

Duxbury, Christa A.

From: Janet Spensley [westmountcalgary@gmail.com]
Sent: Wednesday, May 31, 2017 7:22 PM
To: City Clerk
Cc: Office of the Mayor; Sutherland, Ward; Magliocca, Joe; Jim.Stevenson.@calgary.ca; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Diane.Colley-Urquhart.@calgary.ca; Demong, Peter; Lisa Chong; Gagnon, Shane
Subject: Opposition to Land Use Amendment Application LOC2016-0312
Attachments: Community Letter to City Council re LOC2016-0312 FINAL.pdf

Attn: City Clerk's Office

Calgary City Council

Calgary Municipal Building

Please find attached a letter from citizens representing sixty (60) residences in the Hillhurst Community expressing our opposition to the above referenced Land Use Amendment at the site of the former Salvation Army Church on Westmount Road NW. This application is being heard at the June 12, 2017 Council Meeting. We strongly urge Council to accept the recommendation of the Calgary Planning Commission and REFUSE this application.

A number of the members of our group will attend the meeting on June 12, 2017 and we look forward to expressing our opposition to Council in person.

Please confirm that you have received this email.

Thank you,
Janet Spensley
1710 Bowness Road NW
Calgary, AB T2N 3K2
403-880-6616

RECEIVED
2017 JUN -1 AM 8:31
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

May 31, 2017

Calgary City Council
Calgary Municipal Building
P.O. Box 2100, Postal Station M
Calgary, AB, T2P 2M5

2017 JUN -1 AM 8:31

THE CITY OF CALGARY
CITY CLERK'S

Sent via EMAIL to cityclerk@calgary.ca (six pages)

Opposition to LOC2016-0312 Land Use Amendment from M-CGd72 (8 units) to M-CGd111 (13 units)

We are a large group of concerned residents (60 and counting) who oppose the re-zoning of 1705 Westmount Rd. N.W. from an eight-unit condo development to a massive 13-unit development. The site is home to the former Salvation Army Church and it is currently being used by another group as a church. We have been looking forward to development here because it has been unused and poorly maintained for periods of time over the last few years. But development within reason.

Please note that the Calgary Planning Commission agrees with the community on this issue. It too, recommends that City Council REFUSE this application based on the following:

- This new application represents a **62.5 % increase in density** on this site. This is not a modest density increase and it is not compatible with the Westmount neighbourhood.
- The developer is currently allowed to build eight condo units here. This is already a significant increase in density as this has been a church property for decades. We do not see any good reason to increase that density even more – to allow for 13 units.
- The higher density would overwhelm the current and future context of the area.
- The plans fail to adhere to the Hillhurst Sunnyside Area Redevelopment Plan, notably regarding height – the developer is already asking for over and above what is allowed in the M-CG district once the application gets to the development permit stage.
- While the City Planning department suggests some issues can be addressed at the development permit stage, it is our view and the Commission's view that this is better dealt with at the zoning stage.
- Poor community engagement.

The community is strongly opposed to the size of development proposed. Here is a more detailed argument explaining why this application should be rejected:

1. Location Criteria for Multi-Family Residential Infill not viable on this site.

This is not a large lot (approx. 125' x 120'), approximately the width of five small single family lots. It is a corner lot but development will have a big impact on neighbouring properties for the following reasons:

- It shares a property line/alley with at least six properties to the west and south. On both the east and north sides of the lot, the massing that rezoning would allow will have a significant impact on these neighbouring properties as well. These are all low-density parcels – as is the case for all corner lots along 16th Street between Kensington Rd. and Memorial Dr. We don't see the corner lot argument as justification for rezoning.
- While the City Planning Department may argue the site has been identified as an appropriate site for intensification due to its inner-city location, corner lot, and proximity to Primary Transit – this has already been achieved by the current zoning of M-CGd72 (eight condo units). Going bigger is not in keeping with community values and the ARP. Please note that this site is outside the TOD corridor.

