

**Smith, Theresa L.**

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**From:** Jeremiah Bristol <Jama326@hotmail.ca>  
**Sent:** Thursday, July 06, 2017 10:51 PM  
**To:** City Clerk  
**Subject:** [EXT] 9700 Bonaventure drive se land use amendment  
**Attachments:** 20170706\_221610.jpg

Hi, I'm curious as to what exactly would happen if this gets approved. I live in one of the apartments there. I just came home to this sign after just recently signing a lease and moving in. I can't afford to move again and im scared that if this gets approved during the development i would become homeless due to demolishion/construction on these apartment buildings.

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**2017 JUL -7 AM 8: 18**

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THE CITY OF  
**CALGARY**

**BYLAW #241D2017**

## **NOTICE LAND USE BYLAW AMENDMENT**

An application has been made to redesignate this site municipally known as:

**Address**  
9700 BONAVENTURE DR SE

**From M-C1**  
**To M-H1d180, M-H2h35d220,**  
**M-H2h40d325,**  
**M-H2h45d425,**  
**M-H2h50d450,**  
**M-H3h65d630, S-R**

Any person claiming to be affected by this amendment may make written representation to the City Clerk, City Hall, Calgary at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) before 10:00 A.M. on July 20, 2017.

Persons who wish to address Council may do so at the Public Hearing on this Bylaw in the Council Chambers commencing at 9:30 A.M. on July 31, 2017.

For the ongoing status of the application as well as basic information see: [www.calgary.ca/developmentmap](http://www.calgary.ca/developmentmap)

For further information on this matter, call Development & Building Approvals at 403-268-6774.

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

The Personal Information on Submitters made regarding this Land Use Redesignate Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 18(2) and is/does not remain of the City. The amendment may be resolved in the public meeting agenda of City Council and in such the personal information included in the submissions will be publicly available. In accordance with Section 6(2) of the FOIA Act, if you have any questions regarding the collection of this information please contact: 403-268-6774 for the FOIA Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Building 1000, P.O. Box 2100, The "M", Calgary AB T2P 2M5.

**Smith, Theresa L.**

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**From:** Andrew Watchman <awatchman@canadametal.com>  
**Sent:** Friday, July 07, 2017 10:53 AM  
**To:** City Clerk  
**Subject:** [EXT] 9700 BONAVENTURE DR SE - Amendment  
**Attachments:** 008.JPG

Hello, I believe I am affected by this amendment.

Andrew Watchman  
|Canada Metal North America  
|1.800.363.7110 x245  
|1.800.352.8215 / 403.252.7646  
[awatchman@canadametal.com](mailto:awatchman@canadametal.com)

[www.canadametal.com](http://www.canadametal.com)

**Canada Metal - Global supplier of lead and metal products**

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# NOTICE

## LAND USE BYLAW AMENDMENT

An application has been made to redesignate this site municipally known as:

Address  
700 BONAVENTURE DR SE

From M-C1  
To M-H1d180, M-H2h35d220,  
M-H2h40d325,  
M-H2h45d425,  
M-H2h50d450,  
M-H3h65d630, S-R

Any person claiming to be affected by this amendment may make written representation to the City Clerk, City Hall, Calgary at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) before 10:00 A.M. on July 20, 2017.

Persons who wish to address Council may do so at the Public Hearing on this Bylaw in the Council Chambers commencing at 9:30 A.M. on July 31, 2017.

For the ongoing status of the application as well as basic information see: [www.calgary.ca/developmentmap](http://www.calgary.ca/developmentmap)

For further information on this matter, call Development & Building Approvals at 403-268-6774.

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

The Personal Information on Submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available. In accordance with Section 40(1) of the FOIP Act, if you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary AB T2P 2M5.

30-10000000

**Smith, Theresa L.**

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**From:** Keith Bryant <KBryant@HILCanada.com>  
**Sent:** Wednesday, July 12, 2017 4:29 PM  
**To:** City Clerk  
**Subject:** Acadia Bylaw241D2017  
**Attachments:** City of Calgary Application Acadia Bylaw 241D2017.docx

Please see attached.  
Thank you.

