

Smith, Theresa L.

Subject: FW: notice of public hearing on planning matters

From: yinghong xu [mailto:yinghong_xu2006@yahoo.ca]
Sent: Monday, March 20, 2017 6:45 PM
To: City Clerk
Subject: Re: notice of public hearing on planning matters

Hi:

My name is Ying Hong Xu, the neighbour resident of 2120 54 Ave SW of the proposed land use change plan of 2104-2116 of 54 Avenue SW Calgary. I am strongly object this plan, because this plan will seriously affect our life quality, our property value and our safety. When we bought this house, we liked the quite environment here, natural, safe and comfortable neighbouring. If this plan is proved, first the building will damage the harmony of the neighbourhood, take up the limited resources for this small districts (like it need lots of streets room for the residential and commercial parking, more traffics, crowded people and more chances of safety concerns). This will make all the people's living condition terrible changed and suffer badly. So I ask the city to stop this plan. Thanks.

Sincerely

Yinghong Xu

March 20, 2017

RECEIVED
2017 MAR 21 AM 9:36
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: yongsheng lu [lu-yongsheng@hotmail.com]
Sent: Monday, March 20, 2017 6:56 PM
To: City Clerk
Subject: Re: notice of public hearing on planning matters

Hi:

My name is Yongsheng Lu, the neighbour resident of 2120 54 Ave SW of the proposed land use change plan of 2104-2116 of 54 Avenue SW Calgary. I am strongly object this plan, because this plan will seriously affect our life quality, our property value and our safety. When we bought this house, we liked the quite environment here, natural, safe and comfortable neighbouring. If this plan is proved, first the building will damage the harmony of the neighbourhood, take up the limited resources for this small districts (like it need lots of streets room for the residential and commercial parking, more traffics, crowded people and more chances of safety concerns). This will make all the people's living condition terrible changed and suffer badly. So I ask the city to stop this plan. Thanks.

Sincerely

Yongsheng Lu

March 20, 2017

Sent from Outlook

RECEIVED
2017 MAR 21 AM 9:36
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Insug Koag [insug1961@outlook.com]
Sent: Saturday, March 25, 2017 8:45 AM
To: City Clerk
Subject: Fw: my comment of zoning change (Location :2104 ,2116-54ave S.W.)

Hello!

My name is Insug Koag who live in 2107 53Avenue S.W.

I worry about my neighbor's commercial building zoning change.

I actually do not want more traffic,noise and privacy problems.

You know this area is very quite residential zone.

I do not understand landlord would build 4story building.

I think It is not fair many neighbours have to accept their disadvantage for landlord's interest.

I am against that zoning change strongly.

Thanks!

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2017 MAR 27 AM 7:39

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: hwang byungchun [byung1958@hotmail.com]
Sent: Saturday, March 25, 2017 8:36 AM
To: City Clerk
Subject: FW: zoning change(2104 and 2116 54AVE. S.W.)

Hi!

My name is Byungchun,Hwang, owner of a house(2107 53Avenue S.W. Calgary).
I am against that zoning change to M-X2f2.0d175

First, Traffic in the back alley is going to be much busier than before.
It will make a lots of noise,dusts and car accident possibilities.

second, that building would hurt my family privacy.
I heard landlord want to build 4 story building.
It is much higher than houses around it.
I think it should be 2 story building.

Third,It will block sunlight from south especially,in winter time.

After all , Those problems will result in dropping of neighbours'property value.

I hope Calgary Planning Commission would make a wise decision that most of the residents want.
Thanks!

RECEIVED
2017 MAR 27 AM 7:40
THE CITY OF CALGARY
CITY CLERK'S

Re: North Glenmore Bylaw 123D2017

We are writing you this letter to express some of our concerns of proposed re-designation of the commercial area in our neighborhood to an M-X2f2.0d175.

1. We feel that the value of our property would be greatly reduced.
2. The privacy to everyone back yard adjacent to the proposed complex would be comprised with the potential 3 levels of residency above the commercial floor. We will be losing the heat from the sun during the fall and winter months
3. We would agree with the comments made by the North Glenmore Park Community Association as not to build higher than the S-C1 zoned property and that of the M-C2 zoned property.
4. We believe that the height of a 4-storey complex would not fit within the surrounding architecture. A 3-story complex could blend within the neighborhood.
5. As to the population table, one must remember that in the 70's the community was being established and through the years that individuals have either moved away or has passed on. With the activity of replacing the single dwelling with 2 semi-detached on the same the lot and revitalizing of the homes in R-C1, the population within the community will have the tendency to rebound.
6. More traffic will be generated with the potential of the Multi- Residential stage being a 4-storey complex. Traffic is already heavy in the neighborhood due to the development of semi-detached dwellings (R-C2) plus events at North Glenmore Athletic Park throughout the year.
7. Our feeling is that the footprint of the proposed complex will be larger than that of the existing footprint therefore create a parking nightmare with a higher density of people.
 - a. Parking is already becoming a challenge because of the R-C2 zoning and lots being subdivided between 50th – 54th Ave and 20th & 21st Street. Adding the church and senior's complex, activities at the Glenmore athletic field for soccer and other tournaments, and the marathons through the community, there is not enough spaces for parking as it is.
 - b. The bus stop on 20th and 54th Ave already limits the parking in that area and now with the new bike lane constructed on 20th Street, it has removed the parking availability by another 50%. There is already an issue with neighbor's visitors finding parking, some being seniors and our parents that are in their late 80s finds walking difficult.
8. Without having the back alley paved, the excess of vehicles will increase the likely hood of many more potholes. The alley is already being graded yearly because of recurring large potholes and in some years they graded it twice.

Regards,
Irvin and Germaine Hingst

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2017 MAR 29 PM 3:35
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