

**Smith, Theresa L.**

**RECEIVED**

**From:** Kaja <kaja.prokopetz@gmail.com>  
**Sent:** Wednesday, August 23, 2017 11:39 PM  
**To:** City Clerk  
**Subject:** [EXT] Rezoning File number LOC2016-0340

**2017 AUG 24 AM 8:26**  
**THE CITY OF CALGARY**  
**CITY CLERK'S**

To whom it may concern:

I am writing concerning file LOC2016-0340. I have personal knowledge of this location as I am a former tenant at the location.

I have two main concerns with the rezoning of this location: the additional traffic it will add to that street and the loss of affordable housing.

There are several problems with traffic in this area:

- The property is located in a very narrow cul-de-sac. With traffic parked along the street two cars can't even pass each other. With the added retail and additional tenant traffic the cul-de-sac would become even more impassible.
- There's a school next door. There are already bottlenecks when the parents drop off and pick up their children, not to mention the school buses and their special parking zone. Not to mention the parents jay walking towing their children behind them all over both second Ave and 6th Street. The additional traffic would make this even worse and put children's lives in danger.
- There's the church across the street. Sunday mornings and several times during the week the whole block fills up with cars for the church goers since the church doesn't have its own parking lot. They even go so far as to park in the empty tenant spots in the current building's parking lot and the no parking zone at the end of the cul-de-sac as well as blocking the driveways of the current building's parking lot. When I lived there I had to go and yell at them innumerable times for parking illegally and called parking control several times.
- If they are thinking of making the entrance facing Edmonton Trail it would be good to note that that section is one way. I have seen cars go the wrong way out of the Petro-Canada parking lot and it's really scary. Having private access to Edmonton trail would create similar problems and if the parking lot of the proposed building had access to both Edmonton Trail and the cul-de-sac there would be nothing stopping people from using it as a thoroughfare.
- The location is in a parking zone. There are already enough problems with residents and guests parking on that street without adding retail shoppers to the already cramped mix. People already disobey the parking zone and it will only get worse if the redevelopment goes ahead.

Even without the proposed retail space the additional tenants of a larger building would cause serious problems in that cul-de-sac. This is true if it is kept residential and even more so if an office is built in that spot.

The other major problem with this proposal is the loss of affordable rental housing. The building owners are intentionally letting the building fall into disrepair in order to have an excuse to tear it down and redevelop the land. This should not be allowed. The whole neighbourhood is being “gentrified” and that process is pushing low income tenants out of their homes.

Thank you for taking my concerns into consideration.

Kaja Prokopetz

RECEIVED  
AUG 30 AM 9:15  
CITY OF CALGARY  
CITY CLERKS

Smith, Theresa L.

**From:** Ashley Mamen <ashley.mamen@live.ca>  
**Sent:** Tuesday, August 29, 2017 11:16 PM  
**To:** City Clerk  
**Subject:** [EXT] Rezoning Opposition

To whom it may concern:

This is an open letter expressing **opposition** to the changes in zoning at **625 2<sup>nd</sup> Ave NE**, Calgary.

I am a resident of the building currently at this location and have been for the past 5 years. I am a low income Calgarian who is striving to maintain a stable and secure place of living and I consider this location to be my home, as it provides me with adequate space, water and heat for a price I can actually afford. I can't stress enough the value of a diverse community in which high income and low income Calgarians can live in proximity to each other and both have access to the wonderful things this community provides.

Bridgeland has been inundated with construction lately and high priced condos are what is replacing small charming neighbourhood walk ups. Condos are not in themselves bad, however this location would not be suited well for condo development and here are some reasons why:

Firstly this building is located directly at the bottom of Edmonton Trail North and is at the end of a small and narrow cul de sac, The building as it is has enough parking and space for residents however a much bigger building would congest the area greatly with traffic and decrease safety in the area as the road is not wide enough for two cars to pass comfortably side by side.

Second, our property shares a fence with an elementary school and our small neighbourhood building does not impose its structure on the school, a bigger building would dramatically change the amount of traffic as well as add additional noise during the construction process which would be a detriment to school children and their younger siblings who attend lessons during the school year and play on the playground during the summer months

Third, A couple years ago the old Bridgeland car wash was knocked down to accommodate a huge condo building which has yet to be built. It would be beneficial to the community to wait on massive further redevelopment of this area until some of this construction has already taken place, and to see the impacts of traffic congestion in this area and its nearby intersections.

Fourth is in regards to diversity, Bridgeland is a highly diverse and cultural neighbourhood and I very much feel a part of this wonderful community, I would hate to be displaced out of a place I have put so much of my life into just because I cannot afford to live in a condo or purchase a home. Our building as it still happily stands offers rental space right now to vulnerable women from the YWCA, all of which would be forced back into social housing programs which is the exact opposite of the result intended.

Our building also houses people who serve Calgary in a variety of unique ways that enrich the lives of others including a Dementia care specialist, a community run collective baker, several artists, engineers and myself being a local music teacher.

Our building has history and is well built. It is largely soundproof, though everyone in the building is very quiet. Currently units are being renovated, and the property is being cared for.

The most valuable thing about this building is something that money can't buy and that is the building is small enough to know everyone who lives there which has created a very warm, friendly, safe and compassionate group of neighbours who look out for each other. This is something that is very hard to come by in the current renters market and is invaluable to the kind of neighbourly, community minded culture that Bridgeland is all about. It is strongly my belief that this is the kind of environment that should be maintained and cultivated, and that if the current zoning of the building changes than something very essential to the fibre of Bridgeland would be lost.

I very much would like to see my building remain as it is, as it serves a valuable purpose in the community. Bridgeland is a very wonderful place to live and has many undeveloped areas closer to Memorial Trail and The C train station that could be developed into retail offices, condos and public spaces. I sincerely thank you very much for reading this letter and giving me this opportunity to express my concerns in this manner.

Ashley Mamen