

Smith, Theresa L.

From: goodnews1@shaw.ca
Sent: Wednesday, August 31, 2016 12:45 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Peter and Valerie Andrusiak

Contact Information

Address: 3727 3rd Avenue SW

Phone: 4032200116

Email: goodnews1@shaw.ca

Feedback:

RECEIVED
2016 AUG 31 PM 1:14
THE CITY OF CALGARY
CITY CLERK'S

We are NOT in favour of this development for a number of reasons: 1. There has been very active infill development in this immediate vicinity that has a doubling effect on density. This development will quadruple the density and will have a corresponding greater negative impact on traffic congestion, safety amp; parking. 2. 5th Ave SW and 37 Street SW is a particularly congested, busy intersection and adding a development in this area (especially with the pedestrian corridor and bicycle traffic) presents concerns regarding traffic congestion and safety. 3. There is a lack of adequate parking spaces when adding 4 units requiring two parking spaces each. 4. This development is planned at central point of the neighbourhood (versus a fringe area) so it will have the maximum negative impact on the nature of the neighbourhood (high level of healthy resident interaction}, traffic congestion, parking amp; safety. This is simply the wrong place for such a development. 5. Approving such a development is precedent setting and will be the quot;thin edge of the wedgequot; in terms of many more higher density projects being approved.- dramatically changing the nature of the community. We strongly recommend this project NOT be approved. .

Smith, Theresa L.

From: lbashburn@yahoo.ca
Sent: Monday, August 29, 2016 4:35 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 29, 2016

Application: LOC2016-0129

Submitted by: Laura Ashburn

Contact Information

Address: 29 Tamarac Crescent SW

Phone:

Email: lbashburn@yahoo.ca

Feedback:

I am generally an advocate for increasing inner city density. However, in this particular location, it is not appropriate for the following reasons: 1. This is a very busy corner in the community, acting as a major access point into Spruce Cliff and Wildwood. 2. Parking is a concern. This corner cannot accommodate up to eight cars. I can't imagine adjacent neighbors would like parking in front of their houses. 3. All surrounding homes are zoned R2, therefore increasing density at this location would not be in keeping with the neighbourhood.

RECEIVED
2016 AUG 30 AM 7:53
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: cindyackerman@shaw.ca
Sent: Tuesday, August 30, 2016 5:01 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Cindy Ackerman

Contact Information

Address: 3708-3 Ave SW

Phone: 403-246-8565

Email: cindyackerman@shaw.ca

RECEIVED
2016 AUG 31 AM 8:06
THE CITY OF CALGARY
CITY CLERKS

Feedback:

I completely disagree with the rezoning and putting this structure up. I live I completely disagree with the rezoning and putting this structure up. I live on 3rd Ave. My husband has lived here for close to 50 years. I have lived here for 28. We have loved this neighborhood for quite some time. Ever since the developers have come in with their greed and no consideration for the residents, we have lost privacy due to the higher structures. For every structure, add at least 2 vehicles. We've had as many as 4-5 vehicle for just one structure. They don't care if there is not enough room to park. Parking is a premium even in front of your own house. The increase in traffic is a problem. We've asked for speed bumps in the area....that's not happened. The concern is for our children and grandchildren. 3rd Ave. My husband has lived here for close to 50 years. I have lived here for 28. We have loved this neighbourhood for quite some time. Ever since the developers have come in with their greed and no consideration for the residents, we have lost privacy due to the higher structures. For every structure, add at least 2 vehicles. We've had as many as 4-5 vehicle for just one structure. They don't care if there is not enough room to park. Parking is a premium even in front of your own house. The increase in traffic is a problem. We've asked for speed bumps in the area....that's not happened. The concern is for our children and grandchildren. Does anyone on as city councilman even live in the neighbourhood? How would they feel about having this monstrosity built next door or across the street. I know how I feel about it.

Smith, Theresa L.

From: stevenfblair@gmail.com
Sent: Wednesday, August 31, 2016 3:45 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

RECEIVED
2016 AUG 31 PM 4: 17
THE CITY OF CALGARY
CITY CLERK'S

August 31, 2016

Application: LOC2016-0129

Submitted by: Steven Blair

Contact Information

Address: 3518 3rd Ave SW - T3C0A6

Phone: 403-466-8690

Email: stevenfblair@gmail.com

Feedback:

I am a born and bred Calgarian and have been living within less than 2 blocks of this proposed development change location for over 12 years. Spruce Cliff is a thriving multi-generational and multi density neighbourhood that is already feeling the pressure of higher density development with R2 lots converting to 2 dwellings per lot. There are untold single family homes that at some time will convert to semi-detached development as the homes get older and Calgary grows. I AM PRO INNER CITY DEVELOPMENT BUT THE INTENT TO QUADRUPLE DENSITY VS DOUBLE DENSITY DOES NOT MAKE SENSE IN A FAMILY ORIENTED NEIGHBOURHOOD THAT ALREADY HAS ROOM TO INCREASE DENSITY WITH EXISTING ZONING I am against this development for multiple reasons but primarily because there is no reason to give special permission for a quad plex categorization as THERE IS ALREADY ENOUGH OPPORTUNITY FOR HIGHER INNER CITY DENSITY DEVELOPMENT WITH THE R2 CLASSIFICATION OF HOMES IN THIS NEIGHBOURHOOD. Giving additional density approval sets a very negative precedent to the long term viability of a safe and thriving community. Road restrictions limiting flow through traffic to a small number of roads: Since the Bow Trail upgrade has reduced access points into Spruce Cliff the amount of traffic on certain roads and specifically 3 Ave SW (as that is where I live) the traffic has grown exponentially since this change and the numerous semi detached development. Out neighbourhood is not designed for high flow super high density traffic and allowing quadruple development for this lot and potentially others is not a viable solution. ONCE AGAIN WHY DO WE NEED TO QUADRUPLE DENSITY WHEN THERE IS SIGNIFICANT OPPORTUNITY TO DOUBLE THE DENSITY WITH UNDEVELOPED LOTS IN THIS NEIGHBOURHOOD. Parking: If every R2 lot doubled in density to semi detached home which is the zoning designation at this time. Parking will become a significant problem. Even with approximately 30% of lots converted to semi-detached homes on 3rd Ave parking is already becoming an issue in the neighbourhood. Giving permission for quadrupling the density on this lot will cause significant parking problems going forward. This is even before the adjoining homes have developed to semi-detached homes doubling density on all lots. ONCE AGAIN WHY DO WE NEED TO QUADRUPLE DENSITY WHEN THERE IS SIGNIFICANT OPPORTUNITY TO DOUBLE THE DENSITY WITH UNDEVELOPED LOTS IN THIS NEIGHBOURHOOD. Safety: As Spruce Cliff is a very diverse neighbourhood with the very young to very elderly, safety becomes and issues with high density

traffic flow and an increase in "non-family" renters that tend to have a vehicle per tenant and as renters do not have the motivation to contribute to community events and community pride. increased traffic flow putting children and Elderly at risk ONCE AGAIN WHY DO WE NEED TO QUADRUPLE DENSITY WHEN THERE IS SIGNIFICANT OPPORTUNITY TO DOUBLE THE DENSITY WITH UNDEVELOPED LOTS IN THIS NEIGHBOURHOOD.

Smith, Theresa L.

From: ebiebert@telus.net
Sent: Wednesday, August 31, 2016 1:09 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Edith (Edie) Biebert

Contact Information

Address: 11 Willow Crescent SW

Phone: 4035859357

Email: ebiebert@telus.net

RECEIVED
2016 AUG 31 PM 1:23
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

It would be helpful to have access to the schematics of the proposed development at this location. Given the drastic increase in density on this particular parcel these are my concerns: it appears that numerous vehicles would use street parking therefore leading to much congestion at two intersections that are unmarked and busy to begin with. Drivers would have further impediments for clear viewing of traffic due to numerous vehicles of various profiles and parking too closely to the intersections. We currently have such issues at 3rd Ave SW and 37St SW when accessing 37 St. S. Safety is another issue as drivers speed along 37 St. and while turning onto 5th St. Having an unmarked "T" intersection at 5th and 36th would also create a more hazard situation with more traffic and parking. The profile of housing and services seem to be very diversified which in my opinion lowers the property values as compared to Wildwood. Do we need row housing on a small parcel of land and set a precedent for the next row housing unit on the street? Lately the infills that have been "slapped" together (37 St) are very angular and "cheap" in appearance which makes me wonder what standards and controls are in place for redevelopments to manage community themes...if there are any. I believe that row housing will negatively impact market value overall and specifically affect some beautiful homes that have been built earlier that are architecturally pleasing in my opinion. Would the row housing allow for suites which would further exacerbate the traffic and safety issues in the community? Most households have two vehicles and lack the parking space and even if they have a garage, it's used used for storage as it has happened on my crescent. Will these units be considered as rentals or home ownership? We need residents who are committed to the community for the "longterm" as compared to a transient populace. One final concern is the increase in traffic along the alleys with higher densities. Many drivers try to cut across the neighbourhood using alleys and do not consider the dust that is created which then flows into one's home. As well, safety for pedestrians, children and pets in the area who use alleys where its normally quieter to walk along is a concern.

Smith, Theresa L.

From: cabanamc@gmail.com
Sent: Friday, August 26, 2016 8:07 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Marie-Claude Cabana

Contact Information

Address: 421-37th Street SW

Phone: 587-435-6344

Email: cabanamc@gmail.com

Feedback:

The density of the neighbourhood is already getting too high with the new in-fills. This will mean more cars in an already busy area, not just traffic but parking. I moved to this area because it was low density and neighbourliness. High density housing should remain on the fringe of the neighbourhood. This will also create a precedent for other developer to do the same just to get the extra buck by having more units on a single plot of land. Not only that, a building of that size will be an eyesore for all us neighbours that have to drive by it every single day. We will lose trees, the older feeling of the area, etc. Keep our neighbourhood low density please.

RECEIVED
2016 AUG 26 AM 8:30
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: mcoupland@ckaid.com
Sent: Tuesday, August 30, 2016 11:41 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Michael Coupland

Contact Information

Address: 27B Tamarac Cres SW

Phone: 4039841054

Email: mcoupland@ckaid.com

Feedback:

This proposed re-designation for this proposed land-use, on this particular site, is not following the character of our Spruce Cliff neighbourhood, nor is a higher density, so far into our neighbourhood a logical suggestion. This development would simply open the door for any and all future development densification for which both our neighbourhood cannot accommodate due to traffic concerns and overall infrastructure issues that are already of concern in Spruce Cliff [water demands amp; serious electrical distribution loads are a current problem already]. This type of densification should be relegated to the main traffic corridors along Bow Trail only. Again, such a development as this will surely destroy the quiet ambiance of Spruce Cliff and open the door for future ideas for which should not be entertained by Calgary's Development Authority. Our neighbourhood is one of the smallest in Calgary and should be respected as one that is located along the sensitive Bow River corridor. As a registered Architect in Alberta, BC, Saskatchewan, and Manitoba, I am very aware of how developments affect communities in the short term, but more importantly the mandate that they can set into the future. This is not a good development, on a poor site, within a very small community that does not need any higher density particularly when our neighbouring community of Wildwood, to the west, only has a land-use of RC-1. As an RC-2 community, Spruce Cliff should remain as such and not introduce this sort of density. I strongly oppose this proposed development and expect that the resounding appeal towards it from our collective community will be heard and adhered to. Thank you for your consideration, Michael Coupland, Architect – AAA, AIBC, MAA Coupland Kraemer Architecture + Interior Design Inc mcoupland@ckaid.com t. 403.984.1054 (direct) t. 403.269.7109 (reception) f. 403.269.7595 www.ckaid.com Suite 101 4632 - 1st Street SE Calgary, Alberta T2G 2L3 Canada

RECEIVED
2016 AUG 30 AM 11:45
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: dcoupland@ckaid.com
Sent: Tuesday, August 30, 2016 12:03 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: David Coupland

Contact Information

Address: 27A Tamarac Cres SW

Phone: 4039841045

Email: dcoupland@ckaid.com

Feedback:

RECEIVED
2016 AUG 30 PM 1:16
THE CITY OF CALGARY
CITY CLERKS

I have just moved into the Spruce Cliff community. I purchased a new infill home on Tamarac Cres SW and did so based upon the land use for the community being an RC-2 community. It concerns me greatly that this proposed development is trying to exceed this density as I purchased this property with the understanding that the community would not go over this RC-2 designation. This small community simply cannot handle any more density and my concern is that the value of my property will be hindered to a great degree because of it. If this development were to be approved, a mandate would then be set where more of this type of density would then have an argument for any future submissions. This is of exceptional concern for my wife and I as we move into our retirement within this quiet and comfortable community based upon an RC-2 density. This would greatly affect our quality of life. We were in support [along with over 300 other community members] of a recent proposal for the Spruce Cliff community for a small wine and spirits shop in the neighbourhood, to provide for the community. This was denied both by the development authority as well as at an SDAB appeal hearing. That the planning authority deems it reasonable to approve a development such as this densification, that the community seems to be wholly against, yet cannot support the voice of the community for a small business is beyond my comprehension ... I trust that this proposed development will be refused. Thoughtfully yours, David amp; Gloria Coupland 27A Tamarac Cres SW

Smith, Theresa L.

