

**Williams, Debbie D. (City Clerk's)**

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**From:** Yun, Joseph  
**Sent:** Tuesday, September 03, 2019 8:02 AM  
**To:** Committee Clerk; jeffnstansbury@me.com  
**Cc:** Ang, Benedict  
**Subject:** RE: [EXT] Fwd: Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049; Aspen Woods Bylaw 180D2019

Good morning,

Please find below a public submission that was made on Monday September 2<sup>nd</sup> for the above item.

This item is to be considered at the public meeting scheduled for Monday September 9<sup>th</sup>.

It appears the email address was misspelled (missing an 's' at the end of 'submission') Mr. Stansbury.

Please accept the letter below as being received prior to the listed deadline.

Thank you,

**Joseph Yun**

Planner - Centre West  
Community Planning  
Planning & Development  
The City of Calgary | Mail Code: #8075  
T 403.268.1426 | email: [joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca)  
Floor 5, 800 Macleod Trail S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

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**From:** Jeff Stansbury [mailto:[jeffnstansbury@me.com](mailto:jeffnstansbury@me.com)]  
**Sent:** Monday, September 02, 2019 9:28 PM  
**To:** Yun, Joseph  
**Subject:** [EXT] Fwd: Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049; Aspen Woods Bylaw 180D2019

Hi Joseph,

I just sent this to Ben and he is out of the office until Sep 4 and this needs to be received by noon on Sep 3, 2019 to be used in the Sep 9 public hearing. As Ben's delegate, please respond back to me and confirm that this document will be included in the Sep 9 hearing.

Thank you,  
Jeff Stansbury

Begin forwarded message:

**From:** Jeff Stansbury <[jeffnstansbury@me.com](mailto:jeffnstansbury@me.com)>  
**Subject:** Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049; Aspen Woods Bylaw 180D2019

**Date:** September 2, 2019 at 9:25:00 PM MDT  
**To:** [Ben.Ang@calgary.ca](mailto:Ben.Ang@calgary.ca)

Hi Ben,

Please include this public comment in the Sep 9, 2019 Public Hearing. By the way, the email address below that was provided for us to submit comments is not receiving emails. Please confirm your receipt and that this will be included as part of the hearing.

Thank you,  
Jeff Stansbury

Begin forwarded message:

**From:** Jeff Stansbury <[jeffnstansbury@me.com](mailto:jeffnstansbury@me.com)>  
**Subject:** Land Use Redesignation - Aspen Woods Bylaw 180D2019  
**Date:** September 2, 2019 at 7:14:39 PM MDT  
**To:** [PublicSubmission@calgary.ca](mailto:PublicSubmission@calgary.ca)  
**Cc:** Sharon Davies <[hodgson.davies@shaw.ca](mailto:hodgson.davies@shaw.ca)>, Peter Clark <[Peter@westpower.ca](mailto:Peter@westpower.ca)>, Shirley Clark <[sirk4532@aol.com](mailto:sirk4532@aol.com)>, Duane McCaffrey <[lazyd@sasktel.net](mailto:lazyd@sasktel.net)>, Zora Lazic <[Zora.Lazic@AltaLink.ca](mailto:Zora.Lazic@AltaLink.ca)>, Dave Bamber <[dave@bambercapital.com](mailto:dave@bambercapital.com)>, Dave Bamber <[dbamber@resg.ca](mailto:dbamber@resg.ca)>, Lisa Stansbury <[lisastansbury@me.com](mailto:lisastansbury@me.com)>, Kelly & Rod Hume <[kelly.w@telus.net](mailto:kelly.w@telus.net)>, Farooq & Asma Ahmad <[farooqahmad@shaw.ca](mailto:farooqahmad@shaw.ca)>, Todd Chuckry <[toddchuckry@gmail.com](mailto:toddchuckry@gmail.com)>, Suzanne Chuckry <[chuckry@shaw.ca](mailto:chuckry@shaw.ca)>

City Council,

Lisa and I are owners of 19 Aspen Ridge Lane SW, a residential property that is adjacent to the above proposed land use amendment. We have reviewed the application and have the following issues to raise and request that they be included in the public hearing on September 9, 2019.

