

JUL 04 2016

65 and 69 7a st development comments

ITEM: 7.2 CPC 206-143
Distribution
CITY CLERK'S DEPARTMENT

Good Morning/Afternoon Mayor and City Councilors. I would like to thank you for taking the time to listen to my comments and some concerns regarding this proposed development and the future direction of development in my community of Bridgeland/Riverside.

I come to you as a resident of this wonderful community with historic roots tied to the city of Calgary and Bridgeland. I come to you in the spirit of collaboration with the hopes that my thoughts on this development will not fall on deaf ears. 4 Generations of my family have lived in one of the properties which will be directly impacted by this or any development located at 65 and 69 7a Street N.E. My Grandfather, Father, Children and myself have enjoyed the quiet charm of Bridgeland and lived through many of the evolutionary phases of the community. Not all of these phases have been of a positive nature. We have seen a steady erosion of amenities throughout the years. We have lost a well used outdoor pool (which is a rare and precious thing in this city), we have seen our play spaces removed with no intention or plan to replace them, We have lost 2 skating rinks, 3 ball diamonds and seen our large functional community hall torn down to be replaced with a much smaller and much less functional structure which has had a history of operational challenges. /

I have some concerns regarding the proposed development for this location which I believe warrant further consideration by the council.

1. The Development itself is not in alignment with the historical character of the neighborhood.

2. The spot rezoning or up zoning of this location lends itself to further “Creep” of developments also not in alignment with the quiet historical character of the community.
3. The justification for the spot rezoning or up zoning of the property seems to be tied to an agenda of hyper densification rather than the benefit of current residents and taxpayers of the community.

The development of this location will have a significant and long lasting impact on my family the full effects of which will not be realized until long after the construction is completed.

1. In a community already struggling with significant and negative traffic increase.
 - a. Such as the gridlock which forms on First Avenue as people use it to bypass the already significant congestion that regularly occurs on memorial leading into the core.
 - b. Adding the number of units proposed in this development to that specific location will add considerably to the traffic challenges and increase the risk of injury to the many children commuting to and from school or walking to the park near our community hall.
 - c. The additional noise generate by this traffic and the traffic generated by the services to the structure will add to and already considerable ambient noise from the core and nearby commercial businesses. (Garbage
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collection and such as they will need a large bin to accommodate such a development and these bins echo considerably when emptied, for example).

The current zoning of the location already allows for increased density which would conform to the city's desires. ^{153 Under} By building two semi detached structures just like the ones built by the same developer next to this location, it would double the density at that location. I would like the council and developer to reconsider their plans in light of this as such structures would serve both the city and community in a more appealing and organic way. The slope of the hill would allow for front entrance drives with balconies overlooking the park thus providing the needed parking for the residences as well as drawing our new neighbors out into the community by providing them a pleasant outdoor area from which to engage their neighbors'. My own home on 7 st is designed in this way as well as the new homes on 6a Street and I have experienced firsthand how this design contributes in a positive way to a sense of community. This sense of community would not I believe be achieve as effectively by a large structure with an underground parking facility.

Here are some examples from within a block of the proposed development:

I know both through experience as well as reason that change will come to our wonderful community. Knowing this however I would assert that it is critical that developments in the community take place in a principled and inclusive manner. To this end I urge the council to consider the following:

1. The impact of “The Bridges” development and the many other high occupancy developments underway or completed in the community has not yet been fully realized
 2. Prudence is, I believe, the best course of action for the city and community while we step back and take stock of the significant work that has already been done to increase the density of the community. As well as the numerous upcoming opportunities for increase of density in more organic locations such as along first avenue and in the east of bridgeland near the George Boyac Care Facility. Locations which will not have the same negative impact on the character of the community.
 3. There is no current or community driven ARP for our community which places us at risk of disjointed and ad hoc developments.
 - a. Our community Association does an admirable job.
 - i. Often under compressed time schedules which limit the ability to reach out to the residents not on the board whose busy lives do not allow them to keep a constant finger on the pulse of development.
 - ii. Residents not on the board should have a better opportunity to reflect on developments such as this one.
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1. (I realize this is a challenge for all but felt it is a challenge that should be noted and some attempt to address it be made)
- iii. Somehow the residents not on the community association board should be made aware of any city agenda to increase the density of the community and the potential impact it may have on their lifestyles and investments in the community.
- iv. Somehow residents not on the community association should be provided with more and better opportunities to weigh in on proposed developments such as this one.

I would like to summarize by stating:

1. That my preference would be that the zoning currently in place for this location remains as it is.
 2. That semi detached single family homes with front entrance drives and balconies over the garages be built on the site. These would fulfill the City's desire to increase the density of the community and better fit into the character of the community. (In essence, a win for everyone.) Single Family Semi- detached homes similar to those already built next to the location would be preferable to any large multi unit complex as they would meet not only any increase of density desires and protect and sustain the culture and charm of the community. A place for people to live and raise families.
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Lastly, I would like to take a moment to acknowledge councils efforts in this regard and voice my appreciation of your diligence in facing these ongoing challenges for our city and community. The citizens who are unable to weigh in on these matters rely heavily on your diligence to protect their investments as well as the continuity of the communities they have chosen to make their homes.

Thank you.