From: jen_sartorelli@hotmail.com
Sent: Tuesday, August 30, 2016 9:55 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Jennifer Collins

Contact Information

Address: 512 36 Street SW

Phone: 403-685-7441

Email: jen_sartorelli@hotmail.com

Feedback:

Very busy road as is, pass through road for people going to Quest school and Health services on 8 th Ave. No parking which would cause street parking to build up on corner and occluding view when turning on to fast moving 37 St. I oppose the change to 4 unit on this property. Property is not designed for this high density. I approve of a duplex 2 units only. Parking and traffic are a problem ready on 5 th Ave.

RECEIVED
2016 AUG 31 AM 8:37
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: matthugecollins@yahoo.com
Sent: Tuesday, August 30, 2016 9:57 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Matthew Collins

Contact Information

Address: 512 36 Street SW

Phone: 403-685-7441

Email: matthugecollins@yahoo.com

RECEIVED
2016 AUG 31 AM 8:38
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

Very busy road as is, pass through road for people going to Quest school and Health services on 8 th Ave. No parking which would cause street parking to build up on corner and occluding view when turning on to fast moving 37 St. I oppose the change to 4 unit on this property. Property is not designed for this high density. I approve of a duplex 2 units only. Parking and traffic are a problem ready on 5 th Ave.

Smith, Theresa L.

From: mscook0@gmail.com
Sent: Tuesday, August 30, 2016 4:33 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Katherine Cook

Contact Information

Address: 407-36 Street SW

Phone: 403-919-1511

Email: mscook0@gmail.com

Feedback:

I , and my neighbors, are very much against this type of high density development in this particular neighborhood- it is detrimental to this area; already limited parking due to double density development being built here in the last few years, and many properties are either rentals or are sold at a high dollar and spouses/roommates with many occupants living in one house - everyone has a car. Quadrupling the density is only going to make this worse. Proximity to the LRT is irrelevant. Traffic and congestion would increase, its already too busy - we need speed bumps with the increased traffic we already have. Increased density in neighborhoods is proven to limit family/child friendliness and safety. We have many new parents living in our neighborhood with small children. We are absolutely against allowing this 'row housing' type of development in our old, beautiful neighborhood. We will be present for the meeting in September.

RECEIVED
2016 AUG 31 AM 8:05
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: sldarlington@hotmail.ca
Sent: Saturday, August 27, 2016 3:49 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 27, 2016

Application: LOC2016-0129

Submitted by: S. Darlington

Contact Information

Address: 3521 3 Ave. S.W.

Phone: 403-242-4043

Email: sldarlington@hotmail.ca

RECEIVED
2016 AUG 29 AM 8:00
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

Parking in this neighbourhood is a problem as more single dwellings are being torn down and replaced with two units. But allowing an increase of four times is just too much. It is already difficult to get onto 37 St. Because the visibility is so reduced by parked cars . 36 St. and 5Ave. Is a dangerous intersection now. I hate to think of turning on to 36th from 5 Ave with additional cars parking there. This community does not need row housing and even greater increases in density. The parking situation gets worse when visitors are there. I have lived in this area for most of my life and can see that the increase in density is not improving the area but bringing the quality of life down. Please reconsider this proposal.

Albrecht, Linda

From: gmdodwell@hotmail.com
Sent: Wednesday, August 31, 2016 7:40 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: ANN amp; GORDON DODWELL

Contact Information

Address: 3728 - 5 Av. SW Calgary, Alberta

Phone: 4032495012

Email: gmdodwell@hotmail.com

Feedback:

RECEIVED
2016 AUG 31 AM 8:44
THE CITY OF CALGARY
CITY CLERK'S

This letter is to notify the City of Calgary that we, Ann and Gordon Dodwell, both strongly oppose the currently proposed re-designation from R-C2 to R-CG zoning, the proposed structure, and the quadrupling of density of said lot addressed as 3727 - 5 Av. SW, in the City of Calgary, Alberta. Our residence is located at 3728 - 5 Av. SW, which is directly north, on the other side of 5 Av., from the lot in question. Ann and her husband, Myles Dodwell, bought their newly constructed house at 3728 - 5 Av SW in 1955. They selected this location as it was located in a low density area, that consisted of mostly single family dwellings, in a modestly lower height profile area. Ann has been the only owner and resident of this property, (along with her now deceased husband Myles until his passing in 2006), along with many other original owners in adjoining and closely situated houses, until just recently. My wife and I intend to move into, and live in this house, when Ann does eventually pass on. Ann is presently 91 years old, in good health, and has no intention of moving anywhere else! Our major points of objection in relation to this proposal for 3727 - 5 Av SW are as follows: 1) The quadrupling of the density of this single lot, where being situated in the middle of a low density residential area, is completely out of character and will create an erosion of the low density persona that has kept this immediate area a desirable and stable environment to raise a family, for all of these years. This type of development, intensifying of the density, has occurred and been accepted by the residences and their representing community association through the past, but on the fringes of, and next to major thoroughfares, of the district. Examples being the Shaganappi Village, the three new residential towers on 33rd St and Bow Trail, all of the residential apartment buildings located to the North of the Shaganappi Golf course and North of there, along the cliffs. Also, the many halfway, assisted living, and similar use residences that have been accepted and are scattered through out our neighbourhood. This proposal for 3727 - 5 Av SW, is located in the heart of our district and will stand out like a sore thumb, and will look and be, completely out of place. 2) The increased traffic, and the already existing shortage of parking spaces, will both be increased by the additional 8 new vehicles that will be added to this area.as a result of this proposal. Along with that issue is the question of where the 12 new recycling/garbage/composting bins will be located. This site is situated on an old narrow laneway which is where this new proposed row townhouse will have their 4 separate garages exiting and entering onto. Practical experience predicts that the bins will not be placed in front of the garage doors and would have to be moved at least twice a day for the vehicles entering and

exiting purposes. The bins would not be kept inside the small garages which, with a vehicle parked inside, will not be convenient for the residents. Finally, there will not be sufficient space between the garage doors for the bins to be stored, thereby creating an unsightly and dangerous situation for pedestrians and vehicles that use this busy laneway, street, and sidewalk area. How the city's large recycling vehicles will be able to operate safely in this narrow laneway, with a detached garage located lengthwise directly across from this proposed structure, is difficult to imagine. and; 3) A new two-storey infill has been approved and is awaiting construction, on the lot addressed as 528 - 37 St SW, immediately north of our lot. Our house presently has nice views to the north from our existing kitchen windows and dining room patio doors, of the trees, different kinds of wildlife, and the different houses of the neighbourhood, along with abundant sunshine throughout the day, When this new two-storey infill is built next door, 99% of that will be lost. The majority of our time however, is spent in our front living room and bedrooms, which are located on the South side of our house. The current view is very nice, looking over the currently existing low profile family dwellings, the strolling people passing by who are enjoying the existing views on their daily and/or evening walks, even the vehicles going through the area, and again, all the different types of wildlife that inhabit the area. The majority of life sustaining and mentally required sunshine and light will be lost. Allowing the construction of a 11m high structure that is close to being the same depth as the lot, directly across 5 Av., and the infill right next to our house, will change the feeling of and views from our house, akin to living in a tunnel! The loss of the feeling of being a part of the lower density and caring community will be devastating. Ann and I request that the elected city officials respect and abide by the wishes of the immediate neighbours and community as a whole.

Smith, Theresa L.

From: lena_elkadri@hotmail.com
Sent: Friday, August 26, 2016 11:24 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Lena Elkadri

Contact Information

Address: 629 37 St SW

Phone:

Email: lena_elkadri@hotmail.com

Feedback:

RECEIVED
2016 AUG 26 AM 11:33
THE CITY OF CALGARY
CITY CLERKS

To whomever this may concern. My comment is coming in late as I just learned about this new proposed development. I believe this part of the neighbourhood is busy enough. Parking is already a nightmare for everyone and the constant noise of cars going back and forth has more than tripled since I moved in back in 2010. I can already picture the increase in cars parked wherever just because they need an empty spot. And as I write this there has not been a quiet moment, so if this happens I can look forward to always hearing cars. In the morning it gets quite congested in front of my house waiting for the light. This will only add more cars. More people. We already have a new development going up where that old liquor store used to be and that's right behind the alley where I live. I thought that for my kids this would be a great neighbourhood and it is so far but with all these changes I am starting to have doubts. How safe is it when it's hard to cross the street. All communities should be family friendly but with these possibly going up near a walk way. I'm not to sure about that. Anyways I don't like the whole idea. The area should be left the way it is.

Smith, Theresa L.

From: Barb Elms [mrs_scroggins@yahoo.com]
Sent: Saturday, August 27, 2016 2:35 AM
To: City Clerk
Subject: Redesignation of land at 3727 -5 Avenue SW
Attachments: 608 letter.docx

Dear Sir or Madam,

Please see attached document about the redesignation of land at 3727-5 Avenue, SW, Calgary.

I have several concerns over this issue which I would like to be made available to City Council members.

Thank you for your assistance in making sure this letter reaches them.

Sincerely,

Barbara Elms-concerned home owner

RECEIVED
2016 AUG 29 AM 7:56
THE CITY OF CALGARY
CITY CLERKS

220, Edelweiss Dr,

N.W.

Calgary, Ab.

T3A4A3

August 27th 2016

RECEIVED

2016 AUG 29 AM 7: 56

THE CITY OF CALGARY
CITY CLERK'S

To Whom it may concern,

I am the owner of a property immediately adjacent to the one requesting rezoning by City Council at 3727-5 Avenue, SW Calgary and have several concerns about this proposal which I am against;

1. The current owner failed to communicate his/her intentions to nearby property owners.
2. The change in zoning would significantly impact my property and others nearby in terms of privacy and access to light.
3. This will adversely affect surrounding property values not something I believe Council should be doing in the current economic climate.
4. There are some lovely trees nearby which would be affected by this development and as we all know Calgary needs to expand its' urban forest not deplete it.To get trees to the level of maturity and size that these trees are takes many years.
5. Parking has always been an issue in this area. Many times I cannot park anywhere near my property and have to walk a considerable distance to reach my property. Currently I am disabled and this causes me both pain and discomfort. There are many other older citizens in the area who also have mobility issues of one form or another. Allowing potentially four units on this area will only add to the parking problems.
6. Because of the above I would be concerned about emergency vehicle access to nearby homes. I believe these needs have to be considered when making a decision.
7. There are several areas of multifamily residences nearby which are adjacent to each other which are logical. To add another on a residential street makes no sense and will substantially alter the character of the area.
8. Will sewers and waterlines be able to cope with the added density of homes? This area is not new and I suspect that the infrastructure is old. Stressing it with added units above what it was originally designed for makes little sense and leaves Council open to considerable expense in the future if the infrastructure cannot cope.
9. Finally it is my understanding that the community is not supportive of this.
10. Thank you for taking the time to read this email.Unfotunately I will be away on holiday when your meeting takes place but I appreciate the opportunity to put forward my concerns to Council.

