

Smith, Theresa L.

From: ahmad abdallah <abdallahahmad@live.com>
Sent: Tuesday, August 22, 2017 10:36 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard; Cougar Ridge Estates
Subject: Opposition of LOC2017-0079
Attachments: Ahmad Opposition Letter 8222017.docx

Good morning councilors and his Worship Mayor Naheed Nenshi,
I hope you are well.

Please find attached my letter of opposition for land use amendment LOC2017-0079 located at 35 Coulee Way SW, Calgary.

Thank you for all you do in serving our wonderful City.

Kind Regards,

Ahmad Abdallah

RECEIVED
2017 AUG 22 AM 10:59
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2017 AUG 22 AM 10: 59

THE CITY OF CALGARY
CITY CLERKS

To: City of Calgary Councilors

LOC2017-0079, Public Hearing date September 11, 2017.

Opposition Letter Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW)

My wife and I are of the view that the proposed development noted above will have an unfavorable impact on our community and quality of life. As owners of real property (46 Coulee View) that is adjacent to the site under application, we strongly feel it will negatively impact our investment and enjoyment. The proposed development and amendment to the land use will negatively affect our neighborhood and the experience of those living in the area.

I, a developer myself, find it hard to write this letter as I have been on both sides of this scenario. I cannot fathom purchasing real estate knowing it is zoned R-1 and applying to rezone it to such a high density of MG-d53. This proposal ignores the requirement of the Calgary MDP to provide appropriate transition in development intensity. Furthermore such a significant change can impact adjacent low density residential neighborhoods and as developers; attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment. This proposal does not meet this policy. The proposed development is entirely out of character and a deterrent to the area and I cannot see how this will have any favorable engagement from the community and promote a good relationship with the developer. This is density done wrong and density at all costs is never favorable for any community.

The developer and his agent have not done due diligence for this site, I did not see any studies of the sorts at the open house relating to the impact on infrastructure, utilities and traffic to support their application. This community was master planned and designed to meet the needs of the current use of R-1 as defined in the Community Plan. The development lacks defined parking which leads to unsafe on road parking on already congested Coulee Way and adjacent streets, especially during peak periods.

Currently we live in Cougar Ridge across the street from the Calgary French and International School and have a 50 unit town house complex adjacent to our current home (Cougar Ridge Ct) and the traffic, noise, light pollution, parking and access in and out is just awful, and these units each have a single car parking garage and a single parking pad in front of the garage. The street along Cougar Ridge Ct is packed with cars blocking driveways, pathways and even community mailboxes. I cannot imagine what parking would be like if these 50 units did not have the 2 parking spots per unit plus the visitor parking. I can provide pictures if you like, however I think you are well aware of what multifamily residential development does to a community and the strain on all residents; you can come for a drive any evening or early morning and see it for yourself. Unfortunately when a development is applied for it is only that particular application that is considered when looking at traffic and strain on infrastructure. The future developments that are in the hopper are looked at later down the road also on their own merit; however when you combine these developments over a period of 5 years you get a compounding effect

that never really gets scrutinized until it's too late and traffic is a disaster. If you look at what Truman, Statesman, and Coulee Way Developments have planned for the near future you would clearly see its detrimental, three high density projects are already pre-selling or under construction in the immediate area. Combined they create a substantial increase to traffic and only pave the way for future high density developments as they get approved on an individual basis not at all considering the combined future congestion.

When my wife and I were house hunting (for almost 2 years) we made it a priority to not invest in or move into a home with this sort of property neighboring us. I did my due diligence and even made it a point to purchase in an estate community where even I as a developer felt that I would not have to be concerned with multifamily development in my "backyard". Whoever would have thought the possibility of multifamily development in a master planned estate community zoned R-1 in the East Springbank Community Plan – not I. Now we are heavily invested financially and emotionally building what was supposed to be our dream home where we could raise our kids in our community of choice away from congestion.

The developer's agent noted that this development was to provide a diverse cross section of residential dwellings including affordable housing, which as we know is a goal of the Calgary MDP. First of all, I do not know of any other Estate area in the City of Calgary where there has been an attempt to construct affordable housing. Secondly, this site is not considered suitable for such housing based on the Calgary Affordable Housing Multi-Criteria site selection from September 23, 2016. Again I can provide charts and facts; however I'm sure you have them and other members of the Community I know have provided it in their letters.

To all end we and the rest of Coulee Way Estates Community would very much like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either an R-1 single family home zoning (as defined by the current ASP) or an R-2 development of duplex villas or brownstones compatible in the architectural style with the rest of the neighborhood allowing a development (up to 40 units) with double garages and conceptual height of 11 meters (as defined by the R-2 designation LUB). This development would fit naturally within the unique community of Coulee Way Estates and allows us to preserve all the values and amenities currently enjoyed by the residents. In doing so we are engaging the City of Calgary and the Developer; Coulee Way Developments in reaching an amicable solution by being accommodating and being open to transitional densification as outlined in the Calgary MDP.

I would also like to make my objection known to a proposed development by the Calgary French and International School (CFIS) to build a parking lot with access from Coulee Way. This is completely wrong and further hurts our community. This will only compound the traffic out of Coulee way 20 fold at best. I, as a parent that has two children currently attending CFIS, find this application unnecessary as the school does not require another parking lot. What they should be doing is promoting the use of their underutilized private bus fleet. At one point we lived in Northwest Calgary and our children were bussed back and forth door to door on the CFIS fleet and I can personally tell you that these busses were nearly empty. The school is wasting resources and hurting the environment in running this bus fleet under

capacity, and now they want to add more cars on the road for our school community to sit and idle while parents wait for their kids. We opted to move close to the school in order to walk our children and have done so for the past two years no matter the weather. We pay extremely high tuitions to attend this school and the last investment the school needs at this time is more parking. I feel that the city has no need to approve an access point from Coulee Way for the school. If the school needs to really push this parking lot, I feel they should do so with community involvement. I will even share my recommendation that if a secondary parking lot is proposed it should be accessed from Old Banff Coach Road since traffic does not seem to be of concern on the proposed two developments from the school, the developer or the City. I understand that this scenario limits access, however with both parking lots I'm sure the needs of the parent community (including me) can be met. I and the community membership would welcome the opportunity to meet with the City and the School to discuss further.

We would be grateful if Calgary City Council considers our objections and our proposal when deciding on this application. I also welcome the opportunity to discuss further with my City of Calgary representatives, the Developer and the Architects on the 35 Coulee Way application.

It seems that everywhere I drive around in the City of Calgary I see billboards asking community members to get involved in "our" City and sit on a board or volunteer for a committee. I would really love to believe in this forum and look forward to openness and respect with all stakeholders.

I would like to extend my availability to meet with you, the developer and the architects to discuss our concerns in person and how this proposal supposedly fits into the Calgary MDP, and more importantly how it can be adapted to fit into our community in relative harmony.

Kind Regard,

Ahmad Abdallah

46 Coulee View SW

403-512-7299

Smith, Theresa L.

From: Pejman Parsaei <pejmanp@yahoo.com>
Sent: Wednesday, August 23, 2017 7:14 AM
To: City Clerk; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: [EXT] Fw: Opposition Letter for 35 Coulee Way SW

City of Calgary Councillors
LOC2017-0079, Public Hearing Date Aug 20, 2017.

Opposition Letter for 35 Coulee Way SW

My family and I reside in Coulee View Estates. We purchased our home in SW Calgary where we can enjoy the outdoors, wildlife, quick access to the mountains and the pathway system; Coulee Way Estates offered a compromise between amenities, safety and outdoor activity space. Our decision to buy here was for the family friendly appeal, the privacy of single family home sites and the estate status of the community.

We believe this development in no way meets the criteria of Coulee Way Estates or the MDP as there is no transitional densification from R-1 to any other zoning, and strongly oppose this proposal to rezone this extremely environmentally sensitive R-1 area to M-gd53. It is way out of context and unacceptable to even consider.

There are no public schools in the area, and the current schools are full; furthermore kids from Cougar Ridge are bused to other schools outside of the community.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have met and discussed this and we feel a transition from R-1 to R-2 is the only alternative zoning for this area. There are many examples where developers have built Villa Style homes and Brownstones that blend in much better than the proposed townhomes. These are in Elkton, Aspen and Wentworth where the transition from estate homes is complementary. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current height, size and architectural controls that are in place for our community. A double front attached garage is required to keep in context with current home sites and to keep vehicles off the street. I have seen several townhome complexes where parking spills onto side streets and blocks access and driveways to private residences. We don't want this.

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. Traffic is bad already and at times we can spend 5 minutes or more attempting to exit on to Old Banff Coach Road.

The safety of my family is very important and allowing townhomes will increase traffic, noise, and light pollution. And with most low priced real estate there is the potential to be turned into rentals and rooming houses. This is not something I want in my estate community, and I'm sure you would feel the same if it was your community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. I understand densification is eminent in Calgary but there is so many other priorities, roads, infrastructure, community spaces, and derelict green spaces as per the one right across the street from my house. let's put our focus on those for now. I look forward to meeting with you to discuss this matter further.

Best Regards,
Pejman Parsaei
14 Coulee View SW, Calgary AB, T3H 5J6

RECEIVED
2017 AUG 23 AM 8:30
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Mojgan Ataei Monazah <atamonazah@gmail.com>
Sent: Tuesday, August 22, 2017 10:38 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] pejmanp@yahoo.com

City of Calgary Councillors

LOC2017-0079, Public Hearing Date Aug 22, 2017.

Opposition Letter for 35 Coulee Way SW

My family and I live in Coulee View Estates. We spent a long time looking for our dream home in SW Calgary; Coulee Way Estates offered a compromise between access, amenities, safety and outdoor space. Our decision to buy here was for the family friendly appeal, the privacy and the estate status of the community.

We believe this development is way off on meeting the criteria of Coulee View Estates and strongly oppose this proposal to rezone an R-1 area to M-gd53. It is way out of context.

There are no public schools in the area, and kids from Cougar Ridge are bused to other schools already, I don't see this development helping this situation at all.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have discussed this and we feel a transition from R-1 to R-2 is a better compromise in this area, There are several examples in the area where developers have built Villa Style homes and Duplexes that blend in much better than the proposed townhomes These are in Elkton and Wentworth where the transition from estate home is complementary. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current, height and architectural controls that are in place for our community. A double front attached garage should be standard to keep in context with current home sites and to keep vehicles off the street to ease congestion during peak traffic periods

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. They can gain access from Old Banff Coach Road one way in and one way out, the other parking lot can be used to accommodate those that need to travel in the opposite direction. Getting out of Coulee Way in the morning is already bad and takes long; this will only make it a complete disaster, not allowing the residents to effectively commute to work. The traffic to get downtown out of the West Hill is already awful; more density will only compound this as well.

The safety of my family is very important and allowing townhomes will attract transients, rental pools and the sorts, I like to know who my neighbors are and having townhomes with the potential to be turned into rentals and rooming houses is not something I want in my community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship with our community.

I look forward to meeting with you to discuss this matter further.

Regards,

Mojgan Ataei Monazah

RECEIVED
2017 AUG 23 AM 8:32
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Maria Bigornia <cletchie@gmail.com>
Sent: Tuesday, August 22, 2017 9:29 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: Letter Of Objection.doc

To City of Calgary Councillors

Please find attached letter of objection doc.

RECEIVED
2017 AUG 23 AM 8:33
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

To City of Calgary Councillors

Re. Loc2017-0079, Public Hearing date September 11 2017.

2017 AUG 23 AM 8:33

**THE CITY OF CALGARY
CITY CLERK'S**

Dear Sir/Madam.

I have lived in this Community for 13 years and find it a very pleasant and agreeable place to live.

Having read data about the above application, I am writing to object strongly to the proposals.

1. This community has only about 66 dwellings. To increase this number by a further 65 "affordable" Three storey town houses would completely alter the character of the Community.
2. There will be increased traffic and it will be difficult (if not impossible) to exit the community. There will be a potential of an additional 130 vehicles with respect to the development of the 65 units and 800 vehicles with respect to the CFIS and accompanying traffic safety concerns.
3. Concern that the infrastructure and amenities (road, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle such an increase in density. The proposal would demonstrably harm the amenities enjoyed by the local residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the plan land usage (R-1) and population densities defined in the community plan.
4. This high density development is backing onto a school. This could potentially be dangerous to young school children. Further, it is the only school in this City that will have a multi-residential development backing onto school lands at this time.
5. Having this much high density so close to the Paskapoo Slopes is detrimental to the environment. Animals frequently roam around this community. Increased traffic could result in vehicular collisions with animals.

I trust that the above objections will be taken fully into account in determining this application.

Yours sincerely,

Maria Bigornia

Production Revenue Accountant

82 Coulee View SW

Tel 403-208-3777

Smith, Theresa L.

From: Kalenchuk, Ashley <Ashley.Kalenchuk@encana.com>
Sent: Wednesday, August 23, 2017 10:52 AM
To: City Clerk
Cc: cougar.ridge.estates@gmail.com
Subject: LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: Ashley Kalenchuk Submission to City Clerk.docx

Dear City Clerk of Calgary,

Please find my attached letter stating the concerns I have regarding the land use re-designation application, in my neighborhood, as per **LOC2017-0079, Public Hearing date September 11, 2017.**

Your consideration of this letter is greatly appreciated.

Thank you.

Ashley Kalenchuk, P.Eng.
Frac Advisor – Northern Operations
t 403.645.3082
c 403.852.1843

Encana Services Company Ltd.
encana.com

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RECEIVED
2017 AUG 23 AM 11:28
THE CITY OF CALGARY
CITY CLERK'S

Mr. Ashley Kalenchuk

112 Coulee Way SW, Calgary, AB, T3H 0S4 | 403-242-2474 | adkalenchuk@shaw.ca

August 21, 2017

City Clerk
City Clerk's Office (8007)
PO Box 2100 Station M
Calgary, AB, T2P 2M5
city.clerk@calgary.ca

RECEIVED
2017 AUG 23 AM 11: 28
THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk:

RE: LOC2017-0079, Public Hearing date September 11, 2017.

I am writing with respect to my opposition of the proposal to rezone the 35 Coulee Way SW from R1 to M1 and the developer's plan to build 65 townhomes, each 3 stories in height.

The reasons for my opposition, as a homeowner in this neighborhood, are as follows:

1. When I purchased the land and built my estate home in this neighborhood I had extensively reviewed the City of Calgary's Area Structure Plan (ASP) for this area and was led to believe that it would stay as R1 and as an estate community. Given the value I have invested in my land and home and the property taxes that I pay I would expect that this area stay as R1 and in an estate status.
2. I am concerned about the increased traffic exiting our neighborhood. The traffic at the intersection of Old Banff Coach Road and Coulee Way SW is already very busy. To exit my community to head East to downtown, where I work, I have to cross 4 lanes of 60km/h, two-way traffic, which can be very challenging and unsafe. In addition, the pedestrian crosswalk at this intersection is not well marked and can be dangerous to cross as traffic either does not realize it is there or during sunrise and sunset have a hard time seeing due to the bright sunlight.
3. I also understand that the developer has intentions to allow the Calgary French and International School access between this development and the church to the south of it. This would yield large volumes of traffic, at peak times, turning on and off both Old Banff Coach Road and Coulee Way SW. This intersection can't sustain the current neighborhood traffic never mind school pick up and drop off for 700+ children.
4. We live at the very west end of Coulee Way SW, which is currently a dead end. I have already seen much traffic having to turn around at this dead end because they are lost. Often children are playing on the street and this becomes unsafe for them. I am concerned about these occurrences being increased with more residences.
5. Parking on Coulee Way is already congested with people parking and using the park area of the Paskapoo Slopes. Adding high density housing with expected insufficient parking will only make this congestion worse.

6. Living at the end of Coulee Way SW, and backing onto the Paskapoo Slopes brings a lot of pedestrian, dog and bike traffic past our residence. We have landscaped our yard with a pathway, on our property, to allow this traffic access the area. We did not have to do this when we developed our land but felt we would like to support our small neighborhood to use the area. I would expect that this traffic would increase dramatically with high density development, to the point where I would be concerned with property damage. I would have to consider closing this access in the future which may make things worse as the traffic may trespass on my property regardless.
7. I understand our neighborhood is already taxed with the sewer system and the land proposed for development is not connected to any sewer system yet. I would be concerned that this development would only further impair our sewer services.
8. I do not understand the need for additional high density development on this land parcel given the large high density development proposed one block away, at the West District (please refer to site development plan link <http://www.s2architecture.com/work/west-district-master-plan.html>). I am already very concerned that the infrastructure in West Springs and Cougar Ridge will not be able to keep up with this development and see no need to support more high density development at 35 Coulee Way SW.

Given my concerns, and the many like mine of the other residents in the neighborhood, I would ask that the city greatly consider keeping this land parcel zoning at R1, and have the developer create estate homes per this zoning.

If the City of Calgary's mandate is to increase housing density at all opportunities, and 35 Coulee Way SW is one of great importance and without waiver, I would be encouraged if the City of Calgary would consider a compromise. I would then suggest developing the area as such:

1. Building R-2 estate villas which adhere to the same architectural controls as our existing community. Such villas would be in keeping with the character of our community and would respect the neighborhood pattern and the scale and proportions of surrounding buildings. This is also in direct keeping with the City of Calgary Municipal Development Plan.
2. Installing traffic lights at the intersection of Coulee Way SW and Old Banff Coach Road to make it safer and more efficient for community access.

I appreciate your time to heed to my concerns on this development proposal and hope that you would consider them as part of your decision process.

Sincerely,

Kalenchuk, Ashley

Smith, Theresa L.

From: wp xu <xu_wp@hotmail.com>
Sent: Thursday, August 24, 2017 3:53 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Re: LOC2017-0079, Public Hearing date September 11, 2017

City of Calgary Councillors,

I (Wenping (Eileen) Xu, live in 18 Coulee Lane SW) in Cougar Ridge Estates is extremely disappointed that the City would potentially allow the re-zoning of this land from R-1 to M-1.

The residents of Cougar Ridge Estates purchased homes in this area since it was zoned R-1 and contained higher value homes. In fact, a land use sign put up in our neighbourhood on August 13, 2010 showed this land zoned as R-1 and S-SPR – I believe there is an expectation that people can believe these signs (the sign is still there, but has been knocked down).

In this general area of the City, there is a significant amount of M-1 development already. In fact, there are already townhouses / condominiums which border Cougar Ridge Estates to the east. Cougar Ridge Estates currently contains 64 single family homes and 7 empty lots for single family homes. The Applicant's submission for re-zoning proposes up to 65 townhouses in a small area. This could potentially double the number of housing units in this very small neighbour.

The residents of Cougar Ridge Estates are naturally concerned about the negative impact this would have on their neighbourhood due to lack of parking, significantly increased congestion and a negative impact on their property values.

Also, I believe that this land (or at least part of it) was once owned by the City, since I remember a For Sale sign the City had on this land within the past few years. In this case, the City would have sold this land to the current owner with both parties full well knowing it was designated as R-1. People do not appreciate the City now entertaining a proposal to re-zone to M-1.

Regards,

Eileen Xu

RECEIVED
2017 AUG 25 AM 7:46
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: chx <cxdong56@hotmail.com>
Sent: Thursday, August 24, 2017 2:50 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Samantha Iorio
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

City of Calgary Councillors,

I (Chunxu(Allen) Dong, live in 18 Coulee Lane SW) in Cougar Ridge Estates are extremely disappointed that the City would potentially allow the re-zoning of this land from R-1 to M-1.

The residents of Cougar Ridge Estates purchased homes in this area since it was zoned R-1 and contained higher value homes. In fact, a land use sign put up in our neighbourhood on August 13, 2010 showed this land zoned as R-1 and S-SPR – I believe there is an expectation that people can believe these signs (the sign is still there, but has been knocked down).

In this general area of the City, there is a significant amount of M-1 development already. In fact, there are already townhouses / condominiums which border Cougar Ridge Estates to the east.

Cougar Ridge Estates currently contains 64 single family homes and 7 empty lots for single family homes. The Applicant's submission for re-zoning proposes up to 65 townhouses in a small area. This could potentially double the number of housing units in this very small neighbour.

The residents of Cougar Ridge Estates are naturally concerned about the negative impact this would have on their neighbourhood due to lack of parking, significantly increased congestion and a negative impact on their property values.

Also, I believe that this land (or at least part of it) was once owned by the City, since I remember a For Sale sign the City had on this land within the past few years. In this case, the City would have sold this land to the current owner with both parties full well knowing it was designated as R-1. People do not appreciate the City now entertaining a proposal to re-zone to M-1.

Regards,

RECEIVED
2017 AUG 24 PM 3:54
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Shan Shi <Shan.Shi@huskyenergy.com>
Sent: Thursday, August 24, 2017 3:19 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

Dear City of Calgary Councilors,

My name is Shan Shi. I am contacting you to oppose an application by T. FENTON CONSULTING for the Approval of an outline plan and land use registration for municipal address **35 Coulee way SW**.

My husband (Chao Xing) and I own the lot and home address at 80 Coulee Way SW in the city of Calgary. We have moved into this new house since year 2015 and loved this quiet and beautiful neighborhood. There is a common understanding that the undeveloped area is for future single houses and there will be a small playground. We fully support this land development in this logical manner. However, with tentative plan by adding at least 65 more unites and using the lane for pick up and drop offs, the traffic at the intersection (Old Banff trail vs. Coulee way) will get wild. Currently, there are no traffic lights at the conjunction, every morning at the busy hours; it is already difficult to make a left turn. I cannot imagine how badly the parking and traffic will be.

As far as I know this land is designated as R-1 pursuant which is consistent with all adjacent and surrounding land use designations. We need to keep it unchanged for a need to maintain the certainty, security and similar affordability to the surrounding house owners. Moreover, the tentative plan for adding 65 units is not in compliance with the Land Use By Law 1P2007 (the "LUB") and the East Springbank Area Structure Plan — Appendix S: East Springbank III Community Plan (the "ASP"). The ASP clearly states that a sloped area are to reflect and be compatible with the surrounding low density residential areas, with special attention given to the visual impact of the development on areas beyond the plan (if applicable). Adding 65 unites will make the whole block from a low residential area to a fairly high residential area. I am not sure if this company (T. FENTON CONSULTING) really understands the importance to maintain a good and peaceful community; simply adding 65 more unites sounds to me more like a profit hunter rather than a faithful builder.

Overall, we respectfully request that the Application be denied. Thanks a lot for your time and consideration.

Thanks you,
Shan Shi

RECEIVED
2017 AUG 24 PM 3:53
THE CITY OF CALGARY
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Smith, Theresa L.

From: Samantha Iorio <taxlete@gmail.com>
Sent: Friday, August 25, 2017 11:19 AM
To: City Clerk
Subject: LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Letter to City Council.pdf

To Whom it May Concern,

Please see the attached letter regarding the abovementioned.

Sincerely,
Samantha

RECEIVED
2017 AUG 25 AM 11:37
THE CITY OF CALGARY
CITY CLERK'S

August 24, 2017

P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RECEIVED

2017 AUG 25 AM 11:37

THE CITY OF CALGARY
CITY CLERK'S

RE: Application for Land Use Amendment LOC2017-0079 at 35 Coulee Way SW (the "Application") and the Use of the Lane by the Calgary French International School (the "CFIS")

To Whom it May Concern,

My husband, Panagiotis Korogonas, and I are residents of 6 Coulee View SW. We have two very young children and would be greatly affected by the potential re-zoning of 35 Coulee Way SW from R-1 to M-Gd53 (the "Property") and the development permit (the "DP") of the CFIS with respect to the access of its proposed parking lot from Coulee Way. Therefore, we strongly oppose this Application for the reasons to follow.

From my discussions with the City Planner, File Manager, Derek Pomreinke, I understand that the Developer would like the Application to be considered independent of the CFIS DP. While that would be in the best interest of the Developer, such independent consideration would not be in the best interest of the Community (the "Community" including Coulee Park, Coulee View, Coulee Lane and Coulee Way). From my review of the Municipal Development Plan (the "MDP"), the fundamental tenet is the development of vibrant and diverse communities that does not compromise the quality of life for current and future residents of the neighbourhood.

Pursuant to Section 2.4 of the MDP, good urban design involves "[t]he complete collaboration of all related disciplines, including land use planning, transportation planning, architecture, engineering and landscape design, to achieve striking and effective results." As such, I feel that it is imperative that the City of Calgary Councillors also take into consideration the CFIS DP when deciding whether or not this Application deserves to be approved for the sake and safety of the current residents of this Community, any future residents of the developed Property, and pedestrians, including the children who attend the CFIS. I believe that failing to take into consideration the CFIS DP would be irresponsible and contravene the fundamental tenet of the MDP.

1. R-1 Zoning

When we were considering purchasing our house we looked at the zoning of the surrounding undeveloped land prior to our purchase to make sure that all the property surrounding our residence, including the Property, was zoned to our liking. What attracted us to this area was the fact that there was supposed to be a park on the corner of Coulee Way and Coulee Lane and the Property across the street from us was designated as R-1. We were aware that the City of Calgary were the owners of the Property and thus relied on the representation that the Property was zoned as R-1 by the City of Calgary. Furthermore, in August, 2010 a land use sign was erected in this Community which illustrated that the Property was zoned as R-1.

In fact, when the City of Calgary listed the Property for sale in 2014, the Property was designated as R-1, and as a result, priced accordingly. The purchaser of the Property (the “Developer”) was fully aware of this designation when the Property was purchased. If the Property was designated as M-1 or M-Gd53, the listing price would have reflected such a designation and been priced higher. At the same time, if the Property was designated as M-1 or M-Gd53 at the time the residents of Cougar Ridge Estates and Coulee Way Estates (the “Estate Residents”) purchased their homes, the value of their properties would have been less due to the issues that result from the M-1 or M-Gd53 designation (as will be discussed below). Unlike the Developer, who was well aware of the designation of the Property prior to purchase, if this redesignation occurs, the Estate Residents will be dramatically affected by such a change. Once the Developer sells these 65 units, the Developer can wash its hands of any after effects that such a development will have on this Community. The Developer only cares about its own profit not about the Community or the after effects of such a development. Meanwhile, the Estate Residents will have to deal with the ongoing effects such a development will have on its Community.

As such, we strongly believe that it is grossly unfair to the Estate Residents to redesignate land after they made their purchases relying on such designations prior to purchase. Personally, we would have never purchased our property if we were aware that the Property was designated as M-1 or M-Gd53.

2. Estate Community

Currently, there are 64 Estate homes in this Community and 7 undeveloped Estate lots. The Property is currently zoned to house 17 Estate homes. **The Developer is proposing to build 65 townhouses on this Property which is almost 4 times greater in density than what the Property is currently zoned to accommodate. A successful application would double the number for residents in this Community.**

Since this Community was zoned as R-1 by the City, when the City planned this Community, it planned the Community with R-1 in mind. As such, there is not adequate infrastructure to support such a large multi-residential development. There is insufficient parking, the exit road for this community cannot handle more than 4 vehicles turning left at one time, there is no public schools designated for this district and there are issues with the sewage line to service the Property. These issues will be further discussed below.

3. Policy Considerations

In order for an Application to be recommended, it must satisfy the Municipal Development Plan (the “MDP”) and the *East Springbank Area Structure Plan – Appendix 5: East Springbank III Community Plan* (the “Community Plan”). The Cougar Ridge Community is considered a “Developing Residential Area”, pursuant to Section 3.6 of the MDP, since the Area Structure Plan (the “ASP”) was planned as a “Greenfield Community” in the 1990s and is still being development¹. According to the MDP, the ASPs are considered appropriate policies for the community. More specifically, the MDP clearly states:

“The ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community.”²

¹ See page 3-19 of the MDP.

² *Ibid.*

From my understanding, where such an Application does not fit within the parameters of the Community Plan, the said Plan may be amended ***only in the instants where the Applications adheres to the policies of the MDP***. My submissions below will outline why this Application is in contravention of both the MDP and the Community Plan.

The MDP

The MDP has six city-wide key interrelated policies: (1) Prosperous Economy, (2) Compact City, (3) Great Communities, (4) Good Urban Design, (5) Connecting the City, and (6) Greening the City.

a) A Prosperous Economy

"Build a globally competitive city that supports a vibrant, diverse and adaptable local economy, maintains a sustainable municipal financial system and does not compromise the quality of life for current and future Calgarians."³ [Emphasis Added]

This Application, if approved, would greatly compromise the quality of life on the current residents of the Community. There would be a significant increase in (1) vehicular traffic, (2) noise, (3) road congestion due to lack of parking, (4) safety issues for (a) pedestrians who hike and bike the Paskapoo Slopes, (b) children who regularly play on the roadway and (c) wildlife wandering from the adjacent Paskapoo Slopes into the Community, (5) potential slope instability due to soil erosion and (6) overshadowing. I will address each of these issues in detail below.

In addition, pursuant to Section 2.1.1 of the MDP, one of the policy considerations of a "Prosperous Economy" is to "[p]rovide greater housing choices in locations close to job markets and in areas well served by the Primary Transit Network."⁴

In general, the overarching goal of the MDP is to ensure "intensification"⁵ in and around Activity Centres (which includes Major Activity Centres, Community Activity Centre and Neighbourhood Activity Centres)⁶, Main Streets⁷ (which includes Urban Main Streets and Neighbourhood Main Streets) and locations well served by the Primary Transit Network⁸. However, the location of the Property is nowhere near an Activity Centre, Main Street or Primary Transit Network and therefore, "intensification" must occur in a manner "...that is respectful of adjacent communities and provides appropriate transition to adjacent development..."⁹ pursuant to the MDP.

Developments in the vicinity of the Proposed Development and in and around the Main Street – 85th Street illustrate that intensification of the magnitude proposed is unprecedented for the location of the Property. Below is a chart that shows the density per hectare of the multi-residential developments in and around the Main Street – 85th Street:

³ At page 2-3 of the MDP.

⁴ At page 2-5 of the MDP.

⁵ As defined at page 6-6 of the MDP.

⁶ See page 2-9 of the MDP.

⁷ See page 2-10 of the MDP

⁸ As defined at page 6-9 of the MDP

⁹ At page 2-14, Section 2.2.4. of the MDP.

Name	Address	Number of Units	Area (Hectares)	Density
	2300 Wentworth Village SW	115	2.91	39.5
	8300 9 Avenue SW	79	1.04	76.3
Wentworth Pointe	855 85 Street SW	83	1.50	55.3
	99 Wentworth Common SW	47	1.41	33.4
	8000 Wentworth Drive SW	78	1.63	47.8
	23 Wentworth Cove SW	29	0.84	34.7
Average Density Per Multi-Residential Development on Main Street				47.8

This is less than the density of 53 units per hectare proposed on the Property. According to the MDP, intensity is supposed to be greatest closest to the Activity Centres and/or Main Streets and intensity is supposed to decrease the further away from the Activity Centre and/or Main Streets. Below is a chart illustrating the density per hectare of the multi-residential developments in and around Old Banff Couch Road (“OBCR”):

Name	Address	Number of Units	Area (Hectares)	Density
The Landings	99 Cougar Ridge LD SW	62	1.69	36.8
Indian Bluffs	400 Patterson Hill SW	132	5.17	25.6
Quinterra	7171 Coach Hill Road SW	134	3.09	43.4
Average Density Per Multi-Residential Development by OBCR				35.3

The average density is only 35.3 units per hectare by OBCR in the close vicinity on the Property. This type of intensity is more suited for this Property than the Proposed Development of 53 units per hectare.

b) Shaping a More Compact Urban Form

"Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."¹⁰ [Emphasis Added]

Section 2.2.1 reads, in relevant part, as follows:

"The MDP proposes more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well-connected to the Primary Transit Network."¹¹

As stated above (and will be discussed in further detail below), the Property is not located within the Primary Transit Network. Again, there is a clear purpose in the MDP to intensify development in appropriate areas in the City. Those areas, as stated above, are located in and around Activity Centres, Main Streets and the Primary Transit Network. As stated above, according to the MDP, the desire to create a compact urban form should not be at the expense of adjacent communities. In fact, Section 2.2.4 of the MDP states the following in relevant parts:

¹⁰ At page 2-8 of the MDP.

¹¹ At page 2-9 of the MDP.

“Calgary’s strategy for creating a sustainable city builds on the foundation of accommodating future growth within mixed-use communities of varied intensities at appropriate locations throughout the city. These communities are supported by a well-designed and compact urban form that is respectful of adjacent communities and provides appropriate transition to adjacent development.”¹² [Emphasis Added]

The above statements suggest that:

1. There are mixed-used areas in Calgary. These areas, according to Section 3.1.1 of the MDP, are defined as follows:

“Mixed-use areas are lively places where a concentration of activity (working, shopping and living) will occur. They contain a wide range and mix of residential and employment uses that may be arranged vertically within a building or horizontally within a neighbourhood. These locations are typically high-quality living environments, where transit, amenities, services and infrastructure capacity can support future residential and employment populations.”¹³

This Community does not fit within this definition. It is not supported by the Primary Transit Network as defined in the MDP. It does not contain a wide range and mix of residential uses. In fact, the only residential use is R-1. The Community was designed as an R-1 Estate Community and is therefore lacking the adequate infrastructure (i.e. sewage, roads, parking, schools, etc.) to support such intensification.

2. Varied intensities development should be in appropriate locations and provide an appropriate transition to adjacent development.

The appropriateness of increasing the intensity needs to take into consideration the adjacent development and the type of development surrounding the Property. The Property is at the heart of this Community and surrounded by Estate homes to the North, South and East of the Property. There is only one way in and out of this Community. Thus, this Community is a secluded community of Estate homes. Currently, there are 64 single Estate homes in this Community and 7 undeveloped Estate lots. The Property backs onto the CFIS. The R-1 properties are approximately 17 units per hectare and are 11 metres high or two storeys.

The Developer is proposing to build 65 townhouses at approximately 53 units per hectare. That is more than three times the density of the surrounding land uses. Furthermore, the units may be 13 metres high or three storeys. There are no 3 storey units in or near the vicinity of this Community. The height of the Proposed Development will create shadowing issues for the residents north and east of the development. Pursuant to the MDP, there is clear policy considerations to limit “...the impacts of shadowing on neighbouring streets, parks and properties”¹⁴. Lastly, currently there are no three storey units and density of 53 units per hectare bordering the Paskapoo Slopes. The Landings, for example, neighbours this Community and has a density of 36.8 units per hectare. The maximum height of the development is limited to 11 metres. Such a similar development would be more appropriate for this Property.

¹² At page 2-14 of the MDP.

¹³ At page 17 of the City Centre Guidebook of the MDP.

¹⁴ At page 2-10 and 2-32 of the MDP.

In addition, the Developer has stated that the Proposed Development will be housing that is not compatible with the architectural restrictions imposed on the Estate Community housing. Obviously, this type of a development does not fit within an Estate Community development. Again, there is no Estate Community in Calgary that has high density non-estate housing within it.

Furthermore, this would be the first high density development built backing onto a school. This creates a potential loitering issue for the children that attend the CFIS. Currently, R-1 houses are setback from the school property and there are adequate sight lines from the houses to the school land. If there is a multi-residential development of 65 townhouses backing onto the school property then there will be no sight lines from residents of the Community to see the school property. As such, this could endanger the safety of the children because predators and drug dealers could go unnoticed in a high density development as proposed and there are no setbacks from the townhouses to the school property such townhomes will directly back onto the school property. This is a serious safety concern.

Therefore, for the reasons stated above, the Proposed Development is not appropriate for this Community nor does it provide an appropriate transition to adjacent developments.

Section 2.2.5 of the MDP relates to the creation of strong residential neighbourhoods. The objective is to:

“Reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas.”¹⁵

Some of the key policy considerations, in relevant parts, are¹⁶:

- a. *“Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.*
...
- c. *Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.*
...”
[Emphasis Added]

The Proposed Development is not similar in scale and built form to the surrounding Estate homes as discussed above. Furthermore, higher residential densities should be located in areas of the community that are near a Main Street and/or Activity Centre and located close to the Primary Transit Network according to the MDP. Again, the Property is not strategically located pursuant to the criteria in the MDP.

c) *Creating Great Communities*

¹⁵ At page 2-16 of the MDP.

¹⁶ At page 2-17 of the MDP.

*"Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places."*¹⁷ [Emphasis Added]

As stated directly above, this Application will not maintain quality living of the residents of this Community. In fact, such a development would be detrimental to this Community (as discussed further below).

This Application will not improve housing diversity and choice, as there is already an abundance of townhouse developments and future developments within the vicinity of this Community. In fact, there are already townhouses and condominiums which border the Community to the east, the Landings. There are also the following townhouse and condominium developments nearby: Prominence Place, Indian Bluffs, Coachman Estates, Couchway Manor, Odyssey Towers, West Springs Farm, West Springs (on 73rd Street) and Quinterra to name a few. Furthermore, the West Springs ASP Amendment currently under consideration and evaluation proposes to add 2,400 affordable multi-residential units. If this proposal is approved, there will be an abundance of more affordable housing in the vicinity of the Community. Lastly, there are townhomes to the East of No Frills, just off of 85th Street and there are new townhomes under construction on 85th Street, called WentworthPointe. Therefore, it is unnecessary to have a development of 65 townhouse units on the Property as such a development would not improve housing diversity and choice. However, as discussed in further detail below, there is a lack of R-2 housing in this area. Such a development would directly add diversity and choice to this Community.

Lastly, this Application will not enhance the community character and distinctiveness. The Community character is Estate homes. It goes without saying that this non-estate type of townhouse development is not in keeping with the Community's character and will, in fact, be detrimental to this Community's character due to the high degree of intensification. Again, in Calgary, there is no Estate Community that has non-estate type of townhouses as part of its community. In Estate Communities that have higher density options, such options are in keeping with the estate character and are usually either Estate Villas or Brownstones – either option is viewed favourably by this Community.

When assessing the merits of an Application to redesignate land, such Proposed Development must respect and enhance the neighbourhood character pursuant to Section 2.3.2 of the MDP:

*"Attention must be paid to ensuring the appropriate local context is considered when planning for intensification and redevelopment."*¹⁸

The key policy considerations are¹⁹:

- a. *"Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.*
- b. *Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.*

¹⁷ At page 2-18 of the MDP.

