

**Note:** Letter 1 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

**Smith, Theresa L.**

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**From:** FRED AND HALA [fhnasr@shaw.ca]  
**Sent:** Wednesday, March 01, 2017 9:29 AM  
**To:** Woolley, Evan V.; City Clerk  
**Cc:** decthirty@gmail.com  
**Subject:** RE: LOC2016-0241 from C-COR2 to M-CG and M-C1

**Importance:** High

Dear Councillor Woolley and Council,

I am writing to oppose LOC2016-0241 -1644 40th Street SW and 4044 17th Avenue SW for the following reasons:  
-the LRT sound wall has isolated these sites from 17th Avenue and has created a quiet, low-density residential focus for 40th Street SW and 39th Street SW.

-All other homes on these two streets are zoned R-C2

-Multi-residential development is unsuitable for these sites because of the low-density focus of these streets

-residents were already forced to contend with the LRT coming through, so the fact that the access to 17th Avenue was closed was a respite, which is now also going to be taken away

-the Municipal Development Plan encourages redevelopment in inner city communities that is similar in scale and built-form to existing development

-Rosscarrock has been inundated with high-density development while Glendale, Wildwood and Westgate other neighbouring communities remain R-1 and virtually untouched. The changes in our neighbourhood have been happening very rapidly and current residents feel bullied, overwhelmed, and frustrated with the lack of respect to their peace, sense of community, and even to the beautification attempts such as new single family homes, tree planting, community gardening projects, etc established with a great deal of effort and community solidarity

-We are concerned about: increased traffic, increased street parking, increased noise, and that this proposed zoning does not align with the low-density designation of adjacent parcels.

We respectfully request that these lands be redesignated as R-C2. We are also open to R-CG. However, we feel very strongly that the current proposed land use does not align with either the adjacent parcels, or any of the other parcels on these streets.

Thank you for your consideration.

Sincerely,

Fred and Hala Nasr  
Residents  
1616 40th Street SW  
Rosscarrock, Calgary, AB  
403-366-5942

RECEIVED  
2017 MAR -1 AM 9:56  
THE CITY OF CALGARY  
CITY CLERKS

**Smith, Theresa L.**

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**From:** Aaron Stephenson [aaron.stephenson@enbridge.com]  
**Sent:** Wednesday, March 01, 2017 10:05 AM  
**To:** Woolley, Evan V.; City Clerk  
**Subject:** LOC2016-0241: Objection to proposed rezoning of 1644 40 St SW and 4044 17 Avenue SW

Dear Councillor Woolley and Council,

I am writing to express my objection to the proposed land use amendment that would re-zone 1644 40 Street SW and 4044 17 Avenue SW in Rosscarrock to M-CG and M-C1, respectively. Note that both of these properties, effectively, front onto 16A Avenue SW despite their municipal addresses. One property is located at the corner of 16A Avenue SW and 39 Street. The other is located at the corner of 16A Avenue SW and 40 Street.

My wife and I live with our two small children at 1614 40 Street SW, on the same block as the two properties that are proposed for rezoning. The block, which is bounded by 15 Avenue, 39 Street, 16A Avenue and 40 Street, is comprised entirely of single family homes and duplexes, all of which are zoned as RC-2. The community is diverse. There are working families with young children, like mine, working families with older children, and retirees. There is also a diversity of homes ranging from recent single and dual family infills, older single and dual family infills, and homes that date back to the original construction of our historic neighbourhood. Residents are a mix of owners and tenants. What links us all is a sense of community that is tied to the quiet and family-friendly feel of our small part of Rosscarrock (south of 15 Avenue).

The West LRT was constructed between 39 Street SW and 45 Street SW in a culvert, below grade, in between (and parallel to) 16A Avenue and 17 Avenue SW. The West LRT blocked the accesses from 17 Avenue SW at 39 Street, 40 Street and 41 Street such that my family's part of Rosscarrock is inaccessible from the two nearest major roadways – 17 Avenue SW and 37 Street SW – except from 15 Avenue SW. That is, to get to the two properties that are proposed for rezoning on 16A Avenue from either of those arteries, a vehicle would have to travel north on 37 Street, 38 Street or 42 Street, then turn on 15 Avenue SW, and then backtrack south on 39, 40 or 41 Street SW to get to 16A Avenue SW.