Respectfully submitted by Barbara Elms-Homeowner

Smith, Theresa L.

From: Roman Fedynets [romanfed@hotmail.com]
Sent: Wednesday, August 24, 2016 1:53 PM
To: City Clerk
Subject: 3727 5 ave SW

Hello City Clerk,

I live at 639 36 street SW, and saw the sign showing that developer is seeking approval from RC-2 to R-CG re-zoning.

If that means "row housing", I'm strongly against this proposal.

All houses around either single or duplexes and In my opinion that type of building will look out of place and will have negative impact on the community.

Thanks,
Roman Fedynets.
(403)630-5234

RECEIVED
2016 AUG 24 PM 2:17
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: flemons@ucalgary.ca
Sent: Wednesday, August 31, 2016 7:49 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 1, 2016

Application: LOC2016-0129

Submitted by: Donald Edward Flemons

Contact Information

Address: 6 Willow Crescent SW

Phone: 4032426874

Email: flemons@ucalgary.ca

RECEIVED
2016 SEP - 1 AM 8:20
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

I have lived in this community for more than 60 years. I am not in favour of developments because it would change the aesthetics of the community, increase the flow of traffic and increase parking congestion. What concerns me most is the precedent this development will make. If this proceeds then similar developments will be approved throughout our community and I am concerned that the zoning for the entire community will be changed. There is no rationale that I can see why this type of development would help our community. It is already possible for builders to build infills and duplexes - leave it at that.

Smith, Theresa L.

From: m_floyd@telusplanet.net
Sent: Friday, August 26, 2016 8:38 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

RECEIVED
2016 AUG 26 AM 8:37
THE CITY OF CALGARY
CITY CLERKS

August 26, 2016

Application: LOC2016-0129

Submitted by: maureen floyd

Contact Information

Address: 3715 3 ave sw

Phone: 4032498396

Email: m_floyd@telusplanet.net

Feedback:

Density is already high!The fringes of the neighbourhood already have high density-where traffic and congestion is more manageable[Shaganappi Village,Boardwalk;the new developments on Worchester Dr & 45 st] This development will be WITHIN the neighbourhood-not on the fringes

Smith, Theresa L.

From: cmforer@icloud.com
Sent: Wednesday, August 31, 2016 1:09 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Colette Forer

Contact Information

Address: 3518 3 Ave SW

Phone:

Email: cmforer@icloud.com

Feedback:

RECEIVED
2016 AUG 31 PM 1:23
THE CITY OF CALGARY
CITY CLERK'S

Dear Council Members, Firstly, thank-you for allowing the citizens living in the neighbourhood that will be impacted the most by these decisions to have a place to give feedback. As we live within a few blocks of this proposed development, I feel it is important to state why I am completely opposed to such a redesignation. Firstly, it is important to us that we preserve a community feel in our neighbourhood. Although it is valid that we need to be accommodating to the changing times where urban density is needed, and people want to live and commute close to the downtown core, it is also equally important that current longterm community member's values are given importance too. R-4 designation means we will have fewer and fewer families coming into the neighbourhood, something that provides such vibrance to a community. We want to see young families being encouraged to move here, not just working professionals. Safety is also a concern: We use this corridor almost daily to walk our family pet, and our children are on their bikes daily. With the LRT now being in our neighbourhood, as well as the abundance of infills that have sprung up over the past 8 years, we have noticed a significant increase in the amount of traffic and parked cars already. I believe that R-2 is as high as we need to go at this time as there are many lots that will be redeveloped over the next decade and we are already seeing such increases in traffic and parked vehicles. This is an issue of safety for all pedestrians and those that now use the well developed bicycle paths as there are very few thoroughfares in this neighbourhood, with only 33 St (Spruce Drive) , 37 St and 3rd Ave (where we live) and only 2 ways to exit on either 37 St or 33 St. Although it is inevitable that density will continue to increase being a community so close to downtown, it means that we need to be even more concerned about preserving the quality of this neighbourhood and not drive people further and further away from the downtown core for quality of community. There are many dense developments already including Shaganappi Village, the Boardwalk, the three towers at 33 St and Bow Trail, and the new developments coming on Worchester Dr and 45th St. In conclusion, I would like to say that it is not necessary for this community to begin to designate lots R-4. There are many reasons I am against this as stated above including preserving the quality of the neighbourhood, encouraging more young families to move here, protecting excessive densification such as 4 properties where there used to be 1, safety, redevelopment at the R-2 level will continue, as well as increased traffic and parking of vehicles.

Smith, Theresa L.

RECEIVED

From: Adam Fry [adamfry@shaw.ca]
Sent: Wednesday, August 31, 2016 8:50 AM
To: City Clerk
Subject: 3727 5th Avenue SW LOC2016-0129

2016 AUG 31 AM 9:11

THE CITY OF CALGARY
CITY CLERK'S

By EMAIL ONLY

Re: Land Use Amendment LOC2016-0129

We are the owners of the property (603-36th Street SW) located directly to the East of the subject property (3727-5th Avenue SW) applying for the rezoning from R-C2 to R-CG; we have serious concerns about this application and the potential negative impact this would have on our community.

The proposed rezoning density does not exist in the immediate area; our community has an abundance of single family and infill properties. The proposed 4 unit "rowhouse" development to be built on this site if it is rezoned, is not homogenous with the surrounding developments. If this rezoning is permitted, it will set the precedent for additional properties to seek this higher density zoning, which ultimately will change, and have an adverse impact on, the community, altering it from a family focused neighborhood to a higher density rental-type area. We made a choice many years ago to relocate our young family from Bankview to Sprucecliff to specifically get away from this type of higher density development/community. If the subject parcel had already been rezoned, or built out with this type of development, we would not have considered Sprucecliff as the community we would move to, and raise our family in.

The subject property is located on the corner of 37th street and 5th Avenue, which is the main access road off of 37th Street into to our community; this corner has very limited visibility as is, and there are frequent near misses as cars turn off of 37th onto 5th Avenue. The proposed development, given its physical size, would further impair driver's visibility and would create a much greater potential for vehicular and pedestrian accidents. As once again, this community is a family focused neighborhood, with many young families, this increased risk is of great concern.

The height of the proposed development would have a serious impact on the sight lines in Sprucecliff. This neighborhood has very mature trees and foliage, an asset for any community. The restriction to single family and infill development has ensured that Sprucecliff has maintained this mature, lush environment. The development proposed, and obviously any subsequent developments if this zoning is approved, will be detrimental to this environment. We, and our neighbors, did not move into this community to look at 11 meter high rowhouse developments. It is specifically the lack of this type of structure that brought many of us to live in Sprucecliff. The height of the structure would have a tremendously negative impact on the utility and enjoyment for the surrounding properties.

Our community relies heavily on street parking; space is always restricted. This development, while supplying a single garage for each unit, would further exacerbate the parking constraints in our community. Once again, many of the residents moved into this community because of its existing zoning constraints, and to have this zoning modified now to allow for developments of this kind is very unsettling.

The proposal shows the four garages to be provided, would be accessed via the alley lane; the current access is off of 5th Avenue for this property. Due to the footprint of the proposed development, and the location of the garages, we have real concerns about the ability to safely pull into these garages.

There are further concerns with the footprint of, and the setbacks of, the proposed development- this site would be fully developed. There are no similar buildings, or parcels that have been built out to the extent of this proposal. The lack of this type of structure has great value to our community, which would be completely negated if this type of zoning was going to be permitted. Further, the contemplated roof top patios on the 11 meter high development would have direct

sight lines into the surrounding properties; this encroachment into our privacy, and our neighbor's is something we are adamantly against.

We appreciate your consideration of the above concerns.

Regards,

Adam Fry
(403)714-8585



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Smith, Theresa L.

From: jchezv@gmail.com
Sent: Wednesday, August 31, 2016 8:49 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 1, 2016

Application: LOC2016-0129

Submitted by: J. Hass

Contact Information

Address: 524 38 street SW Calgary

Phone:

Email: jchezv@gmail.com

RECEIVED
2016 SEP - 1 AM 8:20
THE CITY OF CALGARY
CITY CLERKS

Feedback:

I am a member of the neighbourhood concerned that the onset of these type of high density housing developments are negatively impacting the peaceful demeanor of our community. More people with less parking and busier streets is feeding the daily frustrations we face and adding to the safety issues in regards to our children especially. This proposed development is next to a walkway where there is certainly not enough parking for the average 2 vehicles per household. We are sharing more grim looks of toleration rather than friendly smiles due to the increasing density and hectic traffic conditions that are on the uprise due to decisions for developments like these being passed. I say no thank you to the proposed designation .R-CG at 3727 5th Ave SW.alobg the pedestrian walkway. Our neighbourhood should be protected from the arrival of such downfalls like the appearance of Cash Money establishments and downward spiral like high density housing alike.

Smith, Theresa L.

From: lhoodhome@hotmail.com
Sent: Sunday, August 28, 2016 7:43 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 29, 2016

Application: LOC2016-0129

Submitted by: Laura Hood

Contact Information

Address: 4008-4 ave SW

Phone: 4032462438

Email: lhoodhome@hotmail.com

Feedback:

This location is only a few blocks from my home. I do not like the increase in density right in the middle of the neighborhood. There is very limited entry in to the neighborhood which will cause increased congestion on 37 st. and Bow Trail. There is already a new high density development slated for Worchester Dr. The extra height of the proposed dwelling will decrease the amount of sunlight on the streets and sidewalk. This will decrease the quality of life in the neighborhood. I am very much apposed to the proposed designation of R-CG.

RECEIVED
2016 AUG 29 AM 8:04
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Lori Jansen [lorijansen@gmail.com]
Sent: Tuesday, August 23, 2016 4:01 PM
To: City Clerk
Subject: Bylaw #251D2016

Good afternoon,

My name is Lori Jansen and I live very close to a proposed zoning amendment. The property being considered is at 3727 5 Ave SW (File Number is LOC2016-0129) and we live across the street and 2 doors north from there.

I have discussed the different zones with a few people who know more about these classifications than I do so that I would understand how changing the zoning from RC2 to RCG would impact the street and the community of Spruce Cliff. My understanding, and please let me know if this is incorrect, is that RCG zoning would allow row housing with secondary suites and can cover up to 60% of the lot.

I disagree with changing the zone fat 3727 5 Ave SW because it will look like random planning rather than planning the area as a whole. I understand that the outer edges of our community are more dense but I feel quite strongly that the inner or middle part should maintain the lower density zoning.

If one property is changed from RC2 to RCG, it will open the possibility for other property owners to change their zone.

The house immediately next door to us has been sold to a developer and I am concerned that there will soon be a request to change the zoning of that property as well. The zones are there for a reason and changing them will make our community look as if it was not planned correctly.

Most of the properties in our area are single family homes, duplexes or 2 infill homes on a single lot. I don't think that RCG zoning is appropriate here. This would change the character of our neighbourhood and is too dense for our area.

