

From: ctwilliams@shaw.ca
To: [Public Submissions](#)
Subject: March 12, <web submission> LOC2017-0213
Date: Sunday, March 04, 2018 9:12:22 PM

March 5, 2018

Application: LOC2017-0213

Submitted by: Caroline Williams

Contact Information

Address: 88 Strathclair Rise SW

Phone: (587) 226-1124

Email: ctwilliams@shaw.ca

Feedback:

We are writing to express our concerns with the layout of this subdivision. The City has allowed developers to undertake a piecemeal approach in the design of this community which is negatively impacting the existing homes. With respect to this subdivision we would request that the area layout be changed so as to address the negative impacts it will cause to the property located at 7777 - 11 Avenue SW. We request the following - - the area is planned with an road exiting onto 11 avenue. We do not want a road exiting onto 11 ave for 3 reasons - 1 - at such time as the property at 7777 - 11 Avenue is developed, the City will require any roads to align with this exit road. This will negatively impact the ability to maximize the land use of the property at 7777-11 Avenue and therefore negatively impact its value. 2 - there is an existing residence that was once located at the end of a dead end road prior to the development of this area. 11th Avenue is now a major access route. Access to this proposed development should be restricted to 77 Avenue so as to mitigate the impact of increased traffic on the existing residence at 7777-11 Avenue. 3 - significant headlight impacts on the home located at 7777-11 Avenue resulting from cars from approx 30 homes exiting the development proposed under LOC 2017-0213. To mitigate our concerns, we would request the area be redesigned such that homes front onto 11 Avenue. It appears this would accommodate ~ 7 or 8 lots. Development of the property with homes fronting onto 11 avenue would eliminate the negative impact to the property value of the home/land located at 7777-11 Avenue SW, mitigate the concerns about increased traffic and eliminate the headlight impacts on the residence at 7777-11 Avenue SW.

From: [Williams, Caroline](#)
To: [Public Submissions](#)
Cc: [Caroline - Home \(ctwilliams@shaw.ca\)](mailto:ctwilliams@shaw.ca)
Subject: [EXT] LOC 2017-0213
Date: Monday, March 05, 2018 10:42:12 AM
Attachments: [Scanned from a Xerox Multifunction Printer.pdf](#)

Further to my submission via the City's website on March 4 at 9:12 pm, please find attached a diagram further illustrating our proposal.

As proposed by the Developer, access to this area is via an "L" shaped road from both 77 Street and 11 Avenue.

We are proposing that access to the development is solely via 77 Street and that the layout of the homes be changed such that homes will front onto 11 Avenue.

The layout as proposed by the developer creates 3 significant negative impacts on the property located at 7777-11 Avenue SW

1 - Future development of the property at 7777 - 11 Avenue will be impacted by the requirement for the access road off the property to align with subdivision as proposed under LOC 2017-0213. This may limit the development potential of the property and negatively impact its value.

2 - increased traffic in front of the residence associated with the 30 homes proposed for the area. 11 Avenue was previously a dead end road at the corner of 11 Avenue and 77 Street. The development of the land north of 11 Avenue has significantly increased the traffic in front of the residence at 7777 - 11 Avenue SW. Although the City Planners have argued that the exit onto 11 Avenue is necessary for connectivity, we do not agree with this concept as traffic will access this area either via 85 Street or 77 Street. The access onto 11 Avenue simply creates unnecessary traffic.

3 - Traffic exiting onto 11 Avenue from the subdivision will have significant headlight impacts onto the residence located at 7777 - 11 Avenue SW.

By changing the layout of the subdivision such that homes front onto 11 Avenue, this will mitigate all three of the negative impacts as stated above.

Caroline Williams
587-226-1124

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From: [Bill Tapuska](#)
To: [Public Submissions](#)
Cc: [Civitarese, Dino](#); jeff.davidson@calgary.ca
Subject: [EXT] LOC 2017-0213
Date: Monday, March 05, 2018 9:57:49 AM

Good morning!

Re: Outline Plan Re-designation, File number LOC 2017-0213

I am sending these comments directly to you because the City Development Plan website did not allow me to complete my comments before blacking out (twice).

We reside at 7777 11 Avenue SW, on the South side of 11 Avenue, immediately across the street from the application.

We have lived there for 42 years.

The application, as proposed, will negatively affect the future subdivision of our property; limiting our flexibility to properly plan the subdivision of our land and the adjacent parcels.

The re-designation and subdivision development of the North side of 11 Avenue has been piecemeal. Of the 7 parcels, 6 were recently re-designated and currently being developed into what appears to be a properly integrated housing subdivision. The 7th parcel is the object of this application.

We do not take issue with the re-designation, but rather the location of the proposed roadway as shown in the documents.

The subdivision plan shows an "L" shaped, North/South roadway that roughly splits the parcel with access to 77th Street and to 11 Avenue.

Any future roadway on our parcel will necessarily have to match that location on 11 Avenue presenting a limiting factor on the future efficient subdivision of our parcel.

In order to prevent that, we request that the proposed roadway in the application be reconfigured so that so that it does not connect to 11 Avenue. Access roadway to the property can be from 77 St only, into a cul de sac. Housing lots can then front onto the entire length of 11 Avenue, facing our parcel of land.

We believe this will be an improvement to what's currently proposed.

Yours truly,

William and Yvette Tapuska.