### Reduction of Property Values and Privacy

- **Issue 1:** The building height and setback for this land use designation (see below) will have a significant impact on the desire for residential living adjacent to this property. The specifications of this land use designation are inappropriate when neighbouring our serene, secluded neighbourhood. Aside from the primary concern of living this close to a building, this size of building would significantly reduce the amount of sunshine that would come into the back yard of our property, further reducing the usage and value of our property.
  - Changes and specific guidelines from the application...The applicant has indicated that the principal purpose of this application is to allow for:
    - a maximum building height of **12 metres**...an increase from the current maximum of **10 metres**
    - a minimum **1.2 metres** side and rear setbacks...a decrease from the current minimum of **7.5 metres**
  - From the S-CI designation: Where a *parcel* shares a **property line** with a *parcel* containing a **building** less than or equal to 6.0 metres in height and designated as a **low density residential district**, M-CG, or M-G District, the maximum building height:

- is 6.0 metres measured from *grade* at the shared *property line*;
  - increases proportionately to 12.0 metres measured from *grade* at a distance of 6.0 metres from the shared *property line*; and
- **Resolution to Issue 1:**
    - Restrict the south west corner of the property from building any structures...there is significant space on the east end of the property for the proposed development. Designate the southwest portion of the property for low impact and low noise use.
    - Include restrictions on the western property line that maintain the current building height and setbacks.

## Traffic Safety

- **Issue 2:** Intersection control, traffic speed and parking
  - There is currently significant congestion resulting in unsafe attempts to turn north onto Strathcona Blvd SW off of 14th Avenue SW and delays during heavy traffic hours as well as Sundays, when both the Lutheran and First Korean Presbyterian Churches are very active.
  - Winter days are particularly concerning as the current traffic congestion can be backed up from Strathcona Blvd SW to Aspen Ridge Lane on 14th Avenue. With icy road conditions and the pressure of congestion, drivers take undue risks to cross south bound 69<sup>th</sup> street traffic to drive north on Strathcona Blvd SW.
  - Speeds along 14<sup>th</sup> Avenue are significantly higher than the posted rate...resulting in increased risk to pedestrians and drivers when the traffic count increases due to this change in land use designation.
  - Parking and pick-up currently overflows onto 14th Avenue due to Church activities, resulting in unsafe conditions for pedestrians and drivers.
  - Increases of the land use of this property will result in a significant increase in traffic count.
- **Resolution Issue 2:**
  - Intersection of 69th Street and 14th Avenue requires a traffic light to improve pedestrian and driver safety
  - Install four way stop signs at 14th Ave and 73rd Street to slow speeds on the long straight away
  - Include radar speed signs along with four way stop signs at 14th Ave and 73rd Street.

While we understand that this land use amendment does not in of itself result in the issues we have raised, the follow-on development within this land use designation will. We request that these issues be linked to any future development permit submission as the follow-on development activities are not always easy for the public to be aware of (busy family life activities, retired residents, poor posting of permits).

Thank you for fully considering these issues and potential solutions in your decision. Please respond to this email to confirm that this information will be provided to the council in the September 9, 2019 public hearing.

Regards,

Jeff Stansbury and Lisa Stansbury

**Palaschuk, Jordan**

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**From:** Hodgson Davies <hodgson.davies@shaw.ca>  
**Sent:** Tuesday, September 03, 2019 10:04 AM  
**To:** Public Submissions  
**Cc:** Ang, Benedict  
**Subject:** [EXT] Land Use Amendment Application: LOC2019-0049 Location: 1385 - 69 Street SW  
**Attachments:** Land Use LOC2019-0049 Bylaw 180D2019.pdf

We wish to speak to a number of concerns regarding the above Land Use Amendment. Please see attached correspondence.

Please include in the Public Hearing on September, 9, 2019

Thank you.