¹⁸ At page 2-21 of the MDP.

¹⁹ At page 2-21 of the MDP

- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.
- d. Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.
[Emphasis Added]

The Proposed Development does not meet any of the key policy considerations listed above.

d) *Urban Design*

“Make Calgary a livable, attractive, memorable and functional city by recognizing its unique setting and dynamic urban character and creating a legacy of quality public and private developments for future generations.” [Emphasis Added]

According to the MDP, there are 13 elements that are essential of a good urban design, although no specific details are giving with respect to these elements²⁰:

1. *Creativity and innovation*
2. *Context and appropriateness*
3. *Connectivity and continuity*
4. *Functional and aesthetic integration*
5. *Legibility and accessibility*
6. *Enclosure and human scale*
7. *Comfort and safety*
8. *Quality and durability*
9. *Vitality and animation*
10. *Flexibility and adaptability*
11. *Diversity and variety*
12. *Sustainability and accountability*
13. *Wayfinding and orientation*
[Emphasis Added]

With respect to the second element of context and appropriateness, as stated above, the Proposed Development would be out of context in this Community. First, the Developer is proposing to put non-estate type housing unit in the heart of an Estate Community. Second, the density would be over three times higher than the surrounding homes. Third, the height of the Proposed Development would be three storeys which is taller than any of the surrounding homes. Fourth, the Proposed Development would have no green space for the future residents. This would be odd in this Community as it is meant to be a park-like Community boarding the Paskapoo Slopes.

As outlined in the MDP and discussed above, the Proposed Development would be more appropriate in an area of the community that are near a Main Street and/or Activity Centre and located close to the Primary Transit Network.

²⁰ At page 2-30 of the MDP.

With respect to the seventh element of comfort and safety, the Proposed Development proposes a significant safety issue for pedestrians and wildlife. Currently, the children of this Community and neighbouring communities come here to skateboard, bike ride, hike, play basketball and street hockey and hopefully enjoy the park once it is finally built, just to name a few of the activities that occur outdoors in this Community. Adding a potential of 130 vehicles to this Community would double the amount of traffic in this Community. Furthermore, there would be an additional 65 vehicles requiring street parking. This would lead to a significant amount of street congestion and lack of sightlines. The children of this Community are not accustomed to paying attention to street traffic as there is very little. An increase in street traffic and congestion would lead to pedestrian motor vehicle collisions. Worried parents would inhibit their children from partaking in the aforementioned outdoor activities due to the significant increased risk of injury. Wildlife safety is discussed in detail below.

Some of the key policy considerations, in relevant parts, are:

- “ ...
- b. Preserve, enhance and feature important elements of significant architectural, topographical, landscape, scenic, ecological, recreational or cultural interest.
 - c. Identify, preserve and enhance scenic routes and principal views of important natural or constructed features.
- ...²¹
[Emphasis Added]

Therefore, according to the above key policy considerations, it is imperative that any Proposed Development on the Property preserves and enhances the Paskapoo Slopes and the views thereof.

However, this Proposed Development will be over one hectare of concrete with no green space for its residents. This type of development does not preserve and enhance the landscape of the Paskapoo Slopes. Such a design is more appropriate for an urban-like setting and not a park-like setting. As discussed in further detail below, this Proposed Development will lead to the degradation of the Paskapoo Slopes and its inhabitants, who, from time to time wander around this Community in peace and harmony. Furthermore, due to its height and density, such a Proposed Development would take away from the natural beauty of the Paskapoo Slopes. Quite frankly, such a development would be an eyesore in this Community and would block the beauty this natural feature. This Proposed Development also contravenes the following policies as stated in Section 2.6.4 of the MDP:

“Give the highest priority to the protection of environmentally-significant areas in the allocation of land use.

...

Align land uses and landscape elements to increase functional connectivity.

...

Integrating natural features of the surrounding landscape into the design of urban development (including sites) to maintain a high degree of interconnectivity and permeability.

²¹ At page 2-30 of the MDP.

...²²

e) *Connecting the City*

"Develop an integrated, multi-modal transportation system that supports land use, provides increased mobility choices for citizens, promotes vibrant, connected communities, protects the natural environment and supports a prosperous and competitive economy."²³ [Emphasis Added]

The Application proposes to build 65 townhouse units with insufficient parking to support 2 vehicles per household. At the City of Calgary's Open House on April 24, 2017, Terry Fenton, the Developer's representative, informed residents of this Community that this Proposed Development is intended to attract persons who are users of public transportation. However, the transportation network available to the potential residents of this Proposed Development is inadequate if such transportation network is supposed to be their primary mode of transportation. Furthermore, this Community is not supported by the Primary Transit Network as defined in the MDP.

Pursuant to the MDP, densities need to be supported by transit viability (see Section 2.2.4). As discussed below, the public transit is not viable in this Community as the primary mode of transportation. Thus, such a change in land use for the Property is not supported by the MDP.

I am aware of this issue as I used public transportation exclusively for 2 months before I had to purchase a vehicle due to the difficulty of living in this Community without one. I can say, from my own personal experience, that (a) the public transportation network is grossly inadequate as a primary mode of transportation for this Community, and that (b) the grocery stores and other amenities available on 85th street are not easily walkable from this Community.

For example, the bus (Route 452) that connects this Community to the 69th Street C-Train Station (the "69th Station") stops operating at 6:40 pm from the 69th Station. This means that if you finish working downtown after 6 pm then chances are that you will miss the last bus home. Furthermore, if you cannot use public transportation to go grocery shopping after work or basically do anything after working hours as you will not be able to use public transportation to get home. Route 452 also connects this Community to the amenities on 85th Street. Again, there is no access to 85th Street after 6:40 pm. Also, it is impossible to get a taxi cab to pick you up from the grocery stores on 85th Street and drive you to your home in this Community. There are also no ride sharing services available in the vicinity of this Community.

Also, access to the amenities on 85th Street is not easily walkable. The closest grocery store, No Frills, located on 85th Street, is 2.1 kilometres from the Property. In addition, there is a lack of sidewalks. For example, on OBCR, there is no adequate sidewalk on the North side between Coulee Way and 77th street. Similarly, there is no sidewalk and a very small shoulder on the South side of OBCR between 77th street and 85th street; this is extremely dangerous. Furthermore, 85th Street does not have adequate sidewalks on the East side of the street between OBCR and 9th Avenue. I can say, from personal experience, that it is not an enjoyable walk from this Community, especially in the wintertime, when you have to cross OBCR and 85th Street several times just to be able to walk on a sidewalk.

²² At pages 2-47 to 2-49 of the MDP.

²³ At page 2-33

Any proposed development for this Property must accommodate vehicles and vehicular traffic as this Community is located in area where there is inadequate public transportation and other transportation alternatives as well as it is not easily walkable to the amenities on 85th Street. The MDP recognizes this issue in the following statement:

“Private vehicles will continue to be the most common travel choice, accounting for half to two-thirds of all trips in the future. This will be particularly true in outlying areas of the city where most destinations are too far to reach by walking and cycling, and where transit service is not as frequent or efficient.”²⁴

Pursuant to the MDP, this Property is not a transit-supportive land use and any such development on this Property must accommodate at least 2 vehicles per household in infrastructure and sufficient vehicle parking. As stated above, the Proposed Development will have 8 visitor parking spots for 65 units and each unit will have one parking spot. This is grossly inadequate for a development that is not transit-supportive. Using the Canadian average of 2 vehicles per household, there will be a lack of parking for 65 vehicles which means that 65 vehicles will have to find street parking. However, there is a lack of street parking in this Community and definitely not enough street parking for 65 vehicles. For example, on Coulee View there are only 13 street parking spots and there are 17 Estate homes and 1 vacant lot. When one resident of this street has company over, there are no parking spots available.

Furthermore, since the construction of the new Sarcee Interchange and the elimination of the parking lot just off of Sarcee Trail below the Paskapoo Slopes, people have been parking their vehicles along Coulee Way and Coulee Lane so that they can access the Paskapoo Slopes. If the Application is approved, residents of the City of Calgary who do not live in walking distance of the Paskapoo Slopes will not be able to enjoy those slopes as there is no adequate access point for them to park their vehicles. Approving such an application would hinder people’s access and enjoyment of this natural reserve and is in contravention of the MDP, as discussed below.

f) *Greening the City*

“Conserve, protect and restore the natural environment.”²⁵ [Emphasis Added]

Accessibility

This Community backs onto the Paskapoo Slopes which is a natural environmental reserve enjoyed by many Calgarians. Due to the construction on Sarcee Trail, many people now park their vehicles on Coulee Way and Coulee Lane so that they can enjoy a hike or bike ride in the Paskapoo Slopes. However, such Calgarians may not be able to come here to enjoy the Paskapoo Slopes due to the lack of adequate parking a successful Application would create. Such a development contravenes the MDP. Section 2.3.4 of the MDP stated that:

“Calgary’s most prominent natural open spaces occur on its ridges and hilltops and along its creek and riverfronts within the river valley system. The City is committed to protecting the

²⁴ At page 2-33, at Section 2-33 of the MDP.

²⁵ At page 2-39 of the MDP.

value and quality of these assets and will strive to sustain them while ensuring they remain accessible for the enjoyment and outdoor pursuits of all.²⁶ [Emphasis Added]

and

“Ensure that all public parks, open spaces and amenities are fully accessible and promote public safety.”²⁷

Wildlife

Furthermore, the construction of such a large development (both in height and density) so close to the Paskapoo Slopes would have a negative impact on the environment. Currently, we have deer and other wildlife from the Paskapoo Slopes wandering around this area. This Proposed Development poses two issues: (1) there will be a lack of green space for the wildlife to forage; and (2) safety issues. With respect to the lack of green space, such a Proposed Development will not:

“Ensure that the protection of significant habitats (sensitive ecological areas/unique environmental features) within the city’s parks and open space systems takes precedence over other uses.”²⁸

With respect to the second issue, the increased density and traffic would be potentially harmful to the wildlife and could result in motor vehicle accidents with wildlife due to the increased number of vehicles.

Fire Safety

One of my main concerns with this Potential Development is fire safety. It is customary to use Oriented Strand Board (OSB) and plywood in the construction of the proposed units. These materials are made with wood dust and are highly flammable. Moreover, each row of townhouses is going to be built in close proximity to each other. While, it is building code to use fire-rated drywall between units, there is no requirement to use such drywall in the ceilings. Therefore, if one unit has a fire, this fire can easily spread throughout the whole complex. This was the case in the March 18, 2010 Millrise condominium 3 alarm fire.

My concern is twofold: (1) the proximity of this Potential Development to the Paskapoo Slopes and (2) the potential issues surrounding exiting the Community in an emergency situation. With respect to the Paskapoo Slopes, there could be a potential of fire that spreads from the Slopes (as was seen in Fort McMurray) or a fire that starts in the Potential Development as spreads to the Slopes. Where there is a fire either originating from the Slopes or the Potential Development, it would be very difficult for the residents of the Community to exit this Community via vehicle. Firstly, there is only one entrance and exit for this Community and if the fire originates at the Potential Development, it is at the heart of the Community and would make it almost impossible for residents of Coulee View, Coulee Lane and Coulee Way to exit. Furthermore, I have very young children – a baby who is 4 months and a toddler who is 20 months – if I cannot use my vehicle to exit the Community, we might be casualties of any such fire. While this may sound dramatic, I can assure you that no one predicted the Fort McMurray fires and the many

²⁶ At page 2-23 of the MDP.

²⁷ At page 2-25 of the MDP.

²⁸ At page 2-47, at Section 2.6.4 of the MDP.

fires that seem to be happening on a more frequent basis globally. We are in a very precarious situation given that there is no other way for us to exit this Community.

Impervious

The Proposed Development will be over one hectare of concrete with no green space for its residents. The adjacent lands consist of a church to the south of the Property and a potential CFIS parking lot to the southwest of the Property. This means that there will be approximately over 2 hectares of concrete in the surrounding area and no place for water runoff for these **Properties** (includes the church, CFIS parking lot and the Proposed Development). Furthermore, these Properties are all higher in elevation than the residents to the north of the Properties and the Paskapoo Slopes. This means that any water runoff would significantly saturate the green spaces to the north of the Properties. Such saturation may cause flooding of the green spaces and homes as well as soil erosion. This is significant for the homes located to the North of the Properties, particularly, the homes located on Coulee Way. Furthermore, any soil erosion close to the Paskapoo Slopes will have a destabilizing effect on the Slopes. This is a very serious issue and contravenes the following policy consideration of the MDP:

*"Integrating natural features of the surrounding landscape into the design of urban development (including sites) to maintain a high degree of interconnectivity and permeability."*²⁹ [Emphasis Added]

In addition, there is an inadequate amount of stormwater drainage in this Community for a development of this magnitude. An upgrade would be required in order to adequately meet the minimum requirement thresholds.

MDP Conclusion

It is apparent that this Application is in contravention of the MDP. As such, it is unnecessary to amend the Community Plan to align with the MDP.

The Community Plan

Obviously, the Application is in contravention of the Community Plan if such plan requires a major amendment thereto.

4. Land Use

The City considers whether the proposed land use fits within the surrounding land uses. In the Community, the land uses are R-1, S-SPR and DC. The Community is uniquely situated on the Paskapoo Slopes. Currently, there are 64 single Estate homes in this Community and 7 undeveloped Estate lots. The Property backs onto the CFIS. The R-1 properties are approximately 17 units per hectare and are 11 metres high or two storeys.

The Developer is proposing to build 65 townhouses at approximately 53 units per hectare. That is more than three times the density of the surrounding land uses and higher density than the land uses on 85th Street (see table above). Such a drastic change in density is not appropriate in the location of the Property.

²⁹ At page 2-47 of the MDP.

We are not opposed to intensification; however, intensification of this magnitude is not compatible with this Property.

Furthermore, the units may be 13 metres high or three storeys. There are no 3 storey units in or near the vicinity of this Community. Furthermore, currently there are no three storey units bordering the Paskapoo Slopes.

In addition, the Developer has stated that the Proposed Development will be housing that is not compatible with the architectural restrictions imposed on the Estate Community housing. Obviously, this type of a development does not fit within an Estate Community development. Again, there is no Estate Community in Calgary that has high density non-estate housing within it.

The Property is at the heart of this Community and surrounded by Estate homes to the North, South and East of the Property (see Appendix A). If the Property was bordering this Estate Community it would be a different story. However, since the Property is within an Estate Community it should be an Estate Development. This means that it should adhere to the Community's architectural restrictions and there should not be a dramatic shift in density.

Furthermore, this would be the first high density development built backing onto a school. Again, this poses a significant safety issue.

5. Transportation

As stated above, it would be irresponsible to consider this Application independent of the CFIS DP. The CFIS access off of Coulee Way would exacerbate an already precarious traffic situation.

For reasons discussed earlier, any persons purchasing a residence in this Community would require a vehicle. Therefore, if 65 townhouses are built, we can expect a doubling in vehicular traffic trying to exit and enter this Community. However, the current infrastructure can only support an additional 17 residents or 34 vehicles not potentially 130 additional vehicles. As you are well aware, the current infrastructure was designed for an R-1 Community.

Again, there is only one way to get in and out of this Community. There are no other alternatives, especially for those residents that have young children.

Currently, it can be difficult to make a left turn from Coulee Way on to OBCR especially during high traffic hours of 7 to 8:30 am and 3 to 6 pm. This task becomes more impossible if winter weather conditions are also present. I do not even want to imagine how dangerous it would be in an emergency situation. Coulee Way can only support 4 vehicles turning left before the first intersection, Coulee Park, is blocked.

If 65 new residents were added to this Community this would double the residents and vehicles of this Community, as a result, exiting this Community will be next to impossible. It is also a safety issue because doubling the amount of vehicles exiting this Community could result in more accidents.

In addition, the children of this Community and neighbouring communities come here to skateboard, bike ride, hike, play basketball and street hockey and hopefully enjoy the park once it is finally built, just to name a few of the activities that occur outdoors in this Community. Adding a potential of 130 vehicles to this Community would double the amount of traffic in this Community and would inhibit the children of this Community and neighbouring communities from partaking in the aforementioned activities.

The issues with the CFIS parking lot access off of Coulee Way will be discussed in detail below.

Furthermore, currently, there is a significant lack of parking in this Community. For example, on Coulee View there are only 12 street parking spots and there are 17 Estate homes and 1 vacant lot. When one resident of this street has company over, there are no parking spots available.

The Developer is proposing 8 visitor parking spots for 65 units and one parking spot per unit. This is grossly inadequate. Therefore, this means the remaining 65 cars will have to find on street parking. However, as stated above there is a lack of street parking in this Community and definitely not enough street parking for 65 vehicles. This will lead to unsafe parking and could potentially block access for emergency vehicles.

Furthermore, since the construction of the new Sarcee Interchange and the elimination of the parking lot just off of Sarcee Trail below the Paskapoo Slopes, people have been parking their vehicles along Coulee Way and Coulee Lane so that they can access the Paskapoo Slopes. If the Application is approved, residents of the City of Calgary who do not live in walking distance of the Paskapoo Slopes will not be able to enjoy those slopes as there is no adequate access point for them to park their vehicles. Approving such an application would hinder people's access and enjoyment of this natural reserve.

6. Development engineering

At this time, the Property is not serviced by a sewer system. In order for the Property to connect to an existing sewer system, a right of way is required. Furthermore, the Property must either connect to a sewage line on 77th Street. There is a 5 metre differential between the existing sewage lines and the Property which means that a pumping station would be required to pump the sewage uphill from the Property. If there is ever a storm or flash flooding around this area (which has happened several times in the past) and the City storm sewers become overwhelmed, houses or townhouses built on the Property will suffer from sewer backup. If this is in fact true, it would be negligent for the City of Calgary to approve such an application because 65 innocent households will be affected whereas only 16 households would be affected if the Property continues to be zoned as R-1.

As discussed in detail above, there are significant issues with respect to the Property's grading and impermeability and its effect on water runoff and slope stability. In order to alleviate this issue, a significant amount of green space is required. This means that a maximum of 29 units should be allowable of this Property³⁰.

7. Public Schools

As you are well aware, the district of Cougar Ridge has no public schools designated for the children resident in this district and buses children to schools that have space available. As a result, some families have children who each go to a different school and bus trips are in excess of 40 minutes each way. This is grossly inadequate. That being said, families who purchase or rent affordable housing will not be able to afford to send their children to the private schools in this area and will therefore have to have their children bused to schools far away from this Community. Such a development could add an additional 130 children to the school system. Furthermore, in the district of Cougar Ridge there is no land available

³⁰ Only 45% development of a property is allowed for R-1 land use.

to build a public school in the future if the Calgary Board of Education ever decided or needed to build one as the City of Calgary as designate most of the land in this district for residential housing.

8. Access on Coulee Way by CFIS

There is a proposal to divert some of the CFIS traffic from 77th Street to Coulee Way. This is a terrible idea. First and foremost, there are 800 students that attend CFIS which means that there is a possibility of diverting approximately 600 vehicles to Coulee Way. Some of the congestion on 77th Street is now alleviated by the new traffic lights on the intersection of 77th Street and OBCR. Residents of the Cougar Ridge Community to the West of CFIS have 3 roadways into and out of their community. They can exit their community using 77th Street or 85th Street, each having a set of traffic lights or Cougar Ridge Drive SW. Cougar Ridge Drive SW is on the outskirts of the City and as a result, there is very little traffic heading east during high-traffic hours. During school drop-off and pick-up times, residents of the Cougar Ridge Community to the West of CFIS can use 85th Street or Cougar Ridge Drive SW to exit their community. **However, there is only one way to get in and out of this Community.**

Furthermore, the lane proposing to be used by the CFIS is not designed for high traffic flow. It is very narrow and barely supports two lanes of traffic (see Appendix A, attached hereto).

In addition, the traffic congestion that the use of Coulee Way by CFIS would create would make it virtually impossible to exit this Community. Thereby crippling the residents of the Community. This is illustrated in Appendix A, attached hereto which discusses the issues with respect to granting access to the CFIS onto Coulee Way.

9. Construction

Currently, the houses in this Community, so long as I have lived here, have been erected one to three (at most) at a time. As such the construction has caused minimal impact on the Community other than lack of parking for the construction crew. The building of 65 townhouse units all at once would have a significant impact on the Community. There is inadequate parking for the construction crew as discussed above. The construction of the 65 townhouses could impact the residents' ability from exiting and entering the Community. The dust, noise and debris caused by the construction would affect the Estate Residents' ability to enjoy their backyards and the Paskapoo Slopes.

10. Proposal

I agree that there are land use designations that would increase the density of this neighbourhood without compromising the character thereof. For example, the R-2 land use designation would meet this objective if the development proposes to construct Estate Villas. In fact, the Cougar Ridge Community, as a whole, does not have Estate Villas. This Community would benefit from this diverse housing option and would attract empty nesters and retirees. Currently, the population of the Cougar Ridge Community consists of mostly young families according to the City of Calgary Community Profiles. Estate Villas, especially bungalow-style villas, would attract empty nesters and retirees which would add much needed diversity to this Community. Whereas, the Application for 3 storey townhouses would attract young families which would not add any diversity to this Community. Therefore, such an Application does not satisfy this objective.

Furthermore, the West Springs ASP Amendment currently under consideration and evaluation proposes to add 2,400 multi-residential units consisting of townhouses and well as condominiums. If this proposal

is approved, there will be an abundance of multi-residential housing in the vicinity of the Community. At least the West Springs proposal is in a location within walking distance to the Activity Centre (as defined in the MDP) on 85th Street. The location of this proposed development and the type of housing offered is more appropriate of a location than the Proposed Development of the Property.

At the same time, according to Section 2.2.4 of the MDP, the City seeks to encourage "complete communities" which is defined as:

*"Complete communities are vibrant, green and safe places, where people of varying ages, incomes, interest and lifestyles feel comfortable and can choose between a variety of building types and locations in which to live, and where daily needs can be met...The diversity within complete communities generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change over their lifetime."*³¹

Since there is a need to attract people of varying ages and incomes, the Property should cater to high-income retirees and empty nesters. The Cougar Ridge Community is under represented in this demographic pursuant to the City of Calgary Community Profiles. At the same time, pursuant to Section 2.3 of the MDP, "[o]lder citizens will make up an increasingly larger proportion of the population..."³². More housing options need to be made available to this segment of the population and 3 storey townhouses will not serve older citizens well.

Sincerely,



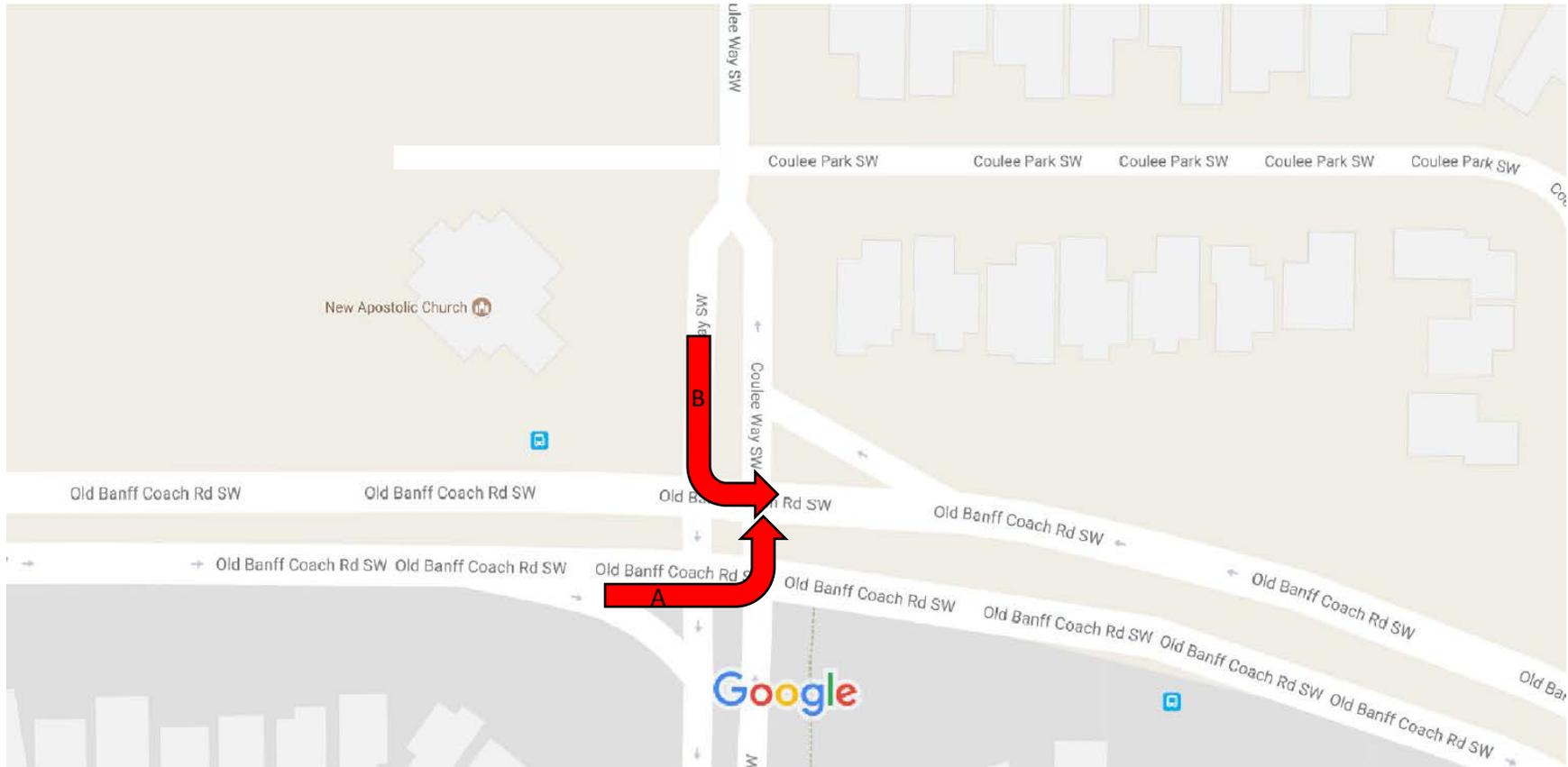
Samantha Iorio, B.A., M.A., LL.B

³¹ At pages 2-14 and 2-15 of the MDP.

³² At page 2-18 of the MDP.

APPENDIX A

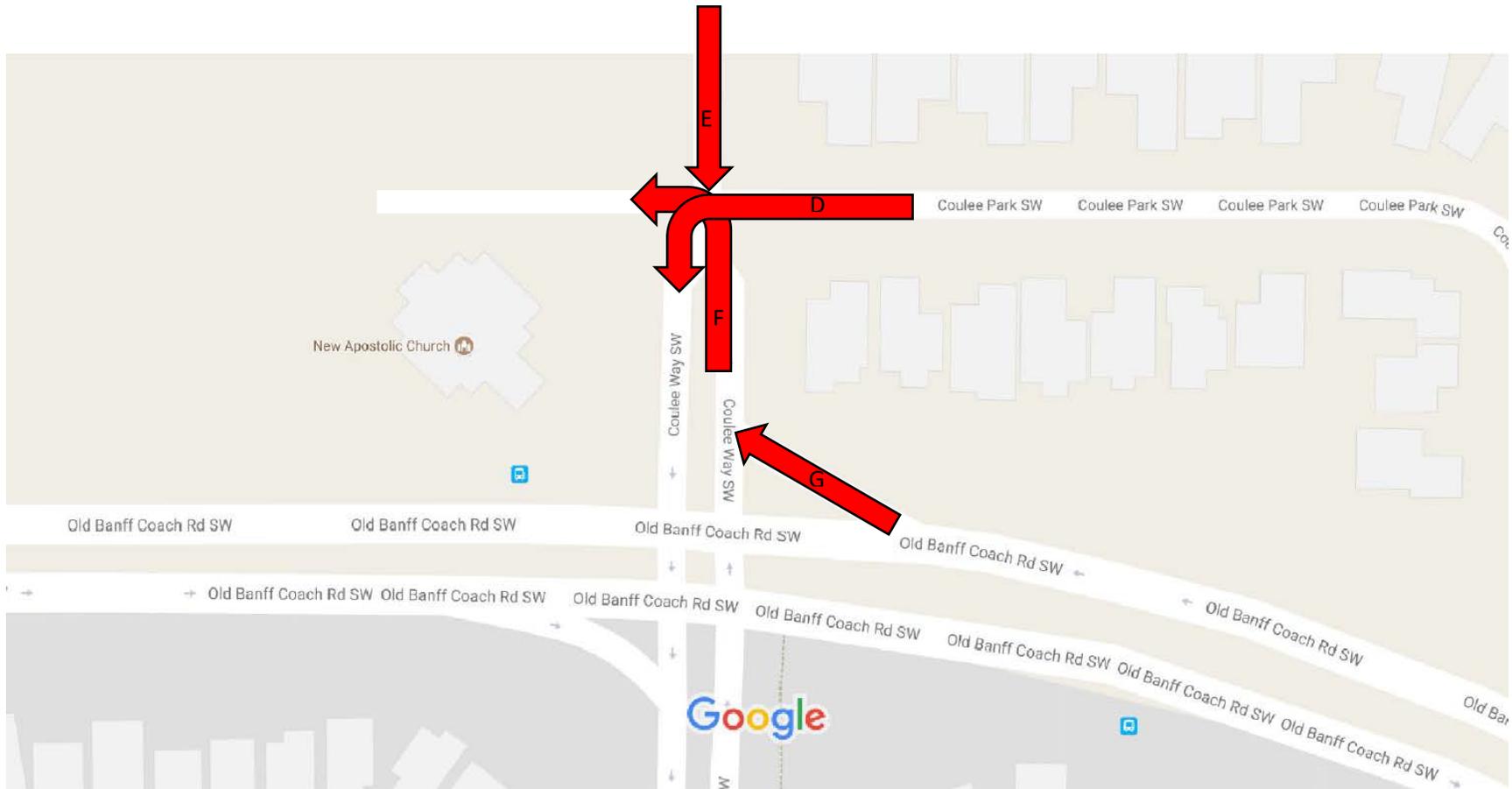
Intersection of OBCR and Coulee Way:



Pursuant to this diagram, if CFIS is granted access to use Coulee Way the following issues occur:

Generally, during the morning rush, most vehicles are travelling east on OBCR. There are some, but not many vehicles travelling west on OBCR and currently, no vehicles turning left onto Coulee Way (as depicted in A). However, if CFIS is granted access to use Coulee Way, then there are

going to be a number of vehicles turning left from OBCR onto Coulee Way. Those vehicles have the right of way (as depicted in A). Therefore, residents will now have to wait until the traffic turning into Coulee Way subsides before being able to make a safe left-hand turn onto OBCR. Furthermore, if there is a lineup of vehicles in the turning lane as depicted in A, vehicles depicted in B will not be able to see the traffic heading eastward because their sightlines will be blocked by the lineup of vehicles. This makes a precarious situation worse.



The vehicles that were depicted in A above will then be lined up trying to turn left onto the lane as depicted in F. In addition, there will be vehicles depicted in G also trying to turn left onto the lane. However, those vehicles will have a difficult time trying to turn left because the vehicles trying

to exit the Community will now be backed up because of A depicted above and there will be a lineup of vehicles as depicted in E. To make matters worse, residents of Coulee Park will find it impossible to exit their cul-de-sac because of the traffic from F and G, both of which have the right of way. Then to compound the problem, if CFIS exits into Coulee Way from the lane, the backup depicted in E will be far worse and could potentially effect Coulee View and Coulee Lane residents as well.

This is just the morning rush. Obviously, this does not work.

Below is a picture illustrating that there is only sufficient space for 4 vehicles before the intersection of Coulee Way and Coulee Park becomes blocked:



Below is a picture that illustrates the inadequate capacity of the lane to be used by the CFIS:



Smith, Theresa L.

From: Marina Keller and Dmitry Pershin <keller.pershin@yahoo.ca>
Sent: Saturday, August 26, 2017 12:08 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

To:
City City of Calgary Councillors

From:
Dmitry Pershin
96, Coulee Way, SW
T3H0S4, Calgary, Ab,
keller.pershin@yahoo.ca

RECEIVED
2017 AUG 28 AM 8:02
THE CITY OF CALGARY
CITY CLERK'S

Re: the application for change of zoning of 35 Coulee Way from R-1 to M-Gd53

Dear Mr. Pomreinke,

I am against above change in zoning and support leaving this lot in zoning R-1 or moving it to R-2.

Please consider the following issues that become menacing to all of the residents of our community with the approval of above application:

1. Drastic increase in traffic. It will be very dangerous and very hard to drive out from the community in the peak hours and regular hours too every day of the week and it will be just a matter of time until someone get killed. Reason for that- potential addition of 130 vehicles with respect to the development of the 65 units. There is no traffic light or even 4-way stop sign at the exit of our community, which makes the situation with the traffic even worse.
2. Currently in the proposed development for 35 Coulee Way, if re-zoned, there are no 2 parking stalls per dwelling. There is already deficit in parking in Coulee community. One can only imagine what adding of 65 units would do- completely unsafe street-parking situation. We have kids and we

do not want any of them to be hurt or even worse, because of unsafe traffic and parking in the community.

3. My wife and I, when we purchased our property, relied on the City's plan that 35 Coulee Way was designated as R-1 zone and taking that into consideration, as well as other factors, we purchased our only home thinking that it was and is very good home for our children.

4. We purchased our home purposely in an estate community and considered the point that next to us would be R-1 zone and no high-density "affordable" housing in this community. Any buyer, including us, would think that any development in such a district should be kept in-line with the Estate Community.

5. Original designed infrastructure was to support the planned land usage for R-1 zone and population of 17 R-1 homes and not 65 homes. If change in zoning is approved with almost 4-times an amount of housing and correspondently 4-times higher density of population in 35 Coulee Way, following will be the issues with infrastructure:

- Children will require busing to schools as there are no public schools in our area.
- Sewage system will struggle as it was not designed these many dwellings.
- Roads and intersection will be overloaded and become completely unsafe.

6. The proposed development with re-zoning contradicts the City of Calgary Municipal Development Plan ("MDP"), namely:

- It does not match local context and neighbourhood pattern, scale and proportions of buildings in our community.
- The proposal does not meet the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential areas.

7. If this re-zoning is approved, quality and safety of life for the people in our community will definitely change with the amount of traffic and noise. Adherence to the Community Plan is important to maintain the integrity of life quality in our neighbourhood:

- With this re-zoning the population density would be 4.6 times higher than the low end of the typical Springbank area and 2.6 times higher than the high end in this area.
- If rezoned, the area of proposed high-density development would have very limited green and outdoor space, which contradicts the environmental focus built into the Community Plan Vision.

8. There is a lot of multi-residential housing in this area already and 2,400 more units are proposed to be built. It is not necessary to add another community of multi-residential housing by changing its zoning from R-1 to M-Gd53 as it would serve no any need.

9. I see lots of animals from the Paskapoo Slopes in our community. Drastically increased traffic will imminently face collisions with them.

I am not against the development of 35 Coulee Way. I am against re-zoning of it into M-Gd53 for the above reasons.

I understand City's need to increase density in the City, but I also think the development of 35 Coulee Way should meet existing community architectural requirements too. I think re-zoning of it into R-2 would be reasonable and mean 30-40 units having garages that can accommodate at least 2 vehicles and each unit would also have its own green space. This would retain character and respect the neighboring housing in terms of scale and proportions without creation of all of the above issues not just for everybody around, but also for the residents of 35 Coulee Way itself. At the same time it would be in-line with City of Calgary Municipal Development Plan.

With respect,

Dmitriy Pershin,

Resident of 96 Coulee Way, SW

Smith, Theresa L.

From: Marina Keller and Dmitriy Pershin <keller.pershin@yahoo.ca>
Sent: Saturday, August 26, 2017 12:11 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

To:

city of Calgary Councillors

From:

Marina Keller

96, Coulee Way, SW

T3H0S4, Calgary, Ab,

keller.pershin@yahoo.ca

RECEIVED
2017 AUG 28 AM 8:03
THE CITY OF CALGARY
CITY CLERK'S

Re: the application for change of 35 Coulee Way from zone R-1 to zone M-Gd53

Dear Mr. Pomreinke,

I am against above change in zoning and support leaving this lot in zoning R-1 or moving it to R-2.

Please take into consideration the below potential issues for all of the current residents and for all the future residents of our community, before the decision is taken on above application:

1. Traffic safety issue. With approval of this change in zoning, traffic will dramatically increase. Exit from the community will become even more dangerous and unsafe than it is today because of the potential addition of 130 vehicles with the re-zoning and the development of the 65 units. There is no traffic light or even 4-way stop sign at the exit of our community today. Potential additional 130

vehicles exiting and entering our community roughly at the same time will not contribute to safety at all. It just calls for an accident.

2. If application is approved, the existing situation with the deficit in parking in our Community will only become worse and parking will be congested in the streets as in the proposed development of 35 Coulee Way, if re-zoned, there are no 2 parking stalls per house. I am very concerned about safety of my family and my children in particular.

3. When we purchased our property with my husband, we took into consideration the City's plan that 35 Coulee Way was designated as R-1 zone and therefore will be a suitable home for our family with two children. We wanted to buy home in the community that would be considered an estate community with no high-density housing in this community. We counted on the development in such community to be in-line with the Estate Community. I am pretty sure that what all of residents in this area had in mind when they were buying their homes in our community.

4. Designed infrastructure was to support R-1 zone and population of 17 homes and not 65 homes. If re-zoning is approved, with 4-times higher density of population in 35 Coulee Way, the following will become issues with infrastructure:

- Sewage cannot support more people than it was designed for.
- No public schools in the area, therefore more school buses in the area, hence more heavy traffic in the area.
- Roads and unregulated exit intersection will be overloaded- traffic safety issue.

5. The proposed development with re-zoning is in conflict with the City of Calgary Municipal Development Plan ("MDP"), i.e.:

- Local context and neighbourhood pattern is not met; scale and proportions of buildings in our community are not observed.
- The proposal does not meet the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential areas.

