

Smith, Theresa L.

From: r rickey [rrickey@gmail.com]
Sent: Wednesday, February 01, 2017 12:15 PM
To: City Clerk; Farrell, Druh
Cc: carra.giancarlo@calgary.ca
Subject: Re: Application for Land Use Amendment: LOC2016-0237 (BYLAW 44D2017) 1525 – 20 Avenue NW
Attachments: Planning and Development Letter Jan 31.docx

Hello,

Please note our concerns and rejection of the application for Land Use Amendment OC2016-0237 (BYLAW 44D2017) at 1525 – 20 Avenue NW.

A print copy of this letter was sent today, and .doc version is attached.

We are deeply dismayed that previous concerns raised by neighbours and the community association have been ignored to date. Please explain how this can be approved in light of those concerns.

Regards,
Russ Rickey

January 31, 2017

Office of the City Clerk

700 Macleod Trail SE

PO Box 2100, Postal Station "M"

Calgary, AB T2P 2M5

RECEIVED
2017 FEB -1 PM 1:19
THE CITY OF CALGARY
CITY CLERK'S

Re: Application for Land Use Amendment: LOC2016-0237 (BYLAW 44D2017) 1525 – 20 Avenue NW

Attention: City Council, Councillor Druh Farrell, and Councillor Gian-Carlo Carra:

We are writing, again, in response to the proposed re-designation of the above property to a Multi-residential – Contextual Grad-oriented (M-CG) District. Our property is directed across the alley from this residence at 1526 – 19 Avenue NW. While we support urban redevelopment and densification in this neighbourhood, we do have concerns with this proposal based on the minimal information provided.

We fully support the Capitol Hill Community Association in their response to this proposal dated October 14, 2016, as well as letters sent by our neighbours. We again raise concerns that the proposed arrangement:

- Does not appear large enough to support multiple (4 to 5) residences reasonably. As a 50-foot wide lot, the apparent plan to place two buildings with two residences is extreme in the context of this neighbourhood.
- Does not meet current standards for “common amenity space.”
- Will impact the accessibility of emergency vehicles.
- Fails to meet current community landscaping requirements.
- And lastly,acerbates current safety concerns for the alley running between 20th and 19th Avenue. Book-ended by a strip mall and the Royal Canadian Legion, and as the only other access to 14th Street between 16th and 20th avenues, this alley already suffers from excessive traffic, illegal parking, speeding, and pot-holing. Adding significant additional vehicles would only make this issues more acute.

As such, we do not support the proposed re-designation based on the information provided. While the property in question could certainly have a higher density options, two multi-family buildings is inappropriate.

We would further add that the property in question over approximately the last six months has had numerous issues in regards to illegal parking, bylaw infringements and suspicious behaviour. Legalities aside, the owner has shown little concern or regard for their neighbours. We have little faith that their attitudes would change with the approval of this assessment.

Please take our concerns and those of our neighbours and the community in mind with this unsuitable request.

Sincerely,

Kathleen MacPherson and Russ Rickey

1526 – 19 Avenue NW

January 31, 2017

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

RECEIVED
2017 FEB -1 PM 1:21
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CITY CLERK'S

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Please take our concerns and those of our neighbours and the community in mind with this unsuitable request.

Sincerely,
Kathleen MacPherson and Russ Rickey
1526 – 19 Avenue NW