The Owners: Condominium Plan No. 0010248

Sharon Davies  
President  
51 Aspen Ridge Lane SW  
Calgary, Alberta T3H 5H9  
phone (403)686-0869  
cell - (403)923-1599

Begin forwarded message:

**From:** Hodgson Davies <[hodgson.davies@shaw.ca](mailto:hodgson.davies@shaw.ca)>  
**Subject:** Fwd: Land Use Amendment Application: LOC2019-0049 Location: 1385 - 69 Street SW  
**Date:** May 16, 2019 at 7:46:41 PM MDT  
**To:** Ben Ang <[Ben.Ang@calgary.ca](mailto:Ben.Ang@calgary.ca)>

Ben,

Upon re-reading my original email to you, I realized that I had called 69th St SW and 73rd St SW Avenues instead of Streets. Please find a corrected copy.

Sorry about that.

Thanks.

Warmest Regards,

The Owners: Condominium Plan No. 0010248

Sharon Davies  
President

Begin forwarded message:

**From:** Hodgson Davies <[hodgson.davies@shaw.ca](mailto:hodgson.davies@shaw.ca)>  
**Subject:** Land Use Amendment Application: LOC2019-0049 Location: 1385 -  
69 Street SW  
**Date:** May 16, 2019 at 6:57:38 PM MDT  
**To:** Ben Ang <[Ben.Ang@calgary.ca](mailto:Ben.Ang@calgary.ca)>

From: The Owners: Condominium Plan No. 0010248  
Mailing Address: 51 Aspen Ridge Lane SW  
Calgary, Alberta  
T3H 5H9  
Sharon Davies - President  
To: City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, Alberta  
T2P 2M5

Attention: Benedict Ang - File Manager# 8075  
Email: [Ben.Ang@calgary.ca](mailto:Ben.Ang@calgary.ca)

Dear Mr. Ang,

Re: Application for Land Use Amendment: LOC2019-0049  
Location: 1385 69 Street SW, Calgary, Alberta

The Owners: Condominium Plan No. 0010248 is a Bareland Condominium development of 12 single-detached dwelling and 1 vacant lot located west of and adjacent to the above described property at 1385 - 69 St. SW, Calgary Alberta.

The Owners: Condominium Plan No. 0010248 represent the all of the Owners located at the following addresses:

6 Aspen Ridge Lane SW - Quinn  
7 Aspen Ridge Lane SW - Hume  
10 Aspen Ridge Lane SW - Quinn Corp - vacant lot  
11 Aspen Ridge Lane - Ahmad  
15 Aspen Ridge Lane SW - Lazic  
19 Aspen Ridge Lane SW - Stansbury  
23 Aspen Ridge Lane SW - Bamber  
27 Aspen Ridge Lane SW - Clark  
31 Aspen Ridge Lane SW - Wu  
35 Aspen Ridge Lane SW - Shobeiri/Baharian  
39 Aspen Ridge Lane SW - Chuckry  
47 Aspen Ridge Lane SW - Treacy/Nahman  
51 Aspen Ridge Lane SW - Davies/Hodgson

Four of our Owners have backyards and fencing adjacent to the west side of the Lutheran Church's property. They are:

- 15 Aspen Ridge Lane SW - Lazic
- 19 Aspen Ridge Lane SW - Stansbury
- 23 Aspen Ridge Lane SW - Bamber
- 27 Aspen Ridge Lane SW - Clark

Although, these concerns really affect all of our owners given our proximity to the First Lutheran Church and our access to 14th Ave SW and 69 St SW.

**Please note:** There are currently five (5) sheds occupying the property - not one (1) shed as stated in the Introduction.

Our Board of Directors met on May 8, 2019 to discuss the above Land Use Amendment:

We have the following concerns regarding this Land Use Amendment:

**> INCREASED TRAFFIC**

- There is already significant traffic flow on 14th Ave SW and 69th St SW and 73rd St SW during work commuting and school drop-off / pick-up times.
- The proposed addition of two operating school buildings (Aspen Hill Montessori & Flower Pot Childcare) along with existing A Child's Garden Preschool and other program offered at the Church will generate increased vehicle traffic on 14th Avenue SW during peak hours. i.e.: school drop-off and pick-up peak hours.
- Excessive traffic and speeding makes it more difficult for us to exit Aspen Ridge Lane SW.