**Keith Bryant** | President  
Hospitality Inns Ltd.  
[kbryant@hilcanada.com](mailto:kbryant@hilcanada.com)  
O: 403 225 5803|  
C: 403 589 6476  
135 Southland Drive SE, Calgary, Alberta T2J 5X5

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**2017 JUL 13 AM 8:39**

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July 12, 2017

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

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2017 JUL 13 AM 8:39  
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**RE: Acadia Bylaw 241D2017- 9700 Bonaventure Drive SE**

Dear Sir/Madam:

As an adjacent landowner to the above noted planning matter we were asked if we wished to submit any comments regarding this application. As proposed the application intends to ask for approval for 1266 housing units spread over 7 buildings with heights from 4 to 21 stories.

Our major concern would be around the amount of resident and visitor parking as set out in the application. We provide a significant amount of parking as part of our DP and operational requirements. We provide free parking for our guests so the parking areas are not controlled for access. This particular re-zoned parcel as set out would indicate a great need for vehicle parking and it should not be assumed the nearby Southland LRT station would eliminate much of their parking needs. We would not think it reasonable for the applicant to seek a major parking relaxation based upon the assumption that the majority of residents of this development would not have private automobiles. Having a minimum of one assigned parking spot per unit should be expected with additional visitor and secondary parking spots totaling another 10%. Multiple car families are nearly the norm and insufficient parking would guarantee overnight and weekend parking on our lots as well as at Walmart and Rona and on the adjacent residential streets to the east in Acadia.

We have also been notified that an additional land use application is underway at 9737 Macleod Trail (LOC2015-0194) which seeks to add four additional high rise residential towers at this location. In tandem with the above Bonaventure application one can see an extraordinary increase in the density around our business and resulting parking issues.

When first notified of these nearby land use applications (2016) we did contact Christine Leung and Sabrina Brar with the City to suggest that these applications be contingent on there being a proper walkway constructed between Southland Drive and the Southland LRT station. Currently there exists a totally inadequate and unsafe wooden stairway down the steep slope to the ground level of the station. There should be a level plus 15 style walkway constructed from Southland Drive directly into the upper level of the LRT station. This should be a requirement for any approval of increased residential density at these two locations.

Thank you,

*KDBRYANT*

Keith Bryant

President

Hospitality Inns Ltd o/a Delta Calgary South

**Albrecht, Linda**

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**From:** Lisa Glover <gloverl@nucleus.com>  
**Sent:** Wednesday, July 19, 2017 11:22 PM  
**To:** City Clerk  
**Subject:** Acadia Bylaw 241D2017  
**Attachments:** Calgary City Council.docx

I would like to submit this letter to council regarding the above bylaw.

Thank you,

Lisa Glover  
403-252-4791

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Lisa Glover  
9803 2<sup>nd</sup> Street SE Calgary AB T2J 0W3

Calgary City Council

RE: Acadia Bylaw 241D2017

In regard to the above proposed change to bylaw, I would like to submit some questions and concerns regarding the project.

District, and Special Purpose – Recreation (S-R) District.

As this area backs onto the residential area, it raises the most concern. This area offers minimal explanation as to what it will hold. At the open house, a set of shrugged shoulders was all the information provided. As the other side of the property backs onto commercial land, one wonders why the commercial section should not be adjacent to the existing commercial use land.

