

Albrecht, Linda

From: mcecconi@msn.com
Sent: Saturday, November 12, 2016 10:21 AM
To: City Clerk
Subject: Online Submission on LOC2016-0218
Attachments: Capture.JPG

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2016 NOV 14 AM 7:37

THE CITY OF CALGARY
CITY CLERK'S

November 12, 2016

Application: LOC2016-0218

Submitted by: Mike Cecconi

Contact Information

Address: 28 Westpark Court SW

Phone:

Email: mcecconi@msn.com

Feedback:

As residents of the Westpark community in West Springs, our main concern with this application is that it will result in another road access point in an already congested area of 77 St SW. Already three intersections and one driveway have access to 77 St SW within ~160m (from 9 Av SW to West Cedar Point), with no stops signs or turns on 77 St SW for ~1.4km (i.e. traffic moves typically at speeds gt; 50km/hr. As pathway access is through Westpark Court SW, there is a significant amount of pedestrian traffic (school children, families, dog walkers, runners and cyclists). Another driveway in this area will only add to pedestrian risks on 77 St SW. Also, with the quite popular tennis court and park space on the west side of 77 St SW directly across from the subject land, a driveway will take away parking spaces and push players to park our Westpark Court SW residential street (already a concern with the amount of u-turn traffic from players). If in considering the above concerns, Council still feels this re-designation should be approved it should recommend that this section of 77 St SW be designated a park area with the appropriate reduction in speed limit in recognition of the pedestrian, tennis court, and park space activity. It is unfortunate that the previously approved development left this narrow strip of land essentially unusable, along with the portion of 9 Av SW that is now a throughway with no homes on it. Kind Regards.

tennis court

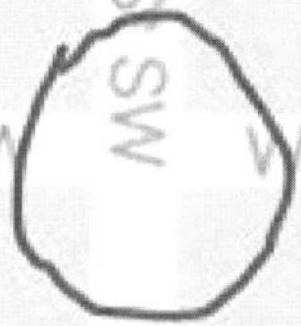
77 St SW



77 St SW

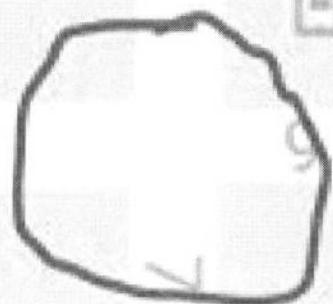
Westpark Ct SW

West Cedar Point SW



Little Pa

9 Ave SW



Smith, Theresa L.

From: Kevin Cholowsky [kevin.cholowsky@portionality.ca]
Sent: Wednesday, November 23, 2016 5:30 PM
To: City Clerk
Subject: Bylaw 312D2016 Serious Concerns for Council Meeting
Attachments: LOC2016-0218 Development Response.pdf

I am the current and original homeowner at 30 West Cedar Point SW. Attached is the written response of my serious concerns with any development on the parcel (Plan 0210368, Block D, Lot 22). It should very clearly continue to be a green belt, not a lot that someone can do what they want with. The Developer (Sam Jomaa) said it would be such when we bought the property. The Developer should be held to his word.

I am a small business owner and will be working during the time of the council meeting on this matter, however let it be known I am in complete and total objection of this parcel being anything other than the naturally treed green space it currently is and was always promised to be.

Kevin Cholowsky

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Kevin & Sharon Cholowsky
30 West Cedar Point SW
Calgary, AB T3H 5E3

RE: LOC2016-0218

In relation to LOC2016-0218, we have some serious concerns about any development on that land. We are the original owners of our home. At the time we purchased our home, the developer and landowner Sam Jomaa stated that this plot of land would be turned over to the city as green space once the neighborhood was completed. Clearly, this did not happen, and based on this application, it seems like there is a desired development on that property (no details given in the notice sent by the City).

According to the West Springs Area Structure Plan.

