

From: Ron Cullis <ron@cullis.ca>
Sent: Tuesday, April 21, 2020 1:45 PM
To: Civitarese, Dino <Dino.Civitarese@calgary.ca>
Subject: [EXT] Land Use Redesignation - LOC2019-0182

Hello Dino,

I live in the Wildwood neighbourhood and drive by almost daily where this Land Use Redesignation is currently taking place. I am against this happening for a couple of reasons. Do I have to appear in person to appeal this on April 27?

I don't normally oppose new development, and I didn't oppose the subsidized higher density housing which occurred at the east end of this block. However, that subsidized housing significantly increased street parking in the neighbourhood.

- This land use redesignation will increase density beyond the current land use.
- This site is at a corner where the street narrows and has a crosswalk which accesses a pedestrian entrance to Bow Trail SW. This is already a hazardous area for pedestrians crossing Worchester Drive. There is extremely limited visibility of pedestrians crossing Worchester Drive SW from Bow Trail SW. Increased street parking will create further problems for vehicle/pedestrian interactions. Parking too close to this crosswalk is already a concern. This problem is enhanced in winter months when snow covered roadways narrow the roads. The only way to overcome this would be to create a development which has on-site parking of two (2) stalls per unit. This would equate to eight (8) total stalls if a four unit development were to be approved.
- There are other neighbourhoods very close by, even across Bow Trail SW, which I know have current land uses which would permit these types of developments. There is no reason to change the land use in this location. The potential developer should purchase a site which has a land use that would allow their development.
- I'd be happy to see new development at this site which conforms to the current land use.

Again, do I have to appear in person to address this issue? I understand the hearing takes place April 27.

Feel free to call if you have any questions. I would be happy to discuss this further.

Regards,

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