My family objects to the rezoning of the properties that front on 16A Avenue SW because increasing the maximum densities at those two sites would, tangibly, increase traffic, street parking and noise on 39, 40 and 41 Street SW, particularly between 15 Avenue and 16A Avenue. Just as concerning, however, is the intangible impact that rezoning would have on our neighbourhood's sense of community, which is rooted in no small part in how the West LRT has insulated the southernmost part of Rosscarrock from 17 Avenue SW to permit the flourishing of a quiet and family-friendly neighbourhood in the inner city.

My strong preference would involve the redevelopment of the two proposed properties by the City of Calgary as a small park with a playground that could be enjoyed by my children and their neighbourhood friends. If that is not possible, the two properties should be re-zoned as RC-2 to match all of the other properties on the block, or at most RC-G to permit the development of townhouses but not high density, apartment-style condominiums.

Please feel free to contact me if you have any questions. Thank you for your consideration.

Aaron Stephenson  
W: 403-718-3576 | H: 403-262-7620

RECEIVED  
2017 MAR -1 AM 11:00  
THE CITY OF CALGARY  
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Attention:

Evan Woolley & City Clerk

Re: LOC 2016-0241 1644 40St SW

4044 17 Ave SW C-COR2 to M-CG & M-C1

2017 MAR -1 AM 7:31

THE CITY OF CALGARY  
CITY CLERK'S

Dear Councilor Woolley & Council,

I am writing to oppose LOC2016-0241 -1644 40 St SW & 4044 -  
17 Ave SW for the following reasons:

-The LRT sound wall has isolated these sites from 17 Ave SW &  
has created a quiet, low density residential focus for 40St SW &  
39 St. SW. **All other homes on these streets are R-C2**

-Multi- residential Development is unsuitable for these sites  
because of the now low density focus of these streets.

-The Municipal Development Plan encourages redevelopment  
in inner city communities that is **similar in scale & built-form to  
existing development.**

-We are concerned about:

-Increased street-parking,

-Increased traffic,

-Increased noise and

- Doesn't align with low-density designation of adjacent  
parcels.

We respectfully request these lands be designated as R-C2 to  
align with other parcels of these streets.

Thank you for your consideration,

Joe & Maria Tallerico

1637 40 St. SW

**Smith, Theresa L.**

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**From:** Gabe Tallerico [gtallerico@icloud.com]  
**Sent:** Wednesday, March 01, 2017 11:03 PM  
**To:** City Clerk; Woolley, Evan V.  
**Subject:** Re-designation of 1644 40 St. SW  
**Attachments:** Opposing Redesignation of 1644 40 St SW.docx; ATT00001.txt

Submitting Attached Letter of Objection

Re: LOC 2016-0241 1644 40 St SW &  
4044 17 Ave SW from C-COR2 to M-CG  
& M-C1

RECEIVED  
2017 MAR -2 AM 8:27  
THE CITY OF CALGARY  
CITY CLERK'S

Attention: Evan Woolley & City Clerk  
Re: LOC 2016 -0241 1644 40 St. SW  
4044 17 Ave SW C-COR 2 to M-CG M-C1

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2017 MAR -2 AM 8:27  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Councillor Woolley & Council

We are opposed to any development on these lots that would not be consistent with the low density residential focus that exists now in our community.

We have lived directly across the street from 1644 40 St SW since 1982. We build our home on 1637 40 St. SW based on the fact it was a low density street & community.

Prior to the LRT being developed there was a small dental clinic on the lot (1644 40 St. SW.) This dental clinic was only 1 level high & was in good standing with the community & did not look out of place in this location.

What is being proposed if the land is re-designated would compromise the value of the existing lots around it. This area should remain low density single family housing or R-C2.

We would also like to point out that prior to the LRT being built we were to told & shown drawings that this lot 1644 40 St. SW would be developed as green space by the City of Calgary & the Contractor of the LRT.

We would like to know why this changed & why we were not notified of the change from the final LRT drawings for 17 Ave. & 40 St. SW

We oppose anything more than leaving this as green space as originally intended with the SW LRT development.

Sincerely,  
Joe & Maria Tallerico  
1637 40 St SW

**Note:** Letter 5 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831