2. Spot zoning in the neighbourhood sets a precedent for future development.

The Hillhurst-Sunnyside ARP underwent a full review with public consultation to take account of transit orientated development. Through this process, areas to accommodate more density were identified within the community. This site at 1705 Westmount Rd. N.W. is **not** in the areas designated for additional density. We consider this to be a case of Spot Rezoning that will undermine the integrity of the neighbourhood.

3. Main Streets argument not applicable.

- One of the Applicant's representatives mentioned the Main Streets initiative in support of the rezoning application. This is **not** a planning document that has been put forward to Council and does not carry the weight of the full consultation of the community that took place during the revision of the ARP. It should not be considered as part of the evaluation of this application.
- Regardless, this lot is **not** on Kensington Road and is not part of that **corridor**.

4. Rezoning very problematic without development plans.

We are concerned that the proposed density of 13 condo units cannot be achieved within the framework of the Land Use Bylaw and the Area Redevelopment Plan (ARP) especially given the developer's track record:

- In the current application, the developer has asked for a building height of 14m but only 12m is permitted under M-CGd111. This is a big concern as it demonstrates the developer's inability to respect and meet City zoning requirements. This is not the first time the developer has proposed "stretching" the rules:
 - Please note that in a previous development proposal submitted under the current zoning of M-CGd72, the developer, again, wanted to exceed the height limit (12m) and build more units than allowed (nine units versus eight). As a result, we have lost confidence in the developer's willingness to work with the community and the City.

5. Community consultation lacking despite intense opposition.

- There have been three public meetings that were hosted by the Hillhurst Sunnyside Community Association Planning Committee regarding this site and each one has been well attended by residents objecting to the proposed development. The developer did not attend one meeting.
- At each of the meetings, there was a different representative from the developer. One architect had not even read the ARP, which is telling.
- The community concerns were consistent at each meeting (density, height, massing) but in return, the developer wants to go even bigger. At each meeting, we were told that the developer needed more density/height/size in order to make this project financially viable. **This is not a concern for planning considerations.**
- Please refer to the letter dated January 12, 2017 from the Hillhurst Sunnyside Planning Committee to Shane Gagnon (City of Calgary File Manager) for further details.

