

Palaschuk, Jordan

From: Ellen Blanchard <ellenblanchardrn@gmail.com>
Sent: Wednesday, October 14, 2020 11:29 AM
To: Public Submissions
Subject: [EXT] Land Use Designation - Mahogany 149D2020

Follow Up Flag: Follow up
Flag Status: Flagged

We, Brandon & Ellen MacArthur, homeowners of 313 Magnolia Heath strongly oppose the proposed Land Use Amendment LOC2020-0098. As homeowners of the above address, we would be directly affected by this land redesignation as it is directly adjacent to our current property.

We built our home and purchased it in August of 2019 from Jayman Builders. We were assured by the homebuilder that the undeveloped area surrounding our property was zoned for single family dwelling, a feature that we considered attractive and would favor maintaining the value of our home. The surrounding single family zoning was also strongly reflected in the purchase price of our home as indicated by Jayman. We would have never considered buying our current home if the area were zoned for multifamily/low density mixed housing as we were moving from a townhouse/multifamily living environment and saw the negative effects it had on surrounding home owners and the community.

We strongly opposethis change in the land use as we believe it will lead to increased traffic. Townhouse/duplexes in an area would mean an increase in motor vehicle traffic. In an area where a potential school is to be constructed this should raise significant safety concerns for the Community of Mahogany, City of Calgary, and Hopewell. Secondly, it will undoubtedly impact the value of our property. Again, our home was purchased a year ago, as were the majority of others homes on Magnolia Heath and the surrounding areas that would be affected by the purposed land redesignation. We do not feel it is right that as new home owners in this area it is right to move forward with rezoning as this was not planned when we and many others purchased homes in the area. If Hopewell feels it is necessary to amend the land use it should be done within the large undeveloped area where lots and planning have yet to be finalized. Purchasers are then well informed before purchasing of the designated zoning for their property and surrounding area. As stated, we purchased our home just over one year ago and think it is extremely unjust that the property adjacent to our residence even be even considered for rezoning.

We ask that the City of Calgary strongly reconsider their proposition for rezoning. At minimum, it should not have an impact on current home owners. If Hopewell feels that multifamily dwelling is strongly required in the community, which we would disagree with, we ask that they apply for rezoning in the areas yet to be developed in Mahogany. This would allow for home owners/purchasers to be well informed prior to purchasing what to expect in their surrounding community, neighborhood and environment. As the Hopewell vision for the community of

Mahogany is to “grow even more beautiful with time” we do not think this aligns with their plan to develop a large area of low density housing. This purposed change would only lead to increased traffic and noise, increased volume of renters (less property maintenance), reduce property value, and overall have a negatively impact the community and culture of Mahogany.

Respectfully,
Brandon & Ellen MacArthur
313 Magnolia Heath



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Courtney

* Last name Bennett

Email courtney.bennett15@gmail.com

Phone

* Subject Land Use Designation

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We recently received the attached letter advising us of a proposed land use redesignation in Mahogany. I want to place on record my firm objection to this. To redesignate the land use as proposed would completely change the community and lead to far higher density/traffic and strain on communal resources etc. When we purchased in Mahogany we were promised at the time that this would strictly be residential homes in the area and not secondary suites/mixed housing.

Had that been what we wanted or even if that had been proposed for our community, we would not have moved to Mahogany in the first place.

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

www.calgary.ca/caredevelopment

00 2 0000 0 0 4
COURTNEY BENNETT
37 MAGNUS JA HEATH SE
CALGARY AB
T2N 2T9

00 0000

Why did I receive this letter?

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on Monday, November 02, 2020, commencing at 9:30 a.m.

Can I review the application in more detail?

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, October 15, 2020, between 9:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 311 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/caredevelopment. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Can I submit my comments to City Council?

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with inflammatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions approved by the City Clerk not later than 12:00 p.m. (noon), Monday, October 26, 2020, shall be included in the Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE, P.O. Box 2100, Postal Station M, Calgary, Alberta T2P 2K5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to PublicSubmissions@calgary.ca.

The personal information in submissions made is collected under the authority of the Access to Information and Protection of Privacy Act, Section 19(2) for the purpose of public participation in land use decision making. Submissions, meeting criteria will be submitted to the public meeting Council Agenda as received. The personal information contained in the submission will be publicly available, in accordance with Section 80(1) of the PIP Act. If you have any questions regarding the collection of the information, please contact 311 for the PIP Program Administrator, Planning & Development Department, 86,000th, P.O. Box 2100, St. W, Calgary, AB T2P 2K5.

In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office at PublicSubmissions@Calgary.ca.

LAND USE REDESIGNATION

MAHOOGANY

EYLAW 14902628

To redesignate the land located at 83.95 hectares (207.32 acres ±) located at multiple addresses (Attachment 1) from Residential - One Dwelling (R-1a) District, Residential - Narrow Parcel One Dwelling (R-1N) District, and Residential - Low Density Multiple Dwelling (R-2M) District to Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-GM) District.



Palaschuk, Jordan

From: Kyle Taylor <kyletaylor8278@outlook.com>
Sent: Thursday, October 15, 2020 10:32 AM
To: Public Submissions
Subject: [EXT] Land Use Designation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FOIP email sent

We recently received the attached letter advising us of a proposed land use redesignation. I want to place on record my firm objection to this. We moved to Mahogany earlier this year based on the vision that we were sold on how the community would look once completed. To redesignate the land use as proposed would completely change the community and lead to far higher density / traffic / strain on communal resources etc.

Had that been what we wanted in our community, we would not have moved here in the first place.

Regards,

Kyle Taylor
97 Magnolia Heath
Calgary, AB, T3M 2Z9