Thank you for taking this into consideration,

regards,
Lori Jansen
527 36 St SW

RECEIVED
2016 AUG 23 PM 4: 19
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: lorijansen@shaw.ca
Sent: Tuesday, August 30, 2016 9:01 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Lori Jansen

Contact Information

Address: 527 36 Street SW

Phone: 403-249-1561

Email: lorijansen@shaw.ca

Feedback:

I disagree with changing the zone at 3727 5 Ave SW. I understand that the outer edges of our community are more dense but I feel quite strongly that the inner or middle part should maintain the lower density zoning. It is already zoned for double density on each lot. If one property is changed from RC2 to RCG, it will open the possibility for other property owners to change their zoning. The house immediately next door to us has also been sold to a developer and I am concerned that there will soon be a request to change the zoning of that property as well. The zones are there for a reason and changing them will make our community look as if it was not planned correctly. Most of the properties in our area are single family homes, duplexes or 2 infill homes on a single lot. I don't believe that RCG zoning is appropriate here. This would change the character of our neighbourhood and is too dense for our area. We know several of our current neighbours quite well but I can't imagine that this will continue if row house developments are allowed. The location is a busy corner on one of the 2 streets that allow direct access into Spruce Cliff. Quadrupling of density, along with associated vehicles, will create even more congestion in the area. In addition, there is a potential safety issue. The more vehicles parked along the street, the less visibility for vehicles turning the corner. As a frequent pedestrian, I already look at least twice for oncoming traffic before crossing 37th Street at that corner. Please leave the higher density zoning at the edges of the area and do not approve anything more than RC2 in the inner part of Spruce Cliff.

RECEIVED
2016 AUG 30 AM 10: 52
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: toddhjohansen@gmail.com
Sent: Thursday, September 01, 2016 9:13 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

RECEIVED
2016 SEP - 1 AM 9:41
THE CITY OF CALGARY
CITY CLERKS

September 1, 2016

Application: LOC2016-0129

Submitted by: Todd Johansen

Contact Information

Address: 515 37th Street SW

Phone: 403-512-3075

Email: toddhjohansen@gmail.com

Feedback:

As a resident living in the immediate area across the street from this proposed development, I would like to express my significant concern with Council's proposed approval of this application. The current designation of RC2 is more than sufficient for this area and already allows a doubling of the current average density in the neighbourhood. This proposal would quadruple the density for an area that already has issues with lack of on-street parking and high traffic, particularly since access to Wildwood has been reduced due to changes to 38th and 42nd Streets. We bought our home in this area knowing that there would be infills and a possible doubling of density, however approval of this application will open the door to quadrupling the density in the neighbourhood which is entirely unnecessary and would drastically change the neighbourhood in which we live. I hereby respectfully request that Council reject this proposal and maintain the RC2 designation for properties in this area to limit the already increasing traffic and corresponding declining safety for our children.

Smith, Theresa L.

From: jm.lynch@hotmail.com
Sent: Thursday, September 01, 2016 9:22 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

September 1, 2016

Application: LOC2016-0129

Submitted by: Juliane Johansen

Contact Information

Address: 515 37th Street SW

Phone: 4039996411

Email: jm.lynch@hotmail.com

RECEIVED
2016 SEP -1 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

37 Street is already a very busy road and this will create additional traffic. I am extremely concerned that it will create a precedent for additional houses to be RCG as well. I have a young family and dislike the increased traffic as 'regular infills' are built. There is currently only one family living at the proposed development site and increasing it to four will create more traffic and then also parking concerns. Quadrupling the density is creating an undesired precedent in the neighbourhood. The change in height restriction will directly affect sun coming into my front yard and in my windows. Please do not allow this RCG zoning.

Smith, Theresa L.

From: gracejef@gmail.com
Sent: Wednesday, August 31, 2016 1:55 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Grace Jefferies

Contact Information

Address: 3724 3 Ave SW, Calgary

Phone: 403-249-4895

Email: gracejef@gmail.com

RECEIVED
2016 AUG 31 PM 2:46
THE CITY OF CALGARY
CITY CLERKS

Feedback:

I wish to register my opinion as being NOT in favour of this change of designation. I do not wish to see my neighbourhood increase in density (this would permit quadruple density!) Already with redevelopment the density is increasing to double density causing more traffic and therefore more noise. I have lived in my house since 1983 and cherish it because of the peacefulness and friendliness of the neighbourhood. Higher density usually brings with it a less friendly and neighbourly atmosphere which I do not want to see happen.

Smith, Theresa L.

From: rossken@telus.net
Sent: Friday, August 26, 2016 3:53 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Mr. Ross Kennedy

Contact Information

Address: 619 - Poplar Rd.S.W.

Phone: 4036860513

Email: rossken@telus.net

Feedback:

Because of the walkway , this is a high volume corridor for pedestrians and bicycles and this poses a safety issue. There is not enough parking for 4 units with 2 vehicles each. Yes this is within a 15 minute walk to the LRT but the standard is still 2 vehicles per family and as this is a high tax area it usually requires that both spouses work. Looking around the neighborhood one can easily notice that doubling the density is already creating traffic congestion. This is a very busy road due to the limited access into the neighborhood and traffic has increased since Wildwood's access has also been limited (changes to 38 amp; 42 Street access from Bow Trail). Existing guidelines already allow for doubling of density , this development quadruple the density. If this is the case will all the neighborhoods taxes increase as to the new designation and will property prices increase and the neighborhood turn into ultra high density?

RECEIVED
2016 AUG 26 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: weiqiao.liu@gmail.com
Sent: Wednesday, August 31, 2016 9:55 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 1, 2016

Application: LOC2016-0129

Submitted by: Wei Liu

Contact Information

Address: 603 37 Street SW

Phone:

Email: weiqiao.liu@gmail.com

RECEIVED
2016 SEP -1 AM 8:20
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

We are neighbours to this property and we have a direct view of the site. We will be watching it go through its redevelopment, which will surely cause some disruption. Despite this, we are in complete support of the proposed row house development. It is encouraging to see the city begin to redirect focus towards increasing density in the inner city, rather than allowing for further suburban sprawl. As a young family, we are aware that this creates potentially more traffic of all kinds in the community, which can be a concern for children and adults alike, but we believe that Calgary is long overdue for this type of urbanization. This community is in a prime location for more developments of this type that promote smaller spaces but more interaction among neighbours, and improved walkability.

Smith, Theresa L.

From: brian.lepargneux@sunlife.com
Sent: Saturday, August 27, 2016 3:46 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 27, 2016

Application: LOC2016-0129

Submitted by: Brian LePargneux

Contact Information

Address: 30 Tamarac Cres SW

Phone: 403-804-1689

Email: brian.lepargneux@sunlife.com

RECEIVED
2016 AUG 29 AM 7:59
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

Existing use guidelines already allow for a doubling of density This redevelopment will quadruple the density This is a very busy road due to the limited access into the neighbourhood Additionally, traffic has increased since Wildwood's access has also been recently limited (changes to 38 amp; 42 Street access from Bow Trail) Safety: Because of the walkway, this is a high volume corridor for pedestrians and bicycles There is not enough parking for 4 units with 2 vehicles each Yes, this is within a 15 minute walk to the LRT but the standard is still 2 vehicles per family as high taxes require both spouses to work Looking around the neighbourhood one can easily notice that the redevelopment (to merely double density) is already creating congestion on the streets Loss of Neighbourhood: As density increases - neighbourliness has a tendency to decrease More young families are moving into the neighbourhood There is an increasing desire to maintain the current lower density and increase child friendliness Density already high: The fringes of the neighbourhood already have high density - where traffic and congestion is more manageable (Shaganappi Village, Boardwalk amp; the new developments on Worchester Dr at the old liquor store amp; 45 St) This development will be WITHIN the neighbourhood - not on the fringes

Smith, Theresa L.

From: missmandyg_85@hotmail.com
Sent: Thursday, August 25, 2016 7:17 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Mandy

Contact Information

Address: 608 38st SW

Phone:

Email: missmandyg_85@hotmail.com

Feedback:

I don't approve of this project happening in this small community. Due to an already limited access, the the intersection of 37th street and Bow Trail is very busy .To add construction and quadruple of density, it would completely change the long time strong knit community of Wildwood. With a big flood of new residences to this neighbourhood not only street parking will be an issue but pedestrian safety will be, with more congestion.

RECEIVED
2016 AUG 26 AM 7:48
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: plansafety@hotmail.com
Sent: Wednesday, August 24, 2016 8:27 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 25, 2016

Application: LOC2016-0129

Submitted by: John and Elaine McCarthy

Contact Information

Address: 504 36 Street S. W.

Phone: 403-242-6118

Email: plansafety@hotmail.com

Feedback:

This surpasses the designated density for the community which is already a hot bed for lot splitting and infill development. Although this application is on a feeder along the short side it is still within the center of the community where there is no other development of this type. The Multi dwellings are along the 8th Ave corridor. Several safety concerns arise, volume control for pedestrians, pedestrian vs traffic interaction to attain the LRT and the Bus routes. The traffic concerns that the parking of the numerous vehicles for the complex will create. Narrowing of the streets with parking concentrated in a route within the community. The density in the community is 13th over all in the city. As this is one of the smallest communities in the city it shows some of the greatest increase in DENSITY. The population in the community has increased from a low in 2006 of 2829 to a high of 4677 in 2015, an increase of population of almost 2000 in 9 years. Only 15% of the dwellings in the community are single detached homes while 85% are other dwelling types. In Calgary 59% of the dwellings are single detached and 41% are other dwelling types. Within the rules of the RCG requirements, ALL RC2 designations could become RCG as the requirements are similar enough. However this creates other problems in association with the surrounding housing as the RCG dwelling will be overlooking all other residences in the proximity of the site. This community has numerous other multi dwelling complexes which in some cases require a lot of upgrading to meet the esthetics, Shaganappi Village, Boardwalk Estates, Copperwood and the Cedar Cres. Apartments, The Towers, Bow Trail and Spruce Drive. This area is unidated with these multi-residential dwellings.

RECEIVED
2016 AUG 25 AM 8:34
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: mindach@telus.net
Sent: Tuesday, August 30, 2016 9:59 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Judy Mindach

Contact Information

Address: 715 Poplar Road SW Calgary AB T3C 3A1

Phone: 403-242-4849

Email: mindach@telus.net

Feedback:

We do not require additional multi housing in this area. I feel that the housing and traffic congestion is already at it's limit considering the apartments already along Spruce Drive near the outdoor bowling park and just off Spruce Drive on Bow Trail. Thank you.

RECEIVED
2016 AUG 30 AM 11:12
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: ponypal78@gmail.com
Sent: Wednesday, August 31, 2016 7:21 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 1, 2016

Application: LOC2016-0129

Submitted by: Roxanne Nelson

Contact Information

Address: 3525 3 Avenue SW

Phone:

Email: ponypal78@gmail.com

Feedback:

I strongly protest the change to row house development. This change will negatively impact the area by increasing parking in an area that is already feeling the squeeze with the increase number of infills. The traditional bungalows are being unduly penalized by the loss of both privacy and sky/sun with proposed 11 meter height. The occupants of the traditional bungalows are the backbone of the community - they have pride of ownership and are the individuals who join and support the community associations. Spruce Cliff already has done its part to provide high density inner city living with the low cost housing at the Shaganappi Village, seniors residences at Spruce Cliff Downs, Boardwalk apartments, Copperwood condos and the apartment condos on Cedar Crescent. According to the city of Calgary profile only 16% of SC residents live in detached single family homes compared to Calgary at 67%. We also have 72% apartment occupancy vs 21%. The Council Priorities N5 is stated to encourage the development of senior friendly housing. Row housing is not senior friendly. N4 is to work with community associations - the SC association has strongly opposed this development for many of the stated reasons. If the city does not listen to the community associations, why do we have them? If they do not listen to the voices of the community why bother with so called public hearings?

RECEIVED
2016 SEP - 1 AM 8:20
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: berry8@telus.net
Sent: Saturday, August 27, 2016 7:47 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

RECEIVED
2016 AUG 29 AM 8:00
THE CITY OF CALGARY
CITY CLERKS

August 28, 2016

Application: LOC2016-0129

Submitted by: The Norman Household

Contact Information

Address: 628 37 Street SW

Phone:

Email: berry8@telus.net

Feedback:

We are concerned about this property being built. Parking is becoming a major concern on the street. It already hard to park and traffic is increasing. It is already hard to try and cross the street on the corner of this property since drivers can't see you crossing. The alley way is a mess every year with the increase of people driving threw to avoid traffic. Trying to leave the alley on this corner will become even more unsafe since you won't be able to see with a even higher property being built. Where is at least four more cars going to park? Why is this property being allowed to be bigger and higher than all other properties on our block?