Our Recommendation

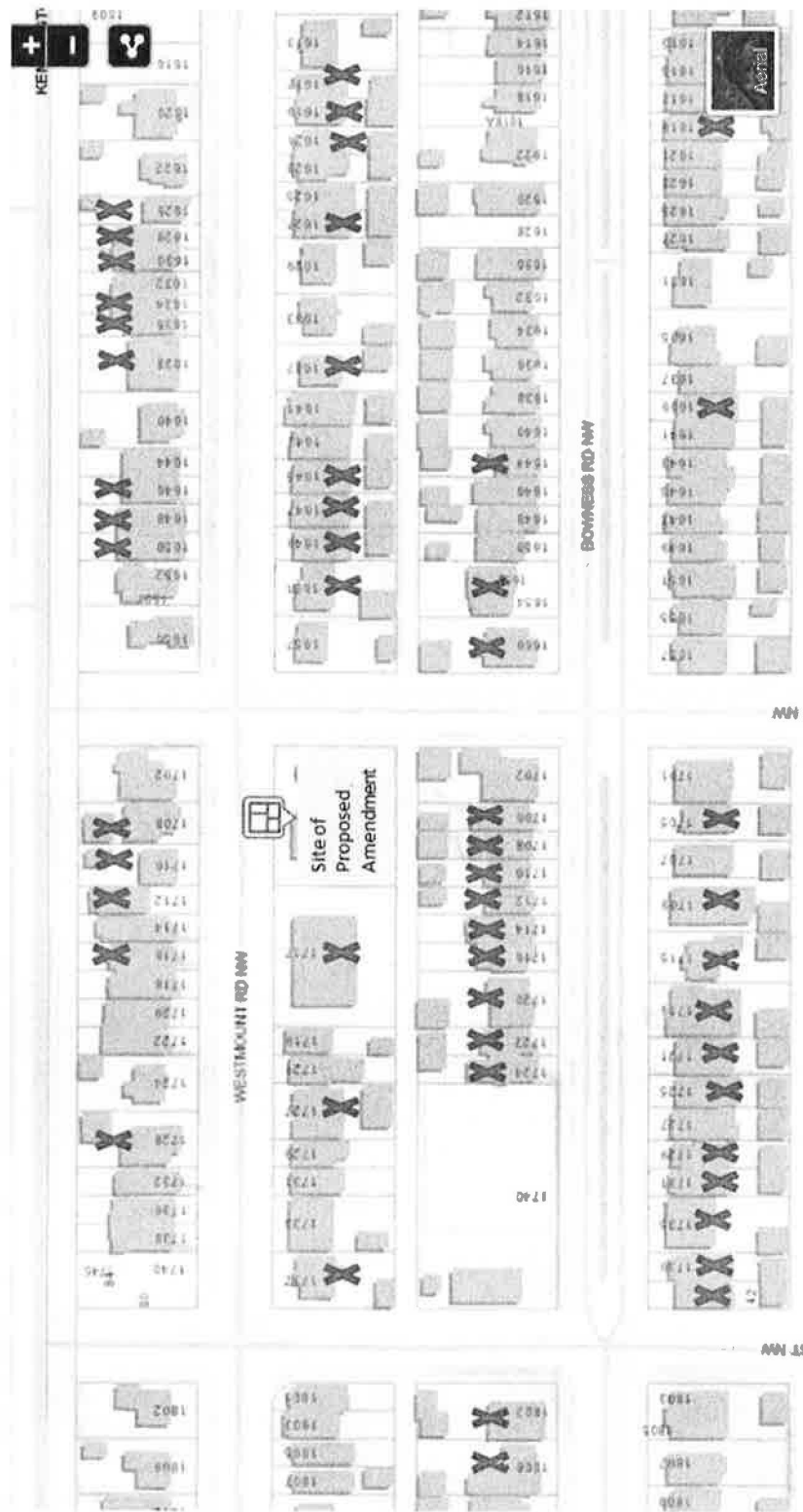
- That City Council turn down the application for rezoning and that if the developer wishes to reapply – that the developer is asked to submit development plans along with any bid for rezoning to allow for genuine community engagement.

This letter is supported by the following residents, located in the vicinity of the proposed development.

Sincerely,

Alanna & Dwayne Dmyterko	1619 Westmount Road NW
Ali Barbet & Kyle Gerald	1706 Bowness Road NW
Arno Keller & Cari McLaughlan	1649 Westmount Road NW
Bernie & Bonnie de Groot	1720 Bowness Road NW
Bill Scott	1647 Westmount Road NW
Bob & Joanne Ramondt	1722 Bowness Road NW
Cassie Palamar & Peter Skirving	1718 Broadview Road NW
Claire & Robin Logan	1737 Westmount Road NW
David Quan & Carol Cheung	1802 Broadview Road NW
Diane & Victor Kroeger	1660 Bowness Road NW
Erika Donald & Peter Blake	1710 Westmount Road NW
Gabrielle Sinnesberger	1719 Bowness Road NW
Garry Haggins & Mickey Gulle	1638 Broadview Road NW
Gary Jones & Angie Pilkington-Jones	1724 Bowness Road NW
George Wheeler	1708 Bowness Road NW
Gerald Borch & Hilary Munro	1708 Westmount NW
Grant & Tanya Arnold	1709 Bowness Road NW
Grant Watterworth	42 17th Street NW
Greg & Carolyn Shaw	1617 Westmount Road NW
Gregory & Jean Gulayets	1634 Westmount Road NW
Holly Hamilton	1644 Bowness Road NW
James & Deb Hope	1610 Bowness Road NW
Janet Spensley	1710 Bowness Road NW
Jenn & Per Lofgren	1705 Bowness Road NW
Jennifer Camwell	1628 Westmount Road NW
Jenny Ng	Owner of 1652 and 1654 Bowness Road NW
Jerry Olechno	1714 Bowness Road NW
Jim & Nicole Wilson	1712 Bowness Road NW
John & Mary Wilmot	1808 Bowness Road NW
Judy Shantz	1712 Westmount Road NW
Kanchan Prinsloo	1646 Westmount Road NW
Keith Schultz	1716 Westmount Road NW
Kerry Busby	1802 Bowness Road NW
Kyle Herron & Jennifer Dey	
Laura Metcalfe	1639 Bowness Road NW
Laura Parken	1626 Westmount Road NW
Leanne Owens	1636 Westmount Road NW
Marc Wachmann & Shauna Burnett	1637 Westmount Road NW
Marion	1721 Bowness Road NW
Mark & Sarah Greenwood	1651 Westmount Road NW

