

Smith, Theresa L.

From: Steven Kusen [skusen@yahoo.ca]
Sent: Sunday, June 19, 2016 2:27 PM
To: City Clerk
Subject: Bylaw #174D2016 (2004 - 28th Avenue SW)

Hello! My name is Steven Kusen, and I am the owner/resident of 2023 - 27th Avenue SW.

I'd like to comment on the proposed rezoning of the subject property.

Such a rezoning to multi-family development is not commensurate nor consistent with the single-family housing (be it single structures or semi-detached structures) in this community. Based on my discussions with a few realtors that I know, introducing such row houses would adversely impact property values of our existing single-family homes due to the inconsistent nature of future high-density dwellings in an otherwise single-family dwelling area.

In addition, parking on 19th Street and 28th Avenue would be adversely impacted, particularly during snow route parking bans (19th Street is a designated snow route). I also fear that allowing one such multi-family development also sets precedent for additional multi-family rezonings in the future.

Please do not pursue a rezoning of this subject property.

RECEIVED
2016 JUN 20 AM 7:54
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Steven Kusen [skusen@yahoo.ca]
Sent: Monday, June 20, 2016 3:18 PM
To: City Clerk
Subject: Bylaw #174D2016 (2004 - 28th Avenue SW)

Hello! May I please respectfully add one more comment regarding this proposed rezoning.

Of the three other structures that are located at the corner of this subject intersection of 28th Avenue & 19th Street SW, two structures (at the NE and SW corners, both semi-detached structures) are currently unoccupied and are "For Sale" as they've all been newly developed. Obviously, no comments will be submitted in the interest of those properties, only because they are unoccupied. I trust that The City of Calgary will NOT consider any lack of commentary from these four noted unoccupied properties as being any sort of endorsement to this proposed rezoning.

Furthermore, I would submit that, if the four unoccupied properties had indeed been occupied, I could reasonably argue that they would not be supportive of this proposed rezoning. Such a rezoning negatively affects their own properties in terms of:

- revising the expected density on the subject property which they expected as neighbors upon their respective purchases.
- these four properties are most directly affected by the increase in parking requirements from such a rezoning, as now they (or their guests) have to compete for parking with the parking requirements for those of the subject property.

While I admit that these arguments are hypothetical (ie: I can not speak for the prospective buyers of these four properties), I know that I were a prospective purchaser, I would be upset that a nearby property (ie: the subject property) was to have its zoning increased, thus negatively impacting the neighborhood in which I would be purchasing.

I thank you for allowing me to add these comments.

From: Steven Kusen <skusen@yahoo.ca>
To: "cityclerk@calgary.ca" <cityclerk@calgary.ca>
Sent: Sunday, June 19, 2016 2:27 PM
Subject: Bylaw #174D2016 (2004 - 28th Avenue SW)

Hello! My name is Steven Kusen, and I am the owner/resident of 2023 - 27th Avenue SW.

I'd like to comment on the proposed rezoning of the subject property.

Such a rezoning to multi-family development is not commensurate nor consistent with the single-family housing (be it single structures or semi-detached structures) in this community. Based on my discussions with a few realtors that I know, introducing such row houses would adversely impact property values of our existing single-family homes due to the inconsistent nature of future high-density dwellings in an otherwise single-family dwelling area.

In addition, parking on 19th Street and 28th Avenue would be adversely impacted, particularly during snow route parking bans (19th Street is a designated snow route). I also fear that allowing one such multi-family development also sets precedent for additional multi-family rezonings in the future.

Please do not pursue a rezoning of this subject property.

RECEIVED

2016 JUN 20 PM 3:29

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: g o [jillandmark@shaw.ca]
Sent: Monday, June 20, 2016 1:00 PM
To: City Clerk
Subject: Bylaw #174D2016, property 2004 - 28th Ave. SW

Dear Sir/Madam: We would like to register our opposition to the proposed rezoning of 2004 - 28th Ave SW from R-C2 to R-CG. It is our opinion that the population density in our neighbourhood is high enough already with the current zoning. If City Hall wishes to increase inner city density farther then I suggest they restack other inner city communities such as Mount Royal and Elbow Park etc etc etc rather than cram even more people into South Calgary. We have done our bit, parking is already at a premium and traffic and constant constuction are a constant annoyance to all as well as a danger to our children, senior citizens and pets. Increase density elsewhere or not at all.