Smith, Theresa L.

From: Igor Pedyash [ipedyash@gmail.com]
Sent: Wednesday, August 24, 2016 1:44 PM
To: City Clerk
Subject: Application for 3727 5 avenue SW

Hello,

I live at 643 36 street SW, and just drove by the sign showing that developer is seeking approval for R-CG zoning.

As I understand developer keeps in mind row housing.

In my opinion that type of building will look out of place, as all houses around either single or duplexes.

If my opinion matters, I'm against this proposal. I think this development might have negative impact on the community.

Thanks,
Igor Pedyash.
(403)828-4467

RECEIVED
2016 AUG 24 PM 1:46
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: dapaisley@shaw.ca
Sent: Thursday, September 01, 2016 9:19 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

September 1, 2016

Application: LOC2016-0129

Submitted by: Deborah Paisley

Contact Information

Address: 507 36 ST SW

Phone: 5874371547

Email: dapaisley@shaw.ca

Feedback:

We are concerned about the change to our neighbourhood with this proposed development. Already a busy street with limited parking this development will add to the congestion of the area significantly even if the number of vehicles is restricted to 2 per unit. In addition it impacts the whole nature of the district moving from single or double occupancy to row housing in an area unsuitable for multiple or condo developments. The recent trend to remove single family dwellings and replace them with semi detached units has already notably impacted the congestion and traffic. With the current developments along Bow Trail already having intensified the density, the pending project in nearby Wildwood will add yet another degree of congestion. The quiet serene atmosphere of Spruce Cliff is changing rapidly and this development would further damage it. We ask that you deny this proposal.

RECEIVED
2016 SEP - 1 AM 9: 41
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Jennifer.king@cenovus.com
Sent: Saturday, August 27, 2016 3:19 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 27, 2016

Application: LOC2016-0129

Submitted by: Jennifer pemberton

Contact Information

Address: 9A Willow Crescent SW

Phone: 403-919-4867

Email: Jennifer.king@cenovus.com

Feedback:

Quadruple density will lower home values in the neighbourhood. There is not enough parking for four units with two vehicle per family. Height of unit will spoil look of neighbourhood.

RECEIVED
2016 AUG 29 AM 7:59
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: rainefamily@telus.net
Sent: Tuesday, August 30, 2016 6:55 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Robert Raines

Contact Information

Address: 17 Tamarac Cres SW

Phone: 4032401297

Email: rainefamily@telus.net

Feedback:

We, residents of the community of Spruce Cliff, oppose the rezoning of this site for the following reasons: 1. We already have seen a huge increase in the density in our RC -2 community which has caused our park and green spaces to be pressed to the limit; 2. We already have parking concerns in the neighborhood requiring that immediate area to be labeled as permit or 2-hour parking. (36st); 3. The proposed street; (5th Ave.) is a small little street with only 4 or 5 small bungalows on it; not a community feeder which is the requirement to meet RC-G zoning; 4. The proposed plan is far taller than the other dwellings in this area of Spruce Cliff. 5. We made the investment in our home based on the current RC-2 zoning and the selective rezoning of properties is a detriment to our property value. Actions by the city allowing for changes to these zones undermines our confidence as investors and in our city governors. We hope that you will consider these thoughts before making your decision regarding the re-zoning of this parcel of land in Spruce Cliff.

RECEIVED
2016 AUG 31 AM 8:08
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: mesontag@telus.net
Sent: Wednesday, August 31, 2016 9:41 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 1, 2016

Application: LOC2016-0129

Submitted by: Marj Sontag

Contact Information

Address: 3723 3 Ave. S.W.

Phone: 403-249-2282

Email: mesontag@telus.net

RECEIVED
2016 SEP -1 AM 8:21
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

4 units is too many for this size of property. The height is too high and the closeness of the property to the sidewalk will create a shadow on the street and the road will become icy in the winter because of all the traffic. The road in front of the property is quite busy because of the traffic coming from 37 Street and going to Shagannappi Village, Spruce Place, and Hemlock Cr. which are already high density housing in Spruce Cliff. 4 units on this property will create parking problems on this street because the average household in Calgary has 2 cars and there is not enough street parking for this proposed development. Spruce Cliff already has enough high density housing. This proposed development would not fit in with the surrounding community and would lower property values.

Smith, Theresa L.

From: keldon80@hotmail.com
Sent: Wednesday, August 31, 2016 5:00 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 31, 2016

Application: LOC2016-0129

Submitted by: Kelly Shaw

Contact Information

Address: 527 36 Street SW

Phone: 403-249-1561

Email: keldon80@hotmail.com

Feedback:

I disagree with changing the zone at 3727 5 Ave SW. I believe that the inner or middle part should maintain the lower density zoning. It is already zoned for double density on each lot. It makes much more sense that the higher density areas are around the perimeter of Spruce Cliff. If one property is changed from RC2 to RCG, it will open the possibility for other property owners to change their zoning. The zones are there for a reason and changing them will make our community look as if it was not planned correctly. Most of the properties in our area are single family homes, duplexes or 2 infill homes on a single lot. I don't believe that RCG zoning is appropriate here. This would change the character of our neighbourhood and is too dense for this part of Spruce Cliff. The location is a busy corner on one of the few streets that allow direct access into Spruce Cliff. Quadrupling of density, along with associated vehicles, will create even more congestion in the area. In addition, there is a potential safety issue. The more vehicles parked along the street, the less visibility for vehicles turning the corner. Please leave the higher density zoning at the edges of the area and do not approve anything more than RC2 in the inner part of Spruce Cliff.

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2016 SEP -1 AM 8:19
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Lois Sime [lsime@telus.net]
Sent: Tuesday, August 30, 2016 10:31 AM
To: City Clerk
Cc: Caralyn Macdonald
Subject: Public Hearing 2016 Sept 12 CPC2016 250 LOC2016 0129 5th Ave SW
Attachments: Public Hearing 2016 Sept 12 CPC2016 250 LOC2016 0129 37th & 5th.pdf

On behalf of the Spruce Cliff Community Association we submit the attached file for inclusion in the pre meeting circulation package if received prior to Sept 1, 2016 10 AM.

Thank you for your assistance
If there are any problems with the file attachments or other questions please advise.

Lois Sime
Spruce Cliff CA
403-240-0002

cc Spruce Cliff CA president – Caralyn Macdonald

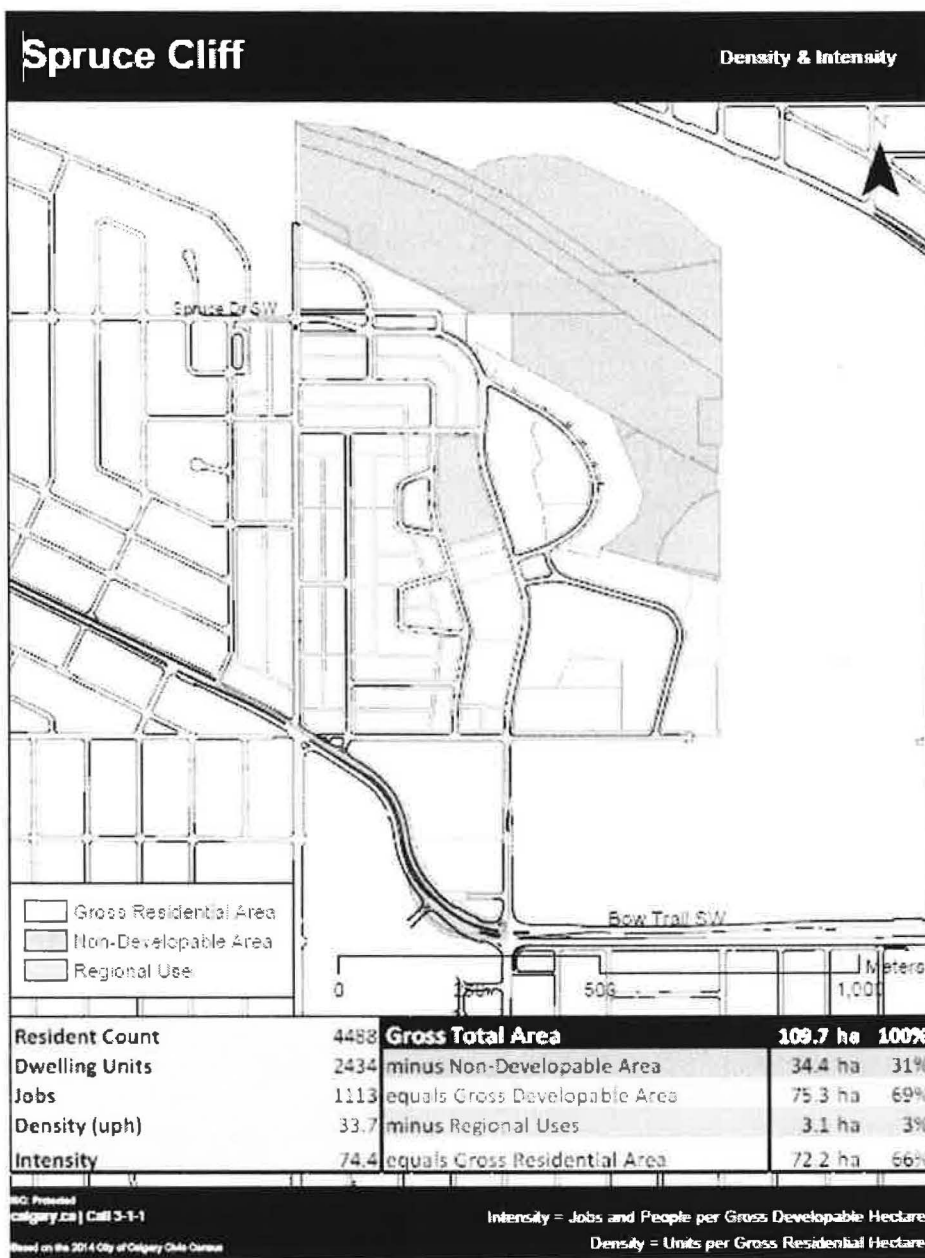
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2016 AUG 30 AM 11:19
THE CITY OF CALGARY
CITY CLERKS

We submit the following on behalf of the Spruce Cliff CA

We are including updates to our prior submission, items that were not available to us prior to the LOC file closing date in June, content therefore not available for the CPC’s meeting.

Insert 1 is a **revised map of the density – intensity stats for the community** – thank you to the Geodemographic group for their dedication to getting it right.

The removal of the regional park hectares from our developable area results in new numbers. Based on the lower 2014 population, the density moved from 26.8 to 33.7uph, and the intensity numbers move from 59.7 to 74.4 - on a Gross Developable Area of 75.3 ha and a Gross Residential Area of 72.2ha.



