

## Palaschuk, Jordan

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**From:** Ernest Harrison <ernest.w.harrison@gmail.com>  
**Sent:** Friday, August 30, 2019 1:19 PM  
**To:** Public Submissions  
**Cc:** Felix.ochieng@calgary.ca; Heaven, Jyde  
**Subject:** Fwd: [EXT] Contest of Application for rezoning of 4655 80 St NW

Hello,

My name is Ernest Harrison, P.Eng, I own and reside at 4652 81 Street NW which is one of the adjacent properties.

I am, for the third time, contesting the application to change the zoning of 4655 80 Street to change from R-C2 to R-CG. I previously contested the application on October 12th, 2017 and again on May 6th, 2019.

I have seen nothing to suggest either city planning or the developer has done anything to address the lengthy detailed list of concerns I provided on both correspondences.

At this point I will require the name and APEGA member number for the responsible Engineer or Engineers that have studied the affects of increased density as a result of setting a precedent of rezoning from R-C2 to T-CG.

I expect there have been appropriate reports prepared for affects on sewer, water, parking, green space, emergency services, traffic. Ideally I would hope these would be specific to Bowness but I will accept a general studies on gentrifying neighbourhoods in our municipality. Please provide access to these in a reasonable time so that I may review them prior to the public hearing on September 9th, 2019.

Once again here is my list of specific concerns:

- Regardless of what the developer is proposing the site will not support the parking required for the potential number of occupants.
- The development will create a strain on public parking, and will reduce public parking.
- There are no similar sized structures within at least 3 city block in any direction of the proposed site, so the structure will violate the architectural consistency of the area.
- Every other new development in the area is either a single detached home or semi-detached, again showing inconsistency with the proposed rezoning.
- More specifically a full lot single detached infill home was built only 3 years ago two avenues away on 43 ave, showing again huge inconsistency with the proposed rezoning.
- Putting in a structure that is so inconsistent with the area will have a negative effect on surrounding property values.
- The current sewer services running to the site will not support the number of possible occupants.
- The current water mains have major issues with rusting and freezing and will likely not support the possible number of occupants.
- The proposed structure would leave less green space on the site than is the norm for the area.
- There are two mature, healthy trees on the site that would be unnecessarily removed to support a structure of this size.

Thank-you,  
Ernest Harrison

----- Forwarded message -----

From: **Ernest Harrison** <[ernest.w.harrison@gmail.com](mailto:ernest.w.harrison@gmail.com)>  
Date: Thu, May 9, 2019 at 8:13 PM  
Subject: Re: [EXT] Contest of Application for rezoning of 4655 80 St NW  
To: Heaven, Jyde <[Jyde.Heaven@calgary.ca](mailto:Jyde.Heaven@calgary.ca)>

Hi Jyde,

Thank-you for your concern.

I did call 311 when we first moved into Bowness about 9 years ago and had someone for Engineering contact me and explain that the city water is regularly tested and meets the required standards.

The individual also explained that the rust from old mains is expected and not harmful to our health. It is harmful to appliances and laundry.

Thanks,  
Ernie

On Thu, May 9, 2019, 8:41 AM Heaven, Jyde, <[Jyde.Heaven@calgary.ca](mailto:Jyde.Heaven@calgary.ca)> wrote:

Thank you Ernest,

I will forward your backwash and rusty concerns to Engineering. Have you called 3-1-1 to report this and document it?

**Jyde Heaven, MEDES, RPP, MCIP**  
Planner II Centre West Planning  
Community Planning | City of Calgary  
T [403.268.1273](tel:403.268.1273) | F [403.268.2941](tel:403.268.2941)

**From:** Ernest Harrison [mailto:[ernest.w.harrison@gmail.com](mailto:ernest.w.harrison@gmail.com)]  
**Sent:** Monday, May 06, 2019 7:41 PM  
**To:** [planning@mybowness.com](mailto:planning@mybowness.com); Heaven, Jyde <[Jyde.Heaven@calgary.ca](mailto:Jyde.Heaven@calgary.ca)>  
**Subject:** [EXT] Contest of Application for rezoning of 4655 80 St NW

Hello,

My names is Ernest Harrison, I own and reside at 4652 81 Street NW which is one of the adjacent properties.

I am, again, contesting the application to change the zoning of 4655 80 Street to change from R-C2 to R-CG. I contested the application back in October of 2017.

The current infastructure in the neighbor is already substandard for the current population. Every time a new infill is constructed I enjoy rusty backwash from the city mains. And every spring I'm instructed to run water so the city's mains don't freeze.