Mark Cassidy, Gillian Owen
2022 28th Ave SW

CC: Alderman Evan Woolley

Sent from my iPad

RECEIVED
2016 JUN 20 PM 2:05
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Monica Samper [monicasamper@hotmail.com]
Sent: Monday, June 20, 2016 4:26 PM
To: City Clerk
Subject: Fwd: Bylaw # 174D2016, 2044 - 28th Av SW

Sent from my iPad

Begin forwarded message:

From: <monicasamper@hotmail.com>
Date: June 20, 2016 at 4:24:14 PM MDT
To: <cityclerck@calgary.ca>
Cc: <Evan.Woolley@calgary.ca>
Subject: Bylaw # 174D2016, 2044 - 28th Av SW

This note is to ask the city to please DO NOT approve the rezoning of the above mentioned property from R-C2 to R-CG.

This is a single family neighbourhood and approving this project will have a significant adverse impact in our quality of life due to the impact on many levels like, tearing down some of the few trees that have survived development in our street, car parking density, noise, our single family home value, height of building, and very important, our sense of community.

PLEASE LISTEN TO US and do not allow the construction of this project. We have had already in the past few years five bungalows replaced for 10 infills, all of them with front garages (previously they would use the back alleys to get into the garage) with the loss of 20+ trees that have not been replaced because of the concrete driveways into the front garage. They do not even have a garden. We have lost most of the time the ability to park in front of our house because of the increase in density. How much money do these construction companies need to make to be satisfied?

Thank you very much.

Monica Samper
2014 28 Av SW

Sent from my iPad

RECEIVED
2016 JUN 21 AM 8:01
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Dorothy Whitson [dawhitson@shaw.ca]
Sent: Monday, June 20, 2016 5:00 PM
To: City Clerk
Subject: 2004 28 Avenue SW - Proposed Land Redesignation

To Whom it May Concern

Further to my telephone discussion with Cathy Dollmaier, City Planner for the City of Calgary, please be advised that I am against the application to redesignate the above parcel of land from RC-2 to RC-G.

I feel one of the biggest detractors of a four plex on a well developed street of single family dwellings and side by side dwellings is the parking issue. This area is already inundated by vehicles on the streets and another possible eight vehicles is several too many. This type of housing will depreciate the value of nearby homes as well as those in the general neighbourhood. I am concerned that this practise will spread to other areas of South Calgary.

Thank you for allowing me to register my objections.

Dorothy Whitson

Sent from my iPad

RECEIVED
2016 JUN 21 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Eugenebast@hotmail.com
Sent: Monday, June 20, 2016 6:17 PM
To: City Clerk
Subject: Online Submission on LOC2016-0065

June 21, 2016

Application: LOC2016-0065

Submitted by: Eugene Bast

Contact Information

Address: 2024 28th Ave SW

Phone: 4038070592

Email: Eugenebast@hotmail.com

Feedback:

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2016 JUN 21 AM 8:01
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With regard to the proposal to rezone 2004 - 28th Avenue SW (Bylaw #174D2016) from R-C2 to R-CG, I recommend for City Council to decline this request. This portion of South Calgary is largely comprised of single family dwellings (stand-alone or duplex in nature). To insert a 4-dwelling rowhouse will have the following detrimental impacts to the neighbourhood: -surrounding property value will be devalued; as noted above, this area is largely comprised of single family dwellings. -the increase from 10m to 11m will impair sight lines (ie. Sunrises, stampede fireworks, city-view). -Parking. Like many areas, parking is a premium. As 19th Street is also a snow route road, this will further compound the issue in the adjacent areas. -Sense of community. I believe that row house designs do not embrace community spirit, rather create a market for more renters which is counter-productive to what we have built in this area of South Calgary Please take these points into consideration when reviewing this file. Thank you for you allowing us to respond in the development path of our local community.

Albrecht, Linda

From: Ron Umbsaar [rondiana@telusplanet.net]
Sent: Monday, June 20, 2016 8:08 PM
To: City Clerk
Subject: Re: Proposed Land Use Bylaw Amendment at 2004 28 Avenue S.W.

Good evening,

My name is Ron Umbsaar. My wife Diana and I live at 2023 28 Avenue S.W., Calgary. It has come to our attention that request is being made to amend the land use zoning at 2004 28 Avenue S.W. from R-C2 to R-CG.

