

From: reid@stormcommunications.ab.ca
Subject: Re: CPC 2018-1301 LOC2018-0172 - 407 27 AVENUE NE
Date: January 11, 2019 at 8:50 AM
To: caward7@calgary.ca, cityclerk@calgary.ca
Cc: dghw973@gmail.com

Dear Alderperson Druh Farrell,

Re: Proposed land use zoning change to MU-2 from MC-1, which will permit an 8-storey building envelope, on 27 Avenue NE at corner of Edmonton Trail – Going forward to Public Hearing Monday, Jan. 14

My first concern is that the online City of Calgary comment form I submitted to City Planning in August 2018 regarding the application for this development was not read, I understand, in the previous CPC meetings and not forwarded to the people making decisions on the zoning change. I strongly believe residents of the community should be heard when we are concerned about zoning changes in our community. Further to this concern, the Winston Heights Community Association sent a letter supporting this zone change with no consultation at all from nearby residents who will be affected by a large mixed use building as proposed. The developer has not provided any information or consulted with neighbours either. Anyone in the neighbourhood I have talked to is against this development.

I am in agreement with the ARP that a 3 or 4 storey building on this site, not higher than the condo/apartment under construction across the street could be a benefit to the community. We are not, however, supportive of a seven or eight story mixed use building in our previously single family community. The height of this proposed building is taller than anything in the north central communities, and the first eight storey building certainly does not belong on a previously single family avenue. The first large buildings in any community have been built on major intersections, and not up against previously vibrant single family homes. We have already lost friends on 27th Ave. that were basically pushed out by the development now under construction.

My objections, as well as to such a large building in a residential area, is the lack of a back lane on 27th Avenue. This puts all commercial traffic on 27th Avenue, on a hill that gets icy going westward onto Edmonton Trail. As has happened during the apartment construction across the street, traffic turning from Edmonton Trail east onto 27th Ave. may need to brake swiftly for trucks stopped in the street, which can't be seen until the last second, leaving the tail end of the vehicle still on Edmonton Trail.

Parking on 27th Avenue is not abundant because most residences on the Avenue have double front garages, which leaves little room for on-street parking. The construction of the apartments on the NE corner has left contractors using the available spots for over one block away. Another issue is that many heavy trucks head northwards on 4th Street to the intersection of 27th Avenue at the community hall and then back-up down the length of 27th Avenue to the construction site (and may very well do this to reach the commercial businesses that would be in the proposed development). The back-up beepers are disturbing to those of us living in this block.

Winston Heights has an important legacy in Calgary, being the only community the Federal Government requested to be set aside for returning troops from WWII. The community of single family homes that has been a bright spot in Calgary since it started deserves more than being pushed aside by a developer who wants to make such a substantial change to our residential community.

Thanks for hearing our concerns and representing our voice and opinions at the meeting Monday.

Sincerely,

Theresa & Reid Storm

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JAN 14 2019

ITEM: 8.1.8 CPC 2018-
1301
DISTRIBUTION

CITY CLERK'S DEPARTMENT