

Albrecht, Linda

From: fhsgeorge@gmail.com
Sent: Sunday, March 19, 2017 10:34 AM
To: City Clerk
Subject: Online Submission on LOC2016-0195

March 19, 2017

Application: LOC2016-0195

Submitted by: Frank George

Contact Information

Address: 810 Varsity Estates Place NW

Phone: 4032399319

Email: fhsgeorge@gmail.com

Feedback:

I support densification in this area near the LRT station. This said, parking is very difficult currently in this development so would ask that additional underground parking be required for any densification in this area.

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2017 MAR 20 AM 7:36
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Albrecht, Linda

From: Illa Maher [imaher@telusplanet.net]
Sent: Sunday, March 19, 2017 12:53 PM
To: City Clerk
Cc: maher@ucalgary.ca
Subject: Letters Opposing approval of Varsity Bylaw 124D 2017
Attachments: City of calgary 4.docx; Letterhead.docx City of Calgary Steve Jones Planning & Development manager.docx

City Clerk.

Attached please find our two letter in Opposition to Approving Varsity Bylaw 124D2017

Thank You Mike/Illa Maher

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Mike & Illa Maher

Unit 605, 16 Varsity Estates Circle, N.W
Calgary, AB T3A 2C5

March 19, 2017

Office of the City Clerk, The City of Calgary 700 Macleod Trail SE PO Box 2100, Postal Station "M" Calgary, Alberta T2P 2M5

RE: Varsity Bylaw 124D2017,

Dear Sir/Madame (City Clerk)

This letter is a follow up of our August 2016 letter re: the proposed bylaw 124D2017, see attached.

As residents of The Monterey 1 building at 16 Varsity Estates Circle N.W Calgary we are still, strongly opposed to amending the land use bylaws or rezoning the land at 5403 Crowchild Trail N.W. Plan 8408GL.

In particular we are opposed to any future development, for high traffic stores and condos. Additionally there is a Humana Medical clinic just across the road, in the Dalhousie shopping center, and think another medical clinic in the area would be market overload.

As stated in our previous letter, we are opposed to future development because of our concerns re: persons' safety, traffic congestion, and the ability for City Emergency vehicles, such as fire and ambulance services to access and move freely in the area. should the proposed redevelopment be approved.

The area with the present developments is already congested with traffic and difficult to move freely in a timely manner. It will be even more precarious for senior citizens and persons walking/driving when the Statesman senior citizens center open in 2017.

Any future development would put an additional load on the areas' utilities such as sewer, water and electricity. Redevelopment of the assets would cause added use and traffic disruption in the proposed redevelopment area.

For the above reasons we are opposed to approving Varsity Bylaw 124D2017, But not opposed to updating and maintaining the present shopping center to keep it attractive and functional.

Thank You for attention to our concerns.

Mike and Illa Maher

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Michael & Illa Maher

Unit 605, 16 Varsity Estates Circle, N.W
Calgary, AB. T3A 2C5

August 18, 2016

Steve Jones, File Manager
Planning, Development, and Assessment, IMC#8076
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Dear Mr Jones.

This email letter is in response to your Notice RE: Application for Land Use Amendment: LOC 2016-0195, Location 5403 Crowchild Trail N.W.

As Owner/Tenants in the existing Statesman Monterey 1 Tower we are strongly opposed to any redesignation of the land 5403 Crowchild Trail N.W.

Our objections are primarily based on concerns re: present and future traffic congestion, citizen safety as well as occupant density in the area.

Since the land location is adjacent to the Crowchild freeway and 53rd Ave, there would be no ability to expand resources in the above directions, additionally with the Statesman Senior Centre being built there would be many senior citizens in the area, and the increase in traffic flow would be a hazard to their safety.

Additionally should the land use request be approved, we are concerned about the available fire and ambulance services availability and maneuver ability in such high density, minimum land use area.

We are not concerned should the present owner wish to renovate the existing structure to improve and update the appearance of the 5403 Crowchild Trail N.W site.as well as the land surrounding it.

We do wish to reiterate our opposition to the land being rezoned to allow a 12-16 storey structure being built and a increase in the population density in the area.