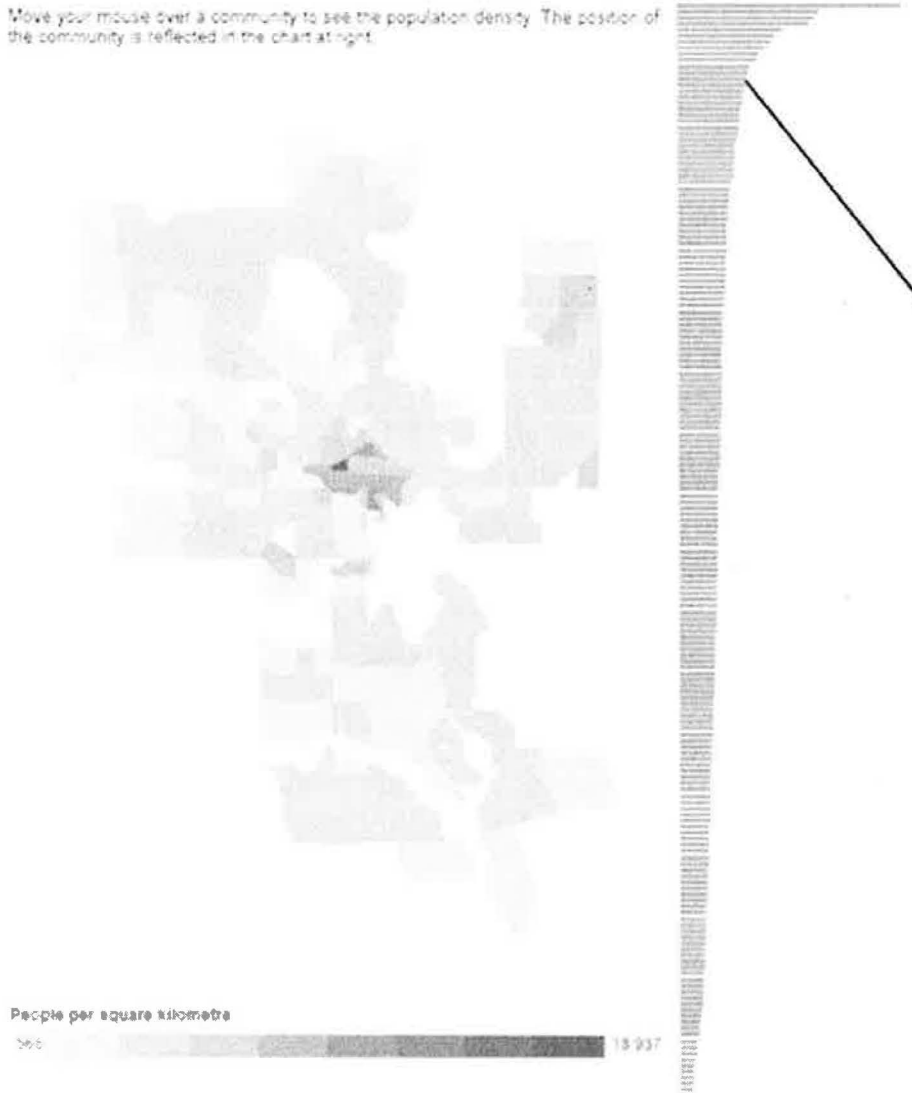
Another missing item from our submission was the context of how does the Community stack up
 Insert 2 - Calgary Herald & City of Calgary data.

Spruce Cliff is ranked the 13th on the scale of highest density of Calgary Communities and our current approved zoned densities tell we have more growth planned.

Population density in your community

Population density is measured by the number of people per square kilometre in each community. The data was provided by the City of Calgary, supplemented with the Herald's own research and calculations.

Move your mouse over a community to see the population density. The position of the community is reflected in the chart at right.



People per square kilometre	
DOWNTOWN WEST END	18,937
LOWER MOUNT ROYAL	11,997
MISSION	11,706
EAU CLAIRE	11,185
BELTLINE	8,999
CHINATOWN	8,274
SUNALTA	7,946
POINT MCKAY	7,436
BANKVIEW	6,947
SUNNYSIDE	6,810
CLIFF BUNGALOW	6,184
DOWNTOWN COMMERCIAL CORE	6,077
SPRUCE CLIFF	5,865
ERLTON	5,861
APPLEWOOD PARK	5,660
WINDSOR PARK	5,556
TARADALE	5,526
FALCONRIDGE	5,504
CFB - LINCOLN PARK PMQ	5,302
HILLHURST	5,285
DOWNTOWN EAST VILLAGE	5,269
LINCOLN PARK	5,246
CASTLERIDGE	5,035
ERIN WOODS	4,926
GREENVIEW	4,897
CORAL SPRINGS	4,877
SOMERSET	4,870
MONTEREY PARK	4,868
MARTINDALE	4,819
WHITE HORN	4,596
CRESCENT HEIGHTS	4,470
RUNDLE	4,457
FOREST HEIGHTS	4,375
ABBEYDALE	4,337
TEMPLE	4,290
PENBROOKE MEADOWS	4,247
SOUTH CALGARY	4,225
UNIVERSITY HEIGHTS	4,218
EVERGREEN	4,196
MACEWAN GLEN	4,196

Spruce Cliff is ranked 13th on the scale of highest land use density.
www.calgaryherald.com/news/data-centre/population-density/index.html
 Reference Calgary Herald 2015 May 25

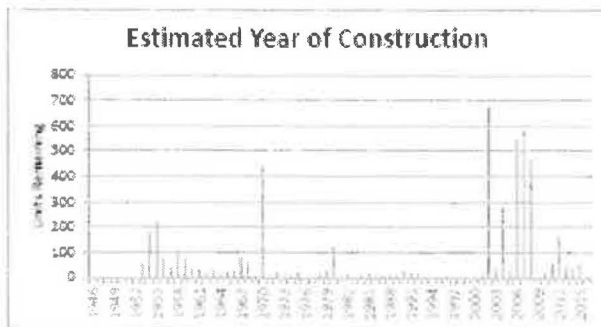
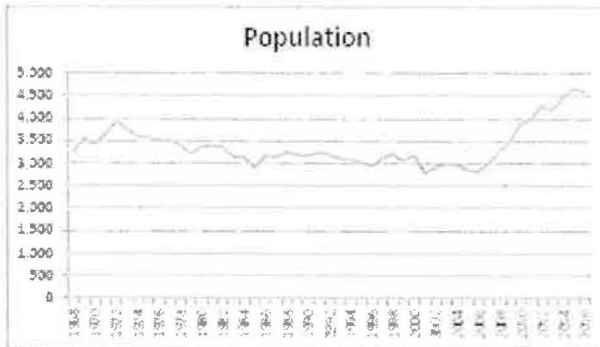
And to complete the picture, our stats of **the current population as they relate to our own past performance**. We feel the one line of comparison to peak population in the report does not tell an accurate picture.

	Population	dwelling	unit density	change %
Post 1968 data - 1972 previous high	3927	dwelling	1297	3.03
2006 low to date	2829		1322	2.14 -28
2015 high to date	4677	2288	2.04	+19

+ 47% change in population since the low in 2006

+ 76.5% increase in the number of dwelling units since 1972
 $1297 \times 76.45\% = +991$ units

Peak Population year 2015



Data prepared by The City of Calgary on August 16, 2016

Low population per dwelling unit in recent years is not just a factor of changes to family size, it is also a factor of the changing size of available housing stock – an increase in studio, and 1 & 2 bedroom units. This also factors in our current population mix with approximately 25 % being single.

Our growth is not exclusively due to the towers at Bow Trail as many assume; overlapping the replacement of the Westgate Hotel was the redevelopment of all the units on Hemlock Crescent and the infill activity on RC2 parcels.

The community Rent vs Owner occupancy stat, which seems be of interest at CPC in their consideration of rezoning residential properties: ours: **“rental 59% vs owner 41%.”** A statistic that should increase the probability of investor held properties collaborating to present applications that would contribute positively to improvements of the community public realm.

We are asking council to recognize a “holistic community perspective” and work with the community that was never granted an ARP. We need a planned approach of establishing where the best site applications are for the RCG form within the context of our community, if it is to produce the street scape of an “award winning community of Garrison Woods – Currie”. We reference Garrison Woods because our enquiry to City Planning on, what is RCG, was responded to with the suggestion that that was where we might go look.

You may have had submissions on this application from people in the community who were not around in the prior peak year of 72, or though the decline to 2006, or from people who have only lived the significant 47% growth of the post MDP years. Growth that reflects an **impressive achievement of the MDP by intensity measures**. All offer a perspective of a diverse neighbourhood. **A community that’s current zoning map tells us we have more planned growth yet to absorb.**

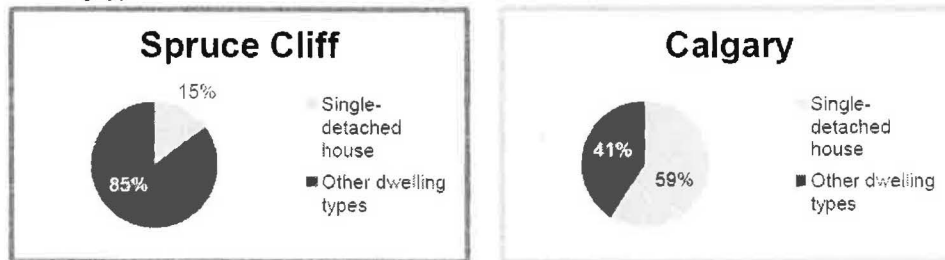
The RC2 lands as we understood from the 2012 community plan statement were to balance the density increases forecast for the lands largely held by governments of one level or another, that have higher approved density zoning. Lands that in all probability will see LOC applications to increase their density before they are built out.

The recommendation from administration and the applicant submission focuses on meeting one goal: increased site density and expanding the housing choice in the community. **What weight do the other 6 MDP goals have for a community with no ARP?**

We’ve covered where we rank in density /intensity, **so what about housing choice?** - **For the record we have 72 % apartments;** which does not leave a whole lot of percentage for anything else. But in the “else” inventory from the 2014 census is 6% townhomes. 5 % Duplex and 14% single family.

The shrinking category from the 2011 stats is the single family home.

Dwelling types



Source: Census of Canada, 2011

Why are we making such an effort for you to understand the structure of the community? **This is the first application under this new land use RCG**, it is by far not the first townhouse build in the community – our housing mix chart is in the original submission. This housing form is by our guess well above the “middle” for our historic family incomes; that has only in recent years shifted upward with the infill activity.

Income status in 2010 based on Low-Income Measure After-Tax (LIM-AT)

Spruce Cliff			Calgary		
	Number	Per cent		Number	Per cent
Population in private households	3,635	100%	Population in private households	1,082,235	100%
In low income based on LIM-AT	985	27%	In low income based on LIM-AT	118,325	11%

When we overlay the site selection criteria for RCG sites that is included in Admin's report:

- corner
- lane
- collector on one side
- 400 meters to bus stop,
- 600 meters to primary transit,
- overlooking green space or
- adjacent to higher density land uses

The RCG use would qualify on virtually all of the RC2 parcels in the community. We did not believe that was the intent of this new use. We understood it to be a transition use on the edges of the RC2 pockets, on primary transit routes or planned future routes.

And critical to our community, with seemingly endless quantities of utility corridors, someone forgot to say ***corner lots but NOT adjacent to an above ground utility corridor***, otherwise you end up with an interface to the public realm that looks like this; which is the outcome of a recent DP at the corner to the north of the applicant's site:



The street conditions described by the applicant in his submission attached to the CPC package proposes to duplicate this, with the 4 units facing 5th Ave, and none fronting onto 37th. This configuration conflicts with the sketches attached to the circulation package that the CA received.

Spruce Cliff struggles with the MDP success measure of **stable communities**, we acknowledge that the plan meaning of stable is likely a population number, but strong neighbourhoods need the stability of population beyond a total number.

We have had 5 year move out rates of 69% which at times stretches the volunteer capacity that contributes to the *village* wellness. We believe the move out rate is in part a product of our “rental 59% vs owner 41%” statistics - in that renters are in no way bad people, but by their accommodation choices more mobile or at least are more quickly mobile.

Mobility status 5 years ago

Spruce Cliff		
	Number	Per cent
Population aged 5 years and over in private households	3,405	100%
Non-movers	1,065	31%
Movers	2,345	69%
Non-migrants	1,340	57%
Migrants	1,010	43%
Internal migrants	630	62%
External migrants	375	37%

Source: National Household Survey, 2011

We also struggle with **how does a LOC / DP process ensure the MDP “quality” build aspiration, when a land owner is gifted the higher density zoning** – i.e. If **MAXIMUM** bylaw allowable density is built, why are the **minimum** quality standards that the Building Code sets not increased by some ratio? We are not talking granite counter tops, but for elements of the building envelope that density impacts – sound attenuation of the windows, upgrades to the building envelope especially for those with elevations on a collector, or a higher sound transmission rating to unit party walls for these more crowded parcels. Why are the site mandatory necessities like waste & recycle container footprints not counted as lot coverage?