It is our understanding that this rezoning would increase the permitted density of development on this lot beyond what already exists.

We do not support this rezoning request.

As of today, the block is being redeveloped into "duplexes", or two dwellings/ 50 ft width lot.

Even this level of redevelopment will eventually prove unsustainable, as far as on-street parking is concerned. Due to the steepness of the lots, the south side of 28th Avenue is all being redeveloped with front-drive garages, leaving negligible on-street parking (or even space to clear snow!) after placing two front-facing garages/ lot. Currently, "undeveloped" lots (with one single family dwelling/ 50' lot width) are "supporting" the remainder of the block, when it comes to on-street parking. We would prefer to see a hold even on this existing density of redevelopment, for this reason. And most certainly we would not support approving even further density increases, as is requested at 2004 28th Avenue S.W. The side "streets" are the only hope for nearby on-street parking for visitors or when snow route parking bans are enforced. (I believe either 19th or 20th St. S.W. are designated snow routes, near 28th Avenue S.W.) And this potential for parking on 19th St. S.W. is lost if even further density increases are permitted.

We also do not believe this proposed land use change will improve our property values. The block is currently re-developed up to a consistent standard, similar to how Mt Royal has been permitted to develop. Recent re-developments on the block have yielded "high-end" attached homes, limited to two homes/ 50' lot.

If Mt. Royal can succeed in keeping even attached dwellings out, in the name of properly value protection, we would like to request a stop to further density increases in our block as well. In nearly doubling its density, without a sustainable parking plan, the block between 19th and 20th St S.W., on 28th Avenue, has already played its part in increasing development density. No more please!

Thank you for taking our input into the decision making process.

Ron and Diana Umbsaar
(403) 276-2462

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Note: Letter 8 had personal information redacted from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Albrecht, Linda

From: Peter Mercier [petemercier@gmail.com]
Sent: Tuesday, June 21, 2016 6:47 AM
To: City Clerk
Subject: development at 2004 - 28Avenue SW Rezonig

Dear Sir:

I am opposed to the rezoning of the subject lot from R-C2 to R-CG.

This is a neighborhood of single family dwellings and a multi stage housing project in this block is inconsistent with the current development.

There is inadequate parking, the police service in the area is inadequate and the added load to the infrastructure has not been thought through.

This would be the only multistage development in the block and it does not add to the value of the community. Allowing one such development sets precedent for additional housing units of this kind and the infrastructure in this area simply cannot handle the added load.

Please do not approve this development.

Thank you.

Best regards

Pete Mercier
403 874 8914

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2016 JUN 21 AM 8:02
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Michael K. Stern [MStern@execsuite.ca]
Sent: Tuesday, June 21, 2016 10:39 AM
To: City Clerk
Subject: Bylaw #174D2016 2004 - 28th Ave SW

I'm writing to object to the above application to rezone the property from R-C2 to R-CG. I live at 2007 28th Ave across the street from the subject property.

Rezoning this site to a multi-family development is not consistent with the R-C2 type developments in this section of the community and allowing it would adversely affect the value of our existing homes, and would negatively impact the continuity of the street and section of the neighborhood.

While there are multifamily developments within the neighborhood, this particular section is visibly and intentionally single structures or duplex and allowing this development would be unfair to the existing owners.

Yours truly,

Michael K. Stern
2007 – 28th Ave SW
403.294.5971

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2016 JUN 21 AM 10:48
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Denver Foote [denverfooty@gmail.com]
Sent: Wednesday, June 22, 2016 9:35 AM
To: City Clerk
Subject: Bylaw #174D2016 2004. 28th Avenue S.W.

To the City of Calgary.

June 22 2016

In reference to lot 2004 28th Ave S.W. We the home owners of property 28th Ave S.W. (Over 30 years plus) are unhappy with the bulletin board stating the intention to rezone the lot R-C2 to R-CG.

The change will bring unacceptable increase to the height of the buildings and also change the landscape, the removal of trees etc. Plus we are already have more traffic in the area doubling the capacity of homes currently increased by having two homes on lots that were single lots. That in turn increases the amount of vehicles in the location this has a negative impact on parking in our area which is already reduced due to numerous other changes of like nature in the vicinity. Not to mention the winter weather with snow and ice and the challenges this brings.