9.2.13

Natural Areas

(1)

Lands that qualify as Environmental Reserve (ER) under the Municipal Government Act (MGA) shall be protected in their natural state. Exact limits of ER shall be determined at the Outline Plan stage.

(2)

Natural areas of environmental significance that do not qualify as ER under the MGA, and determined by The City to be of exceptional quality, should be protected in their natural state through voluntary preservation or other methods approved by Council.

(3)

Critical ecological material such as native grasses, forbs and trees from development areas should be salvaged and integrated into open space, where determined practical and feasible by the Director of Parks.

The figure on the following page shows the impact development has had on the area's natural areas, in particular the native Aspen population.

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Marked on the figure above shows the Area Structure Plan with its original population of vegetation, with particular note of the Aspen Woodland. Development has almost completely destroyed all of the original Aspen Woodland. The parcel of land in question – the only remaining piece of land that still contains (or will contain once all development is done) actual original and native Aspens is potentially lost to any development on the parcel.

The properties directly neighboring the parcel enjoy the natural beauty of the Aspens and the tranquil space, the privacy it affords, and the abundance of wildlife it houses and provides for. Saving this parcel from destruction is likely the only way any of the native Aspens will remain in this area.

I also find it hard to believe anybody would want to reside on that strangely shaped parcel, sandwiched between two cul-de-sacs of homes. Privacy would be non-existent for everyone.

Please show mercy to the last (likely when the area is done) remaining native Aspens, and let the residents and wildlife (grouse, deer, birds of all kinds) keep some of the native environment. Sam Jomaa originally said he would do so. Please make sure he makes good on his word to do so by not allowing development on the parcel.

I have also contacted the development person at the West Springs Cougar Ridge Community Association. Below are his comments:

From: Planning And Development WSCR [mailto:planning@wscr.ca]

Sent: September 13, 2016 9:09 AM

To: kevin.cholowsky@portionality.ca

Subject: Re: Thoughts

Kevin:

I had a chance to see the LOC info on the City of Calgary website. You're correct, there is not much information.

We have dealt with applications previously for this property, and have encouraged the City previously to consider a land swap or other measures to keep the space green, if possible.

Unfortunately, the property is still in private hands, and they have a right to ask for appropriate uses. While we have trouble seeing how anything can be built on such a narrow space, we have to let the process move forward. I will be in touch with the file manager and Councillor Pootmans to discuss, and to reiterate our concerns.

Lars Lehmann

Chair, Planning and Development Committee

West Springs Cougar Ridge Community Association

403.770.8585

Smith, Theresa L.

From: Clark, Gary [gaclark@suncor.com]
Sent: Thursday, November 24, 2016 8:48 AM
To: City Clerk
Subject: Public Hearing regarding LOC2016-021 Zone Designation
Attachments: LOC2016-021.pptx

To whom it may concern:

Regarding Re-Designation of the land located at 882 – 77 Street SW (Plan 0210368, Block D, Lot 22) from DC Direct Control District to Residential – One Dwelling (R-1s) District.

Attached is materials we (residents of West Cedar place and West Cedar Point directly adjacent) would like to present at the City Council on Monday Dec 5th, 2016.