**> CURRENTLY NO TRAFFIC LIGHTS AT 69 ST SW AND 14 AVE SW**

- The intersection is currently controlled by a Stop sign and is very busy during Rush hour with vehicles backed up on 14th Ave SW. Left turning vehicles are required to cross two lanes of busy traffic on 69 St SW to execute a safe turn.
- Additional traffic generated by the new proposed facilities will increase congestion and the vehicle accident risk especially given increased vehicles with children.
- A controlled traffic light intersection will be required to minimize accident risk. A left turning signal for northbound traffic exiting 69th St SW onto westbound 14th Avenue SW should also be included.

**> SPEEDING/NOISE/TRAFFIC CALMING/SAFETY**

- The posted speed limit on 14th Ave SW is 50 km/hr.
- Currently, there is large volumes of excessive speeding in both directions on 14th Ave SW through a residential areas ( between 69th St SW and 73rd St SW as well as along 73rd St. SW). Serious consideration must be given to installing a School Zone on 14th Avenue SW between 69th St SW and Aspen Ridge Lane SW. (similar to one installed at Playground on 73rd St SW). Also installation of Pedestrian Crosswalk within this School Zone so children and parents are not running across a busy 14th Ave SW.

- Stop Signs in all directions and/or Traffic Circle at 73rd St SW and 14th Ave SW to calm traffic. There have been serious accidents at this intersection. Stop signs are not obeyed.
- Meridian with trees down the centre of 14th Ave SW to slow down traffic and reduce noise.

#### **> PARKING ALONG 14TH AVE SW/SAFETY**

- 14th Ave SW is a busy corridor.
- Parking and crossing 14th Ave SW should be discouraged.
- Campus should supply sufficient parking on site to accommodate staff, pick up and drop off of students as well as addition parking for Church events and programs.

#### **> AESTHETIC OF 14th AVENUE SW**

- Today, 14th Ave SW reads more like a country road vs a City of Calgary street. We believe the look and feel of 14th Ave SW encourages more speeding because drivers see this a a thoroughfare vs a Residential Neighbourhood.
- Thinks contributing to this problem are:
  - Acreages on the South side of 14th Ave SW have poorly maintained Boulevards.
  - Undeveloped property with poor fencing.
  - Poor illumination from current street lighting.
  - Street lights along east end of 14th Ave SW are considered temporary and are not on par with the rest of the Aspen Woods development.
  - Above ground hydro lines located in the vicinity of this new proposed complex need to be sunk underground. This should be included with the development of this property.

#### **> COMMUNITY CAMPUS - NEW DEVELOPMENT**

- No idea what the new development will look like. i.e.: size of buildings, number of students.
- Will it fit in the Neighbourhood?
- Fencing around campus should be consistent with the concrete fences in the neighbourhood.
- Expect well maintained landscaping - trees, shrubs, boulevards.
- Expect well maintained sidewalks in winter.
- Expect planting of larger trees (evergreens) to screen buildings adjacent to our development.
- Currently five sheds plus garbage enclosures on the property . Would expect to see better storage and garbage solutions.

#### **> CONSIDERATION OF WILDLIFE**

- Campus will also be adjacent to a Ravine to the immediate north of the property. Animal Crossing located at 69th Street SW and 14th Ave SW to allow safe passage of wildlife into the corresponding Ravine on the east side of 69th St SW.

- Wildlife sightings in the area include bobcats, deer, rabbits, coyotes, moose, pheasants, quail and various bird species.

Please do not hesitate to contact me to discuss this matter further if required.

Please keep me informed on public meetings so we may be involved in the process going forward.

Thank you.