The City of Calgary does not consider while deciding the existing residents in our neighborhood, the inconvenience of the towering homes that over look and impede our privacy. Your only interest appears to be accrual of increased revenues due to increased property taxes.

The City seems to be in FAVOR for the BUILDERS and DEVELOPERS and not the existing HOME OWNERS.

I wish to voice an EMPATHETIC NO to the rezone plans.
Home owners on 28th Ave S.W.

RECEIVED
2016 JUN 22 AM 9:37
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Smith, Theresa L.

Subject: FW: Bylaw #174D2016 2004 - 28th Ave SW

From: Len Wong [<mailto:len@lentwong.com>]
Sent: Tuesday, June 21, 2016 11:22 AM
To: City Clerk
Subject: Bylaw #174D2016 2004 - 28th Ave SW

To Whom it may concern,

We're writing to object to the above application to rezone the property from R-C2 to R-CG. We live at 2005 28th Ave across the street from the subject property.

Rezoning this site to a multi-family development is not consistent with the R-C2 type developments in this section of the community and allowing it would adversely affect the value of our existing homes, and would negatively impact the continuity of the street and section of the neighborhood.

While there are multifamily developments within the neighborhood, this particular section is visibly and intentionally single structures or duplex and allowing this development would be unfair to the existing owners.

Sincerely,

Tina Pillott & Len T Wong.

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2016 JUN 21 AM 11:38
THE CITY OF CALGARY
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Albrecht, Linda

From: Montsy Videla [montsy1997@hotmail.com]
Sent: Tuesday, June 21, 2016 5:13 PM
To: City Clerk
Subject: Bylaw #174D2016 - 2004 28 Ave SW

Dear Sirs,

I own the property next door to the proposed development of four row houses. I have been a resident of this neighbourhood for 35 years, so I hope my voice will be heard.

I strongly oppose the re-zoning. I will be negatively impacted in every possible way if you allow such a building to be constructed next door to my home.

Please let me know if there is anything else I can do to avoid such a destruction of my community and street.

Sincerely,

Irma Schleyer
2008 28 Ave SW
(403)-244-4185

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2016 JUN 22 AM 7:49
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Harjinder Dhaliwal [mailto:dhaliwalh1@gmail.com]
Sent: Tuesday, June 21, 2016 4:37 PM
To: City Clerk
Subject: Fwd: Bylaws #174D2016 2004 - 28th Ave SW

To Whom It May Concern,

We're writing to object to the above application to rezone the property from R-C2 to R-CG. We own the properties at 2901 19 Street SW & 2003 28 Ave SW across the street from the subject property.

Rezoning this site to a multi-family development is not consistent with the R-C2 type developments in this section of the community and allowing it would adversely affect the value of our existing homes, and would negatively impact the continuity of the street and section of the neighborhood.

While there are multifamily developments within the neighborhood, this particular section is visibly and intentionally single structures or duplex and allowing this development would be unfair to the existing owners.

Thank you,

Harjinder & Gurmeet Dhaliwal

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2016 JUN 22 AM 7:50
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Myron Hildebrand [myron@westpower.ca]
Sent: Tuesday, June 21, 2016 9:14 PM
To: City Clerk
Subject: Bylaw #174D2016 - 2004, 28 Ave. S.W.

We live at 1923 - 28 Ave. S.W., and we understand that the lot at 2004 - 28 Ave. S.W. has requested a rezoning to a multi-family development, and to increase the maximum building height. We do not support this, and request that the application be denied.

This type of development is not consistent with our immediate neighbourhood, will lead to parking and other problems.

Our neighbourhood is a single family neighbourhood, and we want it to remain that way.

We appreciate your consideration!

Myron Hildebrand
Westpower Equipment Ltd.
Off: 403-723-6840
Cell: 403-863-0633
Sent from my iPad

RECEIVED
2016 JUN 22 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Note: Letter 16 had personal information redacted from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

Albrecht, Linda

From: Samuel, Catherine M. [csamuel@mccarthy.ca]
Sent: Wednesday, June 22, 2016 5:17 PM
To: City Clerk
Subject: URGENT: Bylaw #174D2016 - 2004 28th Avenue SW (Rezoning application)

Importance: High

To whom it may concern:

I own the property and live at the house located at 2012 28th Avenue SW, Calgary (two lots west of the subject address). Our family of four has lived at this address since 2005 (11 years). We have witnessed a great deal of construction in the neighbourhood, along with the removal of many mature trees that made South Calgary so desirable. Some of the development is positive. However, we do not support the rezoning of 2004 28th Avenue SW to R-CG and are very concerned about the negative impact on our neighbourhood.