6. With re-zoning there will be big impact on safety and quality of people life in our community simply because of unproportional increase in traffic and noise. Adherence to the Community Plan is vital to maintain quality and safety of life in our community:

- If the above re-zoning is approved, the population density would be 3.6 times higher on average than in the typical Springbank area.
- If the above re-zoning is approved, 35 Coulee Way area will have very limited green and outdoor space, which conflicts the environmental focus built into the Community Plan Vision.

7. There is plenty of multi-residential existing housing in this area and 2,400 more units are in pans. What need it serves to change 35 Coulee Way zoning from R-1 to M-Gd53?

8. Heavily increased traffic will collide with many animals from Paskapoo Slopes seeing in the area every day through the whole day.

I do not mind the development of 35 Coulee Way at all, but I think re-zoning of it from R-1 into M-Gd53 for the above reasons is unjustifiable and will deteriorate safety and quality of life of current and future residents of this community.

I understand City's necessity to increase density of population in our City, but I am also confident that the development of 35 Coulee Way should meet existing community architectural requirements and City of Calgary Municipal Development Plan. Re-zoning of it into R-2 with 30-40 units, at least 2-car garages and a little bit of green space would be reasonable. This would fit the character of the housing around without creation of all of the above issues for community's residents.

Sincerely Yours,

Marina Keller,

Resident of 96 Coulee Way, SW

Smith, Theresa L.

From: Hongqi Yuan <hqyuan@shaw.ca>
Sent: Sunday, August 27, 2017 10:40 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: 'Cougar Ridge Estates'
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.

City of Calgary Councillors.

Re: LOC2017-0079, Public Hearing date September 11, 2017.

Dear Councillors,

The proposal of rezoning 35 Coulee Way from R-1 to M-1 is a serious concern that myself, and many of my neighbours, are strongly against. As a current resident of 62 Coulee View, I believe that this change will lead to serious and harmful consequences towards our lives in this community.

Firstly, I must address the environmental impact that an M-1 zone would have in our community. Allowing 65 townhouse units with 3 storeys each to be built will create a huge surge in the number of residents in the area, and will increase the number of vehicles dramatically. This high density living in such close proximity to the Paskapoo Slopes is detrimental and harmful to the environment. Additionally, animals often roam around this area. The decrease in space, as well as the huge increase in traffic will result in a significantly higher risk for collisions, and an overall more dangerous environment.

This rezoning will not only have a huge impact on the environment, but will also drastically decrease the quality of life in our neighbourhood. Having such a huge number of new residents will undoubtedly lead to more light, noise, and a decreased view for Coulee Way residents due to the 13-metre-high developments. When we purchased our property over 10 years ago, we were in agreement with the developers that the area was designated as R-1, and did our due diligence in ensuring this. It played a major role in our decision to move into this community, however, the developers are no longer upholding our original agreement. Our long term plans of living in a quiet and cozy R-1 community may now be taken away by this proposal.

Ultimately, our neighbourhood simply cannot handle such an increase in density. Coulee Way was designed to handle 17 R-1 homes, not 65 three storey townhouses. Our current infrastructure and access to amenities is not enough to support such a large number of residents. There are no public schools in the area, meaning children must take the bus to get to school, this land has no connection to any sewer system, and there is no efficient public transportation in the area. Furthermore, it will be impossible to even establish a connection between Coulee Way and 77th street due to the housing development. Existing amenities that are used by the current residents will be overburdened by such an increase in density, and our utilities and access to transportation lines will not be able to sustain such a large group of people.

Although the rezoning proposal creates many concerns, I am aware that Calgary's increasing population is also an issue that must be addressed. Because of this, I believe that certain compromises would be acceptable. Rather than rezoning 35 Coulee Way as M-1, designating the area as an R-2 zoning could be acceptable. Building around 30-40 Estate Villas each with garages that accommodate 2 vehicles, their own green space, a maximum

height of 11 metres, and the same architectural controls as the current properties in this neighbourhood would be reasonable.

I hope you will vote for our concerns and against Developer's plan. I love being a part of our current community as a resident, and I hope that my family and my fellow residents can continue living here in safety and in happiness.

Thank you so much for your time.

Sincerely yours,

Hongqi Yuan
62 Coulee View, SW
Calgary, AB T3H 5J6
Email: hqyuan@shaw.ca

Smith, Theresa L.

From: Jian-Yang Yuan <jyyuan@shaw.ca>
Sent: Sunday, August 27, 2017 10:28 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: 'Cougar Ridge Estates'
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.

RECEIVED
2017 AUG 28 AM 8:04
THE CITY OF CALGARY
CITY CLERK'S

City of Calgary Councillors.

Re: LOC2017-0079, Public Hearing date September 11, 2017.

Dear Councillors,

As a current resident at 62 Coulee View SW and a member of the Cougar Ridge Estates community, I strongly oppose to the rezoning of 35 Coulee Way from R-1 to M-1. This proposal, although beneficial to the Developer, will largely impact our community in a negative way, and will profoundly affect the lives of my neighbours and my family.

I would first like to address the decrease in quality of life in this community that will evidently arise if this proposal is set in motion. The process of construction and the massive increase in residents of an M-1 zone will create more light, noise, and disturbances in this neighbourhood. My family, and I'm certain many other families of this community, chose to live here with a long term vision of this being a quiet and safe R-1 zone. However, this vision will most definitely be taken away if the rezoning is allowed.

There are also many issues regarding the logistics of this proposal. Building 65 townhouses with 3 storeys each will bring in a large number of new residents that is far beyond the capacity that this neighbourhood can sustain. There will be a severe lack of parking, a huge increase in traffic, an inevitable overburden on existing amenities, and inefficient transportation due to limited access to public transit. This community is not equipped to handle such a large group of residents, and current and future residents of this area will suffer greatly from the problems and safety concerns that will rapidly arise.

This brings me to my next concern: safety. This neighbourhood is currently a very safe area in which children can freely enjoy themselves, and get to school and back. As a parent of a child who was raised in this neighbourhood, safety has been, and will always be, my highest priority. The safety of my family played an enormous role in our decision to move into this neighbourhood, and I cannot imagine jeopardizing the safety of the young children and families currently living in this community. The construction of such high-density units will be a huge safety concern, as well as the consequent increase of traffic.

There are many serious concerns regarding this proposal, however, a compromise with conditions is not unreasonable. The increase in Calgary's population must be addressed, and I believe rezoning 35 Coulee Way as an R-2 area is within reason. However, in compliance with our Community Plan, I believe that these new R-2 homes must adhere to the same architectural controls as the current properties in the community, have a maximum height of 11 metres, garages that can handle 2 vehicles, and their own green space. Limiting this area to approximately 30-40 units is also a compromise that is within reason.

I hope that the city can understand our concerns as residents of this community, and will be willing to come to an agreement regarding a compromise. The future of our neighbourhood is at stake, and I hope that our voices will be heard.

Best regards,

Jian-Yang Yuan
62 Coulee View, SW
Calgary, AB T3H 5J6
Email: jyyuan@shaw.ca
Home: 403-240-2687

Smith, Theresa L.

From: anilaramaliu2010 . <anila.ramaliu@gmail.com>
Sent: Sunday, August 27, 2017 10:29 PM
To: Anila Ramaliu
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: Renderings.pdf; Renderings 2.pdf

Anila Ramaliu

Artan Reso

104 Coulee Way SW

Calgary Alberta T3H 0S4

August 27, 2017

RECEIVED
2017 AUG 28 AM 8:15
THE CITY OF CALGARY
CITY CLERK'S

Re: **LOC2017-0079, Public Hearing date: September 11, 2017.**

Dear City Council member(s),

We are writing with a great deal of concern regarding the **LOC2017-0079**, which has been brought for discussion and approval before the City Council.

We live in 104 Coulee Way SW, Calgary, T3H 0S4, and think that the proposed development and in discussion before the council, interferes directly with the quality of life of our family and that of our community.

First, we like to mention that we bought our property on the premise that the land of 35 Coulee Way was designated as R1 area of development. We are unclear to this day why the change. We find the argument that its development is about affordable multi – residential housing without able to hold, as there is no shortage of such developments in Cougar Ridge and nearby communities. In fact, there is an abundance of such housing in our area with 2,400 more units still to develop. Without wanting to speculate, we feel unsure who is benefiting from this change of plans; and truly feel that the city is being unfair to us, and not upholding its promise.

Further, the current plans of the development, present a complex that truly is an “eye sore”. Please see the attached renderings. It resembles temporary homes build to deal with emergencies, and is far from keeping with City of Calgary Municipal Development Plan “MDP”; which demands that “new developments respect local context and neighborhood patterns as well as scale and proportions of the surrounding buildings”. The type and looks of this complex, along with the traffic and lack of safety that this development brings to our community, has a direct impact on our property value. As for most citizens of this country, “home” is our greatest investment and we find the proposed development greatly jeopardizes it. We feel strongly that this is an injustice, and believe that the city council must feel responsible to all the citizens of this city. Pursuing population density goals and serving the interests of some citizens should not be about reverse inequity towards other citizens. We sincerely hope that council and its members would consider this and uphold the value of justice for all.

It must be emphasized that this development doubles the population of Coulee Way – and as such, doubles and triples the traffic, pollution, and noise in our street. We fear to think the amount of traffic we must face should this development go ahead. As our home is located at the end of the Coulee Way, we anticipate with anxiety how we must navigate the multiplied traffic at various hours of the day, while also handling the demands of our job as physicians on call 10-15 out of 30 days of the month.

We have a young family and are very concerned about the traffic and parking demands in our street; and hence, the impact this development would have on the safety of our community, and that of our children. It has been estimated that this development will add at least 600 more cars moving through Coulee Way; at least 65 cars parking on our street, as well as provide a connection to the school parking lot being thus, an access route for individuals outside of the community. One can only imagine the traffic demands in our street and the variety of risks our children will be exposed to. While digressing here, and since this development is being pushed in the name of equity for all, we like to question, how can the city officials approve such development, but never question the fact that the community as is, does not have a playground for kids living in Coulee Way?!

While the environmental impact assessment of this development may please some of its reviewers; we beg you to look for the evidence of assessment this development has on long term health and quality of life of citizens currently residing in Coulee Way.

As honest and hard working citizens of this city, we feel that thus far our city officials have not had our interest at heart. We really hope that members of the City Council will exercise the right judgment and finally return this land development to its original - R1 designated area; or at least demand higher standards of development of no less than R2 designated area of development.

Thank you for your consideration.

Dr. Anila Ramaliu

Dr. Artan Reso

--

Anila Ramaliu, MD MSc CCFP

Artan Reso MD FRCP MEd





Smith, Theresa L.

From: Jody Simmer <jodysimmer@shaw.ca>
Sent: Monday, August 28, 2017 9:57 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: LOC2017-0079 Public Hearing Date September 11, 2017
Attachments: Austyn.letter.docx; Charlie.letter.docx; Jody.letter.docx

Dear City of Calgary Councillors,

Please find attached the letters for your review.

Thank you,

Jody Simmer

RECEIVED
2017 AUG 28 AM 10: 34
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2017 AUG 28 AM 10:34

THE CITY OF CALGARY
CITY CLERK'S

Austyn Simmer

70 Coulee View SW

Calgary, Alberta

T3H5J6

August 22, 2017

City of Calgary Councilors
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Re: LOC2017-0079 Public Hearing Date September 11, 2017

Dear City Council Members,

I am writing to express my worry and resistance to the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53. I am a chief in one of the area schools I have delighted in working in the tranquil and charming environment.

I think that its testing to address my worries as to the application for rezoning the land at 35 Coulee Way, without likewise saying the proposed improvement of including 2400 unit living arrangements in West Spring, and additionally the potential for the Calgary French International School (CFIS) to utilize the side street off Coulee Way next to the congregation, to get to an extra parking area. It is not reasonable to consider every one of these proposition autonomously as they are interrelated and deliver a large portion of similar issues.

Blockage:

As things are today, amid pinnacle hours (surge hour), it can take up to 10 minutes to take a left hand turn onto Old Banff Coach Road (OBCR) off of Coulee Way. Considering what the expansion in populace thickness will have on the general range (i.e. West Springs proposed 2400 extra homes), by including an extra 65 units the land at 35 Coulee Way, occupants will continually be managing a build-up of movement basically to get onto OBCR. There is no backup course of action to leave this region and ought to there ever be a crisis, lives could be in question. There are additionally a few Doctors living around there who might be required to exit rapidly to go to crises.

Concerning the proposed extra access to the CFIS, I have direct experience managing the activity around the CFIS as two of my kids' state funded school transports stop before the school on 77th Street. In the event that lone 10% of that movement got to the school from Coulee Way, it would be unreasonably incredible for what this little group could support.

The proposed advancement for the land at 35 Coulee Way has deficient stopping. The engineers have excluded carports nor sufficient on-road stopping for potential proprietors/occupants of the townhouses.

Proposed arrangement:

I support to have the land situated at 35 Coulee Way created and I might want to propose a trade off to assemble more reasonable homes that will fit in pleasantly with the encompassing group. I recommend rezoning the land to R-2 with manor style duplexes or condominiums of roughly 3 dozen units. This will take into consideration marginally higher thickness yet ought to require the same compositional controls that the encompassing homes have needed to hold fast to, while additionally giving parking structures and satisfactory green space around the homes, keeping up the set up respectability of the group.

I thank you for your time and thought.

Truly,

Austyn Simmer

RECEIVED
2017 AUG 28 AM 10:34
THE CITY OF CALGARY
CITY CLERK'S

Charlie Simmer
70 Coulee View SW
Calgary, Alberta
T3H5J6

August 22, 2017

City of Calgary Councilors
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Re: LOC2017-0079 Public Hearing Date September 11, 2017

Dear City of Calgary Council Members,

I'm living here for 13 years and have truly enjoyed the peaceful and secure community. Though the time here has been unforgettable specifically due to the high class and well behaved gentry, but now the recent development has convinced me to write the letter to the authorities I don't want these changes to me made.

I'm highly concerned about the issues that have mounted due to rezoning the land at Coulee Way, such as the increased Transportation Demand that will arise due to the Increased Population and furthermore the Security Loop that will be created along with the Sewage problem and Lastly the Agriculture Resources to complete the demand of the people of the 35 Coulee that would be really affected.

Concerns:

Transportation

In order to rezone, we would need more bus drivers to take kids to the other schools. 35 Coulee Way doesn't have enough bus drivers now. Many times, bus routes are combined. Sometimes we have to ride high school buses. Other times, we have to wait for a bus driver to make a full route and then come back to get us because all the buses are full. In these cases, it can take more than an hour for some of us to get home after school.

Rezoning Land at 35 Coulee Way would cause more transportation issues because of the drawbridges that could be open and add much more time to bus routes.

If rezoning is necessary, new students should be sent to other schools instead of enrolled at 35 Coulee Way.

Crime, Noise, Other Nuisance

Not to forget that if for instance we agree upon the Rezoning of Land here in 35 Coulee Way who would be responsible for securing the lives of the people. Doing so would give increase of Robbing and Street Crimes and plus the idea is of about indulging the Low Standards Home Town which give a way to all the Standard Crimes to get in here and hence will become a threat to the High Standard People living here in 35 Coulee Way.

Agricultural Resources

Increasing numbers of people often drive up demand for food, which typically results in additional use of arable land and water. This is especially true in the absence of adequate food production technology and integrated programs that simultaneously address community needs for food and reproductive health. This projects that population growth will result in a doubling of demand for food at 35

Coulee Way.2 Addressing the health needs of families , including through increased access to family planning are the major concerns.

Problem Solution:

I would suggest on allocating some other area for such Low Standard Home Towns as this would be an unfair act towards those living here at 35 Coulee Way. And if it's too important to Rezone the Land then increase the measures to save the lives of people alongside the demand of Food Security that it would generate.

Lastly the main issue that is a big problem is of Transportation that can only be overcome if and only if Enough Vehicles from the Government side are issued free of cost.

I would appreciate if you would consider my Concerns.

Sincerely,

Charlie Simmer

RECEIVED

2017 AUG 28 AM 10: 34

THE CITY OF CALGARY
CITY CLERK'S

Jody Simmer
70 Coulee View SW
Calgary, Alberta
T3H5J6

August 22, 2017

City of Calgary Councilors,
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Re: L0C2017-0079 Public Hearing Date September 11, 2017

Dear City of Calgary Council Members,

It really makes me worried over the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53, therefore I am writing to show my deepest concerns.

Living here for more than half a decade and have truly and fully enjoyed the peaceful community as it's the same place where our most of the memories reside. Thought the time here had been blessed, that has not been without challenges and now the rezoning of 35 Coulee second's it.

It really makes me worried, the issues that have mounted due to rezoning the land at Coulee Way, such as the increased Water Demand that will arise due to the Increased Population and furthermore the Liter Disposing Sites along with the Sewage problem and Lastly the Living Standard of the 35 Coulee that would be

really affected.

Concerns:

Water Demand

35 Coulee Way is growing at a rapid rate, but some questions remain unanswered about how to prepare for the population surge on the Front Range. There have been many conversations brainstorming water shortage solutions between state agencies, nonprofits, and Colorado citizens, and there are many more conversations to come. Through all of the indecision and uncertainty, there are a few things 35 Coulee Way can know for sure: there will not be one solution to the problem; educating native and non-native 35 Coulee Way about the state's water is critical; and water shortage issues are not unique. Although 35 Coulee Way is a rare gem of a place, Places all over the this region and globe are facing and have dealt with water shortage problems. There is a lot to learn from these other experiences and, hopefully, in the future 35 Coulee Way can serve as the standard for effectively facing water shortage issues.

Parking.

The proposed development for the land at 35 Coulee Way has insufficient parking. And once the population grows it will result in a bigger problem when they won't have enough place to park their Car's.

Increased Markets with less Parking.

Due to the increase in the Population means increase in the Traffic, which results in the demand for more and more Grocery Stores and Places where they could go for Relaxation. In addition to this there are children residing in these areas that need to go for bike rides, rollerblading, skateboarding or simply playing this demands for more grounds. The thing that I'm trying to tell you is that this would result in demand of more and more Parking slots which our area can't afford and ultimately it would result in the Safety of all the residents.

Plus not to forget that there is no park in this area and the closest park is across OBCR and many parents are not comfortable with our children crossing OBCR as the traffic is rather dense hence it would cause a problem as well.

Maintaining the Existing Way of Living

Being well aware of the fact that it's a High Standard living area, recent development at 35 Coulee of the land use will add more and lower income town-homes.

Housing choice is a response to an extremely complex set of economic, social, and psychological impulses therefore the concerned people should again look for all alternatives since this would result in overall decrease of the Environmental Value as well as the financial value of the Executive Grade homes here in 35 Coulee Way This would be an Undesirable Contrast of the Homes here in 35 Coulee Way and would possibly be the one that goes against the Community Plan.

Liter Disposal

Issues regarding the Liter Disposal and that of sewage has been raised previously and I still am confused that either were addressed or not cause it seems as if they were not.. The major concern is that the existing situation with lesser disposal areas and lower sewage lines would not be enough with the increased home density.

Throwing away objects or leaving them lying on the ground instead of disposing of them in a garbage can, recycling bin or trash container. The waste that originates from houses, industries, factories should also be considered.

Litter can originate from construction and demolition sites, households, industries, uncovered trucks, pedestrians, and moving vehicles. All these issues will automatically arose due to unavailability of disposing sites.

I would be grateful if you consider this carefully as no resident would want to be faced with such problems.

Proposed solution:

I would suggest on allocating some other area for such Low Standard Home Towns as this would be an unfair act towards those living here at 35 Coulee Way. And if it's important that rather go for developing High Standards Home Towns which would result in maintaining the Standard the 35 Coulee Way holds.

I would appreciate if you would consider my Concerns.

Sincerely,

Jody Simmer

Smith, Theresa L.

From: nagesh subra <subra.nagesh@gmail.com>
Sent: Monday, August 28, 2017 12:52 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: 20170828124142697.pdf

Dear councilors

Please see my objection letter for the above developments.

Thanks

RECEIVED
2017 AUG 28 PM 1:13
THE CITY OF CALGARY
CITY CLERKS

Opposition Letter for 35 Coulee Way SW

To: City of Calgary Councilors.

Sub: LOC2017-0079, Public Hearing date September 11, 2017.

My family and I live in Coulee Way Estates in our dream home in SW Calgary; Coulee Way Estates offered a everything we were looking for in a forever home. Our decision to buy here was for the family friendly appeal, the privacy and the estate status of the community.

We believe this development does not meet criteria of Coulee Way Estates and strongly oppose this proposal to rezone an R-1 area to M-gd53. This development is out of context for the area and does not meet the Calgary MDP for densification, and more importantly it does not meet the expectations of our community.

There are no public schools in the area, and kids from Cougar Ridge are bused to other schools already, I don't see this development helping this situation at all.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have discussed this and we feel a transition from R-1 to R-2 is a better compromise in this area, There are several examples on the in the area where developers have built Villa Style homes and Duplexes that blend in much better than the proposed townhomes, this style of construction will have a far better transition from estate home to a modified multifamily dwelling. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current, height and architectural controls that are in place for our community. A double front attached garage should be standard to keep in context with current home sites and to keep vehicles off the street to ease congestion during peak traffic periods

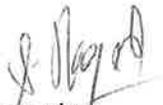
I strongly oppose the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. They can gain access from Old Banff Coach Road.

The safety of my family is very important and allowing townhomes will attract transients, rental pools and the sorts, I like to know who my neighbors and having townhomes with the potential to be turned into rentals and rooming houses is not something I want in my community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship with our community.

I look forward to meeting with you to discuss this matter further.

Regards,


Nagesh Subramaniam

111 Coulee Way SW

RECEIVED
2017 AUG 28 PM 1:13
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: sumathi nagesh <9suma3@gmail.com>
Sent: Monday, August 28, 2017 1:13 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: 20170828124154897.pdf

Dear councilors

I am sending my objection letter for the proposed developments. Please vote down for this proposal.

Thanks,

Winnie Nagesh

RECEIVED
2017 AUG 28 PM 1:14
THE CITY OF CALGARY
CITY CLERK'S

Subject: LOC2017-0079, Public Hearing date September 11, 2017.

Opposition Letter for 35 Coulee Way SW

To: City of Calgary Councilors.

My family and I live at 111 Coulee Way. We purchased our home in SW Calgary where we can enjoy the outdoors, wildlife, quick access to the mountains and the pathway system; Coulee Way Estates offered a compromise between amenities, safety and outdoor activity space. Our decision to buy here was for the family friendly appeal, the privacy of single family home sites and the estate status of the community.

We believe this development in no way meets the criteria of Coulee Way Estates or the MDP as there is no transitional densification from R-1 to any other zoning, and strongly oppose this proposal to rezone this extremely environmentally sensitive R-1 area to M-gd53. It is way out of context and unacceptable to even consider.

There are no public schools in the area, and the current schools are full; furthermore kids from Cougar Ridge are bused to other schools outside of the community.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have met and discussed this and we feel a transition from R-1 to R-2 is the only alternative zoning for this area. There are many examples where developers have built Villa Style homes and Brownstones that blend in much better than the proposed townhomes. These are in Elkton, Aspen and Wentworth where the transition from estate homes is complementary. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current height, size and architectural controls that are in place for our community. A double front attached garage is required to keep in context with current home sites and to keep vehicles off the street. I have seen several townhome complexes where parking spills onto side streets and blocks access and driveways to private residences. We don't want this.

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. Traffic is bad already and at times we can spend 5 minutes or more attempting to exit on to Old Banff Coach Road.

The safety of my family is very important and allowing townhomes will increase traffic, noise, and light pollution. And with most low priced real estate there is the potential to be turned into rentals and rooming houses. This is not something I want in my estate community, and I'm sure you would feel the same if it was your community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. I understand densification is eminent in Calgary but there is so many other priorities, roads, infrastructure, community spaces, and derelict green spaces as per the one right across the street from my house. let's put our focus on those for now. I look forward to meeting with you to discuss this matter further.

Regards,



Vikhashni Nagesh

111 Coulee Way SW

RECEIVED
2017 AUG 28 PM 1:14
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: C-F Wong <carrie_faye@yahoo.com>
Sent: Monday, August 28, 2017 8:53 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

Attn: City of Calgary Councillors

I strongly object to the proposal to rezone 35 Coulee Way SW in order to build town homes, for the following reasons:

- 1. increased traffic**
- 2. decreased property values**
- 3. the fact that Calgary already has a glut of housing due to the current recession**

**Yours truly,
Carrie-Faye Wong
Resident of Coulee View Estates**

RECEIVED
2017 AUG 29 AM 8:38
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: C-F Wong <carrie_faye@yahoo.com>
Sent: Monday, August 28, 2017 9:01 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

Attn: City of Calgary Councillors

I am strongly opposed to the rezoning of the above noted land from R-1 to M-Gd53. My understanding is that this would allow the developer to construct 65 townhouse units of three storeys in height.

My reasons for opposition to this redesignation are as follows:

- the current dwellings in Cougar Ridge Estates are single family estate homes with a maximum height of two storeys. Developing 65 "affordable" three-storey townhouses on the parcel of land in question would result in a dramatic increase in population density as well as creating structures that loom a full storey higher in height than any home in the vicinity.
- there would also be no gradual transition from low to high density housing as per the City of Calgary Municipal Development Plan.
- traffic is already an issue in Cougar Ridge Estates. Exiting and entering between Coulee Way and Old Banff Coach Road during rush hour or the beginning or end of the school day is already challenging. With 65 additional housing units and the proposed drop-off and pick-up changes to the Calgary French and International School parking lot, this problem will only intensify, leading to unsafe conditions for drivers and pedestrians alike.
- in the community and close surroundings of Cougar Ridge, there is no lack of multi-residential housing, and with the proposed construction of an additional 2,400 units already in the works, there is no need to build 65 more units at 35 Coulee Way.
- parking, already at a deficit in this community, would be even more strained with the construction of high density townhouses which would not be able to provide two parking stalls per unit and would thereby encourage higher traffic and street parking on both Coulee Way and adjoining roads.
- with the close proximity of Cougar Ridge Estates to Paskapoo Slopes, increasing the housing density beyond the 17 R-1 homes for which the area was originally designated puts wildlife and the natural environment at increased risk.

With the understanding that the City of Calgary is interested in increasing density within the city limits, I would hope that if we are not able to hang on to the R-1 designation, we could compromise by rezoning the area in question to no more than an R-2 Estate Villas designation. Further to that, I would request that any development maintain the same architectural controls as the existing R-1 homes, building heights be kept to a maximum of eleven metres, parking for two vehicles be provided on site for each unit, and that green space be factored in for each unit as well, in keeping with the

current standards in the neighbourhood of Cougar Ridge Estates and pursuant to the City of Calgary Municipal Development Plan.

Thank you for your consideration of my concerns,

Carrie-Faye Wong, BA
58 Coulee View SW
Calgary, AB
T3H 5J6

Smith, Theresa L.

From: Kevin McLachlan <kevin-mclachlan@shaw.ca>
Sent: Monday, August 28, 2017 7:41 PM
To: City Clerk
Cc: 'Cougar Ridge Estates'
Subject: [EXT] LOC2017-0079, Public Hearing date Sept. 11, 2017

RECEIVED
2017 AUG 29 AM 8:34
THE CITY OF CALGARY
CITY CLERKS

I am a resident of 76 Coulee View SW and I am strongly opposed to this proposed re-designation of this site at 35 Coulee Way SW.

My objections to this proposed re-designation include the following:

The residents of Cougar Ridge Estates purchased homes in this area since it was zoned R-1 and contains higher value homes. In fact, a land use sign put up in our neighbourhood on August 13, 2010 showed this land zoned as R-1 and S-SPR – I believe there is an expectation that people can believe these signs (the sign is still there, but has been knocked down).

This land was once owned by the City. On the City's own marketing material to sell this parcel it was stated:

- Land use allows for single family housing (R-1/S-SPR)
- Surrounding residential development includes estate homes

Since the developer purchased the parcel knowing this, why is the City now entertaining a proposal to re-designate the parcel from R-1 to M-Gd53?

In this general area of the City, there is a significant amount of higher density residential development already. In fact, there are already townhouses / condominiums which border Cougar Ridge Estates to the east.

Cougar Ridge Estates currently contains 64 single family homes and 7 empty lots for single family homes. The Applicant's submission for re-zoning proposes up to 65 townhouses in a small area. This could potentially double the number of housing units in this very small neighbourhood which would create many negative impacts for the residents.

There is currently **limited parking** and this proposal would only make things worse as it could potentially bring another 130 cars into the neighbourhood. My understanding is there is not sufficient provision of parking with respect to this proposed development (there is no provision for two parking stalls per unit).

There is only one entrance /exit out of the community. This proposal could essentially double the amount of **traffic** in the community. It can already be difficult to turn left at the stop sign at old Banff Coach Road. This land on Coulee Way was supposed to support 17 R-1 homes, not 65 townhouses.

Can the other **infrastructure** (sewage and water services for example) in the community handle this increased density? We already have low water pressure at our home.

The proposal to re-designate and build 65 three storey townhouses does not fit into the **current character** of the community with its estate homes.

Having this much density so close to Paskapoo slopes would be **detrimental to the adjacent natural area**.

My understanding is that this proposed re-designation and development would **contravene the City's Municipal Development Plan**:

- it does not respect the local context and neighbourhood pattern,
- it does not provide an appropriate transition of development intensity from the existing low density residential area,
- it would be entirely out of character for the neighbourhood and adjacent natural areas, to the detriment of both.

It is also my understanding that the proposed re-designation and development would **contravene the Community Plan** as it would result in a much higher population density and very limited green and outdoor space as set out in the Plan.

In fact, the developer notes in the initial application that the re-designation will **require a major amendment** to the *East Springbank Area Structure Plan – Appendix 5: East Springbank III Community Plan*). The fact that a major amendment would be required **speaks to the incompatibility of this proposed re-designation** and development on this small parcel of land in this particular area.

Proposal to Access New Parking Lot For Calgary French and International School

In addition to this proposed re-designation at 35 Coulee Way SW, the residents have also become aware of a proposal for a new school parking lot to be accessed by an existing lane used by the small church on the corner of Old Banff Coach Road and Coulee Way.

This would **cause even more serious traffic issues** in the neighbourhood than discussed earlier. Traffic would exit off Old Banff Coach Road and then almost have to immediately turn into this lane which is very near the only entrance /exit to the neighbourhood. Traffic leaving the school would have to turn onto Coulee Way right near the intersection with Old Banff Coach Road. This would cause traffic chaos. Even now it can be difficult to make a left hand turn onto Old Banff Coach Road during rush hour. An examination a map of the area would make apparent the difficulties this would cause.

I trust the City will take into account these issues and reject this proposed land use amendment and re-examine the parking lot access.

Regards,

Kevin McLachlan, MBA, CFA

**76 Coulee View SW
Calgary**

Smith, Theresa L.

From: Olesya Afanasyeva <Olesya.Afanasyeva@evrazna.com>
Sent: Monday, August 28, 2017 9:52 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: taxlete@gmail.com; abdallahahmad@live.com; Pavel Afanasyev
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Letter to the City of Calgary Councilors re Land Use Amendment Applicati....pdf

Dear City of Calgary Councilors,

Attached hereto please find my letter of objection to the **Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW)**.

Sincerely,

Olesya Afanasyeva, FCCA
30 Coulee View SW
Calgary, AB
T3H 5J6

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THE CITY OF CALGARY
CITY CLERK'S

Olesya Afanasyeva, FCCA
30 Coulee View SW
Calgary AB, T3H 5J6

8/15/2017

To the City of Calgary Councilors

Dear Councilors,

Re: Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW)

We found out that an updated Land Use Amendment application has been filed for 35 Coulee Way SW, of which we have not been notified. The amended application did not change the substance of the development proposal, therefore, my husband and I, as well as the rest of the Cougar Ridge Estates community, still object to the 65 unit townhouse development.

Below I have reiterated my earlier objections with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, my husband and I are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use and multiple town-house units development associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point).

Our specific objections are as follows:

1. Detrimental impact upon community through adverse changes to the Community Plan

The primary statutory plan that applies to the parcel at 35 Coulee Way SW is the East Springbank III Community Plan Appendix 5 ("East Springbank III ASP" or the "Community Plan"). Community plans are developed through a thorough consultative process involving landowners and their consultants, key City departments, school boards and others that will be directly affected by the plan, with public input occurring at key stages. They provide the critical planning framework for future development at the localized level and direct future land use patterns, transportation and utility networks, etc. by defining a set of plan objectives, a design concept and a comprehensive package of required and desired uses, features and actions intended to ensure that the plan is achieved. The East Springbank III ASP is the most important planning tool for the area and has shaped the development of the community to date. Adherence to the Community Plan is critical in order to maintain the integrity of our neighbourhood.

The applicant proposes a change to the designated Land Use, which would require a Major Amendment to the East Springbank III ASP to the detriment of the existing community and in direct violation not only of the Vision and Principles built into the Community Plan, but also of the City of Calgary Municipal Development Plan (“MDP”). The MDP sets an objective to respect and enhance the character and vitality of the existing neighbourhoods when considering new developments. Section 2.3.2 of the MDP reads:

...Significant change can impact adjacent low density residential neighbourhoods. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment...

Further, the Policies in the same Section of MDP require to:

...Respect the existing character of low-density residential areas...;

Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas;

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern...

The Vision of the Community Plan defines the area of East Springbank III as a **unique community** on the edge of Paskapoo slopes, which serves as the entranceway to the west Calgary and has been developed in true harmony with its natural setting. The Vision further emphasizes the importance of increased environmental protection in the area, which manifests itself in the requirement to ensure that any development in the area is sensitive to the natural setting; that visual impacts of development on sloped areas, ridge lines and adjacent land is minimized; that solid waste, water and energy consumption is reduced; and that servicing and transportation infrastructure alignments are chosen which protect the natural integrity of this area.

Section 1.4 of the Community Plan establishes the following requirements for the Urban Development Policy Area, where the lot under consideration is located:

- i. A residential density of between 9.9 and 17.3 units per gross developable hectare (4.0 to 7.0 units per gross developable acre); ...
2. All Outline Plan/Land Use Amendment applications for multi-dwelling sites to address the following development components:
 - the principles of slope-adaptivity to be met in the site design and building details, if applicable;
 - site design and building details, including massing, height, orientation, coverage, and the quality of the development to reflect and be compatible with the surrounding low density residential areas, with special attention given to the visual impact of the development on areas beyond the plan (if applicable);
 - site design to incorporate open spaces within the development.

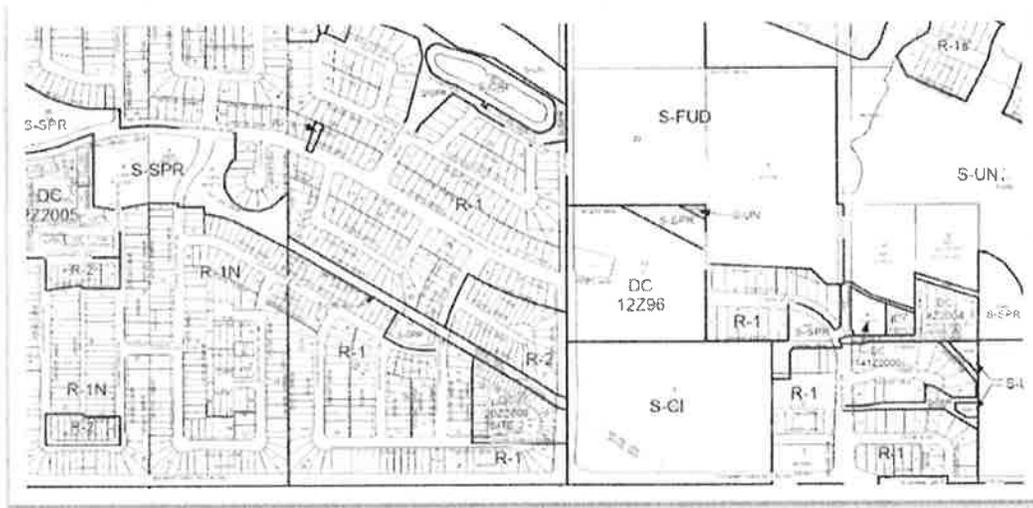
We believe that the proposed development is a direct contravention of these policies:

-
- A. It does not respect local context and neighbourhood pattern, and the scale and proportions of surrounding buildings. There are currently 64 houses/estates located on Coulee Way SW and adjacent streets (Coulee Park, Coulee View and Coulee Lane). The properties along Coulee Way SW and on the adjacent streets are typically characterized by detached single-family houses with large plots and spacing between them occupied by mature trees and well-maintained yards. The current land use category (R-1) and planned construction of 21 single-family homes on the lot under consideration would be in line and compatible with the surrounding residential area.
- B. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area. The proposed development of 65 condominium townhouses would be entirely out of the character of the area, to the detriment of the local environment and community. On a relatively small lot of land (ca. 1/4th of the neighboring area), there would be more units built than currently exist in the entire neighbourhood (see below).



- C. The density of the population in the said area would be **4.6 times higher** than the low end of the arrange typical for the East Springbank III area (and **2.6 times higher** than the high end of the range).

- D. The proposed Land Use category of M-Gd53 would be entirely foreign to the East Springbank III area, where R-1, R-1N and R2 are predominant categories of land use and development (see below).



- E. If rezoned, the area of proposed high-density development would have very limited green and outdoor space, which contradicts the environmental focus built into the Community Plan Vision.
- F. The proposal would demonstrably harm the amenities enjoyed by local residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan. There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through connection between Coulee Way and 77th Street due to recent housing development. Furthermore, the new development would have limited parking spaces, which will lead to unsafe on-road parking and increased traffic not only along Coulee Way, but also on the adjacent streets.



2. Area is not suitable for affordable housing

The applicant claims that the proposed development would better meet the requirement for more affordable housing in this neighbourhood. While, on surface, this claim seems to be in line with one of the strategic goals of the Calgary MDP, the applicant fails to mention that the proposed site would not be considered suitable for building affordable housing due to its low affordable housing score based on the Calgary Affordable Housing Multi-Criteria site selection analysis dated September 23, 2016.