1. What types of businesses will be housed there?
  - a. Of major concern would be businesses that operate at late hours and/or have late deliveries with loud backup horns, including
    - i. Bars, taverns, clubs and the like with loud music and the potential for drunken patrons leaving at late hours.
    - ii. All night stores
  - b. Other concerns would be liquor stores, marijuana stores. With the legalization of marijuana, having high patrons roaming the area is a concern.
  - c. Will the city be open to concerns when the various businesses begin lease negotiation?
  - d. Is the city willing to extend noise restrictions as part of the passing of the bylaw?
2. What will happen to the existing gravel laneway (the backlane). It is currently a well-used gravel lane.
  - a. Will it remain a gravel laneway or will it be turned into a paved thoroughfare for the benefit of the new construction and the business patrons?
  - b. If it is paved, who will incur the rise in property taxes? It should not be the homeowners as we haven't requested it.
  - c. Will the current homeowners still be able to use the lane for our garbage and recycling containers or will they become fodder for late night drivers?
3. Commercial Garbage. Will there be any kind of barrier erected between the businesses and the lane and/or homes to ensure commercial garbage bins will not be against our properties?
  - a. What kind of plan does the city have to address potential garbage issues arising from the multi-dwelling and businesses uses.
  - b. Currently our garbage bins/recycling bins must be stored on our property behind closed gates to prevent dog walkers from throwing unwrapped poop into the bins and the occasional extra garbage is dumped into the bins – is there a plan to

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Lisa Glover  
9803 2<sup>nd</sup> Street SE Calgary AB T2J 0W3

address this when many more tenants move in and commercial usage spikes and their patrons cruise the lanes behind the homes?

4. The exit from the property in question through to 96<sup>th</sup> Ave.
  - a. Will there be adequate signage to promote the speed limit?
  - b. Will there be a stop sign added to ensure traffic exiting the business property onto the residential streets will give way to the residential traffic?
  - c. Is there a plan for the increased traffic on the residential street (2<sup>nd</sup> Street)
5. Parking – will there be adequate parking for the businesses and the multi-dwelling structures? Currently 2<sup>nd</sup> street is a busy residential street with multi-vehicles on the street per household. Some households do not have front driveways and/or parking in the rear of their properties. Street parking is also taken up by the residents of the current apartment buildings (the number of vehicles street parked on 94<sup>th</sup> Ave on a daily/nightly basis demonstrates the lack of parking for the current tenants), visitors to the Delta Hotel's facility and LRT parking. This is not an area of the city conducive to 'no car living' like parts of the downtown.
6. Water/sewage – the current system is rather mature and it breaks down every couple of years. What kind of infrastructure will be in place to deal with the rise in the volume of potable water into the location and the added waste volume out?
7. During construction will construction vehicles be allowed on the main roads within the community? Is 2<sup>nd</sup> street becoming gravel truck central? Or will they merely clog the back lane?

In conclusion, let me say that I don't expect the city councilors to reject the commercial build and the increased tax revenue. What I hope, is that you will take into account the current residents and how the commercial building can have a negative impact on our lives, the enjoyment of our properties and property values. And give some thought as to how to plan for them rather than leaving the residents to deal with whatever comes along as best they can knowing they are on their own.

Thank you for taking the time to read my submission.

Lisa Glover  
9803 2<sup>nd</sup> Street SE  
Calgary AB T2J 0W3

**Albrecht, Linda**

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**From:** Lew Haskewich <eudemonicart@hotmail.com>  
**Sent:** Thursday, July 20, 2017 9:01 AM  
**To:** City Clerk  
**Subject:** [EXT] 9700 Bonaventure Drive SE - redesign bylaw -

Hello Council,

My name is Lew Haskewich and live at 9727 – 2<sup>nd</sup> Street SE, Calgary, Alberta T2J 0W3

Email address: [eudemonicart@hotmail.com](mailto:eudemonicart@hotmail.com)

Please understand that I have lived at this address for over 32 years and that having a West back yard is important to me .

I am concerned about the negative effects from the expansion of 9700 Bonaventure Drive.

I understand that if this project goes forward I will lose some hours of direct sunlight.

There will be more people of all sorts and much more traffic in the immediate area... longer waits at the traffic lights,

I am concerned that there will be more traffic on my street and down the non paved-alley – which will raise more dust into my yard and home.

I wonder if there will be more crime in the area due to more renters in the area.

There will be more people parking in the alley and on 2<sup>nd</sup> Street also.

I am also concerned that the value of my home and property will drop in value due to these expansion plans.

I would like to be compensated for all of the extra negative inconveniences associated with the building of a high rise next door to me.

Thank you for listening to my concerns,

Sincerely,

Lew Haskewich

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