

Smith, Theresa L.

From: Arlene Drummond [arlenedrummond@gmail.com]
Sent: Sunday, November 20, 2016 2:24 PM
To: City Clerk
Cc: Constituent Assistant Ward 8
Subject: 2506, 2418, 2502 16A St SW MCGd111 to M-C1 bylaw amendment

I am writing to express my concerns and major objections to the proposed land use bylaw amendment at 2418, 2502, and 2506 16A ST SW. My concerns with this proposed development are:

1. Increased traffic
2. Lack of parking
3. Removal of mature landscaping and;
4. City of Calgary being too quick to alter land use bylaws without proper consideration

1. The thing I really love about Bankview is how child friendly it is for an inner city neighbourhood. The park around the community centre is one of the most used community centres around. I don't have kids of my own but I love seeing the kids getting outside and playing in the park. Too many are stuck indoors. There are constantly children of all ages as well as adults who use Bankview's parks for basketball, soccer, tennis, playground equipment, skateboarding, biking and on and on.

Proposing this development right across from the park (as well as another one a couple blocks away) and increasing the number of allowed suites will greatly increase traffic. It will erode the child friendly safety that currently exists near this park and Buckmaster Park as well.

Traffic on 23rd Ave SW is already heavy and many ignore the playground zone signs especially turning from 23rd Ave onto 16A St SW. If you keep increasing the allowable number of suites which increases the traffic 23rd Ave will continue to be more dangerous. With all the T intersections on 23rd I've seen far too many near-misses when a car speeds around a corner as someone thought it was safe to cross. I saw 2 near-misses on Halloween After Lanterns.

I walk down 23rd Ave every morning and the speeding traffic cutting through is tremendous. Traffic will continue to grow and so will the chance of accidents if you approve these developments.

2. As I said the Bankview Community Centre is a great centre and I'd like to rent it for events but parking is a huge issue in this area. As it is if someone comes to visit me they have to park 1-2 blocks away. I would hate for this to get worse and for the Community Centre to suffer.

Often because people have to park so far away from my place I don't have social gatherings and would like to have the option to hold a gathering at the community centre but if there is no parking there either then its no longer an option.

3. There are about 16 mature trees that will need to come down for this development. Although trees are drawn on the artist's rendition for this development the chances of the real thing looking like the drawing are very slim. If they plant the trees proposed it will take a long time for it to look like the rendition. The same goes for the proposed rooftop gardens - reality will most likely be very different from the drawing.

These trees are habitats for birds, squirrels and other animals and I think consideration should be given to that as well. The parks and nature in Bankview are wonderful and I hope the City does their best to preserve that.

4. I would like to assume that the City of Calgary put in place land use bylaws for a reason. I would hope that the City would consider things like traffic, parking, nature, and the unique qualities that could be lost before changing the bylaws without thorough due diligence. It seems however that the City is more concerned about increasing density at all costs. I wish they would take a look at all the costs, not just the financial ones.

Calgary has very few unique, child friendly inner-city communities with parklike settings such as Bankview. I have lived in and around the Bankview community since 1979. I have seen much progress and I believe change is good but the proposed developments around the community centre parks I highly oppose and hope that City council does not change this land use bylaw.

Thank you for your time.

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Arlene