I vehemently and strenuously oppose the application to rezone the subject lot from R-C2 to R-CG. Our neighbourhood and the houses in the immediate vicinity are comprised of single family homes (both detached and semi-detached/attached homes). All of the recent development in the immediate vicinity, including the 4 new properties directly across the street (south) from 2004 28th Avenue SW are high-value, luxury single-family properties and R-CG zoning will have an adverse effect on those property values and all property values in the neighbourhood. In particular, because of the max building height being increased to 11 metres, sight lines of the city (and we have a view from our deck) will be adversely impacted. Parking on 28th Avenue in the block between 19th Street SW and 20th Street SW is already difficult. Losing the additional parking on 19th Street because of potential row townhome development, as well as visitors parking on 28th Avenue, will be difficult. There are a great number of mature trees on the subject property. While I appreciate that building two attached homes (consistent with the development in the neighbourhood and on 27th Avenue and 28th Avenue in particular) will necessarily involve removing some of the trees, R-CG zoning and potential development will require that ALL of the beautiful and mature trees on the lot be removed, which severely impacts the character of our neighbourhood.

For all of these reasons, we sincerely request and plead with the City to NOT approve the rezoning of this lot. Development on this lot should be consistent with existing and recently built single family-housing. We do not want a bad precedent set because of the inconsistent nature of future high-density dwellings in what is currently a single-family home area. High-density dwellings are more appropriate on more major streets in the neighbourhood (33rd Avenue, 26th Avenue, for example) and consistent with already approved bylaw changes on those streets.

Please DO NOT approve this rezoning application. We love our neighbourhood and want development to be consistent with the existing character, quality and values in the immediate vicinity.

We would be happy to provide further information.

Kind regards,

Cathy Samuel
Homeowner, 2012 28th Avenue SW, Calgary, AB T2T 1K3
Tel: 403.830.5528 (cell) / 403.264.2002 (home)

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2016 JUN 23 AM 8:28
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mccarthy
tetrault

Catherine Samuel
Partner | Associée
Business | Affaires

T: 403-206-5528
C: 403-830-5528
F: 403-260-3501
E: csamuel@mccarthy.ca

McCarthy Tétrault LLP
Suite 4000
421 - 7th Avenue SW
Calgary AB T2P 4K9

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Suite 5300, TD Bank Tower, Box 48, 66 Wellington Street West, Toronto, ON M5K 1E6

Albrecht, Linda

From: Carlos Videla Rico [cvidela@mtroyal.ca]
Sent: Wednesday, June 22, 2016 8:00 PM
To: City Clerk
Subject: Bylaw# 174D2016 2004 28th Ave SW

I live on 2014 28th av SW and I oppose the plan to rezone 2004 28th ave from R-C2 to RCG. This area where I live is single-family dwellings either attached infields or independent homes. As it is, it is already difficult to park especially in the winter months since 28th ave is uphill between 19th and 20th streets and the city does an awful job of snow clearing. Most houses along 28th ave (again between 19th and 20th streets) on the south side have their garages in the front. The loss of trees was immense making that side ugly. The proposed plan would require the destruction of at least 5 mature trees helping the uglification of the whole sector. Such a project would also change the flavour of that area increasing problems with parking,noise and light during the winter months.

sincerely,

Dr. Carlos R. Videla
Associate Professor
Department of Mathematics and Computing
Mount Royal University
4825 Mount Royal Gate SW
Calgary, AB, Canada T3E 6K6
p.403-440-6296

RECEIVED
2016 JUN 23 AM 8:27
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Deanna Piotrowski [deanna.piotrowski@icloud.com]
Sent: Wednesday, June 22, 2016 10:21 PM
To: City Clerk
Subject: Bylaw #174 D2016 (2004 28 ave sw)