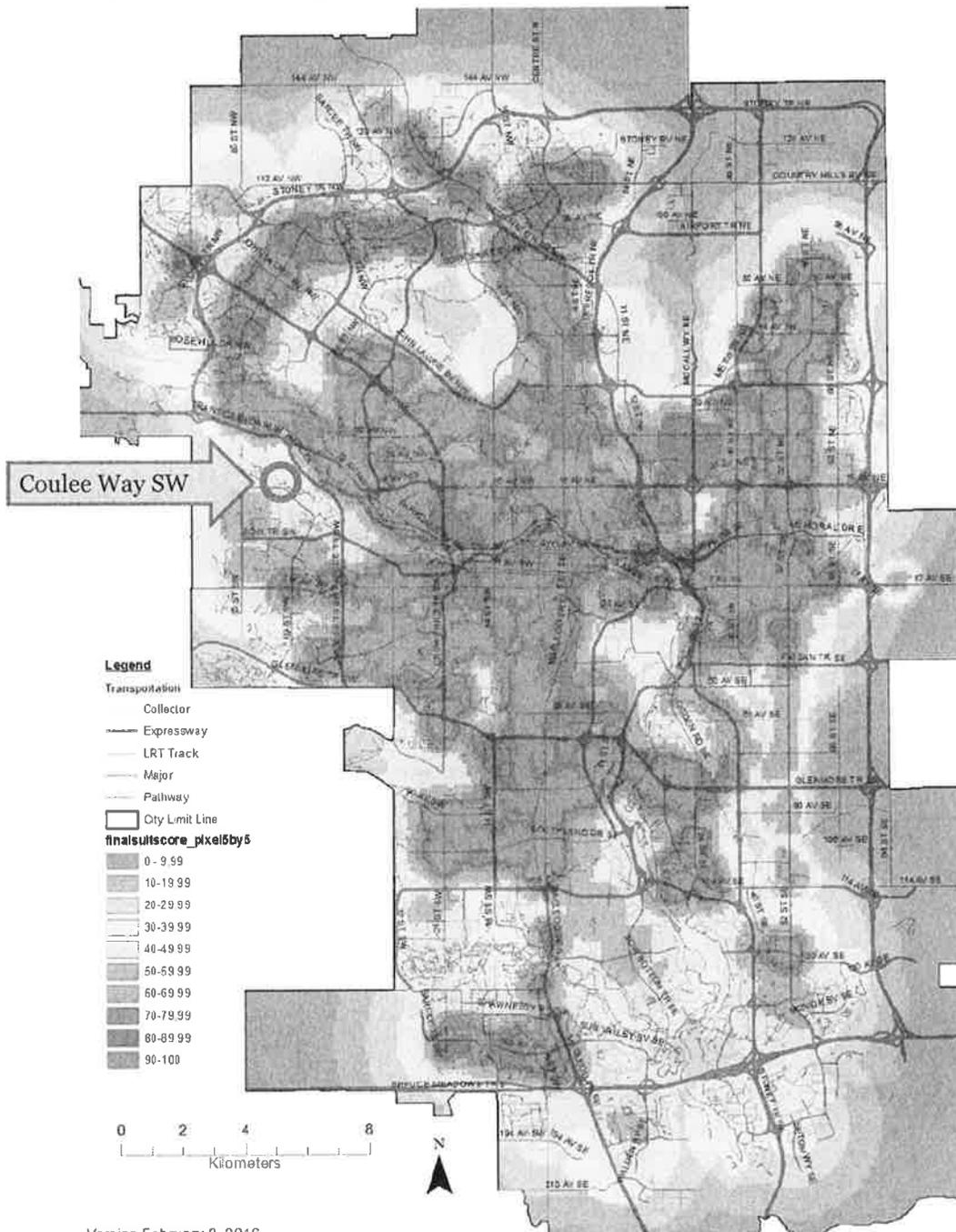
Table 3 Final Classification Scheme

Points	Grocery Stores	Public Transit	Schools – Elementary	Schools – Junior High	Schools – High School	Parks	Recreation Facilities
5	1,000 m	300 m	1,000 m	1,000 m	1,000 m	300 m	1,000 m
4	2,000 m	500 m	2,000 m	2,000 m	2,000 m	500 m	2,000 m
3	3,000 m	700 m	3,000 m	3,000 m	3,000 m	700 m	3,000 m
2	4,000 m	900 m	4,000 m	4,000 m	4,000 m	900 m	4,000 m
1	>4,000 m	> 900 m	>4,000 m	>4,000 m	>4,000 m	> 900 m	>4,000 m
weights	32	43	12	3	1	3	6

In 2015, The City conducted a Geographic Information Systems (GIS) based multi-criteria evaluation (MCE) of potential sites for affordable housing. Based on the analysis, the City identified a number of key criteria, which were arranged in a hierarchy based on the weights assigned to each criterion. Then, the City specialists run the model to: 1) apply the affordable housing site suitability scores to The City of Calgary land inventory and 2) identify a short-list of top sites that may be suitable for affordable housing development of the next 5 years.

As a result, based on several iterations of presentations, feedback, testing on known sites and further research, the Calgary Affordable Housing report was developed, which presented the final versions of the classification scheme, model and Affordable Housing Suitability Score Map:

3.1 Affordable Housing Suitability Score Map



As can be seen on the above map, the area under consideration has a very low affordable housing suitability score due to: (a) low proximity to grocery stores (> 2.5 km); (b) low proximity to public elementary schools (> 2.5 km); (c) low access to the public transportation network, including LRT (> 4.2 km), and, thus, should not be considered for re-zoning.

In conclusion, we would like to re-emphasize that the proposed Land Use Amendment does not take into account the Vision and Objectives of the Community Development, as well as the policies and objectives of the City of Calgary MDP; does not respect local context and neighbourhood pattern, and would be entirely out of the character of the area, to the detriment of the local environment and community. Moreover, the subject lot would not be suitable for the affordable housing development based on the analysis and criteria identified by the City of Calgary. We, therefore, object the Land Use Amendment requested by the applicant.

However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Calgary Planning Commission would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,

Olesya Afanasyeva, FCCA
30 Coulee View SW

Smith, Theresa L.

From: Pavel Afanasyev <Pavel.Afanasyev@evrazna.com>
Sent: Monday, August 28, 2017 10:11 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: taxlete@gmail.com; abdallahahmad@live.com; Olesya Afanasyeva
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Letter to the City of Calgary Councilors re Land Use Amendment Applicati....pdf

Dear City of Calgary Councilors,

Attached hereto please find my letter of objection to the **Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW)**.

Sincerely,

Pavel Afanasyev, Ph.D., MBA
30 Coulee View SW
Calgary, AB
T3H 5J6

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Pavel Afanasyev, Ph.D., MBA

30 Coulee View SW
Calgary, AB T3H 5J6

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2017 AUG 29 AM 8:28
THE CITY OF CALGARY
CITY CLERK'S

August 15, 2016

To City of Calgary Councilors

Dear Councilors,

Re: Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW)

With this letter, I would like to let you know that my wife and I, residents of 30 Coulee View SW, are in objection to the proposed Land Use re-designation from R-1 to M-Gd53 at 35 Coulee Way SW and subsequent development of the 65 town-house units on this lot.

We submitted our original letter to you earlier in April, however, I would like to reiterate our major concerns now, when an updated application has been submitted by the Developer.

I would also like to note that the residents of our Community were not notified via mail about an updated application submitted by the Developer at the end of May, which made it very difficult to ensure everyone was aware of the change and had an opportunity to express their opinion on the amended application.

The summary of my specific objections is provided below:

- 1. Alignment with Municipal Development Plan ("MDP"), East Springbank III Community Plan Appendix 5 ("East Springbank III ASP" or the "Community Plan") and ongoing development in the area**

I have studied the City of Calgary MDP and the Community Plan and believe that the proposed development contradicts several key policies and objectives of both documents, such as:

A. Part 3, Section 3.6 "Developing Residential Communities"

Our neighborhood meets the definition of Planned Greenfield Community as it has already been planned and is still being developed. The ASPs for Planned

Greenfield Areas are recognized as appropriate policies to provide specific direction for development of the local community. Future reviews of, and amendments to, ASPs will be required to **align with the policies of the MDP.**

We believe the proposed development does not align with the policies of the MDP, as further explained below.

B. Part 2, Section 2.3 "Creating Great Communities"

This Section proclaims that ... "The City will strive to maintain strong communities. This means that **future growth does not undermine what Calgarians value most in their neighbourhoods, communities** and city as a whole. This includes the built and natural heritage, access to safe and **attractive parks and public spaces** and overall livability. **Preserving the best qualities** in Calgary's neighbourhoods and supplementing them with new, sustainable development is a key piece of Calgary's future growth strategy." In the MDP, the City also declares that it's important to **recognize and build upon existing neighbourhood character**, heritage and cultural identity; **provide quality public spaces, parks** and other local amenities and leisure, cultural and recreation activities to all Calgarians; **design communities for social cohesion** and health and wellness, etc. It's also stated that The City strives to **provide citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.**

We believe the proposed development undermines the spirit and values of our neighbourhood. It doesn't enhance the attractiveness, character or the livability of the area; on the contrary, by squeezing in a high-density multi-unit development in the middle of the estates community, which is already lacking sufficient parks and public spaces, accessible Community and Neighbourhood centers, and other local amenities, the Developer harms the existing Community and its residents, and violates the principles of sustainability and "creating great communities" in our particular case.

C. Part 2, Section 2.3.2 "Respecting and Enhancing Neighbourhood Character"

The objective documented in this Section is to "...Respect and enhance neighborhood character and vitality. The **"sense of place"** inherent in Calgary's neighbourhoods is a **function of their history, built form, landscape, visual qualities and people.** Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood."

The MDP recognizes that a heightened focus should be placed on higher quality standards of urban design and construction that ensures that **development builds upon and adds value to the existing character of communities**, and that "...significant change can impact adjacent low density residential neighbourhoods. **Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment**.

The Policies in this Section are very explicit and I am in full support thereof and believe they must be applied and adhered to by both this Developer and any other in the City:

- a. **Respect the existing character of low-density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b. **Ensure an appropriate transition** of development intensity, uses and built form **between low-density residential areas and more intensive multi-residential** or commercial areas.
- c. Ensure infill development complements the established character of the area and **does not create dramatic contrasts in the physical development pattern**. [*Even though the proposed development of 35 Coulee Way SW is not infill, this policy should still apply*].
- d. Ensure that the preparation of Local Area Plans includes **community engagement early in the decision-making process** that identifies and **addresses local character, community needs and appropriate development transitions with existing neighbourhoods**.

We believe the proposed development does not respect the vitality and character of our neighbourhood, and can potentially destroy the "sense of place" in our area the City has committed to protecting:

- The proposed Use of Land does not fit with the surrounding land uses (refer to the map provided in the ASP);
- There would be a drastic contrast in terms of the development height and population density compared to the surrounding lands. As you know, there are currently 66 single family units in our area, which means the proposed development of a lot comprising less than 25% of the total area, would potentially have the same number of units/residents as the rest of the neighbourhood.
- There is no transition from the existing area to the new development, which is required by the MDP. The multi-story buildings would create significant

overshadowing, overcrowding, noise- and light pollution issues for the existing residents to a substantial detriment of their quality of living.

- All existing estate residencies has strict architectural requirements attached to their building permits, which ensured the visual appeal and homogeneity of our Community. The proposed development does not take the existing context into consideration and would create a dramatic contrast in the physical development pattern.

Overall, the Community Plan Appendix 5 was developed following the principles and policies stipulated in the MDP, and we don't believe it is fair and justifiable to amend this Plan now to accommodate a proposal that clearly in violation of said principles and policies. The proposed development threatens the integrity and character of our Community in the very last stage of its development. The fact that a major change will be required to the Community Plan, which is almost entirely implemented at this point, shows that it is foreign to this area and this Community; that the originally designed transportation, utilities, and other infrastructure has not been built to support such a dramatic change; that such a development would undermine the underlying logic and vision built into our Community from the very beginning.

All the principles and objectives of the City MDP highlighted above are being violated by the proposed multi-unit townhouse development at 35 Coulee View SW, which is at the heart of the Community's opposition to the development. As Community members, we appreciate being notified about the developer's plans, but we want to make sure our engagement is not viewed as perfunctory, and our opinions, concerns and objections are being duly considered in the decision-making process, as required by the MDP.

2. Traffic/Transportation/Parking Concerns

In addition to the concerns summarized above, the proposed development creates an enormous traffic problem. The surrounding streets are all cul-de-sacs and there is currently no other access to/ way out of our Community to Old Banff Coach Road than through Coulee Way. In peak times of the day, a left turn on Old Banff Coach Road can take up to 5 minutes. This also requires crossing 3 lanes of traffic and a pedestrian cross-walk, which creates a very high risk of collision and car accidents already. The proposed development would potentially double the population of the area and substantially increase the number of vehicles trying to get in and out of the

area, which would result in the exponential growth of the traffic and collision risks existing today.

In addition, the Community members have recently learned about a parking lot development application submitted by the neighboring Calgary French and International School ("CFIS"), which is contemplating re-routing the teacher and pick-up/drop-off traffic to the new parking lot with an access through Coulee Way. As a parent of a child attending CFIS, every morning I evidence the traffic congestion on the 77th street during the pick-up/drop-off time. I cannot even imagine what havoc re-routing all this traffic through Coulee Way would create, in addition to the steep increase in the number of vehicles driven by the proposed development of 35 Coulee Way. The left turn on Old Banff Coach Road would become virtually impossible.

These 2 proposed developments, both individually and combined, would create a real threat to the health and safety of the current and future residents of our community, as well as to the parents, children and teachers of CFIS due to the following traffic-related risks:

- Inability to easily enter and leave the neighbourhood by the residents and emergency services (ER, fire and police departments). This cannot be not prohibited by the City by-laws and security regulations. During the construction period, in particular, the access to Coulee Way, Coulee Lane, and Coulee View would be almost entirely blocked for an extended period of time.
- Our Community has a lot of doctors, who might not be able to easily leave the community when called in for an emergency.
- There is currently a parking deficit in this community, so adding 65 units would only aggravate this issue given that there isn't sufficient provision of parking with respect to this proposed development (i.e. there isn't 2 parking stalls per unit). Furthermore, the new development would have limited parking spaces, which will lead to unsafe on-road parking and increased traffic not only along Coulee Way, but also on the adjacent streets.
- A lot of children in our Community currently bike or walk to school. A dramatic increase in the intensity of traffic on Coulee Way and surrounding closed-end streets would jeopardize the safety of the kids and adult bikers/pedestrians.

These extremely important concerns and considerations further contribute to the Community's objections to the proposed development of 35 Coulee Way **and** CFIS parking, which, we believe, **must be considered by the City in conjunction with one**

another, and not individually, as they both have a combined detrimental impact on our neighbourhood.

3. Ongoing developments in the surrounding areas (e.g. West Springs, Stoney Trail, etc.)

Another important consideration I would like to bring up is multiple ongoing developments in the surrounding areas, which will be dramatically changing the use, look and feel of the neighbourhoods around us. The proposed development and amendment of the West Springs ASP alone is supposed to add more than 2,400 residential units in multiple building forms to the community. This begs a question of whether our existing infrastructure (water/sewage/transportation, etc.) will be able to handle and absorb such a dramatic growth; whether there will be enough Community and Neighbor Centers for the residents to enjoy; whether the current environment, trees and vegetation will be dramatically damaged by all these changes; whether there are sufficient resources possessed by the emergency services to support this growth.

The residents of our Community are already lacking access to public schools, grocery shopping, playgrounds, parks and recreational facilities. It is remarkable that the Developer of 35 Coulee Way SW has originally pitched his application for Land Use re-designation as an effort to increase the supply of affordable housing in the area, because our area has a very low affordable housing suitability score according to the Calgary Affordable Housing report. This makes me to believe the Developer is not concerned about following the objectives of the MDP, about providing value to the existing and future residents; the only driver seems to be the maximization of his own profits at the expense of everybody else.

To sum it up, I would like to once again express my and my family's strong opposition to the proposed Land Use re-designation and development of 65 multi-residential town-houses on 35 Coulee Way. However, this does not mean our Community is opposed to any development of this land. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex estate villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,

Pavel Afanasyev, Ph.D., MBA

Smith, Theresa L.

From: Viet Ha Nguyen <hvh.nguyen@gmail.com>
Sent: Tuesday, August 29, 2017 8:47 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard; Farrell, Druh
Cc: taxlete@gmail.com
Subject: LOC2017-0079, Public Hearing date September 11, 2017
Attachments: zoning change.docx; zoning change 2.docx

Hello,

Please see attached letters from my children's nanny and myself with our concerns regarding the above subject.

Best regards,
Ha Nguyen

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2017 AUG 29 AM 8:50

**THE CITY OF CALGARY
CITY CLERK'S**

8/29/2017

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THE CITY OF CALGARY
CITY CLERK'S

Dear Honorable Mayor of Calgary and City Councilors,

I am writing to you in opposition to the proposed rezoning of 35 Coulee Way, as well as the expansion of The Calgary French and International school parking lot.

As a resident of this neighborhood with two young children under the age of ten, my biggest concern with the proposed changes is the impact on my children's safety. Aside from the obvious dangers associated with the expected increase in traffic, an increase in population density is likely to raise the crime rate, stress the current infrastructure and adversely affect the natural environment of the neighborhood.

I am aware that the City has a mandate to increase density in the area; however, the proposed changes are not in keeping with the City of Calgary Municipal Development Plan. Unless the City of Calgary is prepared to increase spending to provide for better roads and traffic lights, build more public schools and green spaces in the area, moving forward with the above proposals would not be advantageous to the majority. I do not see the need for more housing units when the City is in a recession with condominium units and businesses sitting empty in downtown Calgary, not to mention other areas of the city as well. I would surmise that the City of Calgary would get an influx of property tax appeals from the residents in this neighborhood if the rezoning is approved. So not only would the City have to increase spending to get the infrastructure up to standard for the increase in population, it very well may have to contend with an overall reduction in the property taxes it collects from this neighborhood.

A less extreme alternative to appease the City's desire to increase density while still adhering to the City of Calgary Municipal Development Plan in this area would be R-2 Estate Villas. While my hope is to maintain the status quo in this neighborhood and preserve the natural space, beauty, safety and peacefulness we currently have, the development of Estate Villas along 35 Coulee Way is at least a compromise that we can consider as it is more in keeping with the landscape and architecture in the area.

Please consider the negative impact on this quiet estate community and the City of Calgary before approving, what in my opinion is an unnecessary, expansion at this point in time.

[TYPE THE COMPANY NAME]



Sincerely,

Ha Viet Nguyen B.Sc., D.D.S.

8/29/2017

•••

Dear Honorable Mayor of Calgary and City Councilors,

I would like to express my concerns with regards to the proposed rezoning of 35 Coulee Way, and the expansion of The Calgary French and International school parking lot.

I am a live-in nanny currently residing with a young family in the estate community of Cougar Ridge and as such consider this area very much my home. I have noticed over the years the number of children riding their bikes and people walking their dogs around the French school and my charges and I have also had the pleasure of enjoying the green space leading to Paskapoo. It is because of the decreased traffic and quiet safety of the community that we are able to enjoy such a pastime. Unfortunately, an increase in traffic would be quite restrictive to our freedom to travel around the area on foot or on bike due to the inherent dangers of more cars and not enough traffic lights to direct traffic safely. There are very few places for the children to play as is. To get to the closest playground we have to cross Old Banff Coach Road to get to Westsprings Hill. The kids that currently bike to school will be at an increased risk of getting into traffic accidents. I myself need to walk quite a distance to get to my bus stop every weekend and sometimes need to return home after the sun has set. I feel relatively secure now but with more strangers and new people moving to the neighborhood, I cannot say that I will feel safe walking alone at night in the dark.

Please take into consideration the safety of the residents and the beauty of this neighborhood before approving any changes.

Sincerely,

Mila Umadhay

Smith, Theresa L.

From: NABILA B. Awad <nabila_batareseh@hotmail.com>
Sent: Tuesday, August 29, 2017 9:14 AM
To: City Clerk; Office of the Mayor
Cc: Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; cougar.ridge.estates@gmail.com
Subject: [EXT] LOC2017-0079 public Hearing Date Sep.11,2017

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City of Calgary Councillors

LOC2017-0079, Public Hearing Date September 11, 2017.

Opposition Letter for 35 Coulee Way SW

My family and I live on 38 Coulee View SW. We spent a long time looking for our dream home in SW Calgary; Cougar Ridge Estates met all the checks on our list which include easy access to the mountains, several amenities, safety and lots of outdoor space. Our decision to buy here was for the family friendly appeal, the privacy and the estate status of the community. I will repeat that for the "Estate Community"

I believe this development does not belong on Coulee Way Estates and strongly oppose this proposal to rezone our R-1 area to M-gd53. It is way out of context and was never in the MDP and does not respect or enhance the character and vitality of the existing unique neighborhood that is Coulee Way Estates.

There are no public schools in the area, and kids from Cougar Ridge are bused to other schools already, I don't see this development helping this situation at all and will in fact compound it with the additional densification. We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have discussed this and we feel a transition from R-1 to R-2 is a better compromise in this area, There are several examples in the area where developers have built Villa Style homes and Duplexes that blend in much better than the proposed townhomes These are in Elkton and Wentworth where the transition from estate home is complementary. Such a building style would fit in and compliment Cougar Ridge Estates. However such a development should respect the current, height and architectural controls that are in place for our community. A double front attached garage should be standard to keep in context with current home sites and to keep vehicles off the street to ease congestion during peak traffic periods

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. They can gain access from Old Banff Coach Road one way in and one way out, the other parking lot can be used to accommodate those that need to travel in the opposite direction. Getting out of Coulee Way in the morning is already bad and takes a long time; this will only make matters worse, not allowing the residents to effectively commute to work. The traffic to get downtown out of the West Hill is already awful; more density will only compound this as well.

The safety of my family is very important and allowing townhomes will attract transients, rental pools and the sorts, I like to know who my neighbors are and having townhomes with the potential to be turned into rentals and rooming houses is not something I want in my community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship within our community and will work together to appease all stakeholders.

I look forward to meeting with you to discuss this matter further.

Regards,

Nabila Batarseh and Samir Awad
38 Coulee View SW

Smith, Theresa L.

RECEIVED

Subject: FW: [EXT] Opposition Letter 35 Coulee Way SW

2017 AUG 29 AM 10:34

THE CITY OF CALGARY
CITY CLERK'S

From: Sian de Vries [mailto:sian.devries@gmail.com]

Sent: Tuesday, August 29, 2017 10:26 AM

To: City Clerk <CityClerk@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>; Sutherland, Ward <Ward.Sutherland@calgary.ca>; Magliocca, Joe <Joe.Magliocca@calgary.ca>; Stevenson, Jim E. <Jim.Stevenson@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Executive Assistant - Ward 5 <EAWARD5@calgary.ca>; Farrell, Druh <Druh.Farrell@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Pincott, Brian <Brian.Pincott@calgary.ca>; Keating, Shane <Shane.Keating@calgary.ca>; Colley-Urquhart, Diane <Diane.Colley-Urquhart@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>

Cc: Cougar Ridge Estates <cougar.ridge.estates@gmail.com>

Subject: [EXT] Opposition Letter 35 Coulee Way SW

City of Calgary Councillors

LOC2017-0079, Public Hearing Date September 11, 2017.

Opposition Letter for 35 Coulee Way SW

I live on Coulee Way. I purchased my home in SW Calgary where I can enjoy the outdoors, wildlife, quick access to the mountains and the pathway system; Coulee Way Estates offered a compromise between amenities, safety and outdoor activity space. My decision to buy here was for the family friendly appeal, the privacy of single family home sites and the estate status of the community.

I believe this development in no way meets the criteria of Coulee Way Estates or the MDP as there is no transitional densification from R-1 to any other zoning, and strongly oppose this proposal to rezone this extremely environmentally sensitive R-1 area to M-gd53. It is way out of context and unacceptable to even consider.

There are no public schools in the area, and the current schools are bursting at the seams furthermore kids from Cougar Ridge are bused to other schools outside of the community; I don't see this development helping.

I am not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have met and discussed this and we feel a transition from R-1 to R-2 is the only alternative zoning for this area. There are many examples where developers have built Villa Style homes and Brownstones that blend in much better than the proposed townhomes. These are in Elkton, Aspen and Wentworth where the transition from estate homes is complementary. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current height, size and architectural controls that are in place for our community. A double front attached garage is required to keep in context with current home sites and to keep vehicles off the street. I have seen several townhome complexes where parking spills onto side streets and blocks access and driveways to private residences. We don't want this.

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. Traffic is bad already and at times we can spend 5 minutes or more attempting to exit on to Old Banff Coach Road.

The safety of my family is very important and allowing townhomes will increase traffic, noise, and light pollution. And with most low priced real estate there is the potential to be turned into rentals and rooming houses. This is not something I want in my estate community, and I'm sure you would feel the same if it was your community.

Regards,

Sian de Vries

95 Coulee Way SW

Smith, Theresa L.

From: Evelyn Soost <esoost@shaw.ca>
Sent: Tuesday, August 29, 2017 12:42 PM
To: Pomreinke, Derek D.
Cc: Samantha Iorio; City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Application for land Use Amendment LOC2017-0079 at 35 Coulee Way SW

Dear Mr. Pomreinke,

I moved into our home with my family 12 years ago and it was a quiet, peaceful area. It has been a safe place for my family to raise both myself and my sister. I was very disappointed to hear that there could be a possibility of changing this area from an R-1 to M-1 zoning. With numerous families and substantially more traffic and congestion in the area it will affect the residents in a very negative way.

I will be starting university in the fall and am worried that getting in and out of our area. It will become such an ordeal with double the amount of cars leaving at morning rush hour.

Our house value will also be affected.

I have numerous friends that I like to entertain in our home on weekends and know that they will have trouble parking if this comes to fruition. Even now parking has been an issue.

Construction is another issue, with dust and debris making it hard to open windows and enjoy the fresh air.

I am opposed to this construction and would appreciate you looking into the negative effects of this change and development before you make any decisions.

Sincerely,

Cassyn Soost

RECEIVED
2017 AUG 29 PM 1:30
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Evelyn Soost <esoost@shaw.ca>
Sent: Tuesday, August 29, 2017 12:20 PM
To: Pomreinke, Derek D.
Cc: Samantha Iorio; City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Application for Land Use Amendment LOC2017-0079 at 35 Coulee Way SW

Derek Pomreinke, File Manager
P.O. Box 2100 Station M
Calgary, AB T2P 2M5
derek.pomreinke@calgary.ca

RE: Application for Land Use Amendment LOC2017-0079 at Coulee Way SW

Dear Sir,

We purchased our home 12 years ago with the understanding that it was R-1 zoned. We paid a premium price to live in an Estate Area, and are very concerned with this proposed rezoning. The value of our home is very likely to decline if this proposal goes through, because it will no longer be a quiet, estate area. The construction would also be a massive negative for our neighbourhood.

We choose to live in this small community for a number of reasons. It is quiet with cul-de-sacs, and one way in and out traffic. The limited traffic gives us comfort when our children are out playing. If you build an additional 65 unit townhouse in this community it will change the whole area and the reason we purchased here.

The Amendment will cause major parking issues in the area and entering and exiting the community will become near impossible. Traffic is already an issue especially when exiting our community. I cannot imagine adding another 130+ vehicles!! We would have to move!!!

People come to this area and park so they can walk and cycle around the Paskapoo slopes. This will also be impossible if this development were to go ahead.

Wildlife will also be affected in a negative way. The increased volume of vehicles and people will scare them away permanently.

We are also very concerned that the City initially sold this property to a well know Multi-Family Builder when it was zoned R-1.

We are not in favour of this area being re-zoned from R-1 to M-1 and believe this would be a major injustice to existing property holders.

Sincerely,

Kurt G J Soost

RECEIVED
2017 AUG 29 PM 1:29
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Saeed Karimi <saeed.kariminejad@gmail.com>
Sent: Tuesday, August 29, 2017 1:23 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] Opposition Letter Regarding 35 Coulee Way SW

RE: Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW), Public Hearing date September 11, 2017

Dear Councillors,

We are residents of 107 Coulee Way and are very concerned about the potential of re-zoning of this land from R-1 to M-Gd53. We purchased in this area as it was zoned R-1 and is considered the estate side of Cougar Ridge. We paid a premium price to live in an Estate Area, and are very concerned with this proposed rezoning. The value of our home is very likely to decline if this proposal goes through, because it will no longer be a quiet, estate area. This will also be the first non-estate development in an estate area in the City of Calgary.

The neighbourhood has 65 single dwelling homes and 7 undeveloped parcels and the application is to bring in equal number of townhomes into a very small area about 1/6 the size of this entire community. This will double the amount of housing in our very small neighbourhood. We choose to live in this small community for a number of reasons. It is quiet with cul-de-sacs, and one way in and out traffic. The limited traffic gives us comfort when our children are out playing. If you build an additional 65 unit townhouse in this community it will dramatically change the whole area and the reason we purchased here.

Parking is another issue. Congestion and lack of parking would become a major issue for everyone living here.

The value of our homes would go down substantially.

There is only one way in and out of our community. It is already very difficult turning left onto Old Banff Coach Road during certain times of the day. Adding in these multi-family units and an additional 130 plus vehicles will make it impossible to do so.

The environmental impact is also significant. Many people visit this area to hike or bike in the Paskapoo Slopes, with no parking available as it is, this will create even further issues for parking. We have lots of wildlife that come up to this area to feed, this will create dangerous situations for the wildlife with numerous vehicles coming and going.

The construction of these units would cause congestion, along with dust and noise impacting the current residents of this community.

We are not in favour of this re-zoning. However, we are willing to compromise and accept an R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

Sincerely,

Smith, Theresa L.

From: Grace Le <gracediem@hotmail.com>
Sent: Tuesday, August 29, 2017 11:04 PM
To: Cougar Ridge Estates
Cc: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Re: 68 Coulee Way

RECEIVED
2017 AUG 30 AM 9:09
THE CITY OF CALGARY
CITY CLERKS

City of Calgary Councillors
LOC2017-0079, Public Hearing Date September 11, 2017.
Opposition Letter for 35 Coulee Way SW

Dear Sir/Madame,

We are residents at 68 Coulee Way and we strongly oppose along with others on this proposal to rezone an R-1 area to M-gd53.

Calgary relies on vibrant, strong communities not only for the sake of the health and vitality of it's citizens but for the economic welfare and development of a fortuitous city. Going into a municipal election, everyone should be well aware of this. As such, this development and how it affects our peaceful community should not be ignored.

Moving into this Estate area, we had high expectations of how the community would come together. Many of the appeals of the west side of the city lies in the common space areas and visual appeal of the developments. Frustrations arise when law abiding, tax paying, voting citizens such as ourselves have to bear with substandard surroundings which fail to match up to the investments we have put into our dwellings.

Not only does this type of development stand as a threat to the sanctity of our community which lies at the core of our happiness as citizens, we have had to sit by complacently as the field across from our home has been left in neglect over the years. We bought the lot on the premise that there would be a park for our children to play and would be dismayed if they are in University by the time it is done.

We have been complacent for too long and cannot sit idly by as decisions which are made for the profit of others come at the expense of those who's quality of life is at stake. Even though this may not present as an acute situation in the eyes of some, the slow erosion of quality, lack of care and attention will kill spirits and

push caring citizens away. It will not lead to stronger outcomes for the city you are trying so hard to build and work towards.

This is our sincere opinion.

Regards,

Grace and Steven Le

Smith, Theresa L.

From: Kerry Ellison <kerryellison@shaw.ca>
Sent: Tuesday, August 29, 2017 8:51 PM
To: City Clerk
Cc: cougar.ridge.estates@gmail.com
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

RECEIVED
2017 AUG 30 AM 9:00
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

LOC2017-0079, Public Hearing Date Sept. 11, 2017

I live at 76 Coulee View SW and I am strongly opposed to this proposed re-designation of this site at 35 Coulee Way SW.

Cougar Ridge Estates currently contains 64 single family homes and 7 empty lots for single family homes. This proposal for re-zoning proposes up to 65 townhouses in a small area. This could potentially double the number of housing units in this very small neighbourhood resulting in many negative impacts for the residents.

Parking would become a significant problem, since there is currently limited parking now. This proposal could potentially bring another 130 cars into the neighbourhood with a 65 unit townhouse development. My understanding is there is not sufficient provision of parking with respect to this proposed development (there is no provision for two parking stalls per unit).

Our neighbourhood is very small and there is only one entrance / exit out of the community. This proposal could essentially double the amount of traffic in the community. It can already be difficult to turn left at the stop sign at old Banff Coach Road when I am leaving for work in the morning.

The ability of the community to handle traffic and parking was based on R-1 development, not a 65 unit townhouse development.

When my husband and I purchased our home here, Cougar Ridge Estates was zoned R-1 and continues to be. This was an important reason for us to purchase in this neighbourhood. This land was once owned by the City. On the City's own marketing material to sell this parcel it was stated:

- Land use allows for single family housing (R-1/S-SPR)
- Surrounding residential development includes estate homes

Why should the developer be allowed to re-designate the parcel from R-1 to M-Gd53 when the City clearly sold it with an R-1 designation?

There is a significant amount of higher density residential development in the area, one of which is right up against the neighbourhood to the east.

How about things like sewage and water services in the neighbourhood? Can this be handled by the increased density? We already have low water pressure at our home.

I am also concerned since this proposal for 65 three storey townhouses does not fit into the current character of the community with its estate homes and would be detrimental to the adjacent natural area. My understanding is the

proposal does not comply with the current Community Plan – this is acknowledged by the developer in the original application when it is noted that the re-designation would require a major amendment to the Community Plan.

Calgary French and International School - Proposal to Access New Parking Lot

In addition to this proposed re-designation at 35 Coulee Way SW, I am also very concerned with a proposal for a new school parking lot to be accessed by an existing lane used by the small church on the corner of Old Banff Coach Road and Coulee Way.

This is a serious concern for me since even now it can be difficult to make a left hand turn onto Old Banff Coach Road during rush hour. If this access was built, traffic would exit off Old Banff Coach Road and then almost have to immediately turn into this lane which is very near the only entrance /exit to the neighbourhood. Traffic leaving the school would have to turn onto Coulee Way right near the intersection with Old Banff Coach Road. This would cause serious traffic issues.

Regards,

Kerry Ellison

**76 Coulee View SW
Calgary**

Smith, Theresa L.

From: Pam Ramotowski <pramotowski@vereseninc.com>
Sent: Tuesday, August 29, 2017 10:18 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: cougar.ridge.estates@gmail.com
Subject: LOC2017-0079, Public Hearing Date September 11, 2017
Attachments: Letter to Calgary City Council Regarding Application for Land Use Amendment of 35 Coulee Way SW_August 29, 2017.docx

Importance: High

Please see my attached letter regarding the application to amend the Land Use Designation for 35 Coulee Way SW from Residential – One Dwelling (R-1) to Multi-Residential (M-Gd53).

I thank you in advance for your time and consideration of this matter.

Respectfully,

Pam Ramotowski
Vice President, People and Corporate Services
P: 403-213-3647 | C: 403-827-1648 | F: 403-213-3648
pramotowski@vereseninc.com

RECEIVED
2017 AUG 30 AM 8:34
THE CITY OF CALGARY
CITY CLERK'S

VERESEN

www.vereseninc.com

Veresen Inc.
Suite 900, Livingston Place | South Tower
222 – 3rd Avenue SW | Calgary, Alberta | T2P 0B4

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RECEIVED

2017 AUG 30 AM 8:34

THE CITY OF CALGARY
CITY CLERK'S

August 29, 2017

City of Calgary Councillors
Calgary, Alberta

Dear Mr. Nenshi, Mr. Sutherland, Mr. Magliocca, Mr. Stevenson, Mr. Chu, Mr. Jones, Ms. Farrell, Mr. Woolley, Mr. Carra, Mr. Chabot, Mr. Pincott, Mr. Keating, Ms. Colley-Urquhart, Mr. Demong and Mr. Pootmans:

Re: LOC2017-0079, Public Hearing Date September 11, 2017

I write to you today regarding the application to amend the land use designation of 35 Coulee Way SW from Residential – One Dwelling (R-1) to Multi-Residential (M-Gd53). On behalf of my family and myself, I respectfully request that you vote against this application.

My husband and I own 72 Coulee Way SW, which is adjacent to 35 Coulee Way SW. We have true concerns regarding the proposed re-designation which I would like to share with you.

We purchased a lot in this area specifically because it is a low traffic, estate area where our young children (age 5 and 2) can safely play and grow and we can have easy access in and out of the community. Re-designating this area to M-Gd53 and adding up to 65 units with up to an additional 130 vehicles will increase traffic dramatically and make it difficult, if not impossible, to exit the community. In addition, our understanding is that the developer intends to grant access to the Calgary French Immersion School to use the lane between the church and this proposed property for pick-ups and drop-offs which will potentially add another 600 cars turning left on to Old Banff Coach Road from Coulee Way. There is only one road in and out of this community and it wasn't constructed to handle this level of population density or traffic volume. This is not only an infrastructure issue but also a significant safety concern.

Furthermore, this is an estate community and we feel it isn't appropriate to put affordable housing in such a community. The area contains homes worth well over \$1 million and the developer is proposing to sell each unit in this new development for approximate \$400,000. We feel that any development in the area should be in keeping with the estate community. Coulee Way was not designed to support 65 townhouses but 17 R-1 homes. The developer was well aware that the land was designated as R-1.

The proposed development is in direct contravention of the City of Calgary Municipal Development Plan (MDP). It doesn't respect local context and neighborhood pattern and the scale and proportion of surrounding buildings. The proposed development would be entirely out of the character of the area, to the detriment of the local community. In keeping with the City of Calgary's desire to increase density, I would like to propose that any higher density development would be limited to R-2 Estate Villas which adhere to the same architectural controls as the existing Community. Such Villas would be in keeping with the character of the Community and would respect the neighborhood pattern and the scale and proportions of surrounding buildings. This is in direct keeping with the City of Calgary MDP.

