-CG). Therefore lot 1703 could be allowed to be rezoned. **There is nothing to support or even suggest that lot 1707 could be rezoned for Multi-Residential (R-CG).** I find that it would be unreasonable for a developer to gain access to a corner lot and it's adjacent properties and be able to build Multi-Residential units up the Residential Conservation zoned street. **Just because a developer can acquire multiple properties does not give them the right to continue building Multi-Residential units along the street based upon the allowance given for that corner lot.**
- As residents (in past rezoning applications) we were **led to believe that only corner lots could be rezoned for R-CG.** We were also informed that the rezoning would not be extended to the adjacent lot. Simply, **only corner lots were to be reserved for R-CG applications.**
- There is **missing Community/Resident Engagement.** No attempt by the developer (Chandan Homes) has been made for any engagement with the community or the surrounding residents. I have found in previous development rezones requests reputable developers have notified immediate homeowners of their intentions and usually are open to dialog.
- With a rezone of this magnitude it **should be applied for with a Concurrent DP** or at the least a general conception plan with this application. The community and the residents should be informed of the developers intentions (ie: # of units, type of units, height, parking requirements, garbage/recycling, outdoor space, etc. As we are all aware this category of land use allows for a broad spectrum of building types from single detached to many forms of row housing (ie: stacked townhomes, 4-plex,etc). Knowing what the proposed intentions are could possible alleviate many concerns by the residents.
- It is a tremendous request in leap-frogging the zoning from RC-2 to R-CG for the property at lot #1707. Please note that the lot 1703 is a corner lot and under present guidelines could easily be applied for R-CG zoning. To allow developers to continue with R-CG zoning down the street because an R-CG has been built on a corner property should not be accepted and approved. I am restating what I have been told by many city administrators.
- This rezoning gives **no consideration to the properties immediately behind, next to and across the street** from this application. This would be a direct assault on those properties that are new single family homes. These owners have invested a

great deal with the understanding that this area was to be a Residential Conservation area. For context the City has assessed the adjacent properties as follows:

1704 - 31st Ave SW	\$1,880,000.00
1706 - 31st Ave SW	\$1,900,000.00
1711 - 31st Ave SW	\$1,100,000.00
1702 - 32nd Ave SW	\$1,680,000.00
1706 - 32nd Ave SW	\$1,700,000.00
1708 - 32nd Ave SW	\$1,300,000.00

- There is **no transition capability** with the existing residential buildings due to the density of the proposal that this application will allow. There is no chance of blending or transitioning further along 16th Street or 31st Ave as all the housing stock has been developed with R-C1 and R-C2 (as per the South Calgary/Altadore ARP). The final result (if approved) would be a one-time, high-density structure that would be isolated within an established low density Residential Conservation area.
- It must also be mentioned that densification within our community and resulting traffic flow becomes a paramount issue. As of today there has been **no traffic mitigation** instituted in our community in order to address our increasing traffic pressures and problems. These traffic pressures on our residential streets are a result of traffic by-passing the congested 33rd Avenue.

The granting of re-zoning for this 2nd request still falls outside the current scope of the South Calgary/Altadore and Marda Loop ARP's. This area is deemed Residential Conservation as per the South Calgary/Altadore ARP. To simply grant a project of this type (in this location, especially lot #1707) would simple be viewed as short sightedness and as a classic case of 'Spot Zoning'. This application (if approved) would encourage other developers to follow suite. These developers could then push the limits further by acquiring corner properties and a multitude of houses next to them. This would then encourage 'Multi-Residential' housing on existing Residential Conservation Streets. **If approved you will then have set a precedent.**

Marshall Bilkoski

1714 - 32nd Avenue SW  
[mbilkos1@gmail.com](mailto:mbilkos1@gmail.com)

To: City of Calgary ([joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca))

[publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Councillor Evan Woolley ([evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca))

Mayor Naheed Nenshi ([naheed.nenshi@calgary.ca](mailto:naheed.nenshi@calgary.ca))

Marda Loop Community Association ([development@mardaloop.com](mailto:development@mardaloop.com))

**APPLICATION # LOC 2018-0218 103D2019**

**Location(s) 1703 - 31st Ave SW  
1707 - 31st Ave SW**

**RE: 2nd Land Use Amendment Application for above Mentioned Properties**

In conversations with city administrators at past engagements we have been told that the R-CG applications would be only approved for corner lots. How is the second lot (#1707) a corner lot. Are we now to assume that a precedent has (and will be set) for R-CG to encroach onto the Streets and Avenues and no longer are applicable only on the corner lots?

No one is saying 'NO' to new living options at this location however we do think that the application to rezone the lot(#1707) from RC-2 to R-CG are unwarranted for the following reasons:

- The proposed development does not fit into this predominantly residential street (single and two family homes). Many would like to keep it this way, and think that "**smart planning**" should allow for this. Invoking wording from the South Calgary/Altadore ARP, this development does NOT conform to the existing properties on this street. We are hopefully in believing that the City of Calgary administration is NOT trying to replace all our single family housing stock in our neighbourhood on residential streets to R-CG when given the chance.
- The South Calgary/Altadore ARP in section 1.2 states that it should "**promote the preservation and rehabilitation of the existing low-density residential accommodation** in South Calgary/Altadore to **encourage stability in the area**" and "**to encourage redevelopment where appropriate that is sensitive to the existing community**" and "**to ensure compatible transition** among various land uses in the area". As there are only single family homes (recent builds) adjacent (across, behind and beside) to the above mentioned properties, rezoning to a "Multi-Residential" land use is **NOT** appropriate. How is an 4 unit structure compatible with the surrounding dwellings? How can we be sure that once this zoning is approved that more units will then be allowed on the street.