Navindra Patel	1725 Bowness Road NW
Oryst Kowal & Donna Weestra	1648 Westmount Road NW
Pam Kazeil	1739 Bowness Road NW
Paul & Valerie Hatch	1715 Bowness Road NW
Paul & Verna Jensen	1729 Bowness Road NW
Paul Kelly	1645 Westmount Road NW
Paula Hirson	1701 Broadview Road NW
Ray Schmidt	1731 Bowness Road NW
Ricky Leong	1717 Westmount Road NW
Rob & Jen Clee	1735 Bowness Road NW
Robyn Davey & Scott Sangret	1627 Westmount Road NW
Ross Aitken	1716 Bowness Road NW
Sandy Hershcovis	1621 Westmount Road NW
Scott Decksheimer & Kara Exner	1727 Westmount Road NW
Shane Dench	
Shayda Cummings & Brian Pederson	1630 Westmount Road NW
Susan Cardinal & Mark Simpson	1728 Westmount Road NW
Toby Dinter & Barry Siebel	1619 Bowness Road NW
Vladimir Kovacevic & Svetlana Simic	1650 Westmount Road NW
Wilma Braat	



Neighbours Who Oppose the Change of Land Use Amendment

- There are 6 signatories to the letter who are outside of the range of this map
- We have not been able to contact all the residents so this map just indicates opposition by people that we have talked to. Lack of opposition does not imply support.

Duxbury, Christa A.

From: Cari McLaughlan [Cari_McLaughlan@transalta.com]
Sent: Thursday, June 01, 2017 9:42 AM
To: City Clerk
Cc: Lisa Chong (lisa.c@hsc.ca); westmountcalgary@gmail.com; 'Arno Keller (arno@nrgdivestitures.com)'; Office of the Mayor; Ward 7 Contact; City Clerk; Gagnon, Shane; Farrell, Druh
Subject: LOC2016-0312 @ City Council on June 12, 2017 | 1705 Westmount Road NW

To Calgary City Officials

Regarding: 1705 Westmount Road NW rezoning of the former Salvation Army Church

I live near the above said property and **I strongly oppose** the rezoning of the property. As you are fully aware, there are **no** residents who live in the area who support the proposed rezoning of this property. The City Planning Committee (CPC) is recommending to refuse the application on the basis of:

- A lack of adherence to the Hillhurst Sunnyside Area Redevelopment Plan and poor engagement from the applicant/developer.
- The higher density would overwhelm the current and future context of the area. There is a marked increase in height (the applicant is also seeking a 2 metre additional height relaxation, adding on to the 12m height limit of the M-CG district to bring the total height to 14m).
 - Even if the application to increase the density of the site was to be approved, City Administration would not support the extra 2m height;
 - CPC members were not confident that current issues re: density, height and massing would be resolved at the future Development Permit stage.
- Finally, CPC noted that the community of Hillhurst Sunnyside has accepted a lot of high density and that the HSCA seldom opposes redevelopment; HSCA's opposition raised red flags with some CPC members.

There are no other properties within the Hillhurst residential area that is the proposed height or density of this rezoning development. The community and residents have been very active and engaged in the process of this application. During the community information sessions, the developer never attended to present to the group. All residents are concerned with this rezoning and obviously don't want it to proceed as currently presented.

As elected officials who act on behalf of your constituents, please DO NOT approve the developers current plan. You were elected by people not developers.