My specific reasons in point form:

- Regardless of what the developer is proposing the site will not support the parking required for the potential number of occupants.

- The development will create a strain on public parking, and will reduce public parking.
- There are no similar sized structures within at least 3 city block in any direction of the proposed site, so the structure will violate the architectural consistency of the area.
- Every other new development in the area is either a single detached home or semi-detached, again showing inconsistency with the proposed rezoning.
- More specifically a full lot single detached infill home was built only 3 years ago two avenues away on 43 ave, showing again huge inconsistency with the proposed rezoning.
- Putting in a structure that is so inconsistent with the area will have a negative effect on surrounding property values.
- The current sewer services running to the site will not support the number of possible occupants.
- The current water mains have major issues with rusting and freezing and will likely not support the possible number of occupants.
- The proposed structure would leave less green space on the site than is the norm for the area.
- There are two mature, healthy trees on the site that would be unnecessarily removed to support a structure of this size.

Thank-you,

Ernest Harrison

**Palaschuk, Jordan**

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**From:** JT <jarudy@shaw.ca>  
**Sent:** Friday, August 30, 2019 3:15 PM  
**To:** Public Submissions  
**Subject:** [EXT] Land use redesignation Bowness Bylaw 173D2019

To: Laura M. Kennedy, CITY CLERK Fri. Aug 3,2019

Hello,

My name is Jarmila Tyls , I own and reside at 4656 81 Street NW.

I am, for the fourth time, contesting an application to change the zoning of 4655 80 Street to change from R-C2 to R-CG. I previously contested in October 2017, April 2018 and again in May 2019.

New development in the area is either a single detached home or semi-detached, showing inconsistency with proposed zoning.

Putting in a structure that is so inconsistent/ like R-CG/ with the area will have a negative effect on surrounding property values.

We are currently experiencing parking shortages and increased traffic due to single family homes being torn down in lue of multifamily dwellings.

The single family homes are being towered over by new developments causing loss of privacy, significant reduction in sunlight reaching our property .

Please keep this area as Land Use R-C2 Residential

We choose to live in the suburbs, not downtown.

Thank you,  
Jarmila and Rudolf Tyls

## Palaschuk, Jordan

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**From:** Kendell Schafer <kendell.schafer@hearthandhomefireplace.com>  
**Sent:** Tuesday, September 03, 2019 11:58 AM  
**To:** Public Submissions  
**Subject:** [EXT] Contest of Application for rezoning of 4655 80 St NW

My name is Kendell Schafer, I own and reside at 4650 81 Street NW which is one of the adjacent properties.

I am contesting the application to change the zoning of 4655 80 Street to change from R-C2 to R-CG.

I have seen nothing to suggest either city planning or the developer has done anything to address the lengthy detailed list of concerns my adjoined neighbour Ernest Harrison (4650 81 Street NW ) has provided in numerous correspondences.

At this point I will request the name and APEGA member number for the responsible Engineer or Engineers that have studied the affects of increased density as a result of setting a precedent of rezoning from R-C2 to T-CG. I expect there have been appropriate reports prepared for affects on sewer, water, parking, green space, emergency services, traffic. Ideally I would hope these would be specific to Bowness but I will accept a general studies on gentrifying neighbourhoods in our municipality. Please provide access to these in a reasonable time so that I may review them prior to the public hearing on September 9th, 2019.

Once again here is a list of specific concerns:

- Regardless of what the developer is proposing the site will not support the parking required for the potential number of occupants.
- The development will create a strain on public parking, and will reduce public parking.
- There are no similar sized structures within at least 3 city block in any direction of the proposed site, so the structure will violate the architectural consistency of the area.
- Every other new development in the area is either a single detached home or semi-detached, again showing inconsistency with the proposed rezoning.
- More specifically a full lot single detached infill home was built only 3 years ago two avenues away on 43 Ave, showing again huge inconsistency with the proposed rezoning.
- Putting in a structure that is so inconsistent with the area will have a negative effect on surrounding property values.
- The current sewer services running to the site will not support the number of possible occupants.
- The current water mains have major issues with rusting and freezing and will likely not support the possible number of occupants.
- The proposed structure would leave less green space on the site than is the norm for the area.
- There are two mature, healthy trees on the site that would be unnecessarily removed to support a structure of this size.

The current infrastructure in the neighborhood is already substandard for the current population. Every time a new infill is constructed I enjoy rusty backwash from the city mains. And every spring we're instructed to run water so the city's mains don't freeze.

Regards,  
Kendell Schafer



**SOUTH STORE - T: 403 258 3732 - 5740-1A St. SW – HEAD OFFICE**