- Section 2.2a states that “the intent of the conservation and infill policy is to **improve existing** neighbourhood **quality and character** while permitting low profile infill development. How will an 4 unit structure “improve existing neighbourhood quality and character” when the surrounding homes are all from recently built housing stock and all adjacent homes are large single family homes?
- As per Map 2 and Sections 2.4.1 the above mentioned properties are in a **Residential Conservation area** and not a Residential Low Density or Multi-residential area. My interpretation of a Residential Conservation zone is it was established to **encourage conservation of existing** housing. The intent of the Conservation zoning was **created to help preserve, protect and enhance the character of established residential neighbourhoods**. I find it appalling that the City administration can randomly consider approve zoning changes for these areas. Residential Conservation is and should be reserved for Calgary Land Use Districts RC-1 and RC-2.
- One of the biggest issue in South Calgary that has never seriously been addressed is traffic mitigation. The South Calgary/Altadore ARP indicated in section 7 that is is “to provide for the continuance of a pleasant and safe community environment by ensuring.....control of traffic flow, on-street parking and congestion generated by new development”. To the best of my knowledge our concerns (the MLCA and Residents) have not been addressed with previous developments that have been approved by the City of Calgary. Traffic and Parking will be an even bigger issue with Multi-Residential Zoning in this area. Traffic and Parking issues are a concern during the week and will only magnified on the weekends when there are activities at C-Space and the Community Centre.
- Any statements in the developers application regarding access to Transit should be immaterial. Every property in South Calgary is close proximity to a Transit line.
- There has been **no Community Engagement with this application**.
- There should be a **Concurrent Development Plan** attached to this Rezoning Application.

I have to say that as a resident of South Calgary, we (the city and the community) must be careful in what we do. South Calgary is already growing at a high rate but also at the price of not thinking about the future in a positive way. I don't think the city is doing a good enough job of protecting what has already been the most important factor, the residents and their residential streets within the community of South Calgary. It is important that we understand what our goals are as a community today and for generations to come. Schools, transit, open spaces, public space, these are all the foundation for a better life and community.

Affordability is always important but in general we must keep our minds on **quality** and not over quantity.

South Calgary is a great neighbourhood to be in. However, rezoning proposals like this not only destroy the neighbourhood character, it will also displace the working and creative people who for generations have made this neighbourhood viable and interesting. We need to stop this mindless development and **preserve our residential streets character**.

Everyone can't live in the few neighbourhoods developers can make easy money building in. If they continue this trend the developers will end up ruining these desirable neighbourhoods. Developers are fully prepared to take the community away from those who actually live in it. The end result is massive redevelopment, absentee ownership and dislocation of the present residents. If gentrification continues to be allowed to spiral out of control, all that makes South Calgary unique and a great place to live will be lost.

I am troubled by the city's push for increased density. I fear that this push for higher density is driven by the profit motive of the developers and increased tax revenue for the city, more than by the need for more housing to accommodate the anticipated influx of people. Greed should not be the main factor in our communities growth.

**WE SIMPLY WANT TO PROTECT OUR INNER-CITY RESIDENTIAL NEIGHBOURHOODS!!!**

Karen Bilkoski  
1714 - 32nd Ave SW  
[kbilkoski@hotmail.com](mailto:kbilkoski@hotmail.com)

May 20, 2019

Sent via email to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Attention: Members of Council

Re: Application for Land Use Amendment: LOC2018-0218 (the "Application")  
Locations – 1703 31 Ave SW ("Lot 1703") and 1707 31 Ave SW ("Lot 1707")

This is our second letter the City to strongly oppose a second application for land use amendment of the above noted lots. Eight units, in our opinion, is still four too many.

We are very engaged in our community and care what happens here. Like most people around us, we recognize that we live in an area transitioning from older homes and traditional planning to a more diverse and vibrant community and embrace change that enriches our neighbourhood. The C-Space project, for example, including the Saturday farmer's market, enhances the vitality and livability of our streets.

The City has a unique and exciting opportunity in Marda Loop to implement planning and development that is progressive and exemplary. **But this can only be achieved in the context of a vision which respects the South Calgary/Altadore Area Redevelopment Plan, most notably Sections 1.2 and 2.0.**

The proposed project does not comply with the ARP and could negatively alter the look, feel and character of our neighbourhood. This is a special part of the Loop because of its very close proximity to the community centre, playing fields, library, farmer's market and C-Space. Our street is predominantly single-family homes and many of our good neighbours have chosen to raise their young families here. The proposed development is a contrast to the homes on our street and will further increase traffic flow (which is also a safety concern) and add to the problem of limited parking, especially when events take place at the community centre and C-Space.

Rapidly evolving communities need pockets of stability and our street is one of them that needs to be preserved. Several high-density developments within a few blocks of us (in most directions) have been flogged by developers and approved by the City over the past few years at a pace that is unsustainable and is already changing the quality of life for residents. Increased traffic and noise is already a problem and the substantially more transient demographic to shortly come will have a notable impact.

The site of this proposed development is at the heart of our community and warrants thoughtful care and consideration for any development that goes there. We are strongly opposed to this development and respectfully request that the City heeds the concerns of residents and denies the request for this land use amendment.

Sincerely,

Grant and Donna Sales  
1739 – 31 Ave SW  
Calgary, AB  
T2T 1S6

Phone: 403-256-1829

c. Evan Wooley, Ward 8 Councillor  
c. Joseph Yun, Planner – Center West  
c. Marda Loop Community Association