Thank you
Cari McLaughlan
1649 Westmount Road NW
Calgary, Alberta

Mobile (403) 852-7547

RECEIVED
2017 JUN - 1 AM 9:45
THE CITY OF CALGARY
CITY CLERK'S

Duxbury, Christa A.

From: Ray Schmidt [rschmidt1731@gmail.com]
Sent: Monday, May 29, 2017 4:26 PM
To: City Clerk
Subject: Opposition to LOC2016-0312 Land Use Amendment from M-CGd72 (8 units) to M-CGd111 (13 units)
Attachments: LOC2016-0312.pages

Please find my letter in Opposition to LOC2016-0312 Land Use Amendment from M-CGd72 (8 units) to M-CGd111 (13 units).

Ray Schmidt
1731 Bowness Rd NW.

RECEIVED
2017 MAY 29 PM 4:26
THE CITY OF DUXBURY
CITY CLERK'S

Duxbury, Christa A.

From: Ray Schmidt [rschmidt1731@gmail.com]
Sent: Monday, May 29, 2017 4:35 PM
To: City Clerk
Subject: Re: Opposition to LOC2016-0312 Land Use Amendment from M-CGd72 (8 units) to M-CGd111 (13 units)
Attachments: LOC2016-0312 (word).docx; LOC2016-0312(PDF).pdf; ATT00001.txt

Sorry it was a MAC file.

I've attached a word and pdf version. hopefully this works. Please let me know if it doesn't.

Thanks very much for getting back to me.

Ray

RECEIVED
2017 MAY 30 AM 8:24
THE CITY OF DUXBURY
CITY CLERK'S

May 29, 2017

Calgary City Council
Calgary Municipal Building
P.O. Box 2100, Postal Station M
Calgary, AB, T2P 2M5

**Opposition to LOC2016-0312 Land Use Amendment from
M-CGd72 (8 units) to M-CGd111 (13 units)**

I am a concerned resident (1731 Bowness Rd NW) who opposes the re-zoning of 1705 Westmount Rd. N.W. from an eight-unit condo development to a massive 13-unit development

The developer is currently allowed to build eight condo units at this site. This is already a significant increase in the density and will have an impact on the area.

I do not agree to increase the density even more to allow for 13 units.

The higher density will overwhelm the current and future context of the area.

Sincerely Yours

Ray Schmidt

May 29, 2017

Calgary City Council
Calgary Municipal Building
P.O. Box 2100, Postal Station M
Calgary, AB, T2P 2M5

Opposition to LOC2016-0312 Land Use Amendment from M-CGd72 (8 units) to M-CGd111 (13 units)

I am a concerned resident (1731 Bowness Rd NW) who opposes the re-zoning of 1705 Westmount Rd. N.W. from an eight-unit condo development to a massive 13-unit development

The developer is currently allowed to build eight condo units at this site. This is already a significant increase in the density and will have an impact on the area.

I do not agree to increase the density even more to allow for 13 units.

The higher density will overwhelm the current and future context of the area.

Sincerely Yours

Ray Schmidt

Smith, Theresa L.

From: Arno Keller [arno@nrgdivestitures.com]
Sent: Tuesday, May 30, 2017 7:44 AM
To: Communications & Community Liaison Ward 7; Lisa Chong (lisa.c@hsca.ca)
Cc: westmountcalgary@gmail.com; Office of the Mayor; Gagnon, Shane; Janet Spensley; City Clerk
Subject: Re: LOC2016-0312 @ City Council on June 12, 2017 | 1705 Westmount Road NW

Good Morning,

I would like to receive the reason Druh Farrell turned down the project on 10Th Street NW and Kengiston Road. This is a commercial area with large apartments already within the vicinity. I understand she lives by this project and I believe it impacted her decision.

She does not live by the project being proposed on Westmount Road which is being built in a residential area not a commercial area. So I am wondering how she would vote on something that does not impact her home?