All elements of “quality” that have a big **community impact when lifecycle of buildings are being pushed to beyond 60 years** in some cases. Important for a community with an historic concentration of poverty, where we have seen a seeming reluctance to enforce the Community Standards Bylaw, especially in low vacancy rate periods.

Quality also has an element in the public realm, it is hard to see barren utility corridors down the centre of the community as a “quality product outcome” to an increased density zoning.

Which leads us to the Chicken and Egg discussion – density first- public realm improvements, traffic calming, pedestrian safety will follow. Well, our density / intensity stats say the egg has hatched, grown feathers and a second generation egg is in the nest.

We are the 13th densest community in the city, and **this is the public realm of the applicant's parcel**, with the infrastructure along the route to transit. **The proximity to the element that is held up to be the trigger for rezoning.**

We have underdeveloped land to accommodate this built form and it would seem that single site rezoning takes away any apparent opportunity for the community /city to build funds to contribute to the public realm. Another reason we believe this application for a single site should be denied..... Unless the city has other funding options to generate a fix... we think we deserve a better outcome than the status quo.



Even the city must have believed the power lines would be buried long before the tree growth ever reached the wiring.

Somewhere along the way, in more recent years, the pedestrian route along 37th from the applicant's site to transit had the curbs replaced with a type that has the effect of narrowing the walking surface, and allows the parked car position to crowd the sidewalk and not the street.

The City at the NE corner of Bow & 37th pedestrian crossing, missed the opportunity to remove the sidewalk crowding retaining wall when they recently demolished the condemned buildings.

We have a pedestrian overpass on the route to the LRT that sees paint only to cover graffiti.

Some of the above can be placed in an aesthetics' bucket, a pride of place concern and those things need to matter, but the critical point is, it is about SAFETY.

In the applicants submission they refer to the reasons they think the density on the parcel should be increased.

- 12 minute walk to transit at 37th and Bow Trail or a little longer route to the LRT

We've shown you the pedestrian overpass conditions above on route to the LRT, let also take a look at the intersection to get to the bus.

Map of the 600 M radius to LRT station. The applicant site is 3 blocks north of the 600 M edge.

Map 1.3 Plan Area Boundary



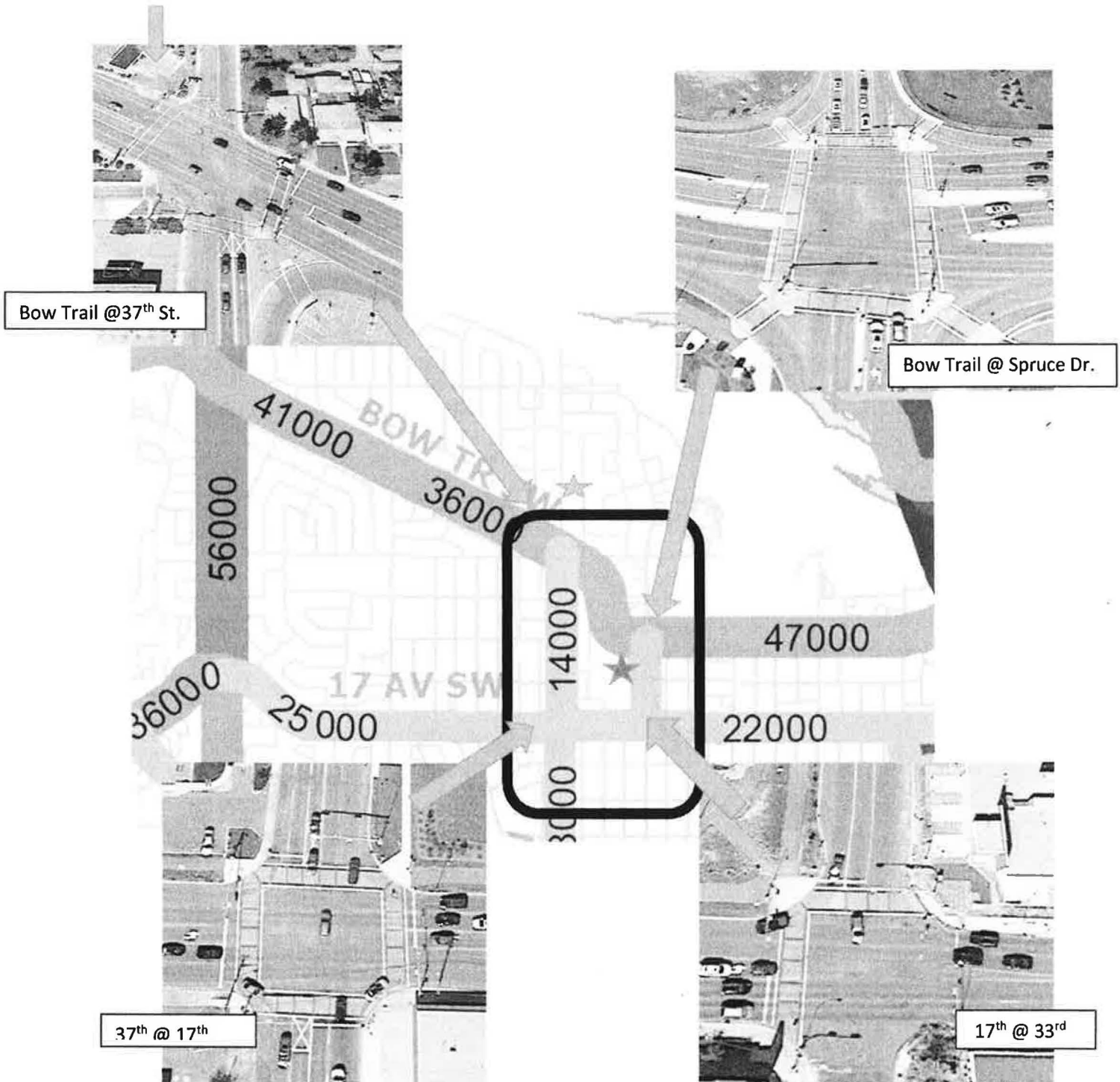
Applicants site



Westbrook LRT Station

The four corner quadrant around the Westbrook LRT Station:

The NE corner is the only one of the four that has not seen enhanced pedestrian markings. The vehicle traffic volumes do not offer any explanation as to why. The apparent answer is it is not close enough to the station to qualify, in contrast to the counter position, that the station proximity is the qualifier to increase the zoning density.



The Safety Pedestrian Stats ... not exactly a positive feature for anyone calling the community home.

37th Street Intersection and surrounding area. Pedestrian accident statistics.



Reference from <http://www.cbc.ca/news/canada/calgary/map-details-16-years-of-calgary-pedestrian-vehicle-collision>



Calgary.ca Step Forward - Map 3 High pedestrian collision areas

T2016-0013 Pedestrian Strategy Final Report – Att. 4.pdf SPC ON TRANSPORTATION AND TRANSIT / 2016 APRIL 20

The gradated toning reflects the intensity of occurrences,

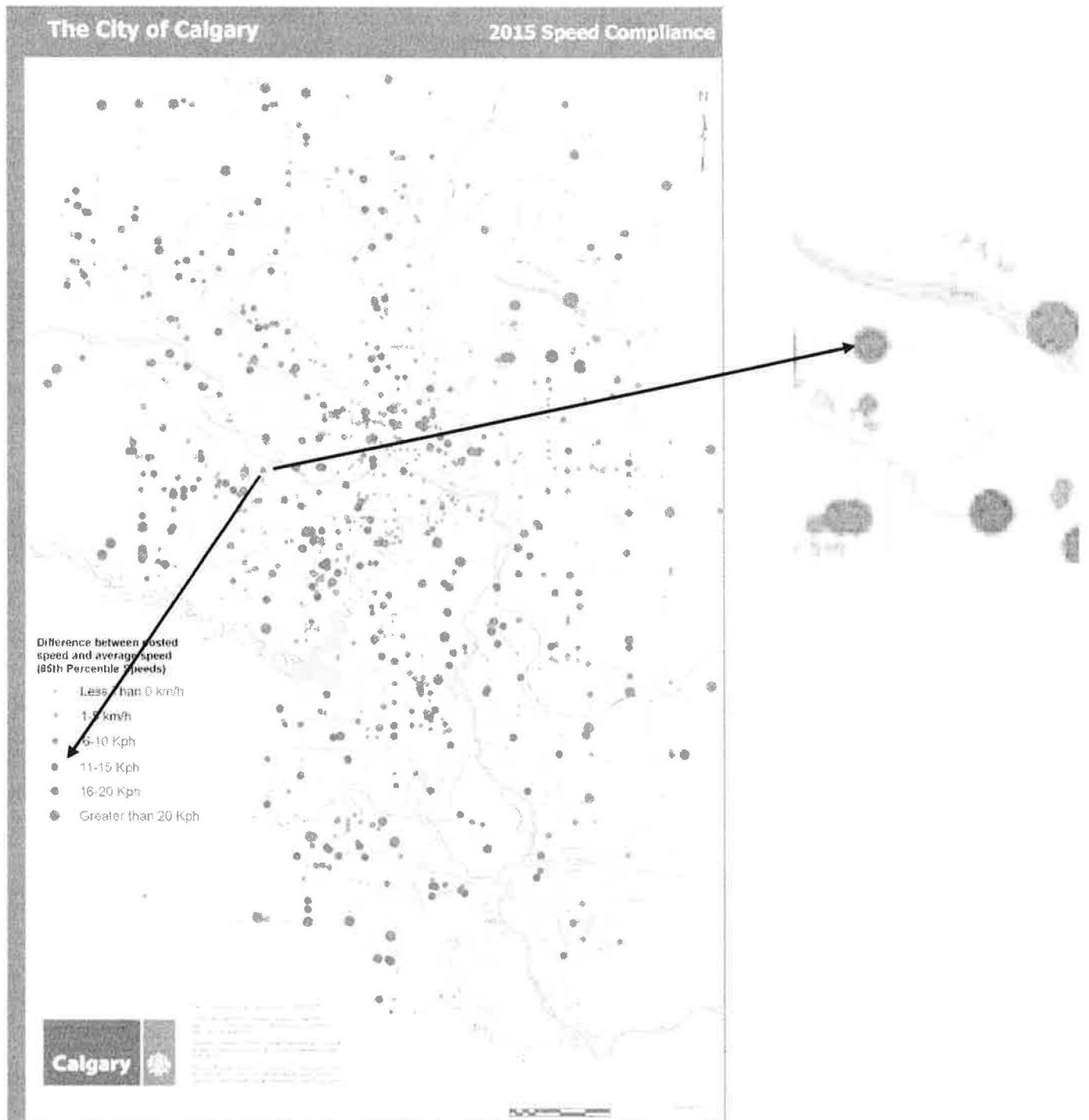
The red star indicates an in crosswalk pedestrian death at the intersection of Bow & 37.

The applicant in his submission talks about a site in an “ideal” position to schools – so let’s look at that.

The walking route down 37th to Spruce Drive to the closest school in Wildwood has many “T” intersections – no curb extensions, and no marked crosswalks. The public realm of mutilated trees and a built environment that would be at home on the moon.

To add to the analysis that any guardian of children would do – the data you find about the transportation conditions on Spruce Drive would give you pause. Yet another map the community would happily not be featured on.