Warmest Regards,

The Owners: Condominium Plan N0. 0010248

Sharon G. Davies  
President

51 Aspen Ridge Lane SW  
CALGARY, T3H 5H9  
Email: [hodgson.davies@shaw.ca](mailto:hodgson.davies@shaw.ca)  
Home: (403)686-0869  
Cell: (403)923-1599



**The Owners: Condominium Plan No. 0010248  
C/O #51 Aspen Ridge Lane SW.  
Calgary, Alberta T3H 5H9**

September 3, 2019

Office of the City Clerk  
City of Calgary  
700 MacLeod Trail SE, PO Box 2100 Station M  
Calgary, Alberta  
T2P 2M5

Dear Ms. Kennedy:

**Re: Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW  
LOC2019-0049 Bylaw 180D2019**

We have reviewed the application and have a number of issues to point out and wish these be included in the Public Hearing on September 9, 2019.

The Owners: Condominium Plan No. 0010248 is a Bareland Condominium development of 12 single-detached dwelling and 1 vacant lot located west of and adjacent to the above described property at 1385 - 69 St. SW, Calgary Alberta.

The Owners: Condominium Plan No. 0010248 represent all of the Owners located at the following addresses:

6 Aspen Ridge Lane SW - Quinn  
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Four of our Owners have backyards and fencing immediately adjacent to the west side of the First Lutheran Church's property. They are:

15 Aspen Ridge Lane SW - Lazic  
19 Aspen Ridge Lane SW - Stansbury  
23 Aspen Ridge Lane SW - Bamber  
27 Aspen Ridge Lane SW – Clark

## Reduction of Property Values and Privacy

We understand from our conversations with the Lutheran Church at the end of June, 2019 that the intention is to build the Flower Pot Childcare facility in the south west corner of the property on the site where the children's playground and staff parking are currently situated. This will greatly impact our 4 residents whose back yards would be immediately adjacent to the new Building. This will in turn impact the property values of all our owners.

- **Issue 1: The building height and setback for this land use designation (see below) will have a significant impact on the desire for residential living adjacent to this property.** The specifications of this land use designation are inappropriate when neighbouring our serene, secluded neighbourhood. Aside from the primary concern of living this close to a building, this size of building would be imposing both in proximity and height. Who wants to look out their backyard window and see the back of a school building blocking your view and your sunshine? Obviously, the location of this building will drastically reduce saleability of these homes, thereby driving down the prices for all of our other residents. The building is not viable in this location with a 7.5 metre set back, hence the need to change zoning to allow a 1.2 metre setback. If approved, this will press the building within 1.2 metres (4 feet) of our eastern perimeter fence of our 4 homeowners.
  - Changes and specific guidelines from the application. The applicant has indicated that the principal purpose of this application is to allow for:
    - a maximum building height of **12 metres**...an increase from the current maximum of **10 metres**
    - a minimum **1.2 metres** side and rear setbacks...a decrease from the current minimum of **7.5 metres**
  - From the S-CI designation: Where a **parcel** shares a **property line** with a **parcel** containing a **building** less than or equal to 6.0 metres in height and designated as a **low density residential district**, M-CG, or M-G District, the maximum building height:
    - is **6.0 metres** measured from **grade at** the shared **property line**;
    - increases proportionately to **12.0 metres** measured from **grade** at a distance of **6.0 metres** from the shared **property line**;
- **Mitigation of Issue 1:**
  - Restrict the south west corner of the property from building any structures...there is significant space on the east end of the property for the proposed development. Designate the southwest portion of the property for low impact and low noise use.
  - Include restrictions on the western property line that maintain the current building height and setbacks.
  - There is a large amount of undeveloped land on the eastern side of the church property, which should be able to contain both buildings.

## **Traffic Safety**

After rezoning, the future proposed developments would add up to 160 children attending the location on a daily basis, significantly increasing vehicle traffic for drop-off and pick-up.

We have reviewed the “Applicant Response to the Neighbourhood Concerns” and do not feel the applicant has properly addressed our issues. Attached, please find our previous correspondence directed to Ben Ang in City of Calgary Planning and Development. For the sake of brevity, we will highlight our main concerns again.