There are already multiple developments in the West Springs area that are designated for Multi-Residential land use and should fill any requirement for more affordable housing in the surrounding

area. There is a proposal to build 2,400 more units in the area; therefore, we feel there is no need that this development will fill.

We chose this area of Calgary in particular to build our dream home and raise our children because it was designated for residential land use and was being developed as estate homes. Our home is on a quiet cul-de-sac, with limited traffic where our children can run and play without safety concerns. We made a significant investment in this community and we are saddened that the future we dreamed of for our family and our children is now at risk. We don't feel it is fair or appropriate that a land owner should have the ability to arbitrarily and unilaterally change the construct of the community for their own gain and disadvantage their neighbors who joined the community in good faith based on the existing plan and land use designation.

I hope City Council will see its way clear to either reject the re-designation application outright and maintain the R-1 designation, which is our preferred outcome, or require a modification of the application to R-2 Estate Villas, if a compromise is required. I strongly believe that a vote against this application is a vote for our community and the local residents.

Respectfully;

Pam Ramotowski, B.Mgt, MBA, CPHR

Smith, Theresa L.

From: Richard Wong <richardktwong@gmail.com>
Sent: Tuesday, August 29, 2017 10:19 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: LOC2017-0079, Public Hearing date September 11, 2017
Attachments: 2017.08.29_Letter to City of Calgary Councillors_LOC2017-0079.docx

Dear City of Calgary Councillors,
Please see the attached letter as a formal objection to the Amendment Application LOC2017-0079, with the Public Hearing date September 11, 2017.

Kind regards,
Richard Wong

403-805-6952
richardktwong@gmail.com

RECEIVED
2017 AUG 30 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

Richard Wong, P. Geol
22 Coulee View SW
Calgary, AB T3H 5J6
(403) 805-6952
richardktwong@gmail.com

RECEIVED
2017 AUG 30 AM 8: 22
THE CITY OF CALGARY
CITY CLERK'S

August 29, 2017

City of Calgary Councillors
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW), Public Hearing date September 11, 2017

Dear City of Calgary Councillors,

This letter is to formally object to the Application for Land Use Amendment LOC2017-0079 (35 Coulee Way SW) (Amendment). The Developer wishes to re-zone the parcel of land from R-1 to M-Gd53. If the Amendment is approved, the potential development will significantly impact the safety of our community, lead to significant traffic congestion, and tarnish the image of our Estate Community. The following are how I feel the development will impact the residents of Cougar Ridge Estates:

Traffic Safety

My wife, Chanh Wong, and I have two young children under the age of 6. Traffic in the area will increase dramatically making it very dangerous for my children on the streets. The proposed development could more than double the volume of vehicular traffic, where there is only one access into our community at Coulee Way. The lack of parking within and adjacent to a potential 65 townhouse development (53 units per hectare) will result in the congestion of Coulee Way. This congestion will reduce visibility for pedestrians (young children) crossing the street, or for children playing and riding their bikes in the neighbourhood.

Traffic Congestion and Calgary French and International School (CFIS) Parking Lot Traffic Constraints

The intersection at Coulee Way and Old Banff Coach (OBC) road will not be able to handle the significant increase in additional traffic the new development would bring. With delays exiting our community, drivers will take more risks making the left turn onto OBC road more dangerous and risk of fatalities.

In addition, the new development at 35 Coulee Way must include a traffic assessment that incorporates the significant traffic from the proposed parking lot at the CFIS. The proposed parking lot is planned to exit onto Coulee Way as well. The two developments should not be isolated approvals to the benefit of the Developer. There will be significant traffic congestion at rush hour for pick-up and drop-off and will severely impact the quality of life for the community, as well as traffic and pedestrian safety.

Parking

If each of the proposed 65 units has two cars, it could add 130 cars to the community. A 65 unit condo development will have insufficient parking, which will result in significant parking constraints for the neighbourhood. This will cause congestion and constraints on Coulee Way, where the cars will filter into the other streets in Cougar Ridge Estates (Coulee Park, Coulee View, Coulee Lane), especially when including visitor parking. This will cause conflict in the neighbourhood, further deteriorating quality of life and impacting traffic safety.

Community Appeal

To my understanding, the Amendment involves increasing the height of the proposed 65 unit development to 3 story townhouses. This will create an overshadowing issue within our small community. The proposed height would be unappealing, out of character, and negatively impact the environment and the image of our Estate neighbourhood. The scale and proportions of the development does not respect the architecture of the community or neighbourhood pattern.

To further re-iterate the concerns for a 65-unit development, the significant increase in population density and traffic would negatively impact our quality of life with a significant increase in (traffic) noise, impact traffic safety, induce parking constraints, and environmental impact with proximity to the Paskapoo slopes. The proposal completely ignores the requirement of the Calgary Municipal Development Plan to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area. There is also the impact to the Estate character with the high density of Green, Black, and Blue bins that will be lining the streets. These bins are currently housed in garages or between houses so they are hidden from sight, where the townhomes would not have this option.

Furthermore, our community already has very limited green space, where the high-density townhomes would further deteriorate our access to outdoor space and would be a detrimental to the community through adverse changes to the Community Plan vision with an environmental focus.

Public Schools

As a parent with young kids in Cougar Ridge Estates, we are already impacted by the lack of public schools that service the larger Cougar Ridge communities. The closest allocated public schools for my young kids are Rosscarrock and Westgate (for French immersion). These schools are close to capacity, where a significant increase in school aged children in Cougar Ridge Estates will result in kids commuting even further to another school (unknown which school kids would be allocated too). Rosscarrock is already a significant commute and a challenge during rush hour.

Property Value

Our community is an Estate community, and residents in good faith purchased our properties with the understanding that 35 Coulee Way would remain designated as R-1 with a restrictive covenant that requires owners to adhere to strict architectural guidelines. The City must put into consideration the

anticipated decrease in property value a high-density development would cause to our small community.

In addition to the significant volume of affordable housing in adjacent communities to Cougar Ridge Estates, there is a proposal for 2400 multi-residential units in West Springs. The City must consider this volume to be sufficient for this region.

Compromise

I am willing to compromise, as I do want to see some development at 35 Coulee Way. I would accept R-2 Zoning with a maximum 40 units, maximum 11 m in height, and architectural controls that fit with our community. I would also request that the homes have two garages to alleviate parking congestion in our community. I am hoping that the City of Calgary, CFIS, and the Developer will work constructively to reduce traffic congestion at OBC, where I think traffic lights will be required. Traffic lights will reduce the speed of traffic on OBC and increase safety at the intersection of Coulee Way and OBC.

Sincerely,

Richard Wong

Smith, Theresa L.

From: Susan Brookes <sjoy1960@hotmail.com>
Sent: Wednesday, August 30, 2017 2:30 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] City of Calgary Councillors. LOC2017-0079, Public Hearing date September 11, 2017.

**City of Calgary Councillors.
LOC2017-0079, Public
Hearing date September 11, 2017.**

RECEIVED
2017 AUG 30 AM 8:21
THE CITY OF CALGARY
CITY CLERKS

The residents of the Community are greatly concerned with safety, the lack of parking and the traffic and other issues that the proposed change in land use will create.

Whilst all the residents would prefer no change at all to the land use, they are willing to compromise. As such, the residents are willing to support a change in land use from R-1 designation to an R-2 designation that adheres to the strict architectural requirements of the Estate Homes built in this area. Each unit must have sufficient oversized two car garage and parking pad as well as its own green space.

Clearly the residents have sought to seek a compromise in this matter and it is important that the community be provided with full disclosure of the details of any application. Every member of the community has the right to comment on any planning application, and it is incumbent on the City of Calgary to properly demonstrate that they have taken comments into consideration when recommending the application for approval or refusal, however this has not been the case.

Despite the community objections and individual objections already provided; in brief, the Developers apparent intention is to sell each unit for around \$400,000. Each unit will have a garage that fits 1.5 cars and there will be no parking pad. Therefore, each unit will be parking at least 1 or more cars on our streets. That is at least 65 additional cars on our streets where existing longstanding planning requirements had not allowed for this.

There is no such thing as a 1.5 car so why would the City of Calgary not have encouraged the Developer to provide a garage for 2 parking stalls and visitor parking? - or have parking in a underground parkade similar to the development by Statesman (The Landings) for example.

Furthermore, the Developer intends to grant access to the Calgary French international School to use the lane between the church and property for pick ups and drop offs. This will add a potential

of 600 cars turning left on to Old Banff Coach Road from Coulee Way and further waiting/parking as well.

This brings up a safety and infrastructure problem and future upgrades for which the developer should pay the full cost of water and wastewater and infrastructure even though this is an established neighbourhood, this is a cost that could easily be passed onto homebuyers rather than taxpayer funded at a later date.

When planning policy consistently fails to be enforced, property developers enjoy huge profits.

Developers who claim their schemes are not commercially viable, when subject to those existing planning policies are in place surely must submit a financial viability assessment explaining precisely why the figures don't stack up.

In simple terms, the total costs of a project – construction, professional fees and profit – subtracting them from the total projected revenue from selling the homes, based on current property values.

It is in the developer's interest to maximise its projected costs and minimise the projected sales values to make its plans appear less profitable. With figures that generate a value not much higher than the "costs", the developer can wave "evidence" before the council that the project simply isn't viable if it has to meet existing planning policies – while all the time safeguarding their own profit.

All the things that are supposed to determine the best use of land and are in place can be trumped by finance. It's a form of financial modelling that's hidden from view, entirely determined by the developers themselves, and it seems that this proposed development has been quickly passed with very few questions being asked, which to the community seems a very strange decision

The community has already ascertained that the Developer can make a perfectly respectable profit with an acceptable use to the community.

The Developer knew full well the zoning when the land was purchased, and, if the Developer can't do it, then don't buy the land in the first place. Let someone else develop it who will follow the rules. Developers care more about profits than ensuring their buildings last.

The City of Calgary relies on the permits, the fees for its tax base, however there's no way the City of Calgary should accept this development proposal in its current form especially given the local community objections.

Yours Sincerely,

Susan Brookes

22 Coulee Way SW Calgary

Smith, Theresa L.

From: Tomax <tmpainting@shaw.ca>
Sent: Tuesday, August 29, 2017 9:40 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] Cougar Ridge Estates

August 29, 2017

115 Coulee Way SW
Calgary, AB
T3H 0S4

RECEIVED
2017 AUG 30 AM 8:18
THE CITY OF CALGARY
CITY CLERK'S

To the City of Calgary Councillors

Re: Land Use Amendment Application LOC2017-0079 (35 Coulee Way SW)

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point).

Some of our specific concerns include, but are not limited to:

1. It does not respect local context and neighbourhood pattern, and the scale and proportions of surrounding buildings. There are currently 65 houses/estates located on Coulee Way SW and adjacent streets (Coulee Park, Coulee View and Coulee Lane). The properties along Coulee Way SW and on the adjacent streets are typically characterized by detached single-family houses with large plots and spacing between them occupied by mature trees and well-maintained yards. The current land use category (R-1) and planned construction of 17 single-family homes on the lot under consideration would be in line and compatible with the surrounding residential area. This proposed development will double the number of residences and is almost 4 times greater in density that the current land use.
2. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area. The proposed

development of 65 condominium townhouses would be entirely out of the character of the area, to the detriment of the local environment and community. On a relatively small lot of land (ca. 1/4th of the neighbouring area), there would be more units built than currently exist in the entire neighbourhood.

3. If rezoned, the area of proposed high-density development would have very limited green and outdoor space, which contradicts the environmental focus built into the Community Plan Vision.
4. The proposal would demonstrably harm the amenities enjoyed by local residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan. There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through connection between Coulee Way and 77th Street due to recent housing development. Furthermore, the new development would have limited parking spaces, which will lead to unsafe on-road parking and increased traffic not only along Coulee Way, but also on the adjacent streets.

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,

Tom and Jelena Markic

Smith, Theresa L.

From: lcbmaa . <lcbmaa@gmail.com>
Sent: Wednesday, August 30, 2017 10:30 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.
Attachments: city letter.pdf

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2017 AUG 30 AM 10:35
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2017 AUG 30 AM 10: 35

THE CITY OF CALGARY
CITY CLERK'S

8/29/2017

Mark A. Anselmo MD FRPC
Mark Anselmo Professional Corporation
32 Coulee Park SW
Calgary, Alberta
T3H 5J5
LCBMAA@gmail.com

cityclerk@calgary.ca
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jim.stevenson@calgary.ca,
sean.chu@calgary.ca,
ray.jones@calgary.ca,
druh.farrell@calgary.ca,
evan.woolley@calgary.ca,
gian-carlo.carra@calgary.ca,
andre.chabot@calgary.ca,
brian.pincott@calgary.ca,
shane.keating@calgary.ca,
diane.colley-urquhart@calgary.ca,
peter.demong@calgary.ca,
richard.pootmans@calgary.ca

RE: LOC2017-0079, Public Hearing date September 11, 2017.

City Of Calgary Councilors

I am writing in regard to 2 proposals for our neighborhood.

1. Calgary French and International School (CFIS) Parking lot with access via Coulee Way

The plan would allow for access to a new parking lot for the CFIS via the residential road Coulee Way. The access would be for student drop-off and teacher parking. Up to 800 automobiles will be using this access way daily during the school year, specifically at drop-off and pick-up times, which will be against the flow of the community. The traffic congestion at the intersection is already significant. Pedestrians have difficulty crossing Old Banff Coach Road already with no walking lights on a 60 km/h road with 4 lanes and 2 turning lanes. To access from Eastbound Old Banff Coach Road, the parent going to drop-off would have to turn left onto Coulee Way and then immediately turn left again to access the CFIS school lot. (See Appendix A) Consideration has to be given to the parents and teachers coming along from Westbound Old Banff Coach Road coming toward the same as same turn. This will cause delay in both directions

as well as significant blocking on Coulee Way, making it near impossible for residents to leave during school drop-off and pick-up. There is evidence of increased motor vehicle (MV) and motor vehicle-pedestrian (MV-P) collisions in school drop-off zones and this risk would be increased greatly on this street due to the tight corner required. The situation would be made even worse when 60 new units are added at 35 Coulee Way. No other school in the area has such an entrance off of a small and short residential street from a main artery such as Old Banff Coach Road. There is no precedent for such a private access for a school in the South West. (See Appendix B). The increased traffic cannot in anyway handle present infrastructure, emergency access will be severely limited, and any pedestrian and bike traffic will be in danger from the heavy traffic. There will be a high risk of MV and MV-P collisions and my daughter crosses Old Banff Coach Road twice a day to get to the bus. In my opinion, the significant risk to pedestrians is not justified to ease access to a school for single vehicle drop-off. This access to CFIS parking and drop-off is a serious safety risk and I ask that it be rejected out-right.

2. Land Use re-designation of 35 Coulee Way.

I understand that there is a request for a land use designation change of 35 Coulee Way from R-1 to M-Gd53. The relatively small parcel of land is presently R-1. There are three major issues that result from this possible change,

Traffic density.

The plan will change to addition housing on the site from 17 dwellings to over 60 units to the site, given 53 unit per hectare density and the size. The outlet road, Coulee Way, was not intended to have such volume. Especially if this plan goes forward alongside the parking lot plan. Emergency access and egress will be disrupted heavily, especially during drop-off and pick-up times, the time when a MV-P collision would be at highest likelihood.

Height.

The subdivision is presently R-1 homes, a church and a schoolyard. The addition of a block of 13 metre buildings will not fit with the existing surrounding land use. There is no step-wise increment of height going directly from R-1 to M-G. R-2 zoning would be much more in keeping with the community plan. (See Appendix C)

Environment.

The zoning is another stress on the nearby Paskapoo slopes. Land use district 26W has already been zoned for the addition of M-C1d72 at the end of Cougar Ridge Landing SW. This is bordered on the West by DC-32D2008, Cougar Ridge Landings, which abut the other side of our community and are designated R-2M residential. To allow for responsible development and not overdevelopment of the fragile slope, it would make sense to have 35 Coulee Way remain R-1 as it is, or at most R-2M, like DC-32D2008. (See Appendix C)

Overall, I am pleased to see reasonable and responsible development in our community. However, a hastily planned school drop-off and teacher's parking with entrance to Coulee Way is

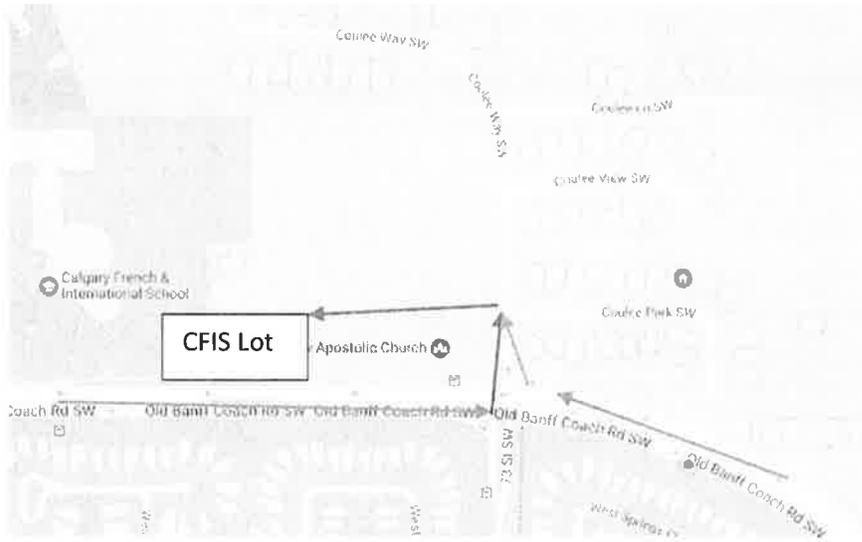
neither and represents a significant traffic and safety issue. As well, the drastic change from R-1 to M-G designation for the relatively small parcel of land will affect the traffic, community plan and the environment. Maintaining R-1 would be best as it was originally planned or a switch to R-2 is reasonable.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Anselmo". The signature is fluid and cursive, with the first name "Mark" and last name "Anselmo" clearly distinguishable.

Mark A. Anselmo, MD FRCP
Pediatric Respiratory Specialist
Mark Anselmo Professional Corporation

Appendix A: CFIS Parking Lot

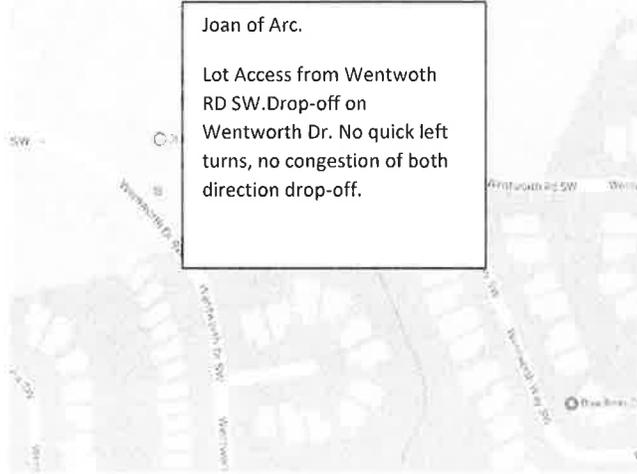


Issues include, traffic from both directions on Old Banff Coach Road entering the only access into Coulee Way with a short area before the left-hand turn. Residents will be bottle-necked and unable to exit area. Unsafe for cars, pedestrians and emergency vehicles

**Appendix B:
Comparative
Schools**

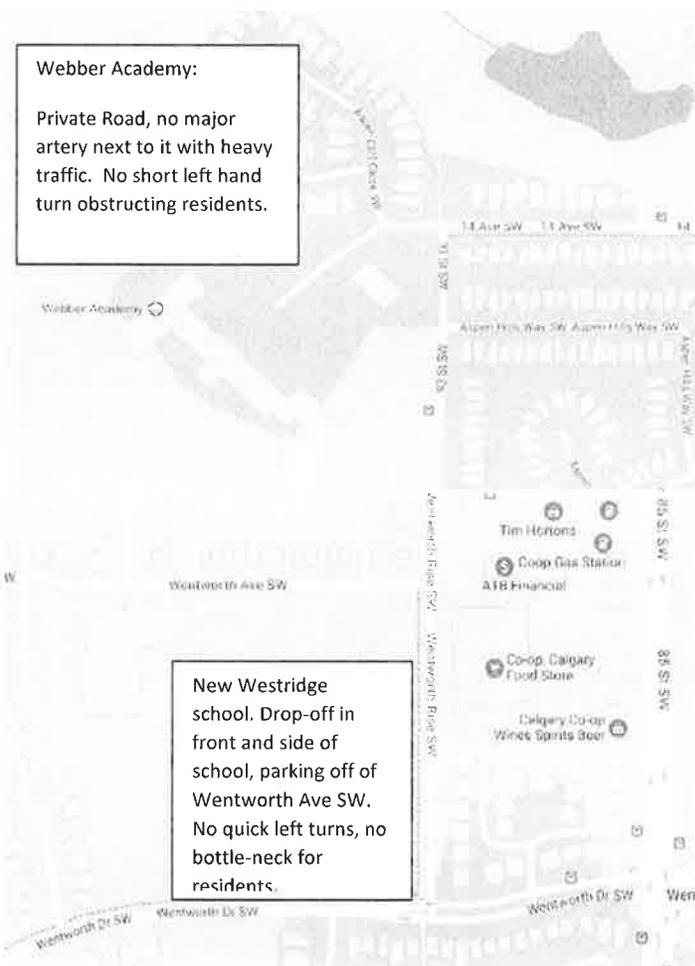
Joan of Arc.

Lot Access from Wentworth RD SW. Drop-off on Wentworth Dr. No quick left turns, no congestion of both direction drop-off.



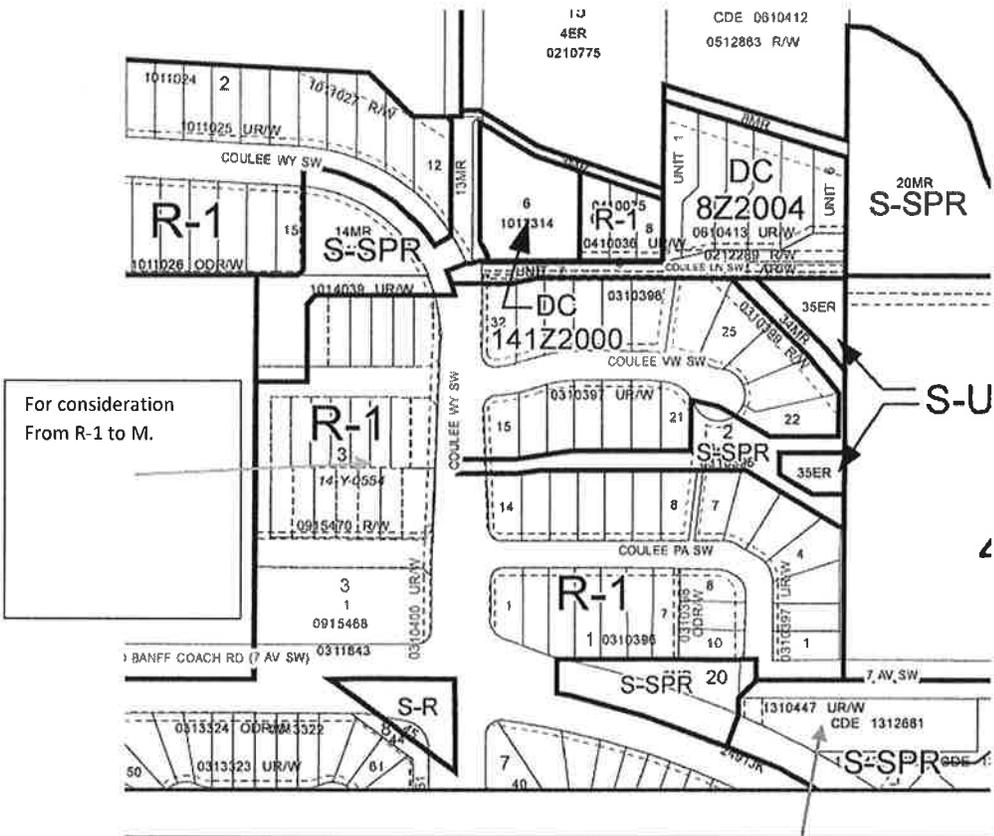
Webber Academy:

Private Road, no major artery next to it with heavy traffic. No short left hand turn obstructing residents.



New Westridge school. Drop-off in front and side of school, parking off of Wentworth Ave SW. No quick left turns, no bottle-neck for residents.

Appendix C: Developments around Coulee Estates



For consideration
From R-1 to M.

Landings at Cougar
Ridge. Designated R2.
Bylaw 32D2008

New M-C1d72 on East
side of Landings at
Cougar Ridge.

Smith, Theresa L.

From: Pomreinke, Derek D.
Sent: Wednesday, August 30, 2017 11:08 AM
To: City Clerk
Subject: FW: LOC2017-0079, Public Hearing date September 11, 2017
Attachments: letter.pdf

From: Roger Mellor [mailto:rogermellor@outlook.com]
Sent: Wednesday, August 30, 2017 11:08 AM
To: Pomreinke, Derek D. <Derek.Pomreinke@calgary.ca>
Subject: [EXT] RE: LOC2017-0079, Public Hearing date September 11, 2017

Please find attached a letter regarding our objection to the proposed development in our area.

Vickie and Roger

49 Coulee Park SW
Calgary, Alberta
Canada T3H 5J5

Home phone - +1.403.238.1229
Cell Phones +1.403.607.5393 (Roger) +1.403.813.4543 (Vickie)
Email – rogermellor@outlook.com (Roger) nannievic@gmail.com (Vickie)

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2017 AUG 30 AM 11:08
THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

RECEIVED

2017 AUG 30 AM 11:09

THE CITY OF CALGARY
CITY CLERK'S

Sent by Email: derek.pomreinke@calgary.ca

Derek Pomreinke, File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RE: LOC2017-0079, Public Hearing date September 11, 2017

We would hereby like to oppose the proposed changes to land use in our neighbourhood at 35 Coulee Way. We encourage City Council to reject this re-designation. We encourage the developers to consider a suitable compromise and designation of R-2 instead.

There is a significant risk to the children who attend CFIS, as well as the kids in Cougar Ridge Estates with the increase in traffic that would accompany this change in density.

I hope these points are taken in to consideration.

Thanks again for hearing our thoughts on this.

Regards,

Vickie and Roger Mellor

49 Coulee Park SW

Calgary, Alberta, T3H 5J5

Smith, Theresa L.

From: Nikki <nguilcher@hotmail.com>
Sent: Wednesday, August 30, 2017 11:08 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Renderings.JPG; Renderings 2.JPG

For the attention of the City of Calgary Councillors,

I am writing you today to address my concerns about about the proposed land use change and multi-residential development of 35 Coulee Way. As a resident of this community, a mother of three small children and a pediatric nurse this proposal has given me pause for several important reasons.

My first and most important concern is about the safety of our neighbourhood. This is a very small residential community with many children. The proposed development would double the population of this area. The current proposal only includes one parking spot per unit and Derek Pomreinke from city planning has identified that we could expect 50 cars or more to be regularly parked on the street. This is a major concern to me in terms of pedestrian safety. Many of the neighbourhood children are often out on their bikes or playing in their front yards. The greatly increased traffic and parked cars would pose a significant safety hazard. In Edmonton this summer, a four year old boy was killed while playing in a situation just like this. It is also worth noting that our street contains two major access points to the trails on Paskapoo Slopes and because of this there is a high volume of bike traffic.

My second concern relates to access and traffic. It is well known that it is getting more and more difficult to travel on and off the hill to Cougar Ridge. Our street has no street light onto Old Banff Coach Road. Even with half the proposed residents living here, it can take many minutes to turn off our street and that turn is often precarious. I honestly can't even imagine how it would be possible with double the traffic. There was a street light put a block away at OBCR and 77th St SW last year. We are risking OBCR becoming a deadlock of lights and traffic. Transit access in this area is sparse at best. As for the greater community, in the winter, it is not unusual for it to take upwards of 45 min to travel less than 3 km into Bow Trail. With no proposed timeline for this portion of Stoney Trail and the likelihood of the West District proposal moving forward, traffic in this area is a major concern.

This leads into my third point about community building. There is currently NO designated elementary school for this area. The new middle school in West Springs is full. This means that every child that moves into these condominiums will need to be bussed off the hill. Not only does this again increase the traffic burden but it also makes it much more difficult for new residents to become connected with their local community. I really do not understand the point of building higher density housing in an area where the residents cannot expect to work, go to school, shop or access any amenities.

Finally, there is the direct impact on our little neighbourhood. Frankly, I was shocked when I saw the renderings of the proposed build. Aesthetics and design are really not my field but these units are amazingly unattractive. All the builds in Coulee Way have been held to strict architectural guidelines and these proposed units are about as far from those requirements as you can get (pictures attached). Without question, they will

be an eyesore in our community. This consensus was clear during the City of Calgary Planning commission meeting about this proposal, leading one of the members of the commission to call the design "horrendous".

I think it is important to look at the City Planning Commission's take on this project. Although they recommended increasing the possible density of the area, this vote was passed at 4-3 with one person who voted for approval stating that he would vote to approve but really hoped the developer wouldn't build anything as dense as proposed. The question whether the city is interested in "density at all costs, or density in the right place, done right" was asked around the panel several times. While the panel did approval changes to the community plan they did not approve the re-zoning nor the current proposed design. I would ask that you take your lead from this panel's recommendations.

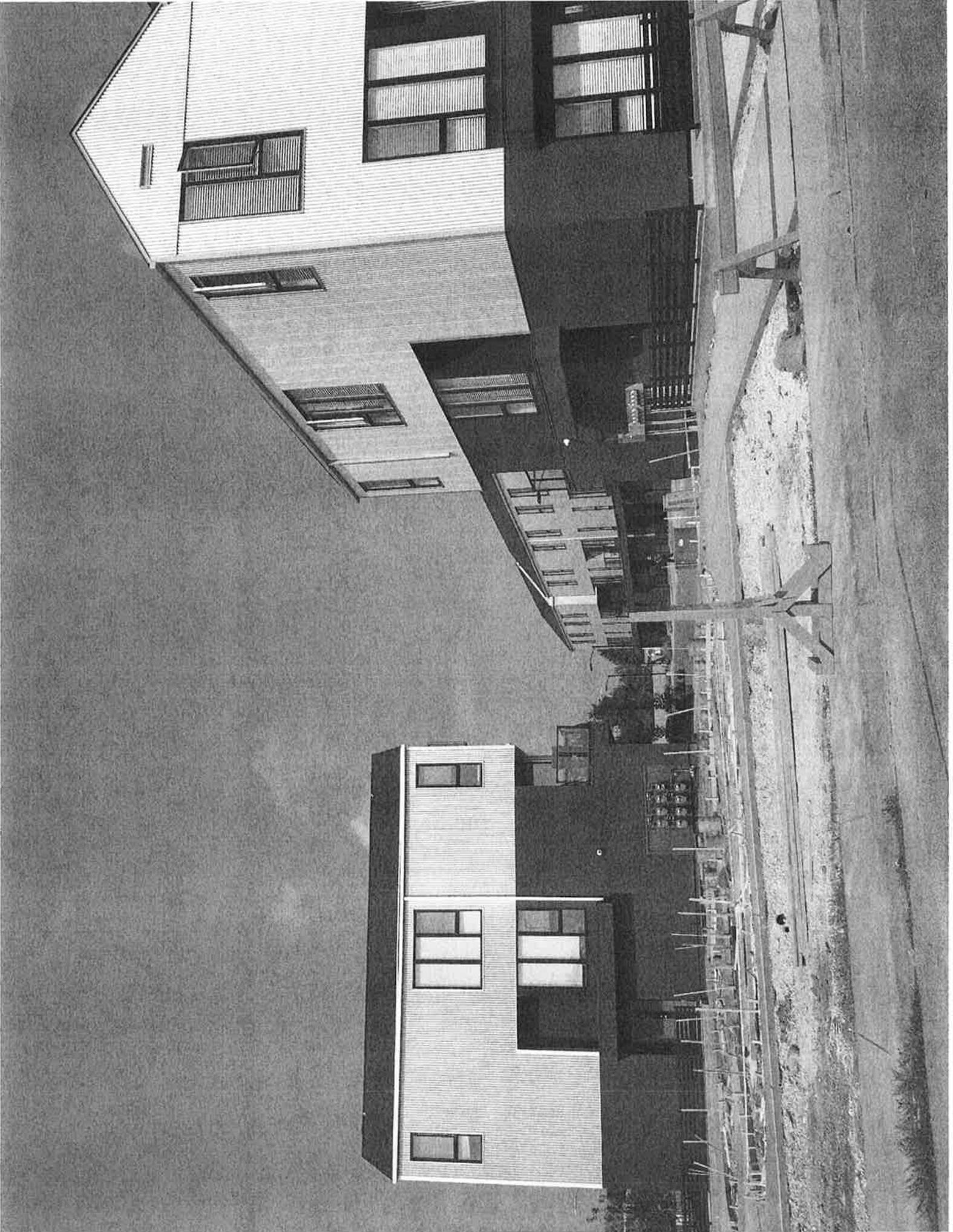
I think we can all agree, if the city approves this project, the developer will build at the maximum density allowed. Their concern is clearly only with maximum profit or else they would never have proposed a project that is so at odds with the surrounding community.

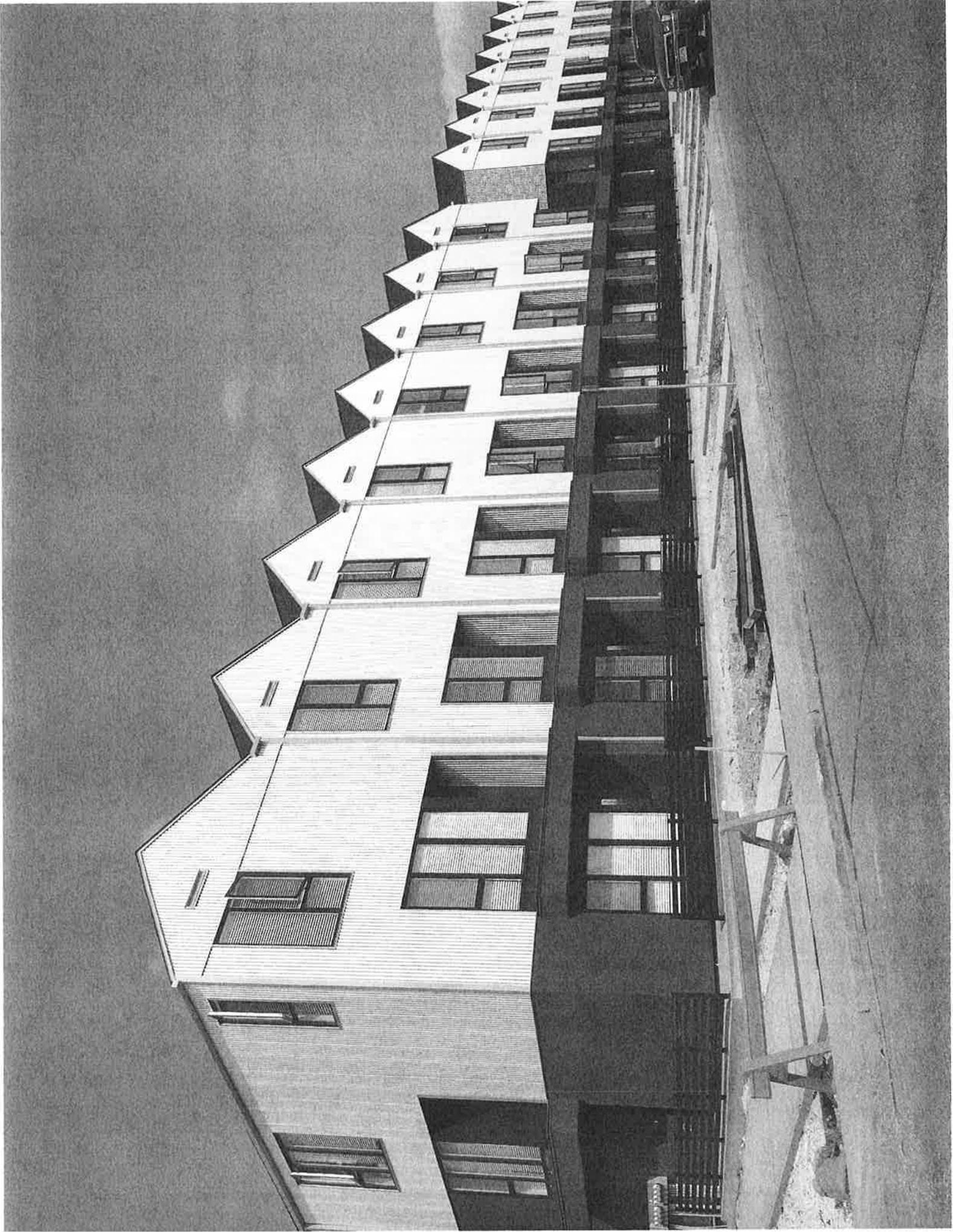
I have lived on Coulee Way for almost 4 years. I moved to Calgary 10 years ago and in this neighbourhood, our family has finally found our home. We have a lovely close knit community where neighbours chat on the street every day and our children play from yard to yard. I credit the city and their guidelines for this. I urge you to strongly consider the consequences before making a decision that will forever change our community.

Thank you very much for your time.

Sincerely,
Nicola Guilcher BSN, RN

103 Coulee Way SW
(403)390-8244





Smith, Theresa L.

From: Nikki <nguilcher@hotmail.com>
Sent: Thursday, August 31, 2017 9:04 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] LOC2017-0079 Public Hearing Sept 11

City of Calgary Councillors,

As a follow up to my email yesterday. I had included to pictures that I believed had come from the developer as a idea of what the potential development would look like. I have since discovered that these photos did not, in fact come from the developer himself. These photos should be disregarded.

