

Smith, Theresa L.

From: tblench@nucleus.com
Sent: Thursday, February 02, 2017 7:41 AM
To: City Clerk
Subject: Opposition to land use bylaw amendment
Attachments: TE005 (5).pdf

Importance: High

Please see attached letter, due today February 2, 2017, regarding opposition to land use bylaw amendment.

Thank you,
Tanis Blench

RECEIVED
2017 FEB -2 AM 8:00
THE CITY OF CALGARY
CITY CLERK'S

January 31, 2017

Office of the City Clerk

700 Macleod Trail SE

PO BOX 2100

Postal Station M

Calgary, Alberta T2P2M5

SENT BY E-MAIL

RECEIVED

2017 FEB -2 AM 8:00

THE CITY OF CALGARY
CITY CLERK'S

RE: LAND USE BYLAW AMENDMENT

3906 15A ST SW

3904 15A ST SW

CHANGE FROM R-C2 TO R-CG

We live on this block and we are very concerned about the following issues should this bylaw amendment be approved:

1. PARKING:

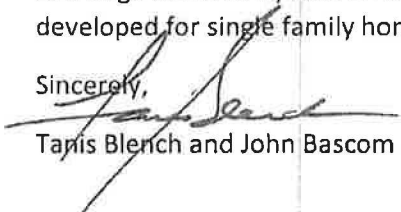
Our side street is very narrow as it was designed for single family homes. When there are parked vehicles on both sides of the street, only one vehicle may pass at a time. It has been our experience that most home owners in this area have at least 2 vehicles. As the 3 to 6 units on this site that have been proposed by the property developer will undoubtedly be much smaller than the size of the units in the current duplex, it is highly likely that the new owners will use their garage as a storage unit and they will park their vehicles on the street. [Please note that this assumes that garages will be provided in the proposed development.] There is simply no room for 6 to 12 more vehicles on the street. We are very concerned about safety as access by emergency vehicles may be hampered in the event of an emergency such as fire.

2. POPULATION DENSITY:

We are concerned that the proposed structure will encompass the entire site and will rise 3 levels, thereby reducing natural light to neighbouring homes. In addition, there will be much more noise from so many more people coming and going from a site that was originally designed to be a duplex.

In summary, we oppose the proposed land use bylaw amendment. We do not support the development of a large multifamily unit on such a small parcel of land in an older community that was designed and developed for single family homes.

Sincerely,


Tavis Blench and John Bascom

Smith, Theresa L.

From: Deborah [debmcldowell@hotmail.com]
Sent: Wednesday, February 01, 2017 8:29 PM
To: City Clerk
Subject: Re Proposed zoning re-designation at 3904-3906 15A St SW (Plan 9211762, Lots 27 & 28)

To whom it may concern

We are writing to express opposition to the proposed land use re-designation at 3904-3906 15A St SW (Plan 9211762, Lots 27 & 28) from its current R-C2 designation to an RCG designation.

As home owners of a neighboring house (3907 15A ST SW), we are extremely concerned at the impact such development would have to our community and quality of life. Though there are, currently, numerous multi-unit developments underway in Altadore, this particular lot is on a quiet, tree lined street with exclusively single-family residences and a multi-unit building would be quite incongruous with the current character of the street.

In addition to the potential strain such a development puts on existing services such as sewage and utility services, the most notable and immediate concern would be parking issues. Our proximity to River Park off-leash and recreation area had already created problem and we frequently are unable to find street parking near our house as it is.

We are aware that the property directly adjacent to us, 1603 38 AVE SW, was recently rezoned to an R-CG designation and suppose it may go to support this application. Please note, we, and fellow neighbors deeply regret not being more vocal in our opposition to this re-zoning and plan to object to subsequent development plans to the best of our ability.

We love our community and feel so lucky to have made our home in Altadore but are already feeling some of the pressure that comes with an increasingly dense neighborhood. We implore you to protect the existing character of our street and reject this application.

Many thanks for your thought and consideration.

Sincerely

Esau and Deborah Tamura

RECEIVED
2017 FEB -2 AM 8:07
THE CITY OF CALGARY
CITY CLERK'S

3907 15 A St SW, 403 245 2390

Sent from Outlook

Smith, Theresa L.

From: Tanis Blench [blencht@inliv.com]
Sent: Wednesday, February 01, 2017 9:24 AM
To: City Clerk
Subject: Land Use Bylaw Amendment
Attachments: TE005 (5).pdf

Importance: High

Please see attached letter opposing proposed land use bylaw amendment.

Thank you,
Tanis Blench

DR TANIS BLENCH MBA
INLIV Medical Doctor
Specializing INcare

P 403 538 8881 F 403 262 7076

SUITE 217 1111, OLYMPIC WAY SE, CALGARY, ALBERTA T2G 0E6
INLIV.COM

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RECEIVED
2017 FEB -1 PM 1:05
THE CITY OF CALGARY
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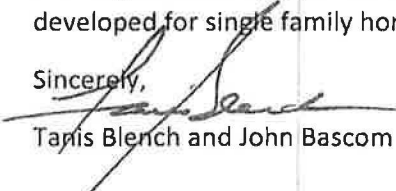
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Sincerely,


Tavis Blench and John Bascom

Smith, Theresa L.

From: Andrew Ewan [andrewewan@yahoo.com]
Sent: Tuesday, January 31, 2017 11:25 AM
To: City Clerk
Subject: Altadore Bylaw 47D2017

Attention: Susan Gray, City Clerk

I am writing to object to the re-zoning of land located at 3904 and 3906 15 A Street Southwest.

It is my understanding that this rezoning will allow up to seven residential units on this site. At present there are only two residential units and parking is already a problem on 15 A Street Southwest. The current occupants have a double garage that is not used for parking. This does not include the possibility of visitors who also need parking.

38th Ave., Southwest is a main bus route into downtown. At present there is no designated bus lane but I anticipate one sometime in the near future. At that point there would be no parking available on 38th Ave., Southwest either.

My other objection is the fact that sunlight into our backyard and patio will be blocked in the mornings.

Garbage and recycling bins will proliferate as there will now be an additional ten bins in the back alley.

Obviously there will be a decrease in the value of my property once this development is built as it will now be overlooking my property.

No doubt some of the new owners will have dogs that they wish to go on the nearby the dog park. Recently, what was an off leash dog area has now become On leash, thereby reducing the off leash area and increasing the congestion and possibilities of contamination for all dogs in the area.

I believe that a master plan for South Calgary and Altadore should be put in place which includes all the amenities that are now being used by the larger population before any more ad-hoc rezoning is done in the area.

Thank you for considering my objections.

Yours truly,
Andrew Ewan
3910- 15a Street SW
Calgary, AB.

RECEIVED
2017 JAN 31 AM 11:42
THE CITY OF CALGARY
CITY CLERK'S