Thank You for your attention to our concerns and attention to our written opposition to the proposed project.

P Michael & Illa Maher

Warm regards,

Dr. PM Ma

Smith, Theresa L.

From: Steve [steve@zanico.com]
Sent: Monday, March 27, 2017 1:23 PM
To: City Clerk
Cc: Michele Zanini
Subject: Bylaw 124D2017

Dear City Clerk,

We are writing to express our concern regarding the re-designation of this property. If the plan is that the current building is to be replaced or built higher than two stories then we object with the plan and would like to understand what the process is to express our view further.

If the plan is to keep the current building in place and have more medical options and a liquor vendor then we do not object.

Thank you for recording our concerns

Sincerely,

Steve and Michele Zanini

Sent from my iPad

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Albrecht, Linda

From: Jamie McInnis [jrmcinni@ucalgary.ca]
Sent: Wednesday, March 29, 2017 9:32 PM
To: City Clerk
Cc: Carole Benner
Subject: Notice of Hearing Response

Hello,

I am typing this letter on behalf of my mother who lives at #210 16 Varsity Estates Circle NW. She is 76 and asked me to write this to you. She is cc'd so you can confirm and her number is 4038894337

She states that she does not want another liquor store near her home or a medical clinic. The traffic along 53rd is excessive and way beyond what the road was constructed for. The third and fourth buildings are not fully occupied at the Statesman development she lives in as of yet and there is so much traffic. Another private medical clinic is going in the 5th Statesman building in the complex, more traffic. A lot of additional traffic is yet to come to an area already so congested that from 4pm – 5pm she can't enter the traffic circle to get onto 53rd street. There is already a public medical clinic at Dalhousie station, there is a lot more parking available there, and still, it gets congested too.

In the underground parking of the Statesman complex there all kinds of security issues; there have been many homeless people in the parkade, the storage lockers have been broken into including Carole's, strangers knock on her door late at night after somehow getting into the building, they panhandle around the residence area. While she has sympathy for their plight she also has fear, and another liquor store along the LRT line will only exacerbate these issues. There is one in Dalhousie station already.

She is adamantly against this change to the Blocks 9 and 10 and her strong opposition should be noted alongside the others who oppose this.

Thank you
Jamie McInnis on behalf of Carole S. Benner

Jamie McInnis M. Ed. PMP
Portfolio Reservoir Simulation and Modelling Manager
Schulich School of Engineering
University of Calgary
CCIT 214
Office : 403-210-6373
Cell: 403-399-4540

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Albrecht, Linda

From: Darlene Feil [dmfeil@shaw.ca]
Sent: Wednesday, March 29, 2017 4:49 PM
To: City Clerk
Cc: Sutherland, Ward; Community Liaison – Ward 1; Jones, Steve P. (LUPP); dsd.thomas
Attachments: Questionnaire Results Crowchild Square Jan 12,2017 Open House.doc; Questionnaire Comments from Attendees Crowchild Square openhouse Jan 12.doc; LAND USE AMENDMENT FILE NUMBER March 29, 2017.doc

Good afternoon City Clerk,

Attached is the submission from the Varsity Community Association for inclusion in the April 10,2017 AGENDA of the Public Hearing of Council. If you have any questions please feel free to contact me 403-247-1151.

Yours truly,

Darlene Feil
Chair, VCA Civic Affairs Committee
Director, Civic Affairs
Varsity Community Association

NOTE: On page 5 of 13 ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION under LEGISLATION & POLICY rather than South Saskatchewan Regional Plan (SSRP) as noted it should probably read South Shaganappi Regional Plan (SSRP).

