

**McDougall, Libbey C.**

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**From:** Owen Strychun <owenstrychun@shaw.ca>  
**Sent:** Saturday, March 10, 2018 11:45 AM  
**To:** Public Submissions  
**Subject:** [EXT] Land Use Amendment - LOC2017-0244/52D2018

Hi,

Please see my comments below re this land use amendment. I'm not sure if this is the appropriate time to raise these concerns, but if so, I wanted to ensure they are received in advance of the council meeting on March 19, 2018. I did not see the notification there was already a hearing until last week when I walked by the property.

Please do not hesitate to contact me if you have any questions about my comments.

Thanks,  
Owen

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**From:** Pitts, Juliet H. [mailto:Juliet.Pitts@calgary.ca]  
**Sent:** Tuesday, September 26, 2017 1:05 PM  
**To:** OWEN STRYCHUN  
**Subject:** RE: Land Use Amendment - 2323 Osborne CR SW and 2425 Richmond Rd SW

Hi Owen,

Thank you for the opportunity to discuss your concerns earlier today.

As discussed, this application proposes to change the designation of these properties to allow for the additional use of office within the existing building. This proposed DC (direct control district) is based on the rules of the Residential - Grade-Oriented Infill (R-CG) District. See Part 5 - Division 11 of Land Use Bylaw 1P2007 for listed uses at <http://lub.calgary.ca/>

The purpose of the DC is to allow for the existing building to be used for Office as an interim use. The long term vision for the site is to allow for low density residential development. R-CG allows for a low density street-oriented residential building form (e.g. townhouse, rowhouse, semi-detached, duplex).

This application is being reviewed against applicable policies of the Richmond ARP and the Municipal Development Plan. A minor map amendment to the Richmond Area Redevelopment Plan (ARP) is required to allow for the proposed redesignation. The change proposed to the land use map is from Conservation/Infill to Low Density Residential. There is existing policy in the ARP that supports the protection of existing buildings in good repair.

You mentioned a number of other issues, including how the building would be entered and where individuals would smoke. While I understand your concerns, we are not able to regulate these issues through the land use bylaw and should this become an issue, it would be something that you would need to address with your neighbor directly.

You did however raise some concerns about traffic flow and deliveries (i.e. loading). As discussed, these are technical issues that are reviewed in greater detail at the Development Permit phase as they are reviewed together with more detailed plans for how the building is intended to be used. I have noted this in the file for future consideration and I really appreciate you sharing your concerns

If you wish to provide input directly to Council there are two opportunities available:

1. After the recommendation is made, the proposed Land Use Redesignation is advertised. As you know, land use decisions are made by City Council. A letter may be submitted directly to City Clerks which will be shared with all City Councillors for the Public Hearing on Planning Matters. The [Communicating with Council FAQ Brochure](#) outlines timing and other requirements for this communication.
2. Attend the public hearing and speak directly to Council members. The [Attending a Council meeting FAQ](#) outlines protocol for the Council Public Hearing.

Thank you once again for your comments. If you have any further questions or comments, please do not hesitate to contact me.

Regards,  
Juliet

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ISC: Protected

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**From:** OWEN STRYCHUN [mailto:owenstrychun@shaw.ca]  
**Sent:** Friday, September 22, 2017 1:34 PM  
**To:** Pitts, Juliet H.  
**Subject:** [EXT] Land Use Amendment - 2323 Osborne CR SW and 2425 Richmond Rd SW

Hi Juliet,

My name is Owen Strychun and I live at 2301 Osborne Cres SW. I understand an application has been submitted to the City in respect of the property located at 2323 Osborne CR SW and 2425 Richmond Rd SW. I believe the file number is LOC2017-0244/52D2018.

Based on the information session that was hosted by the potential/now owner of the building on July 24, 2017, I understand they are proposing to convert this building into an office location that would house a web development business. If the business operations will be as described by the owners of the business, then I'm generally okay with the amendment subject to the following concerns being observed/addressed:

- Zoning – the amendment for the land use should only be such that the building may be used for a very low traffic type of business. I do not want traffic constantly driving through the crescent/surrounding streets. They should also not have the ability to sell the building to another person afterwards that can just begin operating any type of commercial operation. That should require rezoning that would need to be re-approved by the surrounding residents.
- Parking – employees and customers should not park in the actual crescent as there is very little parking available as it is. The capacity of the building should be limited to the number of parking spaces that are available to the building in the attached parking lot.

- Entrance – the entrance to the building should be changed to the rear of the structure to prevent people from inadvertently entering the crescent to access the premises.
- Smoking – smokers, if any, should do so at the rear of the structure, not on the crescent.

Happy to discuss any of these concerns. It's very important to me that these conditions are observed if this land use amendment is allowed to proceed as I want to ensure the value of my home is maintained and this is still a safe place for me to raise my children. The business owners seem very nice and would be great neighbors in the community. We just need to ensure our interests are protected in the event another change in use of the building occurs. Hopefully you appreciate my concerns.

Thanks,  
Owen Strychun  
587-999-7100