

**Duxbury, Christa A.**

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**From:** Ian Rutgers [irutgers@yahoo.com]  
**Sent:** Tuesday, May 30, 2017 10:02 PM  
**To:** City Clerk  
**Subject:** Re Rezoning 2139 - 1 Ave NW rom R-C2 to R-CG  
**Attachments:** Survey.pdf

**RECEIVED**  
**2017 MAY 31 AM 8:05**  
**THE CITY OF CALGARY**  
**CITY CLERKS**

RE: Rezoning 2139 – 1 Ave NW from R-C2 to R-CG

As a resident near the proposed development and rezoning, I have a several concerns specifically the inclusion of secondary suites.

Generally, I am in favor of secondary suites and lane houses in West Hillhurst as long as off street parking is sufficient for the project. When I look around the neighborhood at various 3 plex units on corner lots, I notice they typically have 2 garages on the Street side and 1 garage at the end on the Avenue side. There is a good example of this at 20th and Kensington Road. With the spacing of the garages and the required parking set back from both the alley and the Avenue in front, there is not really any room for additional on street parking from those residents in the complex. I am not sure if these type of 3 unit row house buildings have enough parking to also incorporate secondary suites as their building footprint is quite large.

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3. The street this complex will front faces the school playground where numerous city buses and parents picking up their kids need to maneuver a fairly narrow street in both the morning and afternoon. When cars are parked on both sides there is often not enough room for 2 way traffic, especially when encountering a city bus.
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I am not opposed to this development as a 3 plex but am opposed to including secondary units based on the above concerns regarding parking.

Feel free to reply to this email or call to further discuss.

Name: Ian Rutgers  
Address: 2206 1 Ave NW  
Signature: Ian Rutgers  
Date: May 30/2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

**Smith, Theresa L.**

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**From:** Dominic Arthurs [dominic@nwtl.ca]  
**Sent:** Wednesday, May 31, 2017 9:41 PM  
**To:** City Clerk  
**Subject:** Rezoning 2139  
**Attachments:** IMG\_1547.JPG

Please see  
attached.

RECEIVED  
2017 JUN -1 AM 8:25  
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Feel free to reply to this email or call to further discuss.

Name: \_\_\_\_\_

Address: 2125 1AVE NW T2N 0B6

Signature: \_\_\_\_\_

Date: MAY 31, 2017

① DOMINIC ANTHONIS  
*Dominic Anthonis*

② Grant Bateman  
*Grant Bateman*

③

THE CITY OF CALGARY  
CITY CLERKS

2017 JUN - 1 AM 8:25

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Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

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Dominic Arthurs  
Sales & Operations Analyst

**NORTHWEST TANK LINES**

Tel: +1 (403) 216-7680 ext. 238

Cell: +1 (403) 880-6227

Toll Free: +1 (800) 661-5528

Fax: +1 (403) 250-7801

Driven to Deliver™

**Duxbury, Christa A.**

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**From:** Laurie Quon [laurie.quon@talus-tech.com]  
**Sent:** Thursday, June 01, 2017 12:05 AM  
**To:** City Clerk  
**Subject:** Rezoning 2139 1 Avenue NW  
**Attachments:** Rezoning 2139 1 Avenue NW - David Morrison.jpg; Rezoning 2139 1 Avenue NW - Laurie Quon.jpg

Attached please find two letters in regards to the above subject matter. Please email or call my direct number if you have any questions.

Laurie Quon  
counsel and controller  
laurie.quon@talus-tech.com  
direct: +1 403.607.9514  
office: +1 403.283.8559

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**Talus Technologies Inc.**

310 - 510 5 St. SW Calgary, AB T2P 3S2  
www.talus-tech.com  
www.explorationarchives.com

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**RECEIVED**  
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Feel free to reply to this email or call to further discuss.

Name: David Morrison  
Address: 2129 1st Ave NW  
Signature: [Signature]  
Date: 31, May, 2017

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Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017



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Name: Laurence Duon

Address: 2126 – 1 Ave NW

Signature: 

Date: May 31, 2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017



**Duxbury, Christa A.**

---

**From:** Greg MacDonald [gmacdona@gmail.com]  
**Sent:** Wednesday, May 31, 2017 4:03 PM  
**To:** City Clerk  
**Subject:** Neighborhood Response to Rezoning Application for 2139 - 1 Ave NW  
**Attachments:** 20170531144831140.pdf

The neighborhood in the vicinity of 2139 - 1 Ave NW objects to allowing to rezone the property from R-C2 to R- CG because allowing secondary suites will exacerbate the parking situation.

I spoke to the occupants of 9 residences and all of them signed the objection to allowing the developer to rezone.

I left 11 documents in the mailboxes of neighbours who were not home at the time I canvassed the neighbourhood.

Please confirm you have received this email.

Thanks

Greg MacDonald  
4036906000

--  
Thx

Greg

**RECEIVED**  
2017 MAY 31 PM 4:05  
THE CITY OF CALGARY  
CITY CLERK'S

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I am not opposed to this development as a 3 plex but am opposed to including secondary units based on the above concerns regarding parking.