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LAND USE AMENDMENT FILE NUMBER: LOC2016-0195

**CROWCHILD SQUARE REDEVELOPMENT
5403 CROWCHILD TRAIL NW**

PROPOSED USE:

**DC Direct Control District to accommodate MEDICAL CLINIC and LIQUOR
Store in existing building and new guidelines for future redevelopment**

TO: OFFICE OF THE CALGARY CITY CLERK

Dear City Clerk,

On Behalf of the Varsity Community Association the Varsity Civic Affairs Committee notes the following:

- Due to the fact that the last Traffic Count Report that was completed by the City of Calgary Transportation Department pertaining to 53rd Street NW south of Crowchild Trail NW to 40th Avenue NW was done on Tuesday March 18,2008 to Wednesday March 19,2008 the Civic Affairs Committee contacted Councillor Sutherland asking if he could have the Transportation Department do new traffic Counts in view of the fact that there is a Land Use Redesignation being requested. Councillor Sutherland was very willing to move forward with our request. I was also assured by the Transportation Department that the counts would be conducted accordingly and the VCA would receive a copy. We are awaiting the Traffic Count Report at this time in order to determine if 53rd Street south of Crowchild Trail is close to or exceeding the environmental vehicle capacity of 10,000 vehicle trips per day.
- Due to the overall constraints relating to the Crowchild Square site we respectfully request that the Varsity Community Association be circulated with all Discretionary as well as Permitted Use Applications in order to provide comments accordingly.
- **We recommend that a provision be added to the proposed DC Bylaw that would require that any future development permit application for a significant development of the entire parcel (with the exclusion of applications that pertain to the existing building and any so-called change of use applications) would require a Traffic Impact Assessment.**

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**VARSHY CIVIC AFFAIRS COMMITTEE OPEN HOUSE JANUARY 12,2017
CROWCHILD SQUARE REDEVELOPMENT FILE NUMBER LOC 2016-0195**

Questionnaire Comments from Attendees

* Parking seems quite a bit worse than the analysis showed. A neighbor hood pub would be good.

* Traffic impact has not been done up to date. Need study.

* I believe their parking forecast of no increased traffic or parking needs is overly optimistic.

*I gather that people who live in the Varsity Estates are more likely to say no to the last question above. I live in Varsity Acres as of opposed to Varsity Estates and so am not less directly affected.

*Traffic study questionable.

*Keep the community alive with development. The LRT provides an excellent service for density.

*Not sure parking analysis is accurate, only 2 days covered, I believe an extended analysis would show parking to be fuller at several times, to the point of no spots to park in. Family pub/restaurant would be beneficial to community.

*What do you mean "medical clinic" ----- dentist is ok, not a naturopath or store selling crystals.

*The proposed changes of use are acceptable. However the c-co22 land use applied for is premature. Further traffic analysis is required prior to considering any increase in density in Crow Square is considered. 53rd from south of Crowchild Trail to Varsity Drive is not _____ today and significant changes are required before changes to land use are considered.

*Measure traffic in all directions leading out of the entire complex. 2 big issues really need to be satisfied by any proposal, 1 traffic, 2 parking.

*Traffic will be dense, the concern 53rd St.

*Very big traffic problem on 53 St.

*Major concern is the level of traffic on 53 St and Varsity Estates Rise by people who are short cutting through the community and flow of traffic from the new high rise condos on 53 St rather than onto Crowchild. City representatives at the meeting were not well informed about traffic volume and flow.

*I would prefer a larger medical space. No liquor store due to additional traffic and the consequent ingress and egress problems to the land and from Varsity Estates.

*Growth of traffic on 53 Street is a major concern. It will only get worse.

City of Calgary parking specification for medical offices is woefully low compared to actual impact on parking space use. The scope of this DC open/ change/ approve process is complicated by mix of owner initiated dimensions and then City proposal to at same time enshrine some dimensions of Land Use Study into the DC bylaw. Not bad just complicates presentation to community when no real design proposal for dense construction by owner. I support high density but disappointed with Groves ground/ "podium", very poor public interface. traffic teardrop is a new problem, there will be a pedestrian accident there due to poor design, needs to be fixed.

Increased traffic on 53 St is a major concern. If a 12 storey building is added, traffic will only get worse.