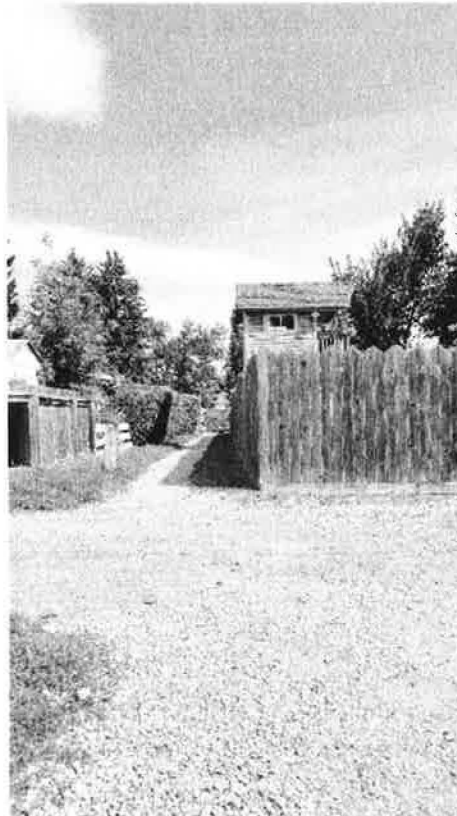
(IT2016-0250 Pedestrian Strategy Final Report – Att. 4.pdf)



The Admin report recommendation is in part based on proximity to areas of the community to the east – sighting two schools and a local shopping district. This is a little out of date. The former public school site closed in 2003. That site now has a tenant for special needs children, and prior to that the separate school site was leased by the city and has been converted to a Regional Art Centre.

But more important to this discussion of the available community amenities – is what does that travel route from the applicants site look like today.

When you exit off the “T” intersection at 5th & 36 heading east, you must travel half a block on a gravel lane to then access a walkway that is poorly lit with an uneven asphalt surface. Not as scary as the intersection at Bow Trail, but not as good as one would hope for a route to school or the playground in a “walking community”.



We believe council’s decision to gift density increases needs to be based on more than one goal of the MDP, that the community context and achievements to date deserve consideration.

We willingly share the excitement that the improved environment at the community centre has generated, that the CA quietly worked on through the decade as the population was rebuilt. **We hope that any up zoning is about excellent outcomes, not just about maximizing on a property flip.**

As we are a community that, for whatever reason, has had to push our way into any area planning discussions, we are hoping council will delay the approval of the first RCG application for Spruce Cliff until the City Planning team can tell us, if yes every RC2 site in the community is intended to allow this use. Or whether, as we think, there are some areas that it is best suited to be assigned and that the “street scape” matters. We need to understand where to put our efforts to have better public realm outcomes.

With our already realized growth, it is evident street environment improvements cannot proceed growth, but we hope we might catch up, just a little, before we take on much more.

We are not aware of the CA, through all the 47 % growth of the last decade ever asking for a denial of an application. We are asking you today to deny this application. Some might say it is “only one parcel,” yet given recent DP outcomes it feels like we are digging a hole and not climbing a mountain. We want community outcomes that feel like we reached the peak, and hope you share our concerns and perspective with your decision today.

We need a safer public realm and a little of this:

MDP 1.4.8 Urban Design

Urban design policies in Part 2 set out the overall urban design vision for Calgary. The policies and guidelines are intended to inform a level of decision-making including Local Area Planning, outline plans, land use amendments and development permits. They are also relevant to city initiated design projects for public realm improvements, street corridors, open space plans, and transit station area planning.

Thank you for your consideration.

Lois Sime

Spruce Cliff CA (board reviewed 2016 Aug 29)

Smith, Theresa L.

From: andrei stanislavski [astan125@gmail.com]
Sent: Thursday, August 25, 2016 10:20 AM
To: City Clerk
Subject: 3727-5 Ave SW Rezoning

Hi there,

I have noticed a sign on the corner of 37 St and 5 Ave SW regarding rezoning for R-CG. We just moved to 430-36 St SW about a year ago and I think that multi family complex will create more traffic and congestion in the neighbourhood. So far all houses in this community are single family homes or duplexes.

I am against this proposal as I think it will have a negative impact on the community.

Thanks.

Andrei.

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2016 AUG 25 AM 11:26

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Flashpt@tels.net
Sent: Wednesday, August 24, 2016 5:25 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 24, 2016

Application: LOC2016-0129

Submitted by: Mel trigger

Contact Information

Address: 21 Tamarac cr sw

Phone: 403-922-9334

Email: Flashpt@tels.net

Feedback:

Please. Do not let this pass we have the existing guidelines for a reason. This will be an eye sore and devalue our property. Not enough parking. There isn't enough parking to begin with.

RECEIVED
2016 AUG 25 AM 8:33
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: verdeep.ubhi@gmail.com
Sent: Friday, August 26, 2016 3:18 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Verdeep Ubhi

Contact Information

Address: 521 36 ST SW

Phone:

Email: verdeep.ubhi@gmail.com

Feedback:

I fully support this change of zoning in favour to increase density of the inner city. Higher density puts less strain on current infrastructure (schools, roads, public transport, etc) while revitalizing the ageing inner city neighbourhoods.

RECEIVED
2016 AUG 26 PM 3:50
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: loldine@shaw.ca
Sent: Sunday, August 28, 2016 10:15 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 29, 2016

Application: LOC2016-0129

Submitted by: Loldine Vale

Contact Information

Address: 403 36 St. SW

Phone: 403-815-2041

Email: loldine@shaw.ca

Feedback:

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2016 AUG 29 AM 8:11
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CITY CLERKS

I am opposed to the proposed change of designation of this property. The guidelines already allow for doubling the density of this property. Quadrupling it would make this already traffic busy access (5th Ave and 37th St) into Spruce Cliff more dangerous and traffic heavy. It is one of the main access points into the neighbourhood and continuously has cars making U-turns to reverse direction on 37th street. Having denser housing on this corner will increase the street parking (as most families have 2 vehicles) making the intersection more congested and dangerous. This is also a busy access point for pedestrians and cyclists coming into and leaving the neighbourhood. A row house on this corner will obstruct the vision of vehicles using the corner. There are many mature trees on the current lot, some of which should be protected trees. A row house would affect the greenness of the site. The following is from the City's website: "Trees provide many environmental, public health, welfare and socio-economic benefits to communities including: Improving air quality by removing gaseous pollutants and dust particulates from the atmosphere Absorbing carbon dioxide Moderating the climate and conserving energy Retaining storm water Facilitating wildlife habitats Adding aesthetic value to the urban landscape Increasing property value"; This proposed designation would be doing the exact opposite and in fact affect the public health and environment. The proposed new designation will allow four dwellings each of 3 stories high which is out of scope with the rest of the neighbourhood. 3 stories will affect the light, view and environment of surrounding neighbours. Having lived in Spruce Cliff for 25 years, I have witnessed the increasing density just by the current development guidelines. More cars are parked on the street and traffic is heavier because of the higher density. Because access points out of Wildwood were decreased with changes to Bow Trail, Spruce Cliff is used to access Wildwood as well. During rush hour, vehicles use Spruce Cliff to do U turns and to bypass the west turn light off 37th St to go west on Bow Trail. This proposed change will set a bad precedent for all subsequent corner lots in Spruce Cliff so it is not just about this project, but about the future of Spruce Cliff as a tree mature, safe, quiet, child friendly neighbourhood.

Smith, Theresa L.

From: twalms.is@gmail.com
Sent: Tuesday, August 30, 2016 1:07 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 30, 2016

Application: LOC2016-0129

Submitted by: Tara Walmsley

Contact Information

Address: 429 37 Street SW

Phone:

Email: twalms.is@gmail.com

Feedback:

I believe this is a bad idea to allow this change in designation of the area. This part of the city is already being adapted so much to fit in dual residences and I believe that is where it should end. A 4 plex or row house in this area will definitely change the feel of the neighbourhood. If it were on the outskirts it would make more sense but it doesn't fit in well at all to the existing infrastructure and will open up a free reign of others who want to fill their properties with row housing for financial gain and not bettering the neighbourhood.

RECEIVED
2016 AUG 30 PM 1:25
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: leighwolowski@outlook.com
Sent: Thursday, August 25, 2016 7:33 PM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 26, 2016

Application: LOC2016-0129

Submitted by: Leigh amp; Les Wolowski

Contact Information

Address: 3542 - 7 Ave SW

Phone:

Email: leighwolowski@outlook.com

Feedback:

In response to LOC2016-0129, we are not against R-CG row house development in our neighbourhood...as long as it is modern, tasteful and priced accordingly with the rest of the neighbourhood property values...and as long as it is NOT designated as low-income housing. We are completely against any additional low-income housing in our neighbourhood, which would deplete our property values and have potential to bring increased crime to our neighbourhood.

RECEIVED
2016 AUG 26 AM 7:48
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Denny Wong [dennywong01@gmail.com]
Sent: Wednesday, August 31, 2016 1:47 PM
To: City Clerk
Subject: File# LOC2016-0129 - 3727 5 AVE SW
Attachments: LOC2016-0129_Spruce_Cliff_R_CG.docx

Hi,

I am sending a written representation to the City Clerk to object the Land Use Bylaw Amendment (LOC2016-0129) on this property (3727 5 Ave SW).

Attached is my written representation.

I can be reached at 403-680-8135 

Thank you for your attention.

Denny Wong

RECEIVED

2016 AUG 31 PM 2:03

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 AUG 31 PM 2: 03

THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern

I'm filing a written representation to object the Land Use Amendment (File# LOC2016-0129 - 3727 5 AVE SW).

I live in a single family house in Spruce Cliff. I object the application to redesignate this property (3727 5 Ave SW) to R-CG.

I strongly against the idea of building multi-unit buildings (e.g. 4-Plex) on this lot.

Spruce Cliff is a very small and quiet community with lots of trees. All the properties are single family homes with plenty of green space. It will ruin the single family architecture in this neighborhood.

It will create parking issues when multi-unit buildings are built on this lot. Also allowing the maximum height from 10M to 11M will make the surrounding bungalow houses look odd.

It will make the area look weird when all of the sudden a few units cramped together when the rest of the properties are spacious.

There are some new developments in Spruce Cliff. But they are all high-end single houses or semi-detach infills. If

this lot is redesignated to R-CG, it will lower the value of the houses in our area.

There is an area called Hemlock Crescent (east of Spruce Dr) in Spruce Cliff. This area is designated for multi-unit properties. If they want to build any multi-unit buildings, they should be built in the east of Spruce Dr. It is absolutely unsuitable to have R-CG around 37th and 36th Street.

Attached are some pictures taken in Spruce Cliff. You will agree that having multi-unit buildings in this beautiful area just does not make any sense.

We definitely hope the City of Calgary can reject this proposal.

Thank you for your attention.

I can be reached at 403-680-8135 or dennywong01@gmail.com

Denny Wong



Lots of trees and green

space



High-end single detach

home



High-end single detach home



Another high-end single detach home

Smith, Theresa L.

From: yikes7@icloud.com
Sent: Thursday, August 25, 2016 7:01 AM
To: City Clerk
Subject: Online Submission on LOC2016-0129

August 25, 2016

Application: LOC2016-0129

Submitted by: Tricia Wilkinson

Contact Information

Address: 632-37 Street S.W.

Phone: 403-620-2899

Email: yikes7@icloud.com

Feedback:

This road is a main connector to the rest of the neighbourhood and already has a high volume of foot and bicycle traffic connecting to bike/walking paths. Connecting alley is already very congested and houses in immediate area already have more than one vehicle associated to each. Heavy redevelopment in area recently has significantly increased vehicle and pedestrian/bicycle traffic. Does not appear there will be sufficient parking for this proposed development, other than on already crowded streets. Long time owner/resident of the existing building recently left and new residents seems to have bought building with express purpose of this redevelopment, without making any efforts to establish themselves in the neighbourhood or to understand the neighbourhood and the regular rhythms in the area and on the streets and sidewalks adjacent. We have seen many new young families moving into the area because of the lower density and good quality of living standards to raise their children. Allowing more than a two-unit (duplex) on this site will not add to the quality of life in Spruce Cliff and could significantly detract from the good parts of the neighbourhood that people are attracted to. There is a group home directly across from this property, with residents who have lived harmoniously in the neighbourhood, in part because of the lower density and proximity to services and transportation that help them live their lives in the community without difficulty. This potential increased development could have a negative impact on this home by causing increased parking concerns and possibly making the adjacent street (37 Street/5 Avenue) less safe, not only for the residents of the group home but also for the increasing volume of pedestrian traffic (adults and children).

RECEIVED
2016 AUG 25 AM 8:34
THE CITY OF CALGARY
CITY CLERKS