

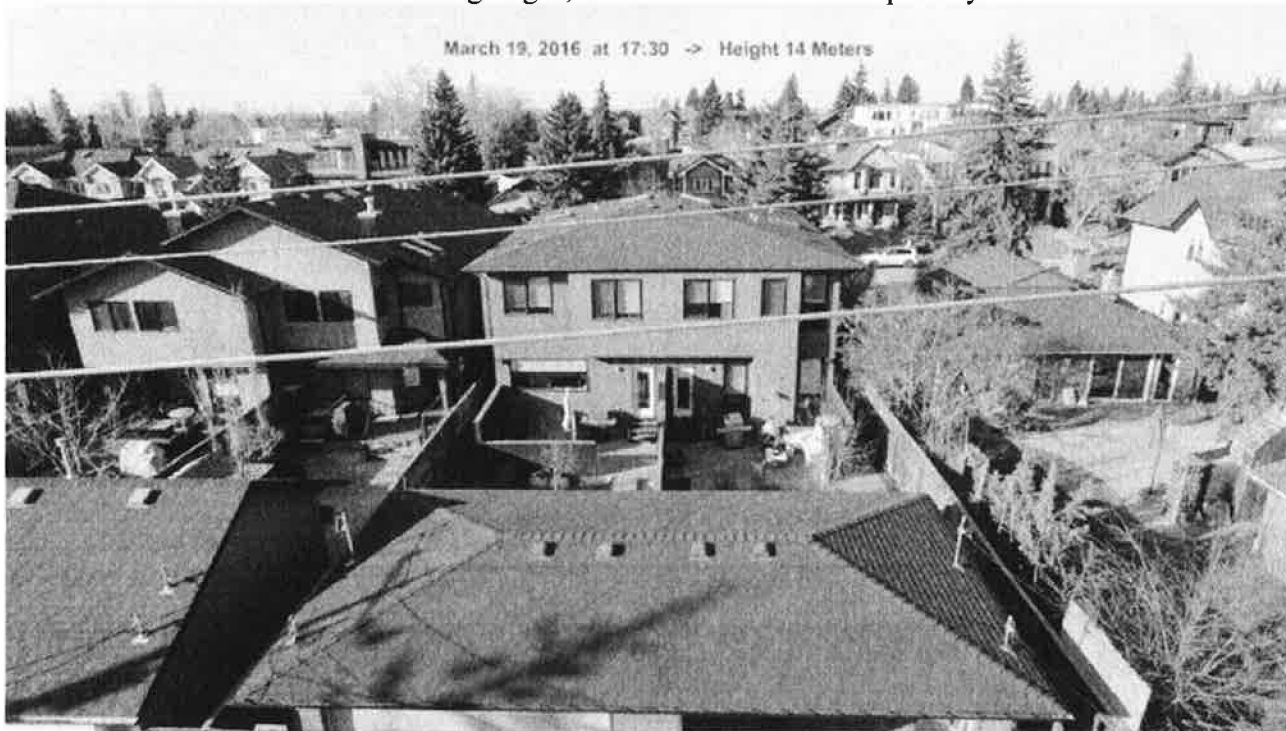
**From:** Cecile Riboud [cecileriboud@gmail.com]  
**Sent:** Thursday, June 09, 2016 9:11 AM  
**To:** City Clerk  
**Subject:** RICHMOND BYLAW 166D2016 To redesignate the land located at 2216 – 33 Avenue SW

*RE: RICHMOND BYLAW 166D2016 To redesignate the land located at 2216 – 33 Avenue SW (Plan 4479P, Block 56, Lots 8 and 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Corridor 2 f2.5h16 (C-COR2 f2.5h16) District.*

I am writing to oppose the proposed rezoning LOC2016-0027.

I support the commercial development of a personal injury law firm in the neighbourhood but do not support the height, traffic and parking aspects of this rezoning.

1. Height: 16m is too high as it causes shadowing and loss of privacy. Access to sunlight in winter months becomes nil in my south facing ground floor. Our community association has repeatedly objected, The Main Streets Initiative identified 14 m height as a concern of residents and we all continue to think it is too high. My understanding is that recommending a lower maximum height for land parcels close to low density residential housing such as ours is within the power of the planning group. Please find in attachment a picture of the view from a 14m high building on the surrounding houses, not only does the shadowing impact the south facing houses a lot more than the detached garages, but this is a real loss of privacy !