Regards,
Gary Clark
Gary-sue1@outlook.com
403-519-1554

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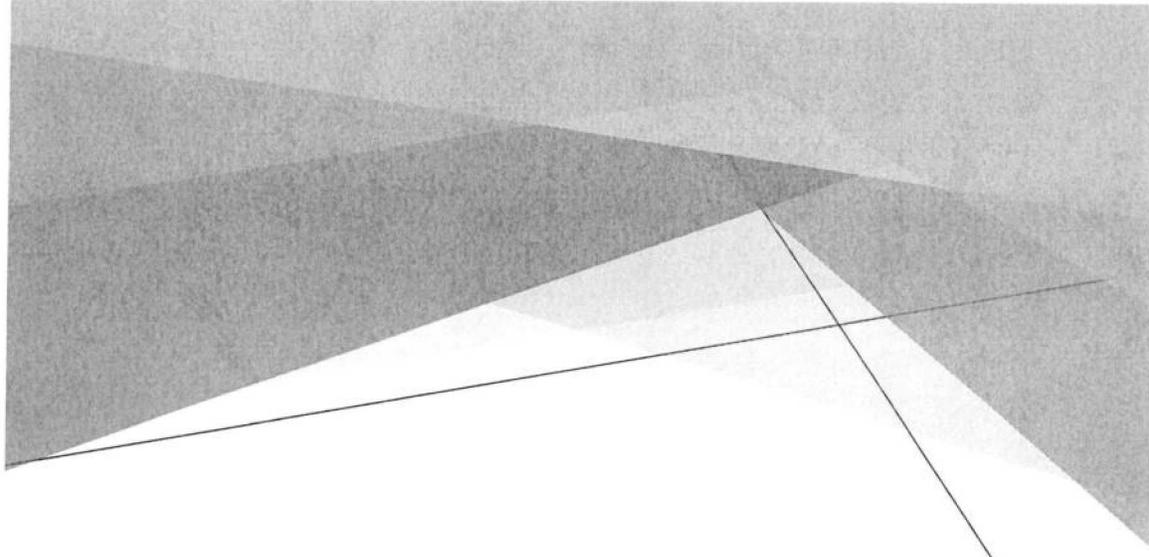
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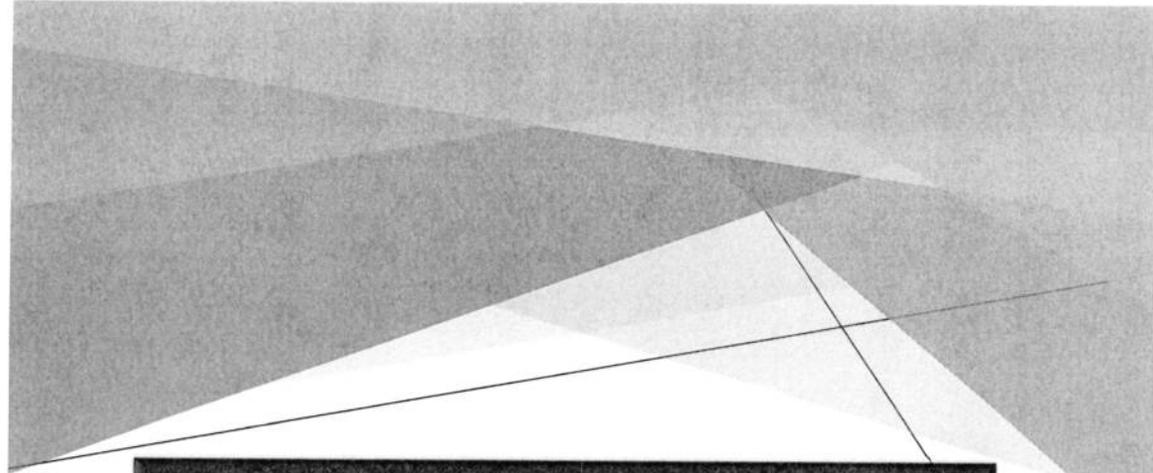
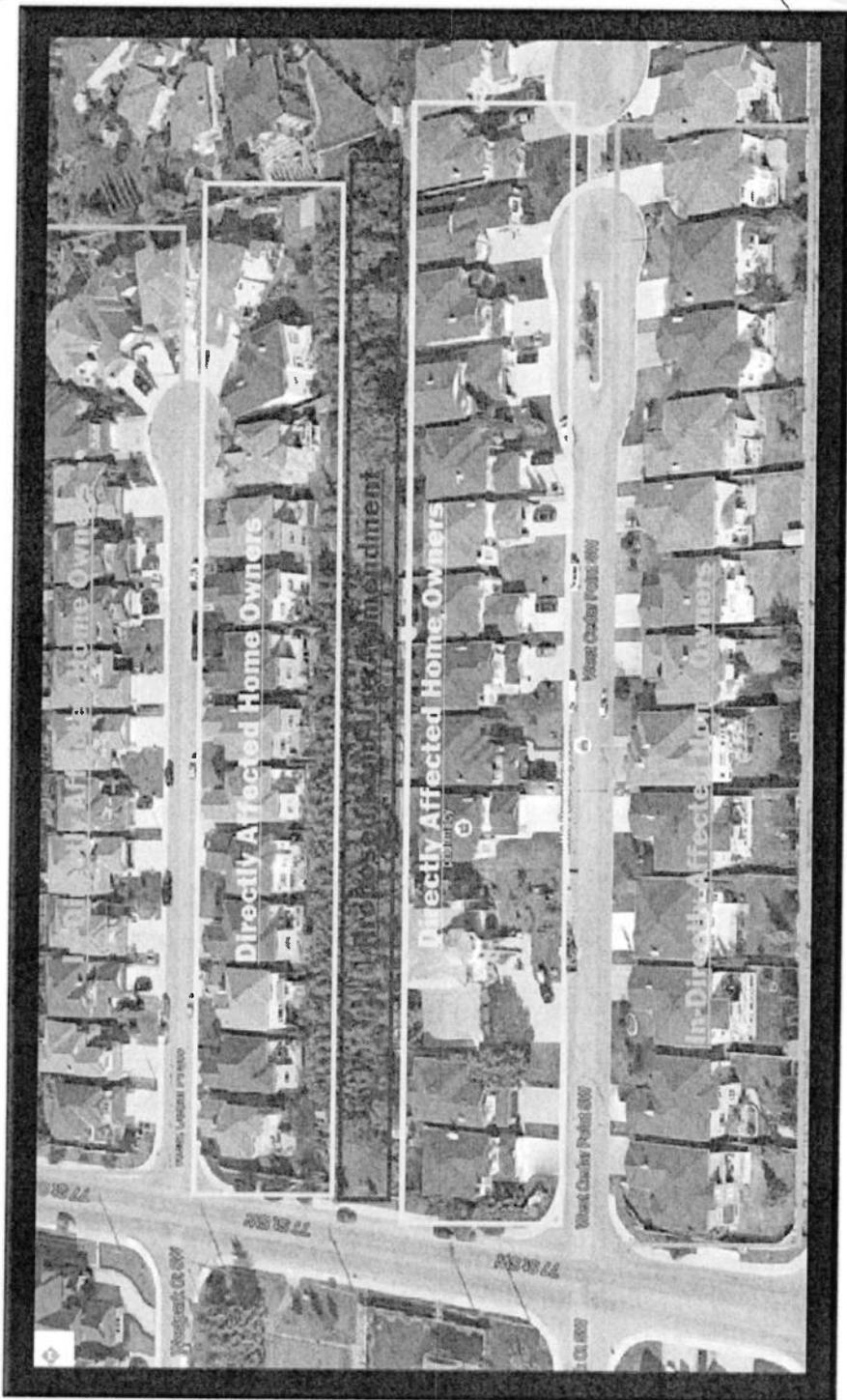
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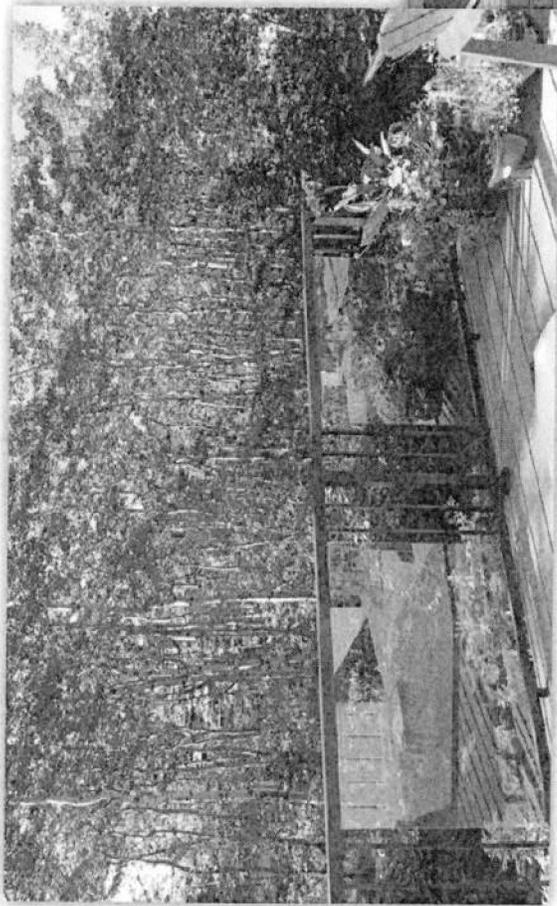
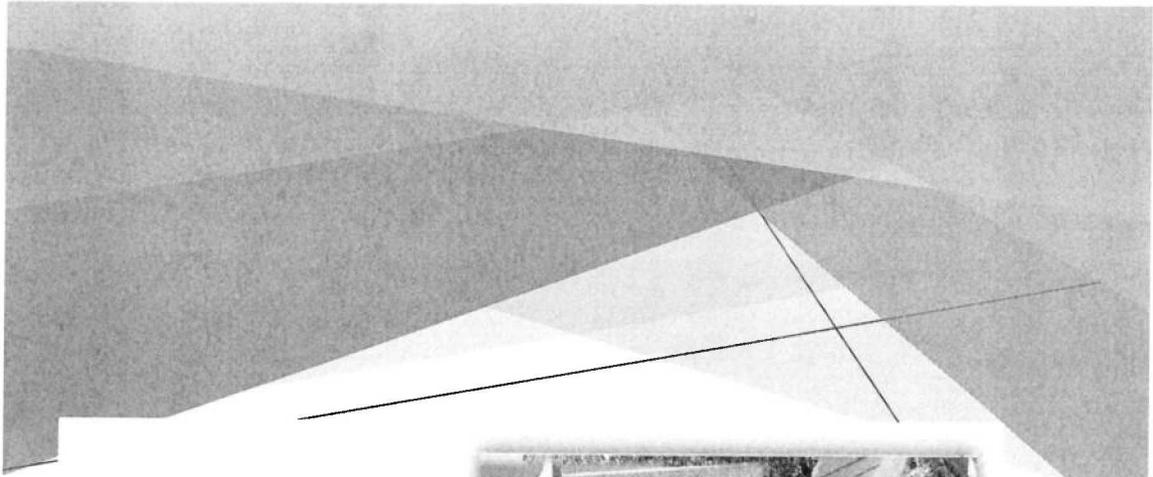
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Re-Designation of the land located at 882 - 77 Street SW
(Plan 0210368, Block D, Lot 22) from DC Direct Control
District to Residential - One Dwelling (R-1s) District.

This is submitted on behalf of residents on West Cedar
place and West Cedar Point. A copy of Signatures will be
submitted in support of the attached.







Overshadowing of adjacent land owners' back yards

Development of this lot with simply a 1.2 meter side yard setback to the homes backing onto the subject property will have significant over-shadowing issues to those on West Cedar Point in the morning hours and those on West Cedar Place throughout the day.

Fire and safety concerns

The subject property is very deep (likely 700 feet plus deep) with no access but for the frontage on 77th Street. Home being developed with minimal side yards at 1.2 meters on each side located on the subject property, with a secondary detached carriage house type suite in the back yard, which would have very limited firefighting access and given the 25 adjacent properties could result in a very significant and potential fire safety hazard for not only the subject property but also the neighboring properties.

Negative impact on property values

To lose a 50 foot buffer of birch trees and other flora and fauna in exchange for having the side of a two story home 1.2 meters from the back yards of adjacent land owners on West Cedar Place and West Cedar Point will significantly and dramatically decrease the values of those properties which, in turn, will have a negative impact for the value of the homes on the rest of these blocks.