I truly apologize for any confusion.

Sincerely,
Nicola Guilcher BSN, RN
103 Coulee Way SW
(403)390-8244

RECEIVED

2017 AUG 31 AM 9:18

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: Erin Varsanyi <erin.varsanyi@telus.net>
Sent: Wednesday, August 30, 2017 12:14 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: Opposition letter regarding LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Coulee Way letter.docx; ATT00001.htm

Dear City Council and City Clerk,

Please find the attached letter sent to Derek Pomreinke, File Manager for Planning & Development responsible for file LOC2017-0079. I respectfully request that you vote against rezoning the land at 35 Coulee Way SW. There are many cases represented in the attached letter detailing why a opposing vote is the only rational decision.

Thank you for your time and consideration.

Erin Varsányi
16 Coulee Park SW

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2017 AUG 30 PM 1:15
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2017 AUG 30 PM 1:16

THE CITY OF CALGARY
CITY CLERK'S

Erin Varsanyi
16 Coulee Park SW
Calgary, Alberta
T3H 5J5

June 14, 2017

Derek Pomreinke
File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Re: Application for Land Use Amendment L0C2017-0079 at 35 Coulee Way SW

Dear Mr Pomreinke,

I am writing to express my concerns and opposition to the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53

We have lived in this neighbourhood for over 7 years and have truly enjoyed the peaceful and close knit community as we continue to raise our 3 children. Although our time here has been blessed, that has not been without challenges which I believe approval of the rezoning of 35 Coulee Way will exasperate.

I find it challenging to address my concerns in regards to the application for rezoning the land at 35 Coulee Way, without also mentioning the proposed development of adding 2400 unit residences in West Spring, as well as the potential for the Calgary French International School (CFIS) to use the side road off Coulee Way beside the church, to access an additional parking lot. It is not prudent to consider all these proposals independently as they are interrelated and bring forth many of the same issues.

Traffic concerns:

Congestion. As things are today, during peak hours (rush hour), it can take up to 10 minutes to turn left onto Old Banff Coach Road (OBCR) off of Coulee Way. Considering what the increase in population density will have on the general area (i.e. West Springs proposed 2400 additional homes), by adding an additional 65 units on the land at 35 Coulee Way, residents will constantly be dealing with a back log of traffic simply to exit onto OBCR. There is no alternate route to exit this area and should there ever be an emergency, lives could be at stake. There are also several Doctors residing in this area who may be required to exit quickly to attend emergencies.

In regards to the proposed additional access to the CFIS, I have first hand experience dealing with the traffic around the CFIS as two of my children's public school buses stop in front of the school on 77th Street. If only 10% of that traffic accessed the school from Coulee Way, it would be far too great for what this small community could sustain.

Parking.

The proposed development for the land at 35 Coulee Way has insufficient parking. The developers have not included garages nor adequate on-street parking for potential owners/residents of the townhouses.

Safety. An increase in traffic congestion as well as insufficient parking, combined will significantly jeopardize the safety for pedestrians and wild life which frequently venture into the area due to the

proximity to East Paskapoo Slopes. There are many children residing in this area and as each of the roads are cul-de-sacs, they are often outside on the streets bike riding, rollerblading, skateboarding or simply playing. There is no park in this area and the closest park is across OBCR and many parents are not comfortable with our children crossing OBCR as the traffic is rather dense. I have called 311 to request to have pedestrian lights installed on Old Banff Coach Road at 73rd Street/Coulee Way and was told that at this time, pedestrian lights at this intersection had been deemed as “not warranted”.

Incompatibility with existing surrounding infrastructure.

As you are aware, the draft plan proposed by the developer for the land use at 35 Coulee Way is to increase the density and height greater than what the surrounding area residents and builders has had to adhere to when building their homes. The surrounding homes are considered executive grade homes ranging from one to two million dollars each. Placing high density, low income town-homes in the centre of Cougar Ridge Estates clearly will not match the architectural guidelines set for the homes in its vicinity. This would be an excessive contrast which I feel can not possibly be in accordance with the Municipal Government Act and certainly not by the community plan either.

Sewage

The issue of sewage has been raised previously and I remain unclear whether it has been addressed thoroughly. My concern and fear is that the existing sewage lines will not be able to support such an increase in home density. An increase of 65 units as proposed, will nearly double the existing homes in Cougar Ridge Estates. Also, any developer would be dealing with substantial slope issues and I'm guessing the existing lines were only large enough to withstand sewage for the number of homes for the area at 35 Coulee Way in the original plan (17 R-1 homes). Please consider this carefully as no resident would want to be faced with sewage back-ups due to inadequate infrastructure.

Proposed solution:

I support to have the land located at 35 Coulee Way developed and I would like to propose a compromise to build more suitable homes that will fit in nicely with the surrounding community. I suggest rezoning the land to R-2 with villa style duplexes or condos of approximately 3 dozen units. This will allow for slightly higher density but should require the same architectural controls that the surrounding homes have had to adhere to, whilst also providing parking garages and adequate green space around the homes, maintaining the established integrity of the community.

I thank you for your time and consideration.

Sincerely,

Erin Varsányi, B.Mgmt

Smith, Theresa L.

From: Greg Guilcher <Greg.Guilcher@albertahealthservices.ca>
Sent: Wednesday, August 30, 2017 2:14 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] 35 Coulee Way
Attachments: Greg Guilcher 35 Coulee Way City Letter.pdf

Please accept the attached letter RE the proposed land use change and development for 35 Coulee Way SW.

With kind regards,

Gregory M.T. Guilcher MD, FRCPC, FAAP
Paediatric Oncologist
Section of Paediatric Oncology and Blood and Marrow Transplant

Alberta Children's Hospital

Associate Professor, Departments of Oncology and Paediatrics

University of Calgary Faculty of Medicine

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2017 AUG 30 PM 2:41
THE CITY OF CALGARY
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103 Coulee Way SW
Calgary, AB
T3H 0S4

RECEIVED
2017 AUG 30 PM 2:41
THE CITY OF CALGARY
CITY CLERK'S

June 20, 2017

Dear City of Calgary representatives,

I write this letter in reference to the proposed zoning change at 35 Coulee Way. My goal in writing this letter is to highlight points of emphasis when considering this application, as well as offer possible solutions which might be considered acceptable to the residents of the area and to the City of Calgary.

I believe any proposed zoning change should be considered on its own merit, and should not be approved simply because it was requested by the owner of the property. My sincere hope is that the process that has been developed and is being followed by the City demonstrates that the City shares this view. A change in zone designation should be in keeping with the esthetic of the community and broader vision of the City of Calgary, however, all such applications must be scrutinized to ensure this remains the case.

The traffic flow from Coulee Way must be considered when evaluating such a proposal. Accessing Old Banff Coach Road is already a challenge at some times of day (particularly turning left to go east). The convergence of traffic from the proposed development- plus any proposed traffic from the Calgary French and International School to Coulee Way- and how this traffic will merge and access the intersection of Coulee Way and Old Banff Coach Road must be carefully considered. Adding more traffic lights to Old Banff Coach Road will slow traffic to Bow Trail, and even if a traffic light is added at the intersection in question, the flow of vehicles from various directions to this intersection remains a challenge.

The esthetics of the community should also be considered. An estate community with stipulations on esthetics should be blended with development with similar considerations. My hope is that any proposed development comes with adequate garage/parking space to avoid high volumes of traffic turning at the lower end of Coulee Way, where many children play. Having vehicles lining the street in front of the houses on the street and coming and going frequently- with children playing- can be dangerous and not in keeping with the quiet neighbourhood we enjoy.

My recommendation is to consider an R2 zone change. Estate villas with 2 car garages per unit would reduce the overall volume of vehicles and traffic added to the area, allow for adequate parking and be more consistent with the esthetics of the area.

I hope the City of Calgary will consider these suggestions when reviewing this application. While the owner of the property certainly has the right to request a zoning change, the property was purchased with an R1 designation, so there can be no expectation that the zone change requested can be guaranteed.

Two final requests as a citizen of the City of Calgary with respect to Coulee Way are the following. The park/playground which is meant to occupy the land next to the property in question has yet to be developed. My understanding is that the developer of the estate homes provided the City with money in advance, which will be used to develop the park space in the event that the developer does not do so.

My impression is that this developer has no plan to follow through with the park. Our children are growing older and may miss the opportunity to avail of the playground, and the sooner the park is developed, the better for our community. Might the City of Calgary just proceed with using those funds which are held to develop the park (with the developer's permission)?

Secondly, many vehicles speed down the hill to the bottom of Coulee Way. Might a sign be placed stating "No Exit?" I also wonder about speed bumps or traffic slowing measures. Several families on the street indicated their support for some intervention.

Thank you for reading this letter and for your consideration of its contents.

Kind regards,

Gregory M.T. Guilcher MD, FRCPC, FAAP

Smith, Theresa L.

From: Dan.Kolenick@shell.com
Sent: Wednesday, August 30, 2017 4:06 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: Statement of Concern - LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Land Use Amendment Submission.docx

City of Calgary Councilors,

I am submitting the following comment with regard to the amended Land Use Re-designation, in accordance with the request for comments / notice posted at 35 Coulee Way SW. This comment is on behalf both my wife and myself as owners and occupants of 91 Coulee Way SW. This comment is in addition to the Submission of Comment originally submitted on April 19, 2017 respecting the original application, as well as the supplemental email comment submitted to Mr. Pomreinke on June 20, 2017. I have attached the original Submission of Comment, for convenience and for the information of those of you who have not had a chance to review yet. This 3rd supplemental comment is being submitted pursuant to the notice of Council hearing posted on the subject project. We request that the following Statement of Concern, along with the aforementioned original submission and supplemental submission be considered in respect of the amended application, as the vast majority of the contents are applicable to the proposed development, regardless of whether the land use designation is M-1 or M-Gd53.

At the outset, as you're aware, this matter went before the Calgary Planning Commission (CPC) on July 27, 2017. While the CPC recommended approval of the East Springbank ASP be amended to enable some level of higher density in the subject parcel, the CPC recommended that Council refuse the application to amend the applicable land use designation from R-1 and S-SPR to M-Gd53 and S-SPR, and in conjunction, refuse / abandon the associated proposed outline plan / subdivision. We endorse the CPC's recommendations regarding the land use re-designation and outline plan, and echo many of the concerns identified by various members of the CPC. In particular, while some increase in density is acceptable, and could be accommodated in the subject parcel, it must be executed via a development plan / outline plan which is logical and contiguous when considered within the surrounding existing and future development. The proposed Development simply disregards the current and future infrastructure pressures when examined within the overall development of the west end (and particularly Truman's West District development which is well underway in terms of preliminary work), and proposes a level of density and quality of design that disregards the current adjacent development and neighbourhood. Member Foht described the application as "overbuilt" with units "squashed in". Member Palmiere described the outline plan as representing "what we're trying to not achieve" in new developments, and that while density is a good thing, it's not "density at all costs". Member Juan also criticized the community consultation. Member Foht, in supporting the application, did so reluctantly, and hoped that the development did not build out to the maximum total density. Finally, councilor Carra described the outline plan as "deeply problematic", saying that "density is good, when it's done in the right place, and its done well". He also said that the outline plan was not acceptable and the applicant would have to significantly go back to the drawing board, as the he viewed it as "horrendous".

Once again, we are not opposed to development of the parcel, and in fact, are in favour of something other than R-1. We are cognizant of the City's general policy of diversifying neighbourhoods and housing types, and support same. However, that diversification must take place in accordance with the applicable Area Structure Plan, and development criteria set out therein. It must also be balanced against the reasonable rights and expectations of existing land owners, the surrounding development context, and be executed in a logical and contiguous manner. I won't repeat the extensive arguments set out in our original submission, but will simply restate our conclusion that M—Gd53 land use, and the development as currently contemplated, do not satisfy the criteria set out in the ASP, nor do they represent a logical and contiguous development. We also not that the City of Calgary Planning Commission For the reasons that

follow, we respectfully submit that a land use designation of R-2, and a development that complies with the boundaries imposed by same, strikes this balance between increasing and diversifying housing types and densities, with the existing surrounding development context.

In addition to the concerns set out in the original submission, one of our primary concerns relates to traffic and parking. The reality is that each of the proposed 65 units will have multiple vehicles. The Applicant has estimated that there will be parking for 40 – 50 vehicles, which is less than one vehicle per residential unit. As proposed, these will be 2 and 3 bedroom townhouses, which are geared toward families, and the reality is that the vast majority of suburban families are multi-vehicle households. With a proposed minimum of less than 2 mandated parking stalls per dwelling unit, Coulee Way (primarily) and the adjoining cul-de-sacs (secondarily) will necessarily become the de-facto permanent parking stalls for all of the second vehicles owned by the residents of the proposed developments. This is the case with virtually all multi-residential developments with parking stall allocations that do not correspond with the type of housing (in this case, suburban family townhouses), and if necessary, we can provide evidence to council at the eventual public hearing. With developments such as this, the street becomes significantly and effectively narrowed by the inescapable street parking, which severely impedes traffic flow. Coulee Way SW is eventually anticipated to become a collector / connector road and transit route once it joins up with Cougar Ridge Drive, and creating a bottleneck of double sided street parking would be incompatible with the eventual (and inevitable) planned use of this road. Accordingly, a land-use designation of R-2, with sufficient garage and driveway space for 2 vehicles per household would mitigate this issues. Alternatively, if M-Gd53 is the approved land use, then requiring the development to provide sufficient garage and driveway space for 2 vehicles per dwelling unit would also mitigate this issue.

Our other primary concern relates to the allowed building height. The parcel in question is located in a transitional area between the “uplands” area of the ASP, and the topographically and geotechnically sensitive Paskapoo slopes area. It is really the only remaining area to be developed in that transitional area, and the existing development generally “steps down” toward the slopes, so as to respect the visual integrity of the area. Allowing 3 story townhouses which would effectively create a visual and physical barrier between the lower-situated existing development to the north, and the existing uplands residential and worship development, would be contrary to the express planning criteria set out in the ASP (again, this is discussed fully in the attached original submission). A land use designation and development that was lower in height (again, either R-2 or some other land-use designation with a maximum building height of 10m above grade) would reflect and respect this transitional area, and would amount to a logical and contiguous development of the parcel. It would also minimize the over- Finally, and somewhat regardless of the actual land-use designation being applied for, whatever development is ultimately carried out, must integrate as seamlessly as possible with the shadowing that adjacent property owners would be subject to.

existing surrounding residential development. This is perhaps a less elegant articulation of the “logical and contiguous” requirement that must be applied to new developments pursuant to the ASP. For the same reasons developers generally attach architectural controls to title, we respectfully request that the development be required to adhere to similar setbacks, landscaping requirements, building design and material specifications as the surrounding existing low density residential development. A review of Cidex group’s and Mr. Itani’s low rise multi-residential developments in around Calgary suggest a general design and materials profile which, if applied to this development, would not logically and contiguously reflect the surrounding residential development context. When questioned by the CPC on the ability to make design and materials changes, the evidence provided by the Applicant was that there is a price point they have in mind, and they are bound both in terms of the number of units and size. Also, in response to Member Juan’s question around changes to density and design to accommodate the high level of community opposition to the application, it was clear that the fundamental design of the development concept did not change. Further, in response to a question from Member Palmiere around the possibility of making the development more ‘livable’, Mr. Pomreinke’s evidence on behalf of the applicant was that “the reception from the applicant wasn’t positive” as the applicant “knew what they wanted to build, and this was a risk to that”. Accordingly, we request that the development be expressly required to meet equivalent design and material specifications to those of the adjacent and surrounding residential development.

Once again, thank you for your consideration of all of my household’s submissions. I am happy to discuss at your convenience, and I look forward to the chance to address this issue in Chamber on September 11, 2017.

Dan and Stacey Kolenick
91 Coulee Way SW

**IN THE MATTER OF AN APPLICATION BY
T. FENTON CONSULTING (the “Applicant”)
FOR APPROVAL OF AN OUTLINE PLAN AND
LAND USE REDESIGNATION
RESPECTING MUNICIPAL ADDRESS 35 COULEE WAY SW (the “Parcel”)**

APPLICATION / FILE No. LOC2017-0079 (the “Application”)

Submission of Comment

Submitted by:

Dan Kolenick
91 Coulee Way S.W.
Calgary, AB
T3H 0S4
Email: dankolenick@shaw.ca

Submitted to:

Derek Pomreinke
City of Calgary
Planning & Development

Introduction

1. My wife and I own the lot and home located at 91 Coulee Way SW in the city of Calgary. We have lived there with our family since June 2012. Our property shares a portion of the northern boundary of the Parcel.
2. We received written notice of the Application on or about March 23, 2017, and are submitting this comment pursuant to the request for same contained therein.
3. While we have enjoyed the benefit of the Parcel having gone undeveloped for the last 5 years, we understand that the Parcel has become private land, and that the owner of that land wishes to exercise their right to develop their land in accordance with the relevant legal context.
4. In fact, we fully support the development of the Parcel in a “contiguous and logical manner”¹ which complies with the Land Use Bylaw 1P2007 (the “LUB”), and more importantly, the *East Springbank Area Structure Plan – Appendix 5: East Springbank III Community Plan* (the “ASP”).
5. However, as will be discussed below, the development (the “Development”) as described in the Application does not comply with the ASP, and as proposed, is not even contemplated by the ASP, particularly given the location of the Parcel and its surrounding context.

The Regulatory Context - General

6. The Parcel which is the subject of the Application falls within the ASP. Pursuant to the Calgary Municipal Development Plan, the ASP has been recognized as the appropriate policy to provide specific direction for the development of the community within which the Parcel sits.²
7. The Parcel is designated as R-1 pursuant to the LUB, and is currently subject to a tentative plan comprising 21 single dwelling unit / detached lots set forth in the applicable Land Use Map.³ For clarity, we do not object to the current land use designation, nor the tentative plan as set forth under the LUB and applicable Land Use Map. In fact, we support that tentative R-1 development plan.
8. For the Development to proceed, the Applicant will require both an amendment to the LUB and the ASP.
9. The ASP is a statutory instrument. It was adopted by the City of Calgary in 1999, by the passing of municipal bylaw 12P99. Bylaw 12P99 was passed pursuant to the statutory power granted to the City of Calgary by the Province of Alberta, pursuant to s.633 of the *Municipal Government Act* [R.S.A 2000, c. M-26] (the “Act”).

¹ ASP, Part I, s.2.1.1, p. 23.

² City of Calgary, Municipal Development Plan, September 2009, s.3.6.1(a), p. 3-19.

³ LUB, Section 27W T24.R 2.W5 Land Use Map

10. The LUB and the ASP set out the strict legal boundaries and criteria to be applied to all developments and land-use decisions to be made. This includes any decisions to be made in relation to the Application. Insofar as the Application is concerned, the LUB and the ASP are “the law”, and necessarily govern this adjudication of the Application.
11. Regarding the LUB, it imposes very specific limitations and technical requirements regarding the wide array of land uses available to developers. The Parcel is currently designated as R-1, and is subject to very strict limitations on any residential development proposals. This current R-1 designation is consistent with virtually all adjacent and surrounding land use designations, and clearly reflects the need to maintain the certainty and security afforded to surrounding existing land-owners through the imposition of logical and contiguous land use development limitations. It essentially protects existing land-owners and municipal service providers from the impacts of ad-hoc or haphazard developments.
12. The ASP, in turn, establishes a framework for suburban residential development, and is comprised of “plan objectives, a design concept, and a comprehensive package of required and desired uses [...] intended to ensure that the [ASP] is achieved.”⁴ The ASP essentially establishes the criteria for making determinations as to whether or not a particular land use is acceptable within the area encompassed by the ASP, and provides clear direction when making determinations such as whether the LUB ought to be amended to allow for the Development.
13. While likely trite, it must also be noted that compliance with the LUB and the ASP is not optional. Any development which contemplates a land-use which would be non-compliant with the LUB or the ASP may only be approved following a successful application for an amendment to the LUB or ASP. The Applicant has conceded that it has put forth an Application which is inconsistent with, and proposes changes to the LUB and key elements of the ASP, and accordingly will require a “major amendment” to the ASP. Of note, to date we have yet to receive notice of the requisite ASP amendment application, and we’ve only received notice of the LUB amendment application.

The Regulatory Context – The ASP

14. The ASP, insofar as land use planning and development is concerned, is essentially organized into Goals and Objectives, a Design Concept, Organizing Principles, and an overall Intent. Put another way, the ASP sets out a high level overview of what development ought to look like, including characteristics, goals, and ultimately, the City of Calgary’s vision.
15. The ASP then sets out a series of required uses, features and actions. These are the basic, minimum boundaries, conditions, uses and other constituent elements of the ASP which are “essential”⁵ to achieving the goals of the ASP. These are the “must haves”, and are

⁴ ASP; Preface, p. v.

⁵ ASP, Part I, p. 9.

set out with respect to a variety of types of developments and land-uses, and supporting elements, including commercial, open space and joint use sites, transportation, servicing, environmental areas, and residential. For obvious reasons, this submission is largely limited to a consideration of residential development.

Residential Development in the ASP – Intent

16. The intent underlying the Urban Development Policy Area of the ASP is very clearly spelled out in the ASP. Generally speaking, as one moves west and south from the ridgeline and the area of the Parcel which is directly adjacent to the sloped area, there is a stated intent to distinguish this area from the flatter uplands area. Specifically, the intent is to provide an area for higher density residential development for the general uplands area, while the ridgeline transitional areas are to reflect a lower density, slope-adaptive and visually unobtrusive design.
17. As will be discussed further below, the intent – particularly regarding the area encompassing the Parcel – is for R-1 or R-2 residential development. Areas within the Urban Development Policy Area which are conceptually designated for M-1 or greater residential development are clearly identified, and indeed currently contain such development. For example, the parcel at the corner of Cougar Ridge Drive and 85th St. SW contains a large number of 3-4 story multi-dwelling unit structures, exactly as contemplated for that area by the ASP.

Residential Development in the ASP – Requirements

18. Even more important than the “intent” underlying the ASP, are the required features, uses and actions. Another way to describe these criteria are the limitations to be imposed upon the use and development of lands within the ASP.
19. The primary requirement or limitation is that of population density. In this regard, the ASP is clear:
 - *A residential density of between 9.9 and 17.3 units per gross developable hectare (4.0 to 7.0 units per gross developable acre)*
20. The second requirement allows for a mix of dwelling units, including single detached, semi-detached, and multi-dwelling. But it should be noted that this allowance for a mix of dwelling units is subject to the preceding density limitation, and the ASP also contemplates that this mix may not be suitable for any one particular parcel, given the fragmentation of ownership within the ASP (not to mention the unique and non-homogenous nature of the ASP’s topography and service requirements).
21. The next requirement relates in particular to a proposed development such as that contemplated by the Application:
 - the principles of slope-adaptivity are to be met in the site design and building details, if applicable; and

- site design and building details, including massing, height, orientation, coverage, and the quality of the development are to reflect and be compatible with the surrounding low density residential areas, with special attention given to the visual impact of the development on areas beyond the plan (if applicable);

22. The general East Springbank ASP (which is the parent structure plan which encompasses the ASP) also sets out planning criteria when it comes to “Urban Development Areas”.

The intent of the East Springbank ASP is clear when it comes to more resident-intensive, multi-dwelling and multi-use developments.

23. As stated in the East Springbank ASP:

Urban Development Areas are primarily comprised of large existing parcels of greater than 10 acres. These larger parcels can be assembled, comprehensively planned, and serviced by a limited number of owners or developers. The most efficient, affordable, and intensive development in East Springbank could occur within Urban Development Areas. In certain cases, smaller existing parcels may also be appropriate for inclusion in an Urban Development Area where both: i) a limited number of smaller parcels are logically associated with a larger adjacent Urban Development Area; and ii) existing landowners favour ultimate development to urban density levels in conjunction with a large adjoining property. [...] Multi-family dwellings over three stories in height should be restricted to locations which are separated or buffered from existing or new dwellings in any lower-density residential policy area. [emphasis added]

24. The ASP goes on to essentially summarize how these planning criteria ought to be applied to development applications such as the current Application:

the phasing of subdivision and development within the community, through the Outline Plan/Land Use Amendment approval process, should occur in a contiguous and logical manner, given servicing and landownership constraints.⁶ [emphasis added]

The Application – Incompatibility with the LUB and ASP Intent and Requirements

25. The Development as set forth in the Application, does not comply with the intent or the requirements / limitations regarding residential development planning set out in the ASP, particularly given the small size and ridge-adjacent location of the Parcel, and surrounding existing R-1 low density residential development.

26. The Development will require a land-use re-designation from primarily R-1 to M-1, which would require the Parcel to have a minimum density of 50 units per hectare. The Parcel, pursuant to the ASP and LUB, currently only contemplates a maximum of 17.3

⁶ ASP, Part I, p.23.

units per gross developable hectare. The current R-1 zoning and tentative plan under the LUB contemplates a density of approximately 14.7 units per gross developable hectare, which is in compliance with the ASP. The Applicant seeks accommodation for approximately triple the permitted dwelling-unit density, to approximately 45.56 units per gross developable hectare.

27. The Application sets forth a Development that is neither contiguous nor logical in terms of the surrounding low-density residential development. The Development will not be buffered nor separated from existing low-density residential development. It would not reflect and be compatible with the surrounding low density residential areas, and there is no evidence that special attention will be given to the visual impact of the development on areas beyond the ASP.
28. Rather, the Applicant, through a proposed ‘major amendment’ to the ASP, seeks accommodation for a 1.5 ha high-density development, which will be a pronounced non-contiguous and illogical outlier within the ASP, and which disregards the stated need to increasingly maintain and respect the unique visual, geotechnical and environmental elements of the Urban Development Policy Area as you transition from the uplands down toward the ridge and the slopes.
29. Granted, the ASP does contemplate various densities and land-uses, but does so within the guidelines, intent, requirements and limitations clearly stated therein. The Application obviously does not comply with the ASP, and the Applicant therefore requires a major amendment to the ASP.
30. Respectfully, for the Applicant to apply for a major amendment to the ASP to accommodate what is essentially a non-contiguous 1.5 ha outlier, is inappropriate and runs contrary to the overall balanced conceptual land-use planning regime as currently set out in the ASP and LUB. The ASP is comprehensive, sets out generally allocated areas for multi-dwelling developments throughout the ASP based on careful consideration of a variety of important factors, and does not contemplate a pocket of 3-4 story stacked townhouse apartments, particularly located where the Urban Development Policy Area transitions down grade toward the ridge and the slopes. The fact that a major amendment to the ASP is required is *prima-facie* evidence of the incompatibility of the applied-for re-designation.

The “Need” for the Application / Development

31. We question the characterization of the stated primary benefit of the Application as meeting the need for addition “affordable housing” in the neighbourhood. In reality, there are both a large number of existing higher density developments within the ASP and adjacent area structure plans, as well as a significant number of new higher density developments currently under construction.
32. Rather, the “need” for the Application relates the Applicant’s commercial needs. While no one questions the reality that developers need to be able to maximize returns on

investments, such investment and development is necessarily subject to applicable laws such as the ASP and the LUB. The Applicant presumably purchased the Parcel with real knowledge of both the ASP and the LUB and their requirements and development limitations, and should the Applicant now be of the view that the Parcel requires higher density dwelling units, we respectfully submit that a development plan and associated rezoning application for a re-designation from R-1 to R-2 be filed. This would allow for requisite higher density, while dispensing with the need for a major amendment to the ASP and LUB and accompanying fragmentation of existing development and the gratuitous proliferation of municipal infrastructure.

New High Density “Affordable” Housing in the Area

33. As previously stated, there are both a large number of existing higher density developments within the ASP and adjacent area structure plans, as well as a significant number of new higher density developments currently under construction
34. A prime example of the latter can be found in the current West Springs ASP amendment and associated West District community redevelopment applications. The West District development will provide approximately 128 townhomes and 647 dwelling units within 4 to 8 story apartments, and will do so within the context of a fully integrated Major Activity Centre, complete with a combination of retail / commercial and other mixed use developments and will maximize the efficient investment in and utilization of associated new largescale municipal infrastructure projects.
35. The West District development will also be undertaken in conjunction with / adjacent to the existing higher-density mixed-use developments located in and around the “West 85th” development, thereby creating a large, yet concentrated and contiguous community development hub.
36. It is also worth noting that the West Springs ASP amendment application that is currently being processed, represents an appropriate use of the ASP amendment procedure. The amendments being sought contemplate a series of major integrated mixed-use developments, which are compatible with the conceptual land use planning and vision set out in that ASP. Again, it is the exact opposite to what is being sought in this applicant’s application – which is accommodation of an outlier development which is incompatible and in no way contemplated within the Parcel.

Existing High Density “Affordable” Housing in the Area

37. As for existing higher density developments within adjacent ASPs, these include (but are not limited to):
 - The Views
 - Prominence Place Apartments
 - Indian Bluffs
 - West Springs Farm

- West Springs (73rd St. SW and West Springs Lane)
- Coachman Estates
- Coachway Manner
- Odyssey Towers

38. All of these developments are largely part of a logical and contiguous run of higher density multi-dwelling developments, and are largely clustered around mixed use or commercial developments. They are also situated on much larger parcels than the Parcel which is the subject of the Application.

Conclusion

39. On the basis of the foregoing, we respectfully request that the Application be denied.

ALL OF WHICH IS RESPECTFULLY SUBMITTED this 19th day of April, 2017.

Dan Kolenick

91 Coulee Way SW

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2017 AUG 31 AM 9:01

THE CITY OF CALGARY
CITY CLERK'S

City of Calgary Councillors

LOC2017-0079, Public Hearing Date September 11, 2017.

CPC2017-309
Attachment 3
Letter 41

Opposition Letter for 35 Coulee Way SW

My family and I live at 8 Coulee Park. We spent a long time looking for our dream home in SW Calgary; Cougar Ridge Estates met all the checks on our list which include easy access to the mountains, several amenities, safety and lots of outdoor space. Our decision to buy here was for the family friendly appeal, the privacy and the estate status of the community. I will repeat that for the "Estate Community"

I believe this development does not belong on Cougar Ridge Estates and strongly oppose this proposal to rezone our R-1 area to M-Gd53. It is way out of context and was never in the MDP and does not respect or enhance the character and vitality of the existing unique neighborhood that is Cougar Ridge Estates.

There are no public schools in the area, and kids from Cougar Ridge are bused to other schools already, I don't see this development helping this situation at all and will in fact compound it with the additional densification.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have discussed this and we feel a transition from R-1 to R-2 is a better compromise in this area, There are several examples in the area where developers have built Villa Style homes and Duplexes that blend in much better than the proposed townhomes These are in Elkton and Wentworth where the transition from estate home is complementary. Such a building style would fit in and compliment Cougar Ridge Estates. However such a development should respect the current, height and architectural controls that are in place for our community. A double front attached garage should be standard to keep in context with current home sites and to keep vehicles off the street to ease congestion during peak traffic periods

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. They can gain access from Old Banff Coach Road one way in and one way out, the other parking lot can be used to accommodate those that need to travel in the opposite direction. Getting out of Coulee Way in the morning is already bad and takes a long time; this will only make matters worse, not allowing the residents to effectively commute to work. The traffic to get downtown out of the West Hill is already awful; more density will only compound this as well.

The safety of my family is very important and allowing townhomes will attract transients, rental pools and the sorts, I like to know who my neighbors are and having townhomes with the potential to be turned into rentals and rooming houses is not something I want in my community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship within our community and will work together to appease all stakeholders.

I look forward to meeting with you to discuss this matter further.

Sincerely,



Hussain and Samina Safdar

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2017 AUG 31 AM 9:01

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

Sent by Email: derek.pomreinke@calgary.ca

Derek Pomreinke, File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RE: LOC2017-0079, Public Hearing date September 11, 2017

We would hereby like to oppose the proposed changes to land use in our neighbourhood at 35 Coulee Way. We encourage City Council to reject this re-designation. We encourage the developers to consider a suitable compromise and designation of R-2 instead.

There is a significant risk to the children who attend CFIS, as well as the kids in Cougar Ridge Estates with the increase in traffic that would accompany this change in density.

I hope these points are taken in to consideration.

Thanks again for hearing our thoughts on this.

Regards,



Tareq Daer

21 Coulee Pk, SW
Calgary

August 30, 2017

Sent by Email: derek.pomreinke@calgary.ca

Derek Pomreinke, File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

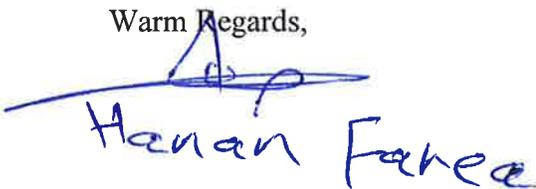
RE: Public Hearing date September 11, 2017 - LOC2017-0079

We run a dayhome out of our home in Coulee Park, adjacent to where this development is proposed. Safety is a major priority for us. For this reason we would hereby like to oppose the changes to land use neighbouring at 35 Coulee Way.

We have lived in this neighbourhood for many years. Development is inevitable, however a land use designation of R-2 may be more appropriate alongside our neighbourhood, the church and CFIS.

We appreciate your time in reading and considering these concerns.

Warm Regards,



Hanan Fakea

20 Coulee Park S.W.

Email: bright-beginnings@hotmail.com

Cc: cityclerk@calgary.ca; raheed.nenshi@calgary.ca; Ward.sutherland@calgary.ca; joe.magliocca@calgary.ca; jim.stevenson@calgary.ca; sean.chu@calgary.ca; ray.jones@calgary.ca; druh.farrell@calgary.ca; evan.woolley@calgary.ca; gian-carlo.carra@calgary.ca; andre.chabot@calgary.ca; brian.pincott@calgary.ca; shane.keating@calgary.ca; diane.colley-urquhart@calgary.ca; peter.demong@calgary.ca; richard.pootmans@calgary.ca; cougar.ridge.estates@gmail.com

August 30, 2017

Sent by Email: derek.pomreinke@calgary.ca

Derek Pomreinke, File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RE: Public Hearing date September 11, 2017 - LOC2017-0079

We run a dayhome out of our home in Coulee Park, adjacent to where this development is proposed. Safety is a major priority for us. For this reason we would hereby like to oppose the changes to land use neighbouring at 35 Coulee Way.

We have lived in this neighbourhood for many years. Development is inevitable, however a land use designation of R-2 may be more appropriate alongside our neighbourhood, the church and CFIS.

We appreciate your time in reading and considering these concerns.

Warm Regards,



Ahmed Daeer

20 Coulee Park S.W.

Email: bright-beginnings@hotmail.com

Cc: cityclerk@calgary.ca; naheed.nenshi@calgary.ca; Ward.sutherland@calgary.ca; joe.magliocca@calgary.ca; jim.stevenson@calgary.ca; sean.chu@calgary.ca; ray.jones@calgary.ca; druh.farrell@calgary.ca; evan.woolley@calgary.ca; gian-carlo.carra@calgary.ca; andre.chabot@calgary.ca; brian.pincott@calgary.ca; shane.keating@calgary.ca; diane.colley-urquhart@calgary.ca; peter.demong@calgary.ca; richard.pootmans@calgary.ca; cougar.ridge.estates@gmail.com

RECEIVED

2017 AUG 31 AM 9:01

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

25 Coulee Park SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors

Re: Land Use Amendment Application LOC2017-0079 (35
Coulee Way SW), Public Hear date September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point). Some of our specific concerns include, but are not limited to:

1. Detrimental traffic impacts to Coulee Way, especially given congestion due to drop off and pick up at the adjacent school, as well as the school's proposal to relocate its parking lot. These 2 developments alone would create a

cumulative impact to traffic in the area, not to mention the development of West District, and other developments in the area.

2. As you are well aware, the district of Cougar Ridge has no public schools designated for the children resident in this district and buses children to schools that have space available. As a result, some families have children who each go to a different school and bus trips are in excess of 40 minutes each way. Personally, I think that this is ridiculous. That being said, families who purchase or rent affordable housing will not be able to afford to send their children to the private schools in this area and will therefore have to have their children bused to schools far away from this Community. Such a development could add an additional 130 children to the school system. Furthermore, in the district of Cougar Ridge there is no land available to build a public school in the future if the Calgary Board of Education ever decided or needed to build one as the City of Calgary as designate most of the land in this district for residential housing.
3. This Community is designated as an R-1 development and more particularly each property in this Community is designated as an Estate in Fee Simple. All of the homes in this Community have a restrictive covenant which runs with the property and requires the owner of such property to adhere to strict architectural guidelines.
4. The Property is within Estate homes and a multi-residential development of 65 affordable townhouses would look odd among such Estate homes. The Property should be subject to the same restrictive covenant that the rest of the Community is required to adhere to, anything less would be out of character with the aesthetics of the Community. All area residents had purchased their homes around Coulee Way with the expectation that development would only be

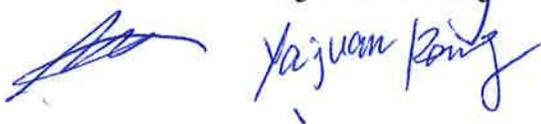
single family homes, and everyone in our neighbourhood is concerned that the proposed development would ruin the feel of the community.

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,

Weilin Wei & Yajuan Peng

The image shows two handwritten signatures in blue ink. The signature on the left is a stylized, cursive signature, likely belonging to Weilin Wei. The signature on the right is a more legible cursive signature, likely belonging to Yajuan Peng.