Thank you

Regards,

Arno Keller
President
arno.keller@nrgdivestitures.com
www.nrgdivestitures.com

Office: (403) 668-0688
Cell: (403) 860-8692
Fax: (403) 366-8626

NRG Divestitures Inc.
Elveden House
970, 717 - 7th Ave SW
Calgary, AB T2P 0Z3

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2017 MAY 30 AM 7:53
THE CITY OF CALGARY
CITY CLERK'S

On May 29, 2017, at 3:36 PM, Communications & Community Liaison Ward 7
<caward7@calgary.ca> wrote:

Hello Arno,

Thank you for your continued feedback on this application. As mentioned in the past, all members of Council are obligated to remain open-minded on Land Use Redesignations until they appear before Public Hearings of Council. Councillor Farrell votes for or against applications based on their individual merits, community feedback, adherence to policy, and sound planning principles. Councillor Farrell's residing in your community does not impact her vote on any applications.

The subject application is recommended for refusal by Calgary Planning Commission, and this will also weigh heavily on Council's decision.

Please let me know if we can assist further on any other issues.

Best regards,

Dale Calkins

Druh Farrell - Ward 7 Councillor

Office of the Councillors, PO Box 2100, Station M

Calgary, Alberta, T2P 2M5

P 403.268.1796 | F 403.268.3823 | E caward7@calgary.ca

<image001.png><image002.png><image003.png><image004.png>

[Join our mailing list](#) and stay connected.

Please note, our office discloses the names of all parties meeting with Councillor Farrell at City Hall.

From: Ward 7 Contact

Sent: Friday, May 26, 2017 7:14 PM

To: Communications & Community Liaison Ward 7

Subject: FW: LOC2016-0312 @ City Council on June 12, 2017 | 1705 Westmount Road NW

Importance: High

From: Arno Keller [<mailto:arno@nrgdivestitures.com>]

Sent: Friday, May 26, 2017 2:18 PM

To: Office of the Mayor; Ward 7 Contact

Cc: Gagnon, Shane; Lisa Chong (lisa.c@hsca.ca); Cari McLaughlan; John Zang; City

Clerk; westmountcalgary@gmail.com; Bill Scott

Subject: LOC2016-0312 @ City Council on June 12, 2017 | 1705 Westmount Road NW

Importance: High

I am against this development and feel if Druh Farrell can vote against a building in her area this should also happen here.

This is residential area there is no commercial development or high buildings. Unlike the land that Druh Farrell voted against which has both commercial buildings. Tall and dense apartments are already in the area.

So please follow the guidelines we followed when we built in the area.

Thank you

Regards,

Arno Keller

President

arno.keller@nrgdivestitures.com

www.nrgdivestitures.com

Office: (403) 668-0688

Cell: (403) 860-8692

Fax: (403) 366-8626

NRG Divestitures Inc.

Elveden House

970, 717 - 7th Ave SW

Calgary, AB T2P 0Z3

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Duxbury, Christa A.

From: Arno Keller [arno@nrgdivestitures.com]
Sent: Friday, May 26, 2017 2:18 PM
To: Office of the Mayor; Ward 7 Contact
Cc: Gagnon, Shane; Lisa Chong (lisa.c@hsca.ca); Cari McLaughlan; John Zang; City Clerk; westmountcalgary@gmail.com; Bill Scott
Subject: LOC2016-0312 @ City Council on June 12, 2017 | 1705 Westmount Road NW
Importance: High

I am against this development and feel if Druh Farrell can vote against a building in her area this should also happen here.

This is residential area there is no commercial development or high buildings. Unlike the land that Druh Farrell voted against which has both commercial buildings. Tall and dense apartments are already in the area.

So please follow the guidelines we followed when we built in the area.

Thank you

Regards,

Arno Keller
President
arno.keller@nrgdivestitures.com
www.nrgdivestitures.com

Office: (403) 668-0688
Cell: (403) 860-8692
Fax: (403) 366-8626

NRG Divestitures Inc.
Elveden House
970, 717 - 7th Ave SW
Calgary, AB T2P 0Z3

RECEIVED
2017 MAY 26 PM 2:37
THE CITY OF CALGARY
CITY CLERK'S

Duxbury, Christa A.