2. Traffic. the traffic on the front and rear lane between 33rd Ave and 32 ave will be overloaded by this change in land use. 32 ave along with 22nd and 21 street are currently at risk of seeing the traffic increased due to the commercial development of 33 ave LOC2015-0023. Again, we would like to have an assessment made of the impact to the traffic after all the changes planned for the neighbourhood ( LOC2016-0027, LOC2015 -0023, LOC2015-0045, the commercial development at Garrison Corner and the Odeon) including in the back lane of 32 ave SW

3. Parking: the C-COR land use district requires 1 motor vehicle parking stall per 100 sq meter of gross usable space above the ground floor (no office use on the ground floor). The existing building does not offer the required parking from the rear lane. The Marda Loop ARF opposes any parking from the front on 33 ave, I believe and therefore the proposed rezoning is not in alignment with the plan

I live here and use the services, streets and transportation daily, yet I feel we have little to say in how they develop. I would welcome the opportunity to discuss the matter with you

Best Regards

Cecile Riboud

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[cecileriboud@gmail.com](mailto:cecileriboud@gmail.com)

Albrecht, Linda

**From:** Jeremy Hughes [hughesjeremy@shaw.ca]  
**Sent:** Sunday, June 12, 2016 7:56 AM  
**To:** City Clerk  
**Subject:** Redesignation of 2216-33 Avenue SW (Plan 4479P, Block 56, Lots 8 and 9) from Multi residential Contextual Low Profile to Commercial Corridor 1 - f2.5h16.

Dear Sir/Madam,

**RE: Redesignation of 2216-33 Avenue SW (Plan 4479P, Block 56, Lots 8 and 9) from Multi residential Contextual Low Profile to Commercial Corridor 1 - f2.5h16.**

I live at 2221 32 Ave SW. My property backs onto the 2216-33 Ave SW property that has requested this rezoning. I have a BBQ in the back yard and it is a quiet, peaceful residential neighbourhood, and I enjoy a sunny disposition all afternoon, as my backyard faces south.

The rezoning from residential to commercial is totally unacceptable to me for many reasons:-

1. The height will eliminate the sun and place my backyard property in the shade.
2. I will be overlooked when I am in my house (living room faces south) and overlooked whenever I am in the backyard.
3. The pleasant peaceful neighbourhood will now become a noisy commercial access way with parking and commercial trappings such as large industrial garbage bins, employees and customers access and a blocked busy back street.
4. I just bought the house in late 2014 in a residential neighbourhood. The rezoning will significantly negatively impact the value of my home. I stand to lose a substantial amount of my savings.

I would like the City Planning Department to consider to reject this rezoning request for the above reasons and ALSO because the City Planning Department has set a precedence that this neighbourhood is residential by allowing infill residential homes (my home is an infill) to be built along 32 Ave SW. The City Planning Department deemed in 2005 that a lot on 32 Ave SW could be split in half and two narrow infill residential homes could be built - this has happened multiple times all along 32 Ave SW and has set a long-standing precedence for a nice higher density RESIDENTIAL neighbourhood in the area. I believe the City Planning Department has a moral obligation to protect all these new homeowners who bought brand new expensive infill homes all along 32 Ave SW with the expectation that the previous zoning of the neighbourhood would remain respected as a RESIDENTIAL neighbourhood.

Allowing many people to move in over the last decade and pay a higher price for a new infill RESIDENTIAL home (higher value as it is in a RESIDENTIAL ZONE) and then subsequently change all the planning rules to COMMERCIAL on immediately adjacent properties is something that I would only expect to see in a third world corrupt dictatorship. To the RESIDENTIAL home owner this sure appears to be a "bait and switch" manoeuvre although I am absolutely totally 100% confident that there is zero corruption in this town - so it merely appears this way to an unknowledgeable person who does not know better.

Kind regards,  
Jeremy Hughes

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2016 JUN 13 AM 7:41  
THE CITY OF CALGARY  
CITY CLERK'S