*Prior to the Statesman development a traffic flow and usage study was done. Traffic now probably exceeds the maximums set then. People are cutting through 53 St when Crowchild traffic builds. The flow must change before further development occurs. There is currently a liquor store in Dalhousie Station-close enough (that frequently changes name ownership which I question viability). Again Medical clinic in Dalhousie-close enough - parking already an issue. A smaller medical use maybe OK it draws fewer patients in a day. SIGN Should not be required is meant to be used by community residents and low user (parking). Large sign implies drawing drop in traffic as opposed to a user going to a predetermined destination. TIA Absolutely not! Initial report indicated traffic was near capacity. Traffic along 53rd has dramatically increased as surrounding communities have experienced, particularly during rush hour time periods when Crowchild backs up. Cut through traffic in past two years has increased significantly with those driving through totally disregarding the stop signs and treating it as slow through. Parking has also become a problem in surrounding neighborhood roads. The new development has not even opened yet so there is no real idea as the impact on traffic and parking that will have either. A new traffic study needs to be done after full occupancy prior to creating a Bylaw will allow another development that may be 12-16 stories high. As a resident in the community who has children and makes frequent daily trips around Varsity the increase in traffic and parking issues has been visibly evident. To say it is not now a problem and won't be with further development is very short sighted, I am very opposed to the Bylaw being put in place that allows for any future further development (12-16) stories. I believe in spite of a land use study stating that further developments (high density) can be handled by the road system and available parking, this is not the case

*Groves at Varsity is a large enough development for this location.

It is unfortunate that the height of buildings _____ must change with this application. The current use of Crowchild Square already is causing parking problems along Varsity Est. Road. The parking lot is also completely full throughout the day. Space for the types of businesses described is readily available @ Dalhousie Station. This proposal is just the

thin edge of the wedge, to once again chip away at a residential district and commercialize it.

*Groves of Varsity is still not complete and the traffic is terrible. We often wait more than 10 mins. to get out of our complex and 53rd is terrible. We do not need any more businesses bringing more traffic.

*This is not to happen. The community of Varsity Estates has been considerably changed for the most due to Groves of Varsity construction. 53rd traffic is ridiculous already with commuters cutting through in the AM and PM rush hours. We cannot get out of our street for 10 mins. sometimes. Groves of Varsity construction is not finished and not 100% occupancy, let alone the businesses established yet. Do not let this happen. Varsity community is already suffering due to city decisions. Please listen to the residents this time around.

*Rezoning is contrary to a well thought out development plan and zoning rules that exists maintaining the character of the community. Building another high rise multi family dwelling will cause considerable traffic issues, threaten security and alter resident lifestyles. Leave the zoning the same.

*We support services in the area but no further increase in density (residential population eg 12 story residential tower!)

*I am concerned with the ever increasing TRAFFIC on 53rd St, especially if increased Medical facilities occur. This is a residential area- which too has been over developed with the new condo buildings next to the subject site. Obviously the current owner wishes to maximize his investment with 12 storey building and consequential increased traffic. Varsity does not need any more density.

*If I see the traffic at 9:00 AM and 3:00 PM then add medical clinic the traffic will increase even more and also there is not enough room in Crowchild Square now and a 12 storey building will worst still.

*As it is right now there aren't enough parking to support cars that need to stay longer than the "15 minutes" and "30 minutes" stalls. If additional medical clinic footage are increased, where are the medical clinic users going to park? There is a liquor store across Crowchild Tr. so no more liquor store is needed here. I do not support erecting 12 storey buildings in this site at all. The amount of additional traffic would be too much for 53 Street.

**VARSITY CIVIC AFFAIRS COMMITTEE OPEN HOUSE JANUARY 12,2017
CROWCHILD SQAURE REDEVELOPMENT FILE NUMBER LOC 2016-0195**

Questionnaire Results

	YES	NO	SOMEWHAT SUPPORTIVE	NEUTRAL	TOTAL
Question 1 Liquor store	12 30%	11 27.5%	4 10%	13 32.5%	40 100%
Question 2 Medical Clinic	14 35%	10 25%	6 15%	10 25%	40 100%
Question 3 15 meter sign	7 17.5%	17 42.5%	4 10%	12 30%	40 100%
Question 4 Transportation	10 27%	26 70%	1 3%	0 0%	37 100%