- **Issue 2: Intersection control, traffic speed, parking and noise.**
  - There is currently significant congestion resulting in unsafe attempts to turn north onto 69 Street SW off of 14th Avenue SW and delays during heavy traffic hours as well as Sundays, when both the Lutheran and First Korean Presbyterian Churches are very active
  - Parking and pick-up currently overflows onto 14th Avenue due to Church activities, resulting in unsafe conditions for pedestrians and drivers.
  - Winter days are particularly concerning as the current traffic congestion can be backed up from 69 Street SW to Aspen Ridge Lane on 14th Avenue. With icy road conditions and the pressure of congestion, drivers take undue risks to cross southbound 69 Street SW traffic to drive north on 69 Street SW.
  - Traffic volume along 14<sup>th</sup> Avenue during rush hour is already significant.
  - Speeding along 14<sup>th</sup> Avenue is the norm today.
  - With speeding and traffic volume comes excessive noise along 14<sup>th</sup> Ave SW and 73<sup>rd</sup> St SW. Many homes back onto these streets in our neighbourhood.
  - We expect all of these issues will only get worse when the traffic count increases due to this change in the land use designation and proposed future development. Staggered pick up times will not be sufficient to mitigate our concerns.
- **Mitigation of Issue 2:**
  - Intersection of 69th Street SW and 14th Avenue SW requires a traffic light to improve pedestrian and driver safety
  - Install four way stop signs or traffic circle at 14th Ave and 73rd Street to slow speeds on the long straight away of 14<sup>th</sup> Ave.
  - Designate the Lutheran Church as a School Zone with reduced speeds. Include radar speed signs at school zone similar to those on 73<sup>rd</sup> Ave SW playground zone.
  - Add a pedestrian crosswalk at this School Zone so Mum’s and Dad’s can safely cross to drop of kids at school.

While we understand that this land use amendment does not in of itself result in the issues we have raised, the follow-on development within this land use designation will. We request that these issues be linked to any future development permit submission, as a follow-up after Council’s review.

Thank you for fully considering these issues and potential solutions in your decision.

Please email us ([hodgson.davies@shaw.ca](mailto:hodgson.davies@shaw.ca)) to confirm that this information will be provided to the council for the September 9, 2019 public hearing.

Please put us on the mailing list so we can be informed of future meetings and developments, etc.

Thank you.

Warmest Regards,

Sharon G. Davies  
President - Condominium Plan No. 0010248

Cc. Alderman Jeff Davison

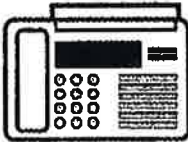
# F A X

**Jeff & Lisa Stansbury**

19 Aspen Ridge Lane SW  
Calgary, Alberta T3H 5H9

[phone]

[website]



To: Office of the City Clerk City of Calgary  
Fax number: (403)268-2362

From: Jeff and Lisa Stansbury  
Fax number: [fax]

Date: September 2, 2019

Regarding:  
Land Use Redesignation No LOC 2019-0049  
By-Law - 180D2019

Phone number for follow-up:  
(403)680-4322 (JEFF)  
(403)240-0443 ( ZORA)

**Comments:**

Land Use Resignation No. LOC 2019-0049 Aspen Wood (Ward 6) By-law No 180D2019

Attached please our comments related to the above submission.

Thank you

Jeff and Lisa Stansbury  
19 Aspen Ridge Lane SW  
Calgary, Alberta  
T3H 5H9

Zora Lazik  
15 Aspen Ridge Lane SW  
Calgary, Alberta  
T3H 5H9

Sep. 02, 2019

Subject: Land Use Redesignation - Aspen Woods Bylaw 180D2019

- LOC 2019-0049

Council,

Lisa and I are owners of 19 Aspen Ridge Lane SW and Zora is the owner of 15 Aspen Ridge Lane SW, the residential properties that are adjacent to the above property that has applied for a land use amendment. We have reviewed the application and have the following issues to raise and request they be included in the public hearing on September 9, 2019 for Council to consider in the approval process.