Feel free to reply to this email or call to further discuss.

Name: P. Aaron Overbeck  
Address: 2135 1ave NW  
Signature: [Signature]  
Date: May 30 2017

2017 MAY 31 PM 4:05  
THE CITY OF CALGARY  
CITY CLERKS

RECEIVED

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

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Name: Chris Munson  
Address: 2140 1st Ave NW  
Signature: [Signature]  
Date: May 30/17

JoAnne Wakeford  
2140 1st Ave NW  
[Signature]  
May 30, 2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017



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Name: Yanelys - Juan  
Address: 2210 1 Ave NW Calgary  
Signature: Yanelys  
Date: May 30

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

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Name: LIN WANG  
Address: 2212 1 Ave NW  
Signature: [Signature]  
Date: May 30, 2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

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Name: Jacalyn Bergstrom-White  
Address: 2127-1st Avenue  
Signature: [Signature]  
Date: May 30/2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017



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Name: Sanya Fries  
Address: 2130 1st Ave NW Calgary, AB T2N 0B5  
Signature: [Signature]  
Date: May 30/2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

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Name: NYNNE COLLINS

Address: 2139 1 AVE NW

Signature: 

Date: 30/5-17

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017

RE: Rezoning 2139 – 1 Ave NW from R-C2 to R-CG

As a resident near the proposed development and rezoning, I have a several concerns specifically the inclusion of secondary suites.

Generally, I am in favor of secondary suites and lane houses in West Hillhurst as long as off street parking is sufficient for the project. When I look around the neighborhood at various 3 plex units on corner lots, I notice they typically have 2 garages on the Street side and 1 garage at the end on the Avenue side. There is a good example of this at 20th and Kensington Road. With the spacing of the garages and the required parking set back from both the alley and the Avenue in front, there is not really any room for additional on street parking from those residents in the complex. I am not sure if these type of 3 unit row house buildings have enough parking to also incorporate secondary suites as their building footprint is quite large.

There are several specific concerns in relation to this location that would make the issue of on street parking a bigger problem if secondary suites were to be approved:

1. This street is already congested from parking from residents of the Condo building next door.
2. This street is already congested from people that work in the business complex next door and park while at work. There are numerous small businesses and medical services in this building that contribute and they have limited parking in their front lots which they reserve for customers. We already have concerns when coming out of the alley that cars are illegally parked too close on either side of the alley making exiting the alley onto the street somewhat dangerous due to limited visibility. In fact, one business has had its van permanently parked there for well over 2 years and is using it as a storage unit.
3. The street this complex will front faces the school playground where numerous city buses and parents picking up their kids need to maneuver a fairly narrow street in both the morning and afternoon. When cars are parked on both sides there is often not enough room for 2 way traffic, especially when encountering a city bus.
4. This project will effectively reduce the on street parking capability of this area and will push more parking onto the adjacent avenues which are already congested. Most of the time there is only room for 2-3 more cars to park on 1st Ave between 20 and 21 street and quite often I cannot park in front of our house or even our close neighbors house. Guests often have to park 5-6 houses away down the block.

I am not opposed to this development as a 3 plex but am opposed to including secondary units based on the above concerns regarding parking.

Feel free to reply to this email or call to further discuss.

Name: William Ball  
Address: 2136 - 1 Ave NW  
Signature: W Ball  
Date: May 30/2017

Email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) prior to 10 AM June 1, 2017



RE: Rezoning 2139 – 1 Ave NW from R-C2 to R-CG

As a resident near the proposed development and rezoning, I have a several concerns with the proposed rezoning specifically regarding the inclusion of secondary suites.

Generally, I am in favor of secondary suites and lane houses in West Hillhurst as long as off street parking is sufficient for the project. When I look around the neighborhood at various 3 plex units on corner lots, I notice they typically have 2 garages on the Street side and 1 garage at the end on the Avenue side. There is a good example of this at 20th and Kensington Road. With the spacing of the garages and the required parking set back from both the alley and the Avenue in front, there is not really any room for additional on street parking from those residents in the complex. I am not sure if these type of 3 unit row house buildings have enough parking to also incorporate secondary suites as their building footprint is quite large.

There are a number of specific concerns relation to this particular location that would make the issue of on street parking a bigger concern if secondary suites were to be approved:

1. This street is already congested from parking from residents of the Condo building next door.
2. This street is already congested from people that work in the business complex next door and park while at work. There are numerous small businesses and medical services in this building that contribute and they have limited parking in their front lots which they reserve for customers. We already have concerns when coming out of the alley that cars are illegally parked too close on either side of the alley making exiting the alley onto the street somewhat dangerous due to limited visibility. In fact, one business has had its van permanently parked there for well over 2 years and is using it as a storage unit.
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I am not opposed to this development as a 3 plex but am opposed to including secondary units based on the above concerns regarding parking.

Feel free to reply to this email or call to further discuss.

Name: Greg MacDonald / Candace Funk  
Address: 2129 1 Ave NW  
Signature: [Signature]  
Date: May 30 / 2017

Email to cityclerk@calgary.ca prior to 10 AM June 1, 2017