RECEIVED

2017 AUG 31 AM 9:01

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

24 Coulee Park SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors,

Re: Land Use Amendment Application LOC2017-0079 (“**35 Coulee Way SW**”), Public Hearing date September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary’s Municipal Development Plan (the “MDP”), in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point). Some of our specific concerns include, but are not limited to:

1. The developer was well aware that the land was designated as R-1 when they purchased the land, and when we purchased our property we did our due diligence with

respect to all adjacent land and relied on the City's representation that this land was designated as R-1;

2. The proposed increase in density would have detrimental impacts on the quality of life in adjacent residences (light, views, noise, etc.). Just one example is that the 13 metre height will create an overshadowing issue for residents whose backyards will be adjacent to the development;
3. There would be increased traffic and it will be difficult (if not impossible) to exit the community. There will be a potential of an additional 130 vehicles with respect to the development of the 65 units and 800 vehicles with respect to the Calgary French International School. With that comes accompanying traffic safety concerns. This is a very small neighborhood, with young children that play outside. Such a number of cars would completely overwhelm the roads, and dramatically change the neighborhood, turning it from a sanctuary for the youth into a dangerous area, where they would need to completely change their existing routine. Coulee Way was not designed to support 65 townhouse but 17 R-1 Estate homes;
4. The proposed development is in direct contravention of the MDP, such as:
 - a. It does not respect local context and neighbourhood patterns, and the scale and proportions of surrounding buildings;
 - b. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area;
 - c. The proposed development of 65 townhouses would be entirely out of the character of the area, to the detriment of the local environment and community;

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,


Dr. Victor Agoha & Christy Agoha

RECEIVED

2017 AUG 31 AM 9:00

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

26 Coulee Lane SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors,

Re: Land Use Amendment Application LOC2017-0079 ("35 Coulee Way SW"), Public Hearing date September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's Municipal Development Plan (the "MDP"), in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point). Some of our specific concerns include, but are not limited to:

1. The developer was well aware that the land was designated as R-1 when they purchased the land, and when we purchased our property we did our due diligence with respect to all adjacent land and relied on the City's representation that this land was designated as R-1;
2. The proposed increase in density would have detrimental impacts on the quality of life in adjacent residences (light, views, noise, etc.). Just one example is that the 13 metre height will create an overshadowing issue for residents whose backyards will be adjacent to the development;
3. There would be increased traffic and it will be difficult (if not impossible) to exit the community. There will be a potential of an additional 130 vehicles with respect to the development of the 65 units and 800 vehicles with respect to the Calgary French International School. With that comes accompanying traffic safety concerns. This is a very small neighborhood, with young children that play outside. Such a number of cars would completely overwhelm the roads, and dramatically change the neighborhood, turning it from a sanctuary for the youth into a dangerous area, where they would need to completely change their existing routine. Coulee Way was not designed to support 65 townhouse but 17 R-1 Estate homes;
4. The proposed development is in direct contravention of the MDP, such as:

- a. It does not respect local context and neighbourhood patterns, and the scale and proportions of surrounding buildings;
- b. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area;
- c. The proposed development of 65 townhouses would be entirely out of the character of the area, to the detriment of the local environment and community;

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Yours Truly,

A handwritten signature in blue ink, appearing to be 'Sien-Ai Hoa & Chieu Ngo', written in a cursive style.

Sien-Ai Hoa & Chieu Ngo

RECEIVED

City of Calgary Councillors

2017 AUG 31 AM 9: 00

LOC2017-0079, Public Hearing Date September 11, 2017.

THE CITY OF CALGARY
CITY CLERK'S

35 Coulee Way SW opposition letter.

My family and I live in our dream home in our dream location in Coulee Way Estates adjacent to the proposed development. We took a long time looking and researching areas in SW Calgary looking for a compromise between access, tranquility, safety and outdoor quiet enjoyment. Our decision to buy and build here was for the single family friendly appeal of an R-1 zoned area, the privacy and the estate status of this community.

We are heavily invested in our home and I strongly feel that this proposal to rezone such an amazing R-1 area to M-gd53 is way out of context for this location. Traffic, safety and parking will all be jeopardized.

This really has me worried about our future home with this proposal of 65 units at 35 Coulee Way. We did not spend our hard earned dollars and time to have to put up with this kind of housing in an estate area of Cougar Ridge.

Me and my husband are not totally opposed to development and in fact even look forward to having the community finished and landscaped nicely. I feel a transition from R-1 to R-2 is a better compromise in this sensitive area, we even looked at a few Villa Style Duplexes and Brownstones on Wentworth Square SW and feel that such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current home styles, height and architectural controls that we have in place for this area. A double front attached garage should be mandated to keep vehicles off the street where kids play without worry.

Furthermore a school parking lot entry point off an estate community roadway is not acceptable in anyway. We did not buy in an estate community to have parking access for 600 students.

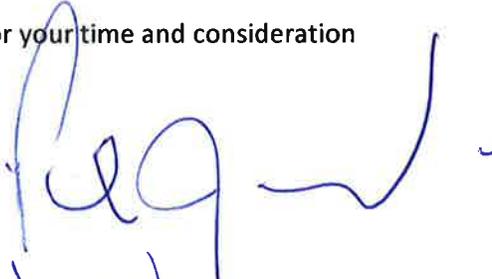
I encourage council to not approve such a development that does not fit into the conceptual Calgary MDP and Springbank Community Plan

I would be more than happy and willing to meet with my City of Calgary representatives and the developer and discuss this application in person and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship with our neighbors and our community.

I look forward to connecting with all parties and stakeholders in moving this process along in a productive and amicable way.

Thank you for your time and consideration

Regards,



Paul Jerrard
9 Coulee Pk S.W.

August 30, 2017

30 Coulee Lane SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors

Re: Land Use Amendment Application LOC2017-0079 ("35 Coulee Way SW"), Public Hearing date
September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point).

Some of our specific concerns include, but are not limited to:

1. It does not respect local context and neighbourhood pattern, and the scale and proportions of surrounding buildings. There are currently 64 houses/estates located on Coulee Way SW and adjacent streets (Coulee Park, Coulee View and Coulee Lane). The properties along Coulee Way SW and on the adjacent streets are typically characterized by detached single-family houses with large plots and spacing between them occupied by mature trees and well-maintained yards. The current land use category (R-1) and planned construction of 17 single-family homes on the lot under consideration would be in line and compatible with the surrounding residential area.
2. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area. The proposed development of 65 condominium townhouses would be entirely out of the character of the area, to the detriment of the local environment and community. On a relatively small lot of land (ca. 1/4th of the neighbouring area), there would be more units built than currently exist in the entire neighbourhood.
3. If rezoned, the area of proposed high-density development would have very limited green and outdoor space, which contradicts the environmental focus built into the Community Plan Vision.
4. The proposal would demonstrably harm the amenities enjoyed by local residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan. There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through connection

between Coulee Way and 77th Street due to recent housing development. Furthermore, the new development would have limited parking spaces, which will lead to unsafe on-road parking and increased traffic not only along Coulee Way, but also on the adjacent streets.

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,

Werner Sadek



EMILIA SADEK
Dariusz Sadek

RECEIVED

2017 AUG 31 AM 9:00

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017
12 Coulee Park SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors

Re: Land Use Amendment Application LOC2017-0079 ("35 Coulee Way SW"), Public Hearing date September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point).

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1. It does not respect local context and neighbourhood pattern, and the scale and proportions of surrounding buildings. There are currently 64 houses/estates located on Coulee Way SW and adjacent streets (Coulee Park, Coulee View and Coulee Lane). The properties along Coulee Way SW and on the adjacent streets are typically characterized by detached single-family houses with large plots and spacing

between them occupied by mature trees and well-maintained yards. The current land use category (R-1) and planned construction of 17 single-family homes on the lot under consideration would be in line and compatible with the surrounding residential area.

2. The proposal completely ignores the requirement of the Calgary MDP to provide an appropriate transition of development intensity, uses and built form in the existing low density residential area. The proposed development of 65 condominium townhouses would be entirely out of the character of the area, to the detriment of the local environment and community. On a relatively small lot of land (ca. 1/4th of the neighbouring area), there would be more units built than currently exist in the entire neighbourhood.
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applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Sincerely,


Edgar Rivas & Nancy Zuluaga 

Smith, Theresa L.

From: László Varsányi <laszlo.varsanyi@telus.net>
Sent: Wednesday, August 30, 2017 12:59 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Opposition letter regarding LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Public Hearing LOC2017-0079.pages; ATT00001.txt

Dear City Council & City Clerk,

Attached is a letter similar to the one sent to Derek Pomreinke, File Manager responsible for file LOC2017-0079 within Planning & Development. I ask that you vote against the rezoning of the land at 35 Coulee Way SW. As you will see in the attached letter, this is the only logical decision.

Thank you for your time and consideration.

László Varsányi
16 Coulee Park SW.

RECEIVED

2017 AUG 31 AM 8:48

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: Maureen Roberts <maureen.roberts@hotmail.com>
Sent: Thursday, August 31, 2017 8:58 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard; cougar.ridge.estates@gmail.com
Cc: Pomreinke, Derek D.
Subject: [EXT] Opposition letter regarding LOC2017-0079, Public Hearing date September 11, 2017
Attachments: coulee1.pdf

City Council and City Clerk,

I am forwarding this letter behalf of the German family from 52 Coulee Park SW. Please find the attached letter opposing the amendment to the Land Use Designation in our community.

Thank you for your time and consideration.

Maureen Roberts
(for Annie & Calvin German)

RECEIVED
2017 AUG 31 AM 8:58
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2017 AUG 31 AM 8: 58

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

Derek Pomreinke, File Manager
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Sent by Email: derek.pomreinke@calgary.ca

Regarding: LOC2017-0079, Public Hearing date September 11, 2017

Dear Derek,

We encourage City Council to reject this re-designation proposed in LOC2017-0079. The proposed changes to land use in our neighbourhood at 35 Coulee Way may be more suitable with a designation of R-2 instead.

As a family in this community, safety is big concern. Increase in traffic, parking, environmental impact should all be taken into consideration.

Cougar Ridge Estates is a family oriented neighbourhood. Perhaps developers would consider a community park in this area.

Thank you for your time and consideration.

Yours truly,

German Family
52 Coulee Park S.W
Tel 4039938123
Email cdnsands@shaw.ca



Smith, Theresa L.

From: Cougar Ridge Estates <cougar.ridge.estates@gmail.com>
Sent: Thursday, August 31, 2017 9:23 AM
To: City Clerk
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017
Attachments: Petition Against LOC2017-0079-pdf.zip

To Whom it May Concern,

Attached is an updated Petition with respect to the residents of Coulee Way Estates and Cougar Ridge Estates opposition to the abovementioned application. The original petition was delivered to the Office of the City Clerk earlier today and was missing one signed petition of the residents of 52 Coulee Park.

Please accept this revised Petition.

Sincerely,

Samantha Iorio

RECEIVED

2017 AUG 31 AM 9:33

**THE CITY OF CALGARY
CITY CLERK'S**

August 30, 2017

City Clerk
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RE: Application for Land Use Amendment LOC2017-0079 at 35 Coulee Way SW (the "Application"), Public Hearing date September 11, 2017

To Whom it May Concern:

Please find attached a petition signed by residents of Cougar Ridge Estates and Coulee Way Estates (the "**Community**") opposing the Application – the redesignation of 35 Coulee Way SW (the "**Property**") from R-1 to M-1 (the "**Petition**").

This Community contains 64 single dwelling homes (the "**Homes**"), 7 undeveloped properties (including the Property), and 2 single dwelling homes under construction. Most, if not all of, the residents of the Community have corresponded directly with you regarding their concerns with this Application and the negative impact such a redesignation of the Property will have on this Community and the surrounding areas.

This Petition represents and is further evidence of the Community's strong opposition to the Application. Of all of the Homes that we were able to contact, 100% strongly opposed the Application to re-zone the Property. This Petition currently contains signatures from 62 households. We were unable to contact 4 Homes due to the fact that these homes are currently unoccupied by its owners.

Attached is a map of the Community indicating the signatories to the petition for ease of reference.

On behalf of the residents of the Community, we ask that City of Calgary quash this Application.

Thank you for your time and consideration.

Regards,

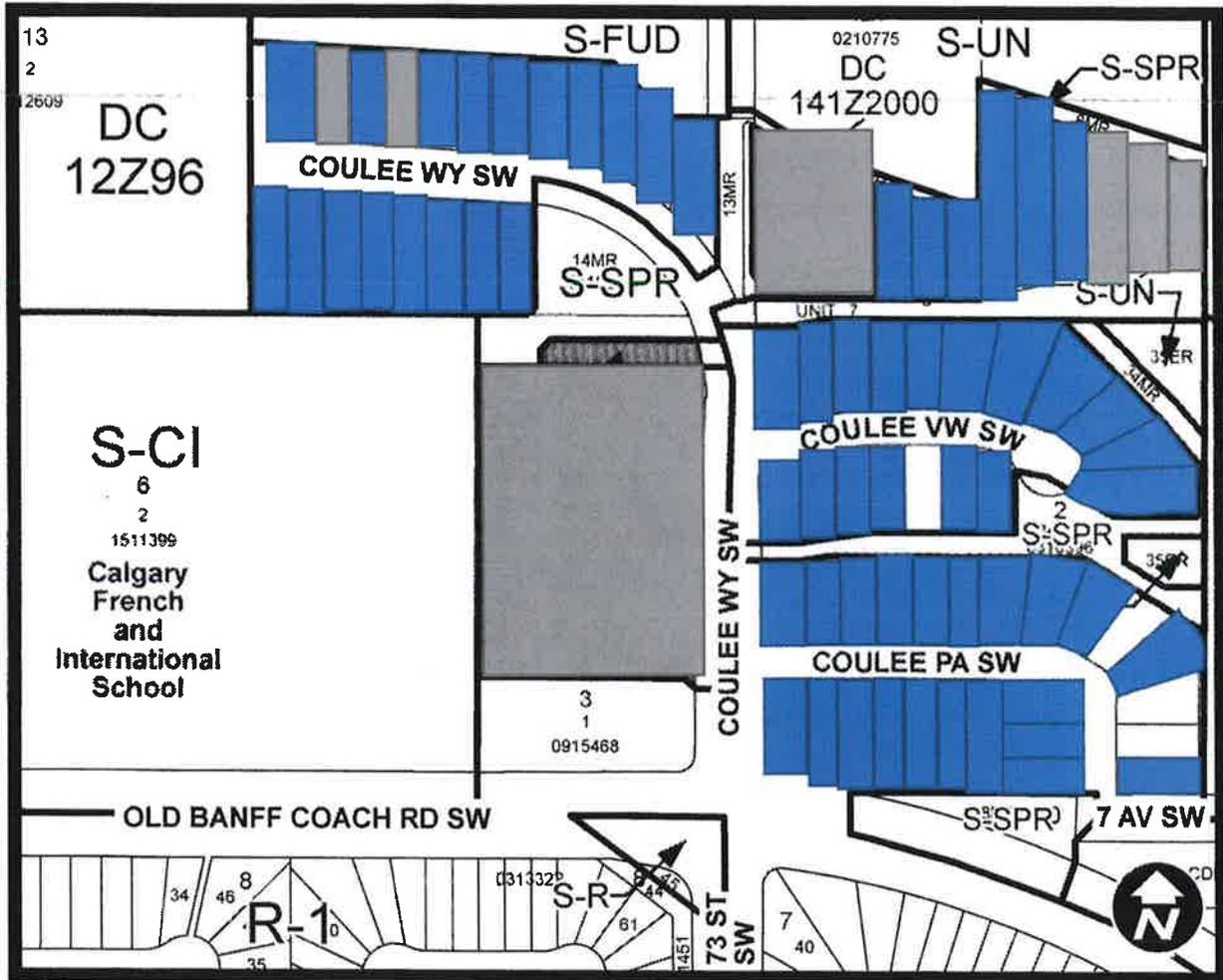
The Community

Per: 

Samantha Iorio

RECEIVED
2017 AUG 31 AM 9:01
THE CITY OF CALGARY
CITY CLERK'S

Map of Cougar Ridge Estates and Coulee Way Estates



Legend



indicates household has signed the petition



indicates undeveloped land

To whom it may concern,

I/we, Dung Le Huynh (and)
_____ the resident(s) of
2 Coulee Park SW, Calgary, Alberta strongly oppose the
application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory
Phone Number: 403.992.9896
Email: joe.huynh@live.com

Signatory
Phone Number:
Email:

To whom it may concern,

I/we, Samina Safdar (and)
Dr. Safdar Hussain the resident(s) of
8 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Samina

Signatory

Phone Number: 587 351-7732

Email: safwan.safdar666@gmail.com

Safwan

Signatory

Phone Number: 587 897-0212

Email: safwan18bn@yahoo.com

To whom it may concern,

I/we, RICHARD LOISELLE (and)
MICHELLE SAMSON-LOISELLE the resident(s) of
5 COULEE PARK SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 804 8721

Email: RLOISELLE@SUNCOR.COM



Signatory

Phone Number: 403 874 7901

Email: RNMLOISELLE@TELUUS.NET

To whom it may concern,

I/we, Paul Jerrard (and)

C the resident(s) of

9- Coulee Park S.W., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email:

403-700-0495

Pjerrard@CalgaryFlames.com

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Edgar Rivas (and)
Nancy Zuluaga the resident(s) of
12 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.

Nancy Zuluaga
Signatory

Phone Number:

Email:

[Signature]
Signatory

Phone Number:

Email:

To whom it may concern,

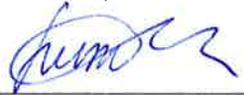
I/we, PATRICK LUMLEY (and)
AIDA LUMLEY the resident(s) of
13 COULEE PK SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: —

Email: patrick.lumley99@gmail.com



Signatory

Phone Number: —

Email: ad.aida@gmail.com

To whom it may concern,

I/we, László Varsányi (and)
Erin Varsányi the resident(s) of
16 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.

László Varsányi

Signatory

Phone Number:

Email: laszlo.varsanyi@telus.net

Erin Varsányi

Signatory

Phone Number: 403-285-7730

Email: erin.varsanyi@telus.net

To whom it may concern,

I/we, CAROLE WALKER (and)

1 the resident(s) of

17 COULEE PARK S.W., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 246 0231

Email:

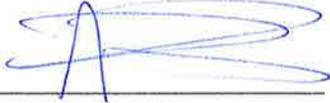
Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Ryan Roberts (and)
Maureen Roberts the resident(s) of
20 Coulee Plk SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-512-5643

Email: ~~maureen.roberts@hotmail.com~~



Signatory

Phone Number: 403-870-4585

Email: maureen.roberts@hotmail.com

To whom it may concern,

I/we, TAREQ DAER / I (and)
HANAN FAREA the resident(s) of
21 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email:

tdaer@hotmail.com

Signatory

Phone Number: 403-6854479

Email: tdaer@hotmail.com

To whom it may concern,

I/we, DR. & MRS. VICTOR & CHRISTY AGOHA (and)

2 the resident(s) of

24 COULEE PARK, SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.

V. Agoha:

Signatory

Phone Number: 403-242-9959

Email: vkagoha@gmail.com

CA

Signatory

Phone Number: 403-242-9959

Email: agohachristiana@yahoo.ca

To whom it may concern,

I/we, Weilin Wei (and)
Yajuan Peng the resident(s) of
25 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 338 0762

Email:

Wwlin2000@yahoo.com

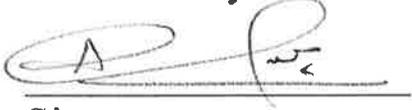
Signatory

Phone Number:

Email:

To whom it may concern,

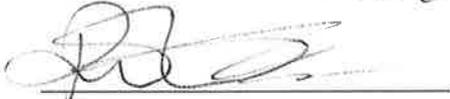
I/we, Samuel Oluwadairo (and)
Regina Oluwadairo the resident(s) of
28 Coulee PK SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 4036980048

Email: soluwadairo@gmail.com



Signatory

Phone Number: 4036980048

Email: roluwadairo@hotmail.com

To whom it may concern,

I/we, GUILLERMO. CHAN. (and)
29 COULEE PK. the resident(s) of

_____, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.

QMC

Signatory

Phone Number: 403 - 242 7210

Email: chanjr@shaw.ca.

Signatory

Phone Number:

Email:

To whom it may concern,

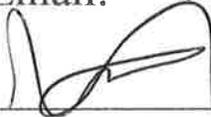
I/we, Lorelei Anselmo (and)
Mark Anselmo the resident(s) of
32 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 926 1706

Email: lcbma@gmail.com



Signatory

Phone Number: 403 702 1646

Email: lcbma@gmail.com

To whom it may concern,

I/we, Mehrdad Amini (and)
Nadine Amini the resident(s) of
36 Coulee Park SW T3H5J5, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Mehrdad
Signatory

Phone Number: 403-510-9400

Email: is+waste@yahoo.com

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Boi TRAN (and)

44 Coulee Park St the resident(s) of
Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email:

403 352-6808

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, JULIE CRILLY (and)
_____ the resident(s) of

419 COULLEE PARK SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403.480.0638

Email:

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Julie Kelly (and)

the resident(s) of

419 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403.480.0638

Email:

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Treana & DAVID BATAILLE (and)

53 COULEE PK SW CALGARY AB T2H 5S5 the resident(s) of
Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35 Coulee
Way SW to re-zone the land from R-1 to M-1.


Signatory

Phone Number: 587 500 5772

Email: dabataille@me.com

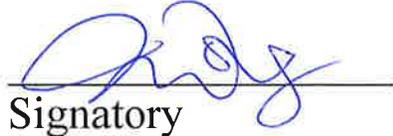

Signatory

Phone Number: AS Above

Email:

To whom it may concern,

I/we, Irene and Sidney Wong (and)
Sidney Wong the resident(s) of
56 Coulee Park SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-807-1829

Email: irene.wong1@shaw.ca



Signatory

Phone Number: 403-807-1829

Email: irene.wong1@shaw.ca

To whom it may concern,

I/we, Bruce Hickman (and)

Chris Atkins the resident(s) of

7200 Old Banff Coach Road., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

587-890-3194 B. Hickman

Signatory

Phone Number: 403 477 6402

Email:



Signatory

Phone Number:

Email: ceedubatkings222@gmail.com.

To whom it may concern,

I/we, Samantha Iorio (and)
Panagiotis Korogonas the resident(s) of
6 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

S. Iorio

Signatory

Phone Number: 403-921-5136

Email: taxlete@gmail.com

P. Korogonas

Signatory

Phone Number: 403-826-8814

Email: pkorogonas@gmail.com

To whom it may concern,

I/we, Evelyn C. Soost (and)
Kurt E. J. Soost the resident(s) of
10 Coulee View S.W., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Evelyn C. Soost
Signatory
Phone Number: 403-619-9905
Email: e.soost@shaw.ca

Kurt E. J. Soost
Signatory
Phone Number: 403-619-9904
Email: ksoost@cap-and.com

To whom it may concern,

I/we, Pejman Parsaei (and)
Mojgan Ataei the resident(s) of
14 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

P. Parsaei

Signatory

Phone Number: (403) 836-8708

Email: Pejmanp@yahoo.com

Signatory

Phone Number:

Email: atamonazah@yahoo.com

Mojgan Ataei

To whom it may concern,

I/we, Julest Onabadejo (and)
Wale Onabadejo the resident(s) of
18 Coulee SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Julest Onabadejo

Signatory

Phone Number: 403 2264431

Email: Julest.onabadejo@gmail.com

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Richard Wong (and)
Chanh Wong the resident(s) of
22 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.


Signatory RICHARD WONG
Phone Number: 403-978-3308
Email: richardktwong@gmail.com


Signatory CHANH WONG
Phone Number: 403-614-8889
Email: chanh.wong@shaw.ca

To whom it may concern,

I/we, Chanak Richard Wong (and)

_____ the resident(s) of

_____, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Signatory

Phone Number:

Email:

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Tom Thon + AVIS WONG (and)
AVIS WONG the resident(s) of
28 COULEE VIEW SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

43-829-3906

Email:

TomkTHAN@GMAIL.COM

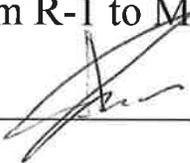
Signatory

Phone Number:

Email:

To whom it may concern,

We, Pavel and Olesya Afanasyev, the resident(s) of 30 Coulee View SW, Calgary, Alberta strongly oppose the application for Land Use Amendment LOC2017-0079 35 Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: (587) 435-2041

Email: pavel.afanasyev@evrazna.com



Signatory

Phone Number: (403) 462-9470

Email: olesya.afanasyeva@evrazna.com

To whom it may concern,

I/we, Barney + Gail Wor ~~(and)~~
_____ the resident(s) of
32 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email: lw38883@gmail.com



Signatory

Phone Number:

Email: same

To whom it may concern,

I/we, nabila Babarseh (and)
Samir Awad the resident(s) of
38 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email: nabila_babarseh@hotmail.com

(403)6691214

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Ahmad Abdallah (and)
Iman Abdallah the resident(s) of
46 Coulee View SW., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email:

403-512-7299

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Jian-Yang Yuan (and)
Hongqi Yuan the resident(s) of
62 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-992-2687

Email: jyyuan@shaw.ca



Signatory

Phone Number: 403-990-8380

Email: hgyuan@shaw.ca

To whom it may concern,

I/we, Charlie (and)

Jody Simmer the resident(s) of

70 Coulee View SW, Calgary, Alberta strongly oppose

the application for Land Use Amendment LOC2017-0079 35

Coulee Way SW to re-zone the land from R-1 to M-1.

Charlie Simmer

Signatory

Phone Number: 587-225-3373

Email: charlie.simmer@deccaconsulting.ca

Jody Simmer

Signatory

Phone Number: 403 389-4295

Email: jodysimmer@shaw.ca

To whom it may concern,

I/we, Kevin McLachlan (and)

the resident(s) of

76 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Kevin McLachlan

Signatory

Phone Number: 403-240-1148

Email: kevin-mclachlan@shaw.ca

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, OLEG ARTUS (and)
HALYNA ARTUS the resident(s) of
78 Coulee View SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-719-3447
Email: oartus@hotmail.com

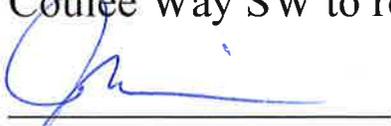


Signatory

Phone Number: 403-719-3447
Email: g_olimy@hotmail.com

To whom it may concern,

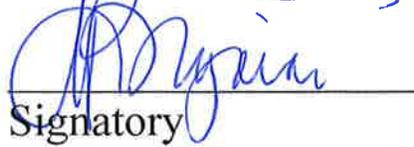
I/we, JOE BIGORNIA (and)
MARIA BIGORNIA the resident(s) of
82 COULEZE VIEW SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-208-3777

Email: Joe.Bigornia@shaw.ca



Signatory

Phone Number:

Email:

To whom it may concern,

I/we, CHUNXU Dong (and)
my wife Wenping Xu the resident(s) of
18 Coulee Lane SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-2440179

Email: cxdong56@hotmail.com



Signatory

Phone Number: 403-970-65652

Email: XU-WP@hotmail.com

To whom it may concern,

I/we, KEVIN BROOKES (and)
SUSAN BROOKES the resident(s) of
22 COULEE LANE, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Kevin Brookes

Signatory

Phone Number: 403 203 1435

Email: kevinbrookes@shaw.ca

SJ Joy

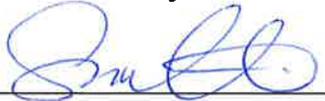
Signatory

Phone Number: 403 203 1435

Email: SJJoy1960@hotmail.com

To whom it may concern,

I/we, Sien-Ai Hou (and)
Chieu Ngo the resident(s) of
26 Coulee Lane SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.


Signatory

Phone Number: 403-831-5676
Email: Sienaihoa@gmail.com


Signatory

Phone Number:
Email:

To whom it may concern,

I/we, WERNER SADEK (and)
Werner Sadek the resident(s) of
30 COULEE WAY SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Werner Sadek
Signatory
Phone Number: 403 299 5189
Email: WERNER@844SW.CA

Signatory
Phone Number:
Email:

To whom it may concern,

I/we, Melanie and Jason Molloy (and)
the resident(s) of

34 Coulee Lane SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Melanie Molloy

Signatory

Phone Number:

403 669 9872

Email:

m.molloy@shaw.ca

JM
Signatory

Phone Number:

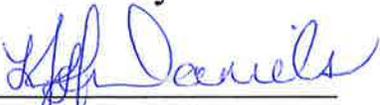
403 669 9872

Email:

Jason.molloy@trilogyenergy.com

To whom it may concern,

I/we, Laura Daniels (and)
Douglas Smith. the resident(s) of
38 Coulee Lane SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.


Signatory

Phone Number: 403-471-9492
Email: doug.laura@shaw.ca.


Signatory

Phone Number: 403 819 8868
Email: doug.smith@shaw.ca

To whom it may concern,

I/we, Steve Le (and)
Grace Le the resident(s) of
68 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: (403) 399-6128

Email: stevenhle@gmail.com



Signatory

Phone Number: (403) 708-3828

Email: gracediem@hotmail.com

To whom it may concern,

I/we, John Ramotowski (and)
Pam Ramotowski the resident(s) of
72 Coulee Way SW, Calgary, Alberta strongly
oppose the application for Land Use Amendment
LOC2017-0079 35 Coulee Way SW to re-zone the land
from R-1 to M-1.



Signatory

Phone Number:

Email:

403 671 9669
JKRAMOTOWSKI@HOTMAIL.COM

Ramotowski

Signatory

Phone Number: 403-452-1189

Email:

pam.ramotowski@shaw.ca

To whom it may concern,

I/we, Ramsay Sharawi (and)
Sherif Sharawi the resident(s) of
76 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Ramsay

Signatory

Phone Number: 403561 8930

Email: Ramsay.Sharawi@gmail.com

Sherif

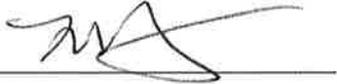
Signatory

Phone Number: 403 990 8135

Email: Sherif@reemalhomes.com

To whom it may concern,

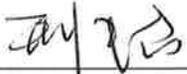
I/we, Shan Shi (and)
Chao Xing the resident(s) of
80 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-837-8058

Email: shishan013@hotmail.com



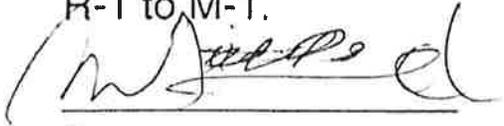
Signatory

Phone Number:

Email:

To whom it may concern,

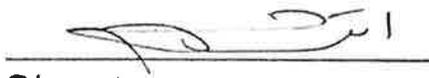
I/we, Mustafa Ahmad (and) Ibtesam Ahmad the resident(s) of 84 Coulee Way SW, Calgary, Alberta strongly oppose the application for Land Use Amendment LOC2017-0079 35 Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:403-607-6548

Email:mkdarwish@gmail.com



Signatory

Phone Number403-618-0640

Email:ibtesamk63@hotmail.com

To whom it may concern,

I/we, Kevin Miller (and)
SUZETTE MILLER the resident(s) of
87 COULEE WAY SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Kevin Miller
Signatory Kevin Miller

Phone Number: 403-660-9984

Email: Kevin.Miller@cabexgroup.ca

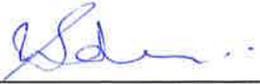
SUZETTE MILLER
Signatory SUZETTE MILLER

Phone Number: 403-807-0011

Email: kem01@telus.net

To whom it may concern,

I/we, SADIQ & STELIONA (and)
LATANI the resident(s) of
88 Coulee way SW., Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 240-0392

Email: shelirenelalani@shaw.ca

Signatory

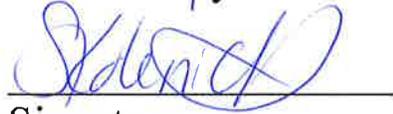
Phone Number:

Email:

To whom it may concern,

I/we, The Kolenick's (Dan+Stacey) (and)
_____ the resident(s) of

91 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 542-2028

Email: ashworthstacey@hotmail.com



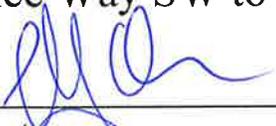
Signatory

Phone Number: 403 542-2098

Email: dankolenick@shaw.ca

To whom it may concern,

I/we, SIAN DE VRIES (and)
_____ the resident(s) of
95 COULEE WAY SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 217 4466
Email: devriesfamily@shaw.ca

Signatory
Phone Number:
Email:

To whom it may concern,

I/we, Dmitriy Pershin (and)
Marina Keller the resident(s) of
96 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-483-4567

Email: keller.pershin@yahoo.ca



Signatory

Phone Number: 403-483-5337

Email: keller.pershin@yahoo.ca

To whom it may concern,

I/we, Kelly Albrecht (and)
Aidean Albrecht the resident(s) of
99 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403-922-1767

Email: Kelly.albrecht80@gmail.com



Signatory

Phone Number: 3874368099

Email: aalbrecht@hermail.com

To whom it may concern,

I/we, Nikki + Greg Guilcher (and)
_____ the resident(s) of
103 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

Nikki

Signatory

Phone Number: 403 390 8244

Email: nguilcher@hotmail.com

Signatory

Phone Number:

Email:

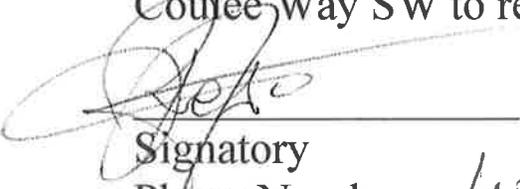
To whom it may concern,

I/we, ANILA & ARTAN RESO (and)

are the resident(s) of

104 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35

Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

403-909-2208

Email:

tanreso@gmail.com

A. RAMALIA

Signatory

Signatory

Phone Number:

403-991-3370

Email:

anila.ramalia@gmail.com

To whom it may concern,

I/we, Karimi / Pourkasmaei (and)
_____ the resident(s) of
107 Coulee Way, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number:

Email:

403-399-4477
saeed.kariminejad@gmail.com

Signatory

Phone Number:

Email:

To whom it may concern,

I/we, Nagesh Subramaniam (and)
Sumathi Nagesh the resident(s) of
111, Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

A. Nagesh (NAGESH SUBRAMANIAM)
Signatory 4038801996

Phone Number:

Email: s_nagesh@me.com

Sumathi Nagesh (Sumathi Nagesh)
Signatory

Phone Number: 403 808 1539

Email: Sumathi.Nagesh @ honeywell.com

To whom it may concern,

I/we, Deanna Kalenchuk (and)
Ashley Kalenchuk the resident(s) of
112 Coulee Way SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.

DKalenchuk

Signatory

Phone Number: 403 669 0898

Email: adkalenchuk@shaw.ca

Ashley Kalenchuk

Signatory

Phone Number: 403-852-1843

Email: ashley.kalenchuk@escara.com

To whom it may concern,

I/we, TOM MARKIC (and)
JELENA MARKIC the resident(s) of
115 COULEE WAY SW, Calgary, Alberta strongly oppose
the application for Land Use Amendment LOC2017-0079 35
Coulee Way SW to re-zone the land from R-1 to M-1.



Signatory

Phone Number: 403 617 5713

Email: TMPAINTING@SHAW.CA



Signatory

Phone Number: 403-293-1689

Email: tmPainting@shaw.ca

Smith, Theresa L.

From: Mustafa Darwish <mkdarwish@gmail.com>
Sent: Thursday, August 31, 2017 10:11 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Opposition Letter for 35 Coulee Way SW

City of Calgary Councillors

LOC2017-0079, Public Hearing Date September 11, 2017.

Opposition Letter for 35 Coulee Way SW

RECEIVED
2017 AUG 31 AM 10:34
THE CITY OF CALGARY
CITY CLERK'S

My family and I live in Coulee Way Estates (84 Coulee way SW) . We purchased our forever home in SW Calgary where we can enjoy the outdoors, wildlife, quick access to the mountains and the pathway system; Coulee Way Estates offered a compromise between amenities, safety and outdoor activity space. Our decision to buy here was for the family friendly appeal, the privacy of single family home sites and the estate status of the community.

We believe this development in no way meets the criteria of Coulee Way Estates or the MDP as there is no transitional densification from R-1 to any other zoning, and strongly oppose this proposal to rezone this extremely environmentally sensitive R-1 area to M-gd53. It is way out of context and unacceptable to even consider.

There are no public schools in the area, and the current schools are bursting at the seams furthermore kids from Cougar Ridge are bused to other schools outside of the community; I don't see this development helping.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have met and discussed this and we feel a transition from R-1 to R-2 is the only alternative zoning for this area.

There are many examples where developers have built Villa Style homes and Brownstones that blend in much better than the proposed townhomes. These are in Elkton, Aspen and Wentworth where the transition from estate homes is complementary. Such a building style would fit in and compliment Coulee Way Estates. However such a development should respect the current height, size and architectural controls that are in place for our community. A double front attached garage is required to keep in context with current home sites and to keep vehicles off the street. I have seen several townhome complexes where parking spills onto side streets and blocks access and driveways to private residences. We don't want this.

As for the parking lot the French International School is proposing and wanting access from Coulee Way for cars and busses is not acceptable and should not be considered. They can gain access from Old Banff Coach Road one way in and one way out, the other parking lot can be used to accommodate those that need to travel in the opposite direction. Getting out of Coulee Way in the morning

is already bad and takes long; this will only make it a complete disaster, not allowing the residents to effectively commute to work. The traffic to get downtown out of the West Hill is already awful; more density will only compound this.

The safety of my family is very important and allowing townhomes will increase traffic, noise, and light pollution. I like knowing my neighbors and having townhomes with the potential to be turned into rentals and rooming houses is not something I want in my estate community, and I'm sure you would feel the same if it was your community.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. I understand densification is eminent in Calgary but there is so many other priorities, roads, infrastructure, community spaces etc, let's put our focus on those for now. I look forward to meeting with you to discuss this matter further.

Regards,

Mustafa and Ibtesam Ahmad

403-607-6548

Smith, Theresa L.