#### Reduction of Property Values and Privacy

- **Issue 1:** The building height and setback for this land use designation (see below) will have a significant impact on the desire for residential living adjacent to this property. The specifications of this land use designation are inappropriate when neighbouring our serene, secluded neighbourhood. Aside from the primary concern of living this close to a building, this size of building would significantly reduce the amount of sunshine that would come into the back yard of our property, further reducing the usage and value of our property.
  - Changes and specific guidelines from the application...The applicant has indicated that the principal purpose of this application is to allow for:
    - a maximum building height of 12 metres...an increase from the current maximum of 10 metres
    - a minimum 1.2 metres side and rear setbacks...a decrease from the current minimum of 7.5 metres
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- **Resolution to Issue 1:**
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#### Traffic Safety

- **Issue 2:** Intersection control, traffic speed and parking
  - There is currently significant congestion resulting in unsafe attempts to turn north onto Strathcona Blvd SW off of 14th Avenue SW and delays during heavy traffic hours as well as Sundays, when both the Lutheran and First Korean Presbyterian Churches are very active
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  - Speeds along 14<sup>th</sup> Avenue are significantly higher than the posted rate...resulting in increased risk to pedestrians and drivers when the traffic count increases due to this change in land use designation.
  - Increases of the land use of this property will result in a significant increase in traffic count.

- **Resolution Issue 2:**

- Intersection of 69th Street and 14th Avenue requires a traffic light to improve pedestrian and driver safety
- Install four way stop signs at 14th Ave and 73rd Street to slow speeds on the long straight away
- Include radar speed signs along with four way stop signs at 14th Ave and 73rd Street.

While we understand that this land use amendment does not in of itself result in the issues we have raised, the follow-on development within this land use designation will. We request that these issues be linked to any future development permit submission, as the follow-on development activities are not always easy for the public to be aware of (busy family life activities, retired residents, poor posting of permits).

Thank you for fully considering these issues and potential solutions in your decision. Please email us to confirm that this information will be provided to the council in the September 9, 2019 public hearing.

Regards,



Jeff Stansbury – [jeffnstansbury@me.com](mailto:jeffnstansbury@me.com)

Lisa Stansbury – [lisastansbury@me.com](mailto:lisastansbury@me.com)

Zora Lazic – [Zora.Lazic@AltaLink.ca](mailto:Zora.Lazic@AltaLink.ca)

**Palaschuk, Jordan**

---

**From:** Shirley Clark <sirk4532@aol.com>  
**Sent:** Tuesday, September 03, 2019 11:32 AM  
**To:** Public Submissions  
**Subject:** [EXT] Fwd: Land use amendment LOC2019-0049

Sent from my iPhone

Begin forwarded message:

**From:** Shirley <[sirk4532@aol.com](mailto:sirk4532@aol.com)>  
**Date:** September 3, 2019 at 11:16:59 AM MDT  
**To:** [Ben.Ang@calgary.ca](mailto:Ben.Ang@calgary.ca)  
**Subject:** Land use amendment LOC2019-0049

We have several concerns regarding the amendment of the Zoning of 1385 - 69 St.

One of the main concerns is the increase of traffic to this residential neighbourhood. The traffic volume is already an issue for residents.

The fact that there is no light at 14 and 69 means traffic is backed up at that intersection and will only get worse with the added volume if this zoning gets changed.

Noise concerns for those homes adjacent to the the property will be an issue. This has always been a very quiet neighbourhood which we have all enjoyed.

Property values will certainly decline.

The set back of 1.5 meters is unreasonable. The idea of a building with daycare kids that close to our homes will definitely affect our quality of life. Especially early morning drop offs with car doors slamming etc.

While I understand the Lutheran church would like to make money, I don't believe it should be at the expense of the homeowners. Home values will definitely be impacted.

This application for amendment should be denied.

Thank you

Sincerely

Peter and Shirley Clark