

July 2, 2017



Re: Development Approval for the Property at 2039 - 30 Avenue SW

To Calgary City Council:

My husband, Roger Close, and I live at 3175 20 Street SW, across 20th Street SW from the subject property.

We have lived in South Calgary for almost 7 years and have seen the community develop over time. Many of the older homes are either not economical or salvageable for repair or expansion. As a result, our community is seeing significant redevelopment. In all cases, the homes being built in the redevelopment are larger and more architecturally accommodating than the previous homes built in the 1960's.

We are aware of the site constraints to develop the property at 2039 – 30 Avenue SW. The slope of the property, the traffic along 20th Street, the need for retaining walls, and the dead end alley all present complications to the design. We have met with Bernadett and Dale on a few occasions and discussed the challenges of the property. It is a very difficult property to develop, but they have persevered with development for almost four years and have done an excellent job to come up with a design that is sensitive to the community and the neighbors.

We support redevelopment of our community: it is good for all property owners and it will benefit the community for years to come. We have to consider not only ourselves but the future that lies ahead of us all. We also have to consider the impacts to all neighbours to this redevelopment.

We are active in our community and did not support the row housing on 20th Street and 31st Avenue SW due to the primary concern of parking, neighborhood congestion and redevelopment curb appeal. The land use redesignation proposed before us today does not have any of these concerns. Based on the excellent work that Bernadett and Dale have done to address all the site constraints regarding the development of their property, my husband and I fully support the land use redesignation being presented before City Council today. This land use redesignation will support the City of Calgary objectives of increasing the population density, increasing property values and supporting the redevelopment of older communities with respectful developments.

I respectfully ask for the support from City Council for this land use amendment.

Yours truly,


Deborah Close