From: Holberton, Kimberly
Sent: Tuesday, May 16, 2017 9:55 AM
To: 'AJITH KARUNASENA'; City Clerk; Dalglish, Stuart; Fielding, Jeff; Farrell, Druh
Cc: de Jong, Joshua A.; Gagnon, Shane; Cope, Ian; Duxbury, Christa A.; Executive Assistant Ward 7
Subject: RE: LOC2016-0312 Public Hearing

Good Morning Ajith

Currently your application has been assigned a bylaw number and the land use amendment has been advertised, so it will need to proceed to the Public Hearing of Council.

We can cancel your application, but as you did not request the cancellation before the application was advertised for the Public Hearing, we cannot Administratively remove the application from the Council Agenda.

What you will need to do is contact the Ward Councillor, Druh Farrell, to request that she make a Motion at the Council meeting to File and Abandon the Bylaw before the Public Hearing begins, this will in effect cancel your application.

Thanks
Kim



RECEIVED
2017 MAY 16 AM 9:57
THE CITY OF CALGARY
CITY CLERK'S

From: AJITH KARUNASENA [mailto:ajith.karu@seikaarchitecture.com]
Sent: May 16, 2017 8:33 AM
To: City Clerk; Dalglish, Stuart; Fielding, Jeff; Farrell, Druh; Holberton, Kimberly
Cc: ajith.karu@seikaarchitecture.com
Subject: RE: LOC2016-0312 Public Hearing

Hi Kimberly,
I had a discussion with Krista (City Clark office) today. She has forward this email to you. We need to cancel the above application.

Please cancel this application immediately.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban), RIBA, AIA, (SL), MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]

Sent: May-15-17 11:00 PM

To: 'Gagnon, Shane' <Shane.Gagnon@calgary.ca>; 'cityclerk@calgary.ca' <cityclerk@calgary.ca>; 'Dalglish, Stuart' <Stuart.Dalglish@calgary.ca>; 'Fielding, Jeff' <Jeff.Fielding@calgary.ca>; 'druh.farrell@calgary.ca' <druh.farrell@calgary.ca>

Cc: 'ajith.karu@seikaarchitecture.com' <ajith.karu@seikaarchitecture.com>

Subject: RE: LOC2016-0312 Public Hearing

City Clerk,

See email below. Did you cancel the above application?

Please let me know.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban), RIBA, AIA, (SL), MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]

Sent: May-11-17 10:18 PM

To: 'Gagnon, Shane' <Shane.Gagnon@calgary.ca>; 'cityclerk@calgary.ca' <cityclerk@calgary.ca>; 'Dalglish, Stuart' <Stuart.Dalglish@calgary.ca>; 'Fielding, Jeff' <Jeff.Fielding@calgary.ca>; 'druh.farrell@calgary.ca' <druh.farrell@calgary.ca>

Cc: 'ajith.karu@seikaarchitecture.com' <ajith.karu@seikaarchitecture.com>

Subject: RE: LOC2016-0312 Public Hearing

City Clerk/ Jeff Fielding(City manager).

My client is not ready to proceed with the above application. **Please cancel the above application immediately.**

I would appreciate your early response.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)), RIBA, AIA, (SL), MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: Gagnon, Shane [<mailto:Shane.Gagnon@calgary.ca>]

Sent: May-11-17 1:12 PM

To: 'AJITH KARUNASENA' <ajith.karu@seikaarchitecture.com>

Subject: RE: LOC2016-0312 Public Hearing

Hi Ajith,

Unfortunately, at this point I cannot cancel the application on your behalf. Please email City Clerks and Councillor Druh Farrell and advise them that you no longer wish to pursue this application.

Thank you,

Shane Gagnon

Planner, North Planning Area

Community Planning

The City of Calgary | Mail Code #8076

Municipal Building, Floor 5, 800 Macleod Trail S.E.

