

Albrecht, Linda

From: Richard Shi [richard.zfshi@gmail.com]
Sent: Sunday, January 22, 2017 6:36 PM
To: City Clerk
Subject: Objection to the redesignate proposal of Banff Trail Bylaw 65D2017

Hi Susan,

I'm writing to you to express my objection to my neighbour 2010-26 Avenue NW (Plan 8543GN, Block 5, Lot 1), the proposal of redesignating the land from R-C2 to R-CG district.

As a proud owner of a property of Banff Trail, the land value and privacy are very important to us. R-CG district entitles the owner to redesign the land to rowhouse buildings, secondary suites and backyard suites, my main concerns are as follows:

- 1) decreases neighborhood property values potentially.
- 2) impact the privacy of neighbors.
- 3) block sunlight.
- 4) lack of street parking.

Thank you very much for taking your time to listen our comments.

Warm regards,

Zhi Fang Shi

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Albrecht, Linda

From: anny li [jinanny2003@yahoo.ca]
Sent: Sunday, January 22, 2017 6:48 PM
To: City Clerk
Subject: Re: Notice of Public Hearing on Planning Matters Regarding Banff Trail Bylaw 65D2017

Hi Susan,

I'm writing to you to express my objection to my neighbour 2010-26 Avenue NW (Plan 8543GN, Block 5, Lot 1), the proposal of redesignating the land from R-C2 to R-CG district.

As a proud owner of a property of Banff Trail, the land value and privacy are very important to us. R-CG district entitles the owner to redesign the land to rowhouse buildings, secondary suites and backyard suites, my main concerns are as follows:

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- 4) lack of street parking.

Thank you very much for taking your time to listen our comments.

Warm regards,

Anny Li

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Smith, Theresa L.

From: J. Ari Pandes [japandes@outlook.com]
Sent: Thursday, January 26, 2017 2:33 PM
To: City Clerk
Subject: Application for Land Use Amendment at 2010-26 Avenue NW (Plan 8543GN, Block 5, Lot 1)

Hello:

I provided my comments a few months back about the above-noted application for land use amendment, but since I received another notice to comment, I am forwarding it to you as well.

I am a resident of an adjacent home (2701 Cochrane Road NW) to the property that is applying for this amendment, and I am not supportive of this application.

According to the application, a builder would like to have the parcel rezoned from R-C2 to R-CG and build a 4-unit rowhouse building. While I am all for further densification, as I live in a semi-detached house myself, my concern is that a rowhouse development is taking it too far for this area, and will significantly change the fabric of the community.

First, and most importantly, I worry about safety in the area. I suspect that the row houses will be purchased by and/or purchased and rented out to students, which means that it will potentially attract late-night activities. For someone who is planning on having a young family in the near- to medium-term, this is a concern. About a year and a half ago, I had a firecracker placed in my mailbox that blew it off my wall in the middle of the night. A very scary incident in which the police were called to investigate. I worry about similar or even potentially worse such incidents. I realize that my concern that students will be living in the houses might seem like speculation, but the notion is not far-fetched. The whole idea behind greater densification is to bring the prices of units down in the inner-city, making it affordable for more people. Therefore, the lower price-point will more likely attract students or investors that plan to rent the units out to students (similar to condominiums). Indeed, students currently live in several of the semi-detached homes in the area.

Second, a developer can build these rowhouse developments higher, which would not blend in well with existing homes (and potentially future detached and semi-detached homes) in the area.

Third, a rowhouse development will also attract greater congestion on the road and in the alley – there is already quite a bit of congestion in the area due to the proximity to transit, the University, and a high school nearby. Again, this raises safety issues.

I want nothing more than to keep the area and community family-friendly, where it is safe to raise young (and older) kids and not have to worry about their safety.

I hope my concerns will be taken into consideration. You can reach me via email or by phone (403.991.3491) if you would like to speak further.

Thanks for your time,

J. Ari Pandes

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2017 JAN 26 PM 3:10

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Smith, Theresa L.

From: Maxine Bishop [mybuddy@telusplanet.net]
Sent: Wednesday, February 01, 2017 10:03 PM
To: City Clerk
Subject: ONING

Application for Land Use Amendment LOC 2016-0231 TO ALLOW FOR A 4 UNIT Rowhouse Building facing 26th Avenue NW

I* live at 2636 Morley Trail NW directly opposite 2010 26th Avenue NW . I am probably one of the only original property owners along Morley Trail. At 92 and with arthritis, I cannot attend the Public Hearing February 13th but would like my voice to be heard.

I am opposed to this proposal to allow for this 4 unit rowhouse facing 26th Ave. NW facing my property. In his submission the applicant states that he is also going to build a detached single storey garage with access from the lane which means one side of this would also be facing my property along 26th Avenue. Because of the topography of the area and a real problem that the city managed to make for itself over 60 years ago, the house on this site is already about 8 feet above Morley Trail which slopes down from west to east. The Avenue also slopes from the lane to Morley Trail and the lane slopes down to 26th Avenue. This means that although the proposed building will be about 11 Meters high, it will be 2 or 3 meters more than that above Morley Trail and the garage will also be higher than usual to be level; with the lane.

The applicant has also stated that "ample street parking is available on 26th Avenue and Morley Trail directly adjacent to the site" What he did not say is that this would have to be both in front and at the side of my property. Parking has been a problem since most of the homes have become rental properties and Morley Trail and Cochrane Road from 26th Avenue to 24th street and the property adjacent to the site in question have been designated as E permit parking. Also on the Morley Trail side of this property is a bus stop and then a front drive for the adjoining property. On the 26th side of this property also is a stop sign. On the side of 26th adjacent to my property, cars are often parked bumper to bumper(I have pictures to prove this) and also in front of my property because there is another bus stop directly opposite going east on Morley Trail . This means that often tradesmen or people delivering to my house have to double park. It also makes it difficult for my family to pick me up in a car. I believe that students at Aberhart and people who take the bus, park here.

I also question whether this type of housing is necessary or contributes to the stability of our area. According to the 2016 census, only 37% of the households were owner occupied, up 2% from 2014 due to the number of expensive condos and single family homes that have been built. And are owner occupied. Since 41% were between the ages of 20 and 34, the majority of occupants are university students who rent and move on. This townhouse unit will probably also end up as rental property and in 2016 there were already 110 vacant households.

I do not believe that this proposal will make this area a more attractive place in which to live. Since both Banff trail Elementary and Branton Jr. High have become French Immersion, it is not surprising that only 9% of residents are under the age of 15 .

If this unit is allowed to be built, parking will become more of a nightmare for me than it already is.

Maxine Bishop
2636 Morley Trail NW
(403) 289-3620

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