

Charles and Natasha Bean
808 Ranch Estates Place NW
Calgary AB T3G1M4

Owners of:
Unit 103, 1808 18th St SW
Calgary AB

January 23, 2020

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Station M
Calgary AB T2P 2M5

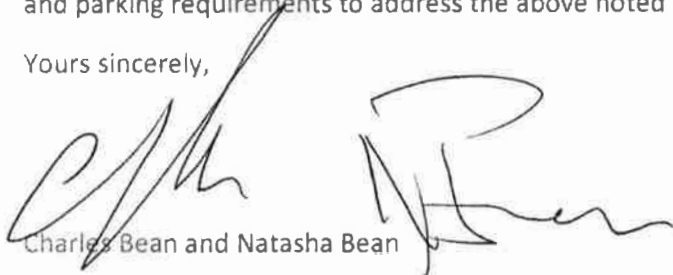
Re: Land Use Redesignation Bankview Bylaw 24D2020

We the owners wish to state our opposition to this project. Our reasons are as follows:

1. Noted that the original application was for a two-story office building, however the rendering provided shows a two "level" building with the upper level being much taller than normal resulting in a building the equivalent of 3 stories. We therefore oppose the height of the building as it clearly exceeds that of a normal two story flat roofed complex.
2. That the excessive height of this proposed building will block what is currently an unencumbered view from our building.
3. That the building only allows for 4 parking stalls:
 - a. which will not serve the community appropriately
 - b. will create a nuisance regarding a well attended bus stop that is located directly in front of the building on 17a St
 - c. will create nuisance commercial parking in what is already a narrow back lane
 - d. will create nuisance parking in the adjoining parking lots for residential condos located at 1808 and 1814, 18th St.

We request that this application be recalled and that any resubmissions be provided with defined height and parking requirements to address the above noted items.

Yours sincerely,



Charles Bean and Natasha Bean

From: [Don Hollm](#)
To: [Public Submissions](#)
Cc: [Jim](#); [Randall and Cassie Jarosz](#); noelb@thinkshiftinc.com; hello@vielyho.com
Subject: [EXT] Neighbor feedback related to LOC2019-0051 – 1867 17 Ave SW. Bylaw 24D2020
Date: Sunday, January 26, 2020 10:06:50 PM

Dear City Clerk,

I received a "Notice of Public Hearings On Planning Matters" letter last week, offering the opportunity to submit comments on the Land Use Designation for 1867 17 Ave SW Bylaw 24D2020.

A number of us immediate neighbors have been having continuing input on Sarnia Development's plans for 1867 17 Ave SW (including their first development permit plan for the Live/Work and then subsequent three story office) and I have been coordinating some of the communications:

- Sarnia posted signs on the property last year about intentions to change the zoning and building the new Live/Work building, which led to our concerns
- We originally provided a letter to the City of Calgary File Manager, Brendyn Seymour, highlighting a number of serious concerns related to:
 - Safety due to an obstructed view up 17th Ave to safely enter eastbound and more importantly to cross over to enter westbound with the high speed of traffic coming down the hill,
 - Shortage of parking, which is already a problem with the high number of apartment buildings on the street,
 - Parking during construction,
 - Negative impact on the historical character of this part of our neighborhood.
- Max Parish of Sarnia contacted me and we met on Oct 11, 2019, where he explained the zoning change process and the second building design approval process and we discussed the concerns we raised with Brendyn Seymour and what could be done to alleviate them.
- Max Parish then set up a meeting at their office on Nov 12, 2019 for a group of us neighbors, along with others from his company, where they provided much more information on the latest three story office development and highlighted areas which addressed our concerns, and answered our questions.

While I have not had a chance to contact all the neighbors to get their signatures on this letter before the noon deadline tomorrow, I can say that:

- My conversations over the last months reflect support for the proposed Land Use Re-designation
- Sarina Developments have continuously and proactively undertaken open dialogue with us, the surrounding neighbours, and responded to our concerns
- We appreciate the efforts Sarina have undertaken in continual dialogue with us and their openness to our feedback to inform their plans,
- We look forward to continuing to work with Sarina through the permitting process to

have any of our concerns heard, and to help make this a successful project for all involved.

Please let me know if there is anything I can do to help or clarify our thoughts. And, thank you for the opportunity to have input to the process.

Don Hollm
587-437-2299