P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5

T: 403.268.8701

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]

Sent: Thursday, May 11, 2017 9:31 AM

To: Gagnon, Shane <Shane.Gagnon@calgary.ca>

Cc: ajith.karu@seikaarchitecture.com

Subject: RE: LOC2016-0312 Public Hearing

Shane,

I have discussed with the client. Please cancel the application. I will submit a new application with 11 units and maximum height of 12m.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)),RIBA, AIA,(SL),MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: Gagnon, Shane [<mailto:Shane.Gagnon@calgary.ca>]

Sent: May-03-17 8:45 AM

To: 'AJITH KARUNASENA' <ajith.karu@seikaarchitecture.com>

Subject: LOC2016-0312 Public Hearing

Ajith,

I have not heard back from you regarding cancellation of LOC2016-0312. At this time, the application has gone to advertising and will proceed to the Public Hearing on June 12.

Regards,

Shane Gagnon

Planner, North Planning Area

Community Planning

The City of Calgary | Mail Code #8076

Municipal Building, Floor 5, 800 Macleod Trail S.E.

P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5

T: 403.268.8701

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Duxbury, Christa A.

From: AJITH KARUNASENA [ajith.karu@seikaarchitecture.com]
Sent: Monday, May 15, 2017 10:10 PM
To: Gagnon, Shane; Donker, Paul; Dalglish, Stuart; Fielding, Jeff; City Clerk; de Jong, Joshua A.
Cc: ajith.karu@seikaarchitecture.com
Subject: RE: CPC Meeting Reminder for LOC2017-0061

RECEIVED
2017 MAY 16 AM 9:27
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CITY CLERK'S

Hi Shane,
Did you re- schedule the CPC meeting for the above project?
Please let me know.
Sincerely,

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban), RIBA, AIA, (SL), MRAIC, LEED AP

Seika Architecture Ltd
651 Macewan Drive N.W.
Calgary, AB, T3K 3R1
Tele-403-210-5085

ajith.karu@seikaarchitecture.com

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-----Original Message-----

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]
Sent: May-13-17 7:12 AM
To: 'Gagnon, Shane' <Shane.Gagnon@calgary.ca>; 'Donker, Paul' <Paul.Donker@calgary.ca>; 'Dalglish, Stuart' <Stuart.Dalglish@calgary.ca>; 'Fielding, Jeff' <Jeff.Fielding@calgary.ca>; 'cityclerk@calgary.ca' <cityclerk@calgary.ca>; 'de Jong, Joshua A.' <Joshua.deJong@calgary.ca>
Cc: 'ajith.karu@seikaarchitecture.com' <ajith.karu@seikaarchitecture.com>
Subject: RE: CPC Meeting Reminder for LOC2017-0061

Shane,
See email below.
Please re- schedule the CPC meeting - to the end of June 2017.
Sincerely,

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban), RIBA, AIA, (SL), MRAIC, LEED AP

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-----Original Message-----

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]
Sent: May-13-17 12:22 AM
To: 'Gagnon, Shane' <Shane.Gagnon@calgary.ca>; 'Donker, Paul' <Paul.Donker@calgary.ca>
Cc: ajith.karu@seikaarchitecture.com
Subject: FW: CPC Meeting Reminder for LOC2017-0061

Shane- I sent this email on May 11th 2017- to Please re- schedule the CPC meeting

Hi Joshua

I was out of the country for TWO week - due to a family emergency.
I need to submit the DP drawings. Please re- schedule the CPC meeting - to the end of June 2017, then I have enough time to submit the DP. With my last experience with CPC- DP drawings are very important.
Did you get community comments? Please send them me. Three residence have discussed the project details with me over the phone. If you need, I will go and meet the community association. Please send the community association contact person's name & phone number.
Sincerely

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban),RIBA, AIA,(SL),MRAIC, LEED AP

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-----Original Message-----

From: Joshua.deJong@calgary.ca [<mailto:Joshua.deJong@calgary.ca>]
Sent: May-13-17 12:01 AM
To: ajith.karu@seikaarchitecture.com
Subject: CPC Meeting Reminder for LOC2017-0061

This is a reminder that LOC2017-0061 is scheduled to be at Calgary Planning Commission on 18-MAY-17. Please contact the File Manager to let them know of your attendance to the meeting.

*** DO NOT REPLY TO THIS EMAIL ***