From: Wale O <waleo810@hotmail.com>
Sent: Wednesday, August 30, 2017 11:11 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] Cougar Ridge Estate Public Hearing

Dear City of Calgary Councillors,

LOC2017-0079, Public Hearing date September 11, 2017

I am writing to express concerns regarding the proposed construction of CFIS Parking lot and the re-designation of 35 Coulee Way. The following are my concerns:

1. While purchasing our property in the community two years ago, due diligence revealed that the designation of the undeveloped land at 35 Coulee Way is R1. We relied on the City's designation and believed that our property would retain value even though we were buying in a high market. Now, the requested re-designation will mean loss of much cherished property value in a down-turned Calgary economy where jobs are hard to come by. No one should keep paying mortgage on a property that is worth lesser than the mortgage.
2. When we moved in two years ago, the nearby 77 Street / Old Banff Coach road was controlled by a 4-way stop signs. Recent installation of traffic light at the nearby junction means more time spent each morning at the Coulee Way / Old Banff Coach Road junction. Time spent at the junction has since become more than doubled. The proposed higher density accommodation in Coulee Way will only worsen an already bad situation. Our community is an estate with reasonably high property value. Prototype for the proposed development on 35 Coulee Way indicates that each unit will sell for \$400k, an amount that is barely one-third of an average property value in the area. Approving the requested designation will lower value of existing property while enhancing value for the condos – it will be akin to the biblical saying of “robbing Peter to pay Paul”.
3. There is currently a parking deficit in this community, adding the high density housing of 65 units would only worsen the issue given that there isn't sufficient provision of parking with respect to this proposed development (i.e. there isn't 2 parking stalls per unit).
4. Concern that the infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle such an increase in density. The proposal would demonstrably harm the amenities enjoyed by existing residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan:

Some facts to note:

- There are no public schools in this area. Children will need to be bused to schools
- The land is not connected to any sewer system
- Traffic: Coulee Way was not designed to support 65 town-house with only 1.5 car garages per unit. The area was designed to accommodate only 17 R-1 homes with >2 car garage per house. Proposed 65 units means each unit will be parking at least 1 or more cars on our

streets. That is at least 65 cars on our streets, plus the 98 cars in their garages. Can the street accommodate that many additional cars turning left onto Old Banff coach road every morning?

- There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through connection between Coulee Way and 77th Street due to the housing development. Add the extra traffic of those dropping off children at the CFIS to the over 160 cars of the proposed units, then consider the existing residents. It seems like a recipe for nightmare.

I will appreciate due consideration of my concerns above in arriving at a decision on the requested re-designation. Please use the privilege of your good offices to save our community.

Yours sincerely,

Wale Onabadejo, M. Eng., P. Geol

Smith, Theresa L.

From: Loiselle, Richard <rloiselle@suncor.com>
Sent: Thursday, August 31, 2017 7:36 AM
To: Pomreinke, Derek D.
Cc: City Clerk; Office of the Mayor; Pootmans, Richard; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; cougar.ridge.estates@gmail.com
Subject: Opposition to Re-Zoning 35 Coulee Park SW LOC2017-0079; Public Hearing date September 11, 2017
Attachments: Richard.docx; Michelle.docx; Jocelyne.docx; Danielle.docx; Josée.docx

Derek,

Please find attached 5 letters from members of our family regarding the proposed re-zoning of the subject address.

Cheers,

Richard Loiselle P.Eng
Electrical Engineering Specialist | Enterprise Technical
Suncor Energy Services Inc.
Office 403-296-5354 | Mobile 403-804-8721
[Electrical STEN](#)
[M&R Knowledge Hub](#)

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2017 AUG 31 AM 8:05
THE CITY OF CALGARY
CITY CLERKS

Richard Loiselle
5 Coulee Park SW
Calgary, Alberta
T3H5J5

RECEIVED

2017 AUG 31 AM 8:05

THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

Derek Pomreinke
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Re: Opposition to Re-Zoning 35 Coulee Park

Dear Mr. Pomreinke,

I am writing to express my concerns and opposition to the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53

My family and I have been residents at 5 Coulee Park SW since 2005, and we're very concerned with the proposed increase in density at 35 Coulee Way for the following reasons:

- Parking congestion: re-zoning 35 Coulee Way to multi-family units without significant included parking risks congestion along Coulee Way and adjacent areas. Whatever development occurs should have ample parking which hasn't been apparent in plans that I've seen.
- Neighbourhood character: the best neighbourhoods transition gradually between different styles of development. Having multi-family structures adjacent to estate homes is too great / too abrupt a change.
- Traffic and safety: access from Coulee Way to Old Banff Coach Road east-bound is very challenging at peak times, and although a 4-way stop and/or traffic lights would address safety, I think that everyone would rather avoid that solution as it would negatively affect the flow of traffic along Old Banff Coach Road. Potentially using Coulee Way to access new parking for the Calgary French and International School would greatly exacerbate the traffic and associated vehicle and pedestrian safety issues.

I understand the City's desire to increase density in general, but it has to be well-planned and the current proposed re-zoning threatens this good planning concept. A better solution which addresses the concerns above would be duplexes or villas with at least 2 parking spots per unit. Traffic control at Coulee Way and Old Banff Coach Road would also likely be required.

Thanks for your time and careful consideration of these points.

Sincerely,

Richard Loiselle

RECEIVED

2017 AUG 31 AM 8: 05

**THE CITY OF CALGARY
CITY CLERK'S**

August 29, 2017

City of Calgary Councillors

Subject: Opposition to LOC2017-0079, Public Hearing Date September 11, 2017

This letter is in regard to the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53. I am very concerned about this for the following reasons:

Firstly, I need to clarify that I am opposed to this rezoning plan. I've been a resident of this area for twelve years now. I feel strongly that this multi-unit construction is out-of-character in comparison to the Estate homes that make up "Cougar Ridge Estates". The proposed development is too much of a change from the adjacent single family homes. I believe this could decrease our property values as well.

Secondly, the traffic. I feel it will turn into a nightmare. Besides the proposed construction of the multi-family units, the Calgary French and International School is planning to have an access, through our main entrance, to go into a new school parking lot. There is no through traffic here, so residents trying to get out of the area will have a long wait. Traffic on Old Banff Coach Road is busy. It's also dangerous for pedestrians to cross. I could see that traffic lights would be necessary at this intersection.

Lastly, parking would be a very serious problem. It's already highly congested. I cannot picture where there could possibly be enough space to accommodate the number of vehicles that would come from these multi-family units.

I truly hope the City will consider these points. They are serious concerns. At the very least, considering changing the units to duplexes would certainly save on congestion, parking, and traffic flow at Coulee Way and Old Banff Coach Road.

Thank you for considering the residents' concern in this matter.

Sincerely,

Michelle Samson-Loiselle

Jocelyne Loiselle
5 Coulee Park SW
Calgary, Alberta T3H5J5

Derek Pomreinke
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

August 29, 2017

Re: 35 Coulee Park Re-Zoning

Dear Mr. Pomreinke,

I am writing to present my concerns regarding the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53. I have resided at 5 Coulee Park SW with my family since 2005, and we are opposed to the proposed multi-family development at 35 Coulee Way for the following reasons.

Firstly, this proposed development would raise traffic and safety issues in the neighbourhood. Currently, the intersection of Old Banff Coach Road and Coulee Way is quite busy, especially when turning east-bound on Old Banff from Coulee Way. The addition of high density living would significantly increase traffic and therefore increase pedestrian and vehicle safety hazards. Moreover, the potential to use Coulee Way to access new parking for the Calgary French and International School would further augment the thru traffic and corresponding safety issues. A 4-way stop or traffic lights at the intersection of Old Banff Coach Road and Coulee Way could help reduce safety concerns, however, it would slow traffic flow on Old Banff Coach Road which is problematic for members of the community.

Secondly, the addition of multi-family units at 35 Coulee Way could result in parking congestion along Coulee Way and adjacent roads. There is currently very limited street parking in Cougar Ridge Estates as is. Any potential development should provide sufficient parking for residents and visitors, which is not apparent in the proposed development plans.

Furthermore, the proposed development would substantially decrease the value of current homes in Cougar Ridge Estates and would negatively impact the neighbourhood's character. The addition of multi-family structures directly adjacent to the estate homes is an abrupt change that would disrupt the current appeal of the neighbourhood. Preferably, the area surrounding Cougar Ridge Estates would transition more gradually from estate homes to multi-family units.

I am familiar with the desired increase in high density living from the city; however proposed developments should be well planned considering the adjacent areas. The proposed plan does not seem to address the concerns mentioned above and does not seem to be an appropriate fit for Cougar Ridge Estates. A solution that would better address these concerns would be to develop the area with duplexes or villas with two parking spots per unit as well as adequate visitor parking spots. This development would also likely require implementation of traffic control at the intersection of Old Banff Coach Road and Coulee Way to manage increased traffic.

Thank you for your careful consideration of these concerns.

Sincerely,

Jocelyne Loiselle

RECEIVED

2017 AUG 31 AM 8:05

**THE CITY OF CALGARY
CITY CLERK'S**

RECEIVED

2017 AUG 31 AM 8: 05

THE CITY OF CALGARY
CITY CLERK'S

Danielle Loiselle
5 Coulee Park SW
Calgary, AB T3H 5J5

Attn: Derek Pomreinke
Planning and Development, IMC #8075
PO Box 2100 Station M
Calgary, AB T2P 2M5

August 29, 2017

Re: Opposition letter regarding LOC2017-0079, Public Hearing date September 11, 2017

Dear David Pomreinke,

As residents of the area, we strongly object to the proposed land use amendment for the following reasons:

1. There is currently a glut of multi-family / condominium housing in Calgary versus historical market levels, both in absolute terms and relative to single family housing, hence there is no clear "requirement for more affordable housing in this neighbourhood" as stated in T. Fenton's letter accompanying the application. This assertion is supported in this area by other plans & applications for multi-family housing currently being considered in the area such as LOC2017-0058 and other undeveloped areas in the vicinity including Paskapoo slopes to the North of our area.
2. The city's stated goal is to rezone areas closer to LRT or inner city locations to reduce traffic congestion. The proposed rezoning does not meet these goals since we are an outer community a significant distance from the LRT.
3. There will be parking congestion issues along Coulee way and adjoining streets. The streets adjoining Coulee Way are already fairly crowded for parking, generally spilling onto Coulee Way, and the large number of vehicles in the proposed 18.45 units per acre would almost certainly make this untenable.
4. This same increase in vehicles accessing Old Banff Coach Road from Coulee Way will also exacerbate existing traffic and pedestrian safety issues, particularly trying to access OBCR eastbound during morning rush hour. This traffic increase will lead to increased frustration and increased safety risks.
5. It will considerably de-value properties in the estates area relative to the R1 designation from IP2007 on which basis we purchased our property. An experienced realtor estimated a potential 10% reduction or approximately \$70,000 impact in the value of my property.

For these reasons, we strongly object to the application to re-designate the land use from R1.

Sincerely yours,

Danielle Samson-Loiselle

Josée Loiselle
5 Coulee Park SW
Calgary, Alberta T3H5J5
August 30, 2017

Attn: Derek Pomreinke
Planning & Development, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

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2017 AUG 31 AM 8:05

THE CITY OF CALGARY
CITY CLERK'S

Re: Opposition letter regarding LOC2017-0079, 35 Coulee Park Zoning

Dear Mr. Pomreinke,

I am writing to express my concerns and opposition regarding the rezoning of the land at 35 Coulee Way SW from R1 to M-Gd53. I have lived at 5 Coulee Park SW with my family since 2005, and we are strongly opposed to the potential multi-family development at 35 Coulee Way for various reasons. Our primary concerns are listed below.

- Decrease in value of current homes in Cougar Ridge Estates
- Traffic and Safety: The intersection of Old Banff Coach Road and Coulee Way is already very busy as is – especially turning east-bound on Old Banff from Coulee Way. Additionally, potentially using Coulee Way to access new parking for the Calgary French and International School would significantly augment the thru traffic which increases issues with pedestrian and vehicle safety. A 4-way stop or traffic lights at the intersection of Old Banff Coach Road and Coulee Way would help with safety concerns, however, this is not an ideal solution as it would have a negative impact on traffic flow on Old Banff Coach Road which is inconvenient to members of the community.
- Parking Overcrowding: The addition of multi-family units at 35 Coulee Way without adequate parking would result in congestion along Coulee Way and adjacent roads. There is already very limited street parking in Cougar Ridge Estates prior to any future developments. Any potential development should provide sufficient parking for residents and guests, which is not evident in the proposed plans.
- Neighbourhood Character: Having multi-family structures directly adjacent to estate homes is an abrupt change that would disturb the appeal of the neighbourhood. It would be much preferred for the surrounding area to transition more gradually.

I recognize the City's desire for increased high density living, however the proposed rezoning and development plan does not demonstrate good city planning. There also seems to be abundant high density complexes in the surrounding area already. A somewhat better solution that would address some of the concerns stated above would be to develop the area with duplexes or villas with two parking spots per unit along with sufficient guest parking spots. This would also require implementation of traffic control at the intersection of Old Banff Coach Road and Coulee Way.

Thank you for your consideration.

Sincerely,

Josée Loiselle

Smith, Theresa L.

From: Pete Korogonas <Pete.Korogonas@ca.ey.com>
Sent: Wednesday, August 30, 2017 9:36 PM
Subject: LOC2017-0079, Public Hearing Date: Sept 11, 2017
Attachments: LOC2017-0079 - Opposition Letter - PKorogonas.pdf

Please find attached my letter in opposition to the proposed change of land use to 35 Coulee Way SW.

Regards,

Find us on: [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)



Pete Korogonas, MA | Senior Manager | Transfer Pricing

Ernst & Young LLP
Calgary City Centre, 2200 – 215 2nd Street SW, Calgary, Alberta T2P 1M4, Canada
Office: +1 403 206 5120 | pete.korogonas@ca.ey.com
Website: <http://www.ey.com>

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2017 AUG 31 AM 8:00
THE CITY OF CALGARY
CITY CLERKS

August 29, 2017

Calgary City Council
Office of the City Clerk
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

RECEIVED

2017 AUG 31 AM 8:00

THE CITY OF CALGARY
CITY CLERK'S

RE: Application for Land Use Amendment LOC2017-0079 at 35 Coulee Way SW (the "**Application**"), Public Hearing date September 11, 2017

Dear Councillor,

I am a resident of 6 Coulee View SW and I strongly oppose the redesignation of 35 Coulee Way SW (the "**Property**") from R-1 to M-Gd53 for the reasons stated below.

My family and I live on the corner of Coulee View and Coulee Way. We spent 3 years looking for our dream home in Calgary. We finally found our perfect home in Cougar Ridge Estates. However, prior to making an offer on our house, we did our due diligence and made sure that the zoning of 35 Coulee Way was R-1, meaning that 17 estate homes were designated to be built on this Property. We would have not purchased our home if the Property was zoned anything other than R-1 because we did not and do not want the noise and traffic associated with a multi-residential development. A multi-residential development, especially one that is designed to be very high density, such as the one proposed would dramatically change the Community in a negative way. This proposed development will double the number of households in this Community. Currently there are 65 single-family estate homes and 7 undeveloped parcels of land in this Community. The Application is proposing to build 65 townhouses. This is almost 4 times as many households as we thought would be built. This is unacceptable.

I believe this development does not belong on Cougar Ridge Estates and strongly oppose this proposal to rezone our R-1 area to M-Gd53. It is way out of context with this Estate Community. Such a development is not supported by the MDP and in no way respects or enhances the character and vitality of the existing unique neighborhood that is Cougar Ridge Estates.

If this Application is approved, it will set a precedent. First, it is the only non-estate development in an estate community. Second, it will be the first multi-residential development that will be backing onto a school that has elementary aged children in attendance. This is a safety issue especially since there are no setbacks. I am particularly concerned because we had intended on sending our children to that school, The Calgary French International School (the "**CFIS**"), since there are no public schools in this area and children from Cougar Ridge are bused to other schools sometimes 40 minutes outside our Community. However, I am very concerned about my children's safety as drug dealers and predators can easily hideout in the high density development without any detection.

We are not opposed to development and look forward to having our estate community finished and landscaped to include green space and estate dwellings. We as a community have discussed this and we feel a transition from R-1 to R-2 is a better compromise in this area. We have proposed this to the Developer; however, the Developer is uninterested in any compromise. There are several examples in

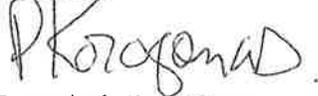
the area where developers have built Villa Style homes and Duplexes that blend in much better than the proposed townhomes. These are in Elkton, Wentworth and Aspen, where the transition from estate homes is complementary. Such a building style would fit in and compliment Cougar Ridge Estates. In addition, such a development should respect the current, height and architectural controls that are in place for our Community. A double front attached garage should be standard to keep in context with current home sites and to keep vehicles off the street to ease congestion during peak traffic periods

In addition to the above, the CFIS, is proposing and wanting access from Coulee Way to its proposed parking lot for pick-ups and drop-offs. This is not acceptable and should not be considered. There is only one way in and one way out in this Community. Having an additional 600 plus cars and potential of 130 vehicles from the proposed development of 65 townhouses without any traffic lights and only one way in and out would be unconscionable. Currently, it is very difficult to make a left turn out of this Community during times of high-traffic. Granting access from Coulee Way to the CFIS and the approving the Application will only make matters worse and basically will not allow residents to effectively commute to work or exit the Community during emergency situations. However, residents of the Cougar Ridge Community (i.e. not the Estate Community) have 4 ways out of their community and 2 of which have traffic lights.

I would be more than happy to meet with the planners and the developer and discuss this application and work on a solution that will benefit the community, the developer and the City of Calgary. We want to have a good relationship within our community and will work together to appease all stakeholders.

I look forward to meeting with you to discuss this matter further.

Regards,

A handwritten signature in black ink, appearing to read 'P. Korogonas', written over a horizontal line.

Panagiotis Korogonas

Smith, Theresa L.

From: sherif@reemalhomes.com
Sent: Thursday, August 31, 2017 12:46 AM
To: City Clerk; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Estates
Subject: [EXT] 76 Coulee way

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2017 AUG 31 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

August 30, 2017

76 Coulee Way SW
Calgary, AB
T3H 5J6

To the City of Calgary Councillors

Re: Land Use Amendment Application LOC2017-0079 ("35 Coulee Way SW"), Public Hearing date September 11, 2017

Dear Councillors:

We wish to make you aware of our strong objections that we have with regard to the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW, application number referenced above. As the owners of a property adjacent to the site under consideration, we are of the view that the proposed development will have a serious adverse impact on our neighborhood and standard of living. It is our position that the proposed amendment of the land use from R-1 to M-Gd53 associated with this application, will fundamentally and negatively alter the experience of those living in the area; undermine the established organization of the community; and does not consider the key principles included in the City of Calgary's MDP, in general, and the goals and objectives of the East Springbank III Community plan, in particular (which has been almost entirely implemented at this point). Some of our specific concerns include, but are not limited to:

1. We are extremely concerned that the infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are inefficient and not equipped to handle such an increase in density. The proposal would demonstrably harm the amenities enjoyed by local residents. It would overburden existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan.
2. There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through connection between Coulee Way and 77th Street due to the housing development.
3. There would be increased traffic and it will be difficult (if not impossible) to exit the community. The proposal would have detrimental impacts upon community through adverse changes to the Community Plan. Adherence to the Community Plan is critical in order to maintain the integrity of our neighbourhood:

- a. The density of the population in the said area would be 4.6 times higher than the low end of the range typical for the East Springbank III area (and 2.6 times higher than the high end of the range);
 - b. If rezoned, the area of proposed high-density development would have very limited green and outdoor space, which contradicts the environmental focus built into the Community Plan Vision.
4. There is no public schools in this area. Children will need to be bused a substantial distance to schools, and all schools within a reasonable distance are also already filled to capacity.

We, therefore, object the Land Use Amendment requested by the applicant. However, we and the rest of our Community would like to see this lot developed and naturally integrated with the rest of the neighborhood. Based on the feedback from the Community membership, we would welcome either a R-1 single family homes (as defined by the current ASP) or a R-2 development of duplex villas compatible in the architectural style with the rest of the neighborhood development (up to 40 units) with 2-car garages and conceptual height of 11 meters (as defined by the R-2 designation by-law). This development would fit naturally with our Community and allow us to preserve all the values and amenities currently enjoyed by the Community residents.

We would be grateful, if the Council of the City of Calgary would take our objections into consideration when deciding on this application. We also welcome the opportunity to discuss our proposal with the City and the Developer further.

Regards,

Ramsey Sharawi & Sherif Sharawi

Smith, Theresa L.

From: Halyna Artus <g_oliinyk@hotmail.com>
Sent: Wednesday, August 30, 2017 10:07 PM
Cc: Cougar Ridge Estates
Subject: [EXT] Land Use Amendment to 35 Coulee Way S

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Dear City Councillors,

I am writing to express my deep concern about the proposed Land Use Amendment to the subject property located at 35 Coulee Way SW. I am the owner of the property at 78 Coulee View SW, and potential development of the 65 affordable housing units and the drop-off and pick-up parking area just across the street from my house is a big problem for me and my family.

Four years ago, when my husband and I purchased our home, we were newly married couple planning a family. The biggest draw for us at that time was the quiet and safe neighborhood our house is in. We now have two little children, ages 3.5 and 1.5 and safety and privacy remain our top priorities. So far, we've enjoyed privacy and safety of our neighborhood, easily allowing our children to ride a bike on the street and just enjoying the green space around our house. This development, if approved, will bring potential addition of 130 vehicles as well as 800 additional vehicles with respect to the CFIS. This amount of traffic will make our neighborhood unsafe and noisy and have profound negative impact on our life style.

We also work very hard to afford the house in the estate community. Being young professionals, my husband and I put extra effort into being able to maintain our standard of living. When we purchased our house four years ago, we did our due diligence with respect to all adjacent land and relied on the City's representation that this land was designated as R-1. I respect City's desire to increase density in the City and so would like to propose that any higher density development would be limited to R-2 Estate Villas.

Another big concern for me and my family is the lack of infrastructure in the existing community to handle heavy traffic. Both my husband and I drive to work. I currently have to wait 2 to 4 minutes on average to make a left turn on the Old Banff Coach Road. I worry that with the new development and addition of the drop off and pick up parking area the local traffic will become unmanageable.

Lastly, increase in density in our neighborhood will have negative impact on accessibility and quality of amenities currently enjoyed by local residents. Having this much high density so close to the Paskapoo Slopes will be harmful to the environment. I feel my family and I have a right to continue to enjoy local amenities and green space around our house to the same extend we are enjoying and utilizing it now.

Thank you for taking time to read my letter. I look forward to your support for our community.

Sincerely,

Halyna Artus

78 Coulee View SW
Calgary AB T3H 5J6

Smith, Theresa L.

From: Juliet Onabadejo <jdeleonabad@gmail.com>
Sent: Wednesday, August 30, 2017 11:38 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

The city of Calgary Councillors and Mayor

Dear sir / Madam,

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CITY CLERKS

LOC2017-0079, Public Hearing date September 11, 2017

I am writing to voice my concerns regarding the proposed construction of CFIS Parking lot and the resignation of 35 Coulee Way. The following are my concerns:

1. Our community is an estate community; therefore, it is inappropriate to put "affordable" housing in such a community. Any new development should keep with the Estate Community (i.e. Villas);
2. Also, the infrastructure and amenities (roads, transit, schools, etc.) that currently exist in the community are not sufficient or equipped to handle such an increase in density. The proposal would harm the amenities enjoyed by local residents. It will also overburden the existing utilities and transportation lines, which were originally designed and developed to support the planned land usage (R-1) and population densities defined in the Community Plan:

Here are some things to note about our area:

- There are no public schools in this area. Children will need to be bused to schools;
- The land is not connected to any sewer system;
- Traffic: Coulee Way was not designed to support 65 townhouses but 17 R-1 homes;
- There will be no efficient public transportation in the area to accommodate the residents of the new development as it would be impossible to build a through the connection between Coulee Way and 77th Street due to the housing development.

The developer understood the land was designated as R-1 and when we purchased our property we relied on the City's representation that this land was designated as R-1. To change this would mean insufficient amenities in addition to the concerns indicated above.

Your consideration of my concerns would be appreciated

Yours sincerely,

Dr. Juliet Onabadejo, RN, PhD.

18 Coulee View SW

Smith, Theresa L.

From: Kelly Albrecht <kellyalbrecht80@gmail.com>
Sent: Wednesday, August 30, 2017 8:01 PM
To: City Clerk
Subject: [EXT] bylaw 307d2017

To the office of the City Clerk:

Please be advised that I am completely opposed to the proposed rezoning of 35 coulee way sw.

I believe this would make traffic a nightmare for our community.

There is not enough parking spots allocated and the overflow would go all the way down our street making it very unsafe for all the children to play on.

The proposed development is architecturally incongruent with the rest of Coulee Estates and the proposal for the new school parking would mean far too little green space.

Thank you for your time,

Kelly Albrecht
cell: (403) 922-1767
email: kellyalbrecht80@gmail.com

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2017 AUG 31 AM 8:10

**THE CITY OF CALGARY
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Smith, Theresa L.

From: Andrea Todd <andreamtodd@gmail.com>
Sent: Wednesday, August 30, 2017 9:14 PM
To: City Clerk; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates
Subject: Land Use Designation amendment for 35 Coulee Way
Attachments: 35 Coulee Way City Council.docx

Please find attached a letter from myself and my husband outlining our comments on the proposed amendment to the land use designation for 35 Coulee Way SW. We are unable to attend the council meeting on September 11th in person when this will be discussed, as we will be at work.

Sincerely,
Andrea Todd MD, PhD, FRCPC
Christopher Hergott MD, FRCPC

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2017 AUG 31 AM 8: 20

THE CITY OF CALGARY
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August 30, 2017

Andrea Todd & Christopher A. Hergott
92 Coulee Way SW
Calgary, AB T3H 0S4

Re: Application for Land Use Amendment LOC2017-0079
Location: 35 Coulee Way SW

Dear Councillor,

My husband and I own the lot and home at 92 Coulee Way SW. We purchased our home in June of 2014, and live there with our 4 and 6 yr old boys. We purchased our home with the knowledge that the undeveloped land at 35 Coulee Way was not designated for high density housing, in keeping with the remainder of the street. This was an important factor in our choice to purchase our home. We have since come to cherish the quiet location our neighborhood provides. Coulee Way has no exit other than from Old Banff Coach Road. This fact clearly limits the traffic on our road, allowing for a generally safe and quiet environment for our and the other children on the street to play. Since the park promised by the developer has yet to be developed (another factor that was important in our decision to buy our property), our children are limited to our front and back yards for healthy outdoor play.

We recently learned of the application for Land Use Amendment at 35 Coulee Way SW, which is diagonally across the street from our home. We have also learned that there are plans to have an entrance to the proposed parking lot for the Calgary French International School (CFIS) from the top of Coulee Way. We have been looking forward for the parcel at 35 Coulee Way to be developed. Adding more single dwelling homes that fit within the existing neighborhood would be very welcome. Unfortunately, I would like to outline our strong objections to the land use change plan and entrance to the proposed CFIS parking lot as outlined below.

The parcel is currently designated as R-1, which is consistent with all the adjacent lots. The developer is now seeking an M-Gd53 designation, and stated in their submission that they are planning a maximum 65 units. As comparison, there are approximately 65 houses in the entire housing estate (on Coulee Way/Park/View/Lane). This will inevitably change the dynamic and feel of the neighborhood from peaceful and tranquil to busy and potentially noisy.

The ASP states that "Multi-family dwellings over three stories in height should be restricted to locations which are separated or buffered from existing or new dwellings in any lower-density residential policy area". The parcel of land is immediately adjacent R-1 lots, without any buffer that I can see from the renderings provided.

Traffic

Safe and efficient exit from Coulee Way onto Old Banff Coach Road is currently a challenge at high traffic-volume times of day. It is occasionally not even possible to make a left hand turn, requiring a right hand turn followed by a U-turn further west. The potential for doubling the housing

density can only exacerbate the problem, confirmed by the transportation study carried out by Watt Consulting.

Of even more concern is having an entrance to the CFIS parking lot from the driveway north of the church on the 35 Coulee Way parcel. This will make it impossible to leave Coulee Way at pick-up and drop-off times for the school. This is the only exit from the street, leaving us effectively trapped twice a day during the week.

The traffic density on Old Banff Coach Rd towards Bow Trail is already a concern at peak travel times. The journey from Coulee Way SW to Bow Trail can take up to 30 minutes at peak morning traffic times. This is a distance of 2.6km, and should take 4 minutes with normal traffic conditions according to Google Maps. Adding more population density will again further contribute to this problem. There are already high density developments to accommodate 2400 people planned and underway in nearby West Springs, which will also add to the traffic congestion on Old Banff Coach Rd. We can't help but feel that Old Banff Coach Rd is already not serving the needs of the existing population density.

Traffic Safety on Coulee Way

Coulee Way has no exit other than from Old Banff Coach Rd, a fact that is not evident to much of the traffic from Old Banff Coach Rd. With increasing frequency, there are cars that speed down Coulee Way expecting to gain access to other parts of Cougar Ridge. On any given afternoon, it happens several times. Due to the curve of the road, it is not evident the street ends until the car rounds the corner, often in excess of 60km/hr. We have had to flag down such cars as there were very young children playing near or on the road. We can currently see these cars coming down the hill towards us in most cases. A 3 story development would not allow us to see this traffic coming. In addition, cars parked all along Coulee Way would further shield the view of these wayward cars coming, creating a very unsafe situation. There are many families with very young children on Coulee Way, who play together. As the designated park on the street has yet to be developed, our children play together in our yards and driveways. As a parent of two very small boys, we are becoming very distressed with the current traffic on our street, despite it having no exit. Increasing traffic by doubling the population of the housing estate would make us very concerned for our children's safety in our neighborhood.

Parking

We understand there would be 1 off street parking stall planned for each unit. In our current neighborhood, many households have at least 2 vehicles, meaning there will be the potential for over 60 cars parked all along Coulee Way, again reducing visibility of our children. We would be quite concerned that this may put them at greater risk. We have already seen this phenomenon during periods of housing construction with several vehicles of trades people parked on our street. There simply is not enough parking space for this number of vehicles within the housing development.

"Need" for more affordable housing

The developer states the change to M-Gd53 designation would "better meet the requirement for more affordable housing in this neighborhood". There are existing high density developments within the ASP, including: The Views, Prominence Place Apartments, Indian Bluffs, West Springs Farm, West Springs, Coachman Estates, Coachway Manner, and Odyssey Towers. These developments are part of a logical and contiguous run of higher density developments clustered

around mixed use or commercial developments. There are also a significant number of new higher density developments planned for West Springs, which is only 1 block away bordering along 77th avenue SW South of Old Banff Coach Rd.

Planning Commision Report

It is significant to note that the Calgary Planning Commision has recommended to REFUSE the proposed redesignation from R1 to M-Gd53 at 35 Coulee Way, citing concerns around the proposed density increase, and esthetics of the proposed structure (please see attached photos). The dwellings proposed by the developer have an industrial look to them, not at all in keeping with the surrounding architectural style, and are frankly very unattractive.

Disruption of our community

We as a community have been learning and hearing feedback about this application for land use amendment for several months now. We are greatly saddened to hear from some of our fellow neighbors that they will sell their homes if this application for change is successful. We note that one homeowner has already sold their home due in part to these proposed changes.

As residents of Coulee Way, we truly welcome development of the 35 Coulee Way parcel. We desire development that fits within the character of our small neighborhood in keeping with the ASP and the existing infrastructure. We want there to be sufficient off street parking to accommodate the units. As a compromise, we suggest that the land be designated as R-2 to align with the City of Calgary's mandate to increase density. We also strongly oppose an entrance to the CFIS parking lot from Coulee Way so as not to trap us on our street twice a day.

In Conclusion, the application for land use amendment does not meet the general goals of the ASP, and will have significant impact on the existing residents of the neighborhood by changing the character and dynamic of the neighborhood, increasing noise and traffic congestion, and potentially compromising the safety of our children. As such, we feel very strongly that the application for Land Use Amendment be denied, with a suggested compromise for an R-2 designation.

Sincerely,

Andrea Todd MD PhD FRCPC

Christopher A. Hergott MD FRCPC FCCP





Smith, Theresa L.

From: Andrea Todd <andreamtodd@gmail.com>
Sent: Wednesday, August 30, 2017 10:24 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Subject: [EXT] Addendum: 35 Coulee Way Land Use

Dear Mayor & Councillors,

In the letter I sent earlier today outlining our opposition to the proposed land use designation change at 35 Coulee Way, I appended photos of dwellings I believed the developer had submitted. I have since learned that these photos are merely an example of the type of dwelling that the developer may chose to construct.

My apologies for this error.

Sincerely,
Andrea Todd MD PhD FRCPC
92 Coulee Way SW
Calgary

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2017 AUG 31 AM 8:21
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Miller Sue <kem01@telus.net>
Sent: Thursday, August 31, 2017 9:36 AM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: Cougar Ridge Estates; Kevin Miller
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017.

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2017 AUG 31 AM 9:36
THE CITY OF CALGARY
CITY CLERK'S

City of Calgary Mayor and Councillors.

LOC2017-0079, Public Hearing date September 11, 2017.

These particular developmental proposals regarding LOC2017-0079 have gone through various levels of submission, and now it is up to you, our appointed Mayor and council members to determine what you believe is best.

The Cougar Ridge Community has demonstrated great concern regarding the following areas:

1. *Parking:* The Developer has submitted a proposal to put a create 65 of units allowed within his property. Each unit acquires a 1.5 car garage with no parking pad. Cars are not designed by halves, thereby creating the need for an additional possible 32 cars to be parked within Cougar Ridge estates, that will not fit onto their proposed property.

Effect on Community:

1. This will increase traffic, thereby increasing neighbourhood safety concerns and parking demand within a community with limited parking space. When a Developer can implement designing a garage sized for 1.5 cars, he then maximizes units and pass along traffic concerns outside of his development to the community itself.

Solution: Provide extensive guest parking, underground parking or double garages.

2. *R-1 Zoning:* Cougar Ridge *Estates* is exactly that. Estate. Lots were sold at a premium and termed as a community designated as an R-1 development and more particularly each property in this Community is designated as an Estate in Fee Simple. All of the homes in this Community have a restrictive covenant which runs with the property and requires the owner of such property to adhere to strict architectural guidelines.

Effect on Community:

1. The Developer's land was originally designated for estate homes. Current proposals have now taken this to the point of creating 65 units to be sold at \$300,000 each. My understanding is that our City is interested in creating more density, but at what cost to current home owners? Images of this proposal do not fit into it's neighbourhood and will visually stand out in a negative way. What other estate communities have something like this proposal beside them? Any?

2. The proposal includes 65 three storey buildings. Their heights will overshadow backyards currently with south and southeastern exposure.

3. Children will need to be driven or bussed to public schools. There are only two private schools in Cougar Ridge. No public Families buying \$300,000 properties are typically not sending their children to schools requiring \$12,000+/child annual tuitions.

Solution:

You have an existing estate area with an opportunity to build complementing estate villas or brownstones. Create a beautiful community that appears as though it belongs together. This assists in meeting the density need.

3. Development Engineering:

The Developer's property does not currently have a sewer system. The property must connect to a sewage line on 77th Street. A pumping station must be used to address the 5 metre differential between existing lines and proposed property to pump sewage uphill from the property. Should this significant detail not be constructed right, the homes below could be the recipients of sewer backups in severe rainstorms or flash floods.

The properties grading, permeability can effect water run off and slope stability.

Effect on Community:

One has to ask if there would be negligence to be considered if this were implemented?

Solution: A substantial green space will be required.

In summary, it appears that there are many benefits in this proposal for the developer. He will build his maximum allowed 65 units, but at what cost to the community, and the image we choose to portray as Calgary. It appears to be a profit driven one-sided deal. Why?

Cougar Ridge Estates is faced with:

- A large amount of increased traffic, complete with safety concerns and risk to wildlife
- How will construction traffic and parking be managed to construct so many units?
- Severely diminished parking as units are sold
- Badly overshadowed backyards for those of us with south and southeast exposure
- Loss of income on home resale for estate homes
- Loss of green space
- Sewage backup concerns

- Daily viewing and living beside a highly unattractive development that stands out, not only in appearance, but mass within a beautiful neighbourhood.

Please view this from a logical perspective. Life and business are filled with compromise to complete negotiations. Passing this proposal appears to be solely benefitting the Developer. The current residents have invested in and built their properties within strict covenants to create the beautiful community that they have. A development such as this should not be approved at the expense of those around it and the environment.

By all means build something. Let's complete a community we can be proud of and not wonder how on earth such a development ever got approved when we drive by. As Mayor and Council Member this is your chance to give Cougar Ridge Estates an opportunity to build an appealing community by **NOT APPROVING** the Developer's proposal.

Sincerely,

Suzette Miller

Smith, Theresa L.

From: Melanie Molloy <m.molloy@shaw.ca>
Sent: Tuesday, August 29, 2017 5:14 PM
To: City Clerk; Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Pootmans, Richard
Cc: 'Cougar Ridge Estates'
Subject: [EXT] LOC2017-0079, Public Hearing date September 11, 2017

To The City of Calgary Councilors

After considering the rendering examples that the Developer will be building at this site, I feel that there are numerous problems with this proposal based on aesthetics, number of units, traffic and property devaluation for surrounding single dwelling homes.

The exterior of the units are not in keeping at all with the existing architecture of the surrounding single dwelling homes. They would look completely out of place, therefore significantly devaluating property values for current home owners. In addition, the density of the units would create a parking and traffic flow disaster. Each unit will be parking at least 1 or more cars because the units only have a single car garage. That is at least 65 cars on our streets. Furthermore, the Developer intends to grant access to the CFIS to use the lane between the church and property for pickups and drop offs. This will add a potential of 600 cars turning left on to Old Banff Coach Road from Coulee Way. It is already a difficult and dangerous task to cross Old Banff Coach Road without adding the proposed amount of units. Units will be also parking vehicles along the main road as well which creates a safety issue for students walking to school or catching the bus on Old Banff Coach Road.

This area was designated for single family homes and should be left as such; otherwise, I have to question what protection we truly do have when we purchase property and pay taxes on it for years based on its assessed value only to have it devalued significantly by a change in zoning.

34 Coulee Lane SW completely opposes this change in zoning and wishes it to be left as a single family dwelling.

Thank you for your consideration.

Melanie and Jason Molloy

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