Hello: I have lived at 2036 28 ave sw for 14 years and have watched 16 infill houses built on 8 -50' lots. Street parking is horrendous. Two of the new infills have front single tandem garages and cause much havoc. Most of the other infills have front double driveways taking up more street parking space. We are the second highest ave in south Calgary and the STEEPEST block in south Calgary. There are not backlanes behind all the houses. The city allows cars to park both east and west on both sides of the st due to the steepness of the block and the snow/ice problem in winter. As the rest of the 50' lots get 2 infills built on them, the parking will get worse. Both 19 and 20 streets are snow routes, parking on our block is then non-existent. Rezoning 2004 28 ave sw to R-cg is going to make this block crazier for parking. The infills on our block are million dollar plus homes and we all pay big taxes. Our district has been combined with another police district, downtown, so police patrolling is now almost non-existent . I am an inner city person and recognize the value of high density but this block with front garages due to lack of lane ways and steepness, and snow and ice conditions causing parking any which way and the inability to even drive west on our block in the winter unless you have a four wheel drive automobile is too much! This block can not handle higher than r-c2 density. Please come out and see for yourself. I am not in favour of this . Deanna Piotrowski Sent from my iPad

RECEIVED
2016 JUN 23 AM 8:25
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Harvey Bernbaum [hbernbaum@shaw.ca]
Sent: Wednesday, June 22, 2016 10:35 PM
To: City Clerk
Subject: 2004 28th AVE SW - CHANGE IN ZONING APPLICATION from R-C2 to R-CG

RE: PROPOSED LAND USE BYLAW AMENDMENT TO CHANGE ZONING FROM R-C2 TO R-CG
at 2004 28TH AVENUE S.W. BYLAW #174D2016

We are the owners of the parcel of land and buildings at 2011 - 28th Avenue SW. Our parcel is located across the street and two properties to the west of this proposed development.

We are very much against the proposed change in zoning of this property for the following reasons -

1. Changing zoning in this R-C2 area will dramatically affect the quality and character of this block which is totally either single family or side by side development.
2. Higher density higher zoning already exists just one block away for property owners looking to develop higher density development.
3. Changing zoning here would dramatically affect the use, enjoyment, nature and character of this block.
4. Allowing up to 4 row houses on the lot could not allow for two car parking stalls per residential unit which is typically provided in new R-C2 development or existing original development on this block. Parking on the street in this block is already minimal and would be further compromised with R-CG development.
5. Allowing the increased density from R-C2 to R-CG would allow higher buildings that currently allowed in this area and this would also affect the use, enjoyment, nature and character of this block
6. Allowing the increased density to R-CG would set an unwanted precedent in this R-C2 area and would affect not only all the properties not yet developed on this block but also detrimentally affect those newer developments that have adhered to the R-C2 guidelines. It is unfair to those who have invested in this block expecting a specific type of neighbouring development, use, enjoyment and lifestyle related to the bylawed R-C2 density of this block.
7. This is not an area close to LRT, nor walking distance to downtown - therefore no higher density is warranted than that currently dictated by Bylaw 1P2007.

Thank you very much for the opportunity to express our concerns over this proposed development.
We would appreciate the opportunity to speak with respect to this matter at City Council set for July 4, 2016.

Sincerely,
Harvey/Kim Bernbaum
Property Owners, 2011 28th Ave SW

Harvey Z. Bernbaum M A A A
BERNBAUM ARCHITECT LTD.
C: (403)998-0680 E: hbernbaum@shaw.ca W: bernbaumarchitect.com

RECEIVED
2016 JUN 23 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Guillaume Jombart [jombartguillaume@me.com]
Sent: Thursday, June 23, 2016 7:09 AM
To: City Clerk
Subject: Bylaw # 174D2016 2004 - 28th avenue SW

Dear Sir, Madam,

I am writing this email to address my concerns about the rezoning from R-C2 to R-CG of the lot at the following address, 2004 28th avenue SW.

Such a rezoning to multi-family development is not consistent with the single-family housing (best single structures or semi-detached structures) in this community, and would adversely impact property values of our existing single-family homes due to the inconsistent nature of future high-density dwellings in an otherwise single-family dwelling family area. In addition, parking on 19th street and 28th avenue would be adversely impacted, particularly during snow route parking bans (19th street is a designated snow route). allowing one such multi-family development also sets precedent for additional multi-family rezoning in the future.

Sincerely,

Tara Lemay
Guillaume Jombart

RECEIVED
2016 JUN 23 AM 8:14
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

Subject: FW: Comments on 2004 28 Ave SW - Application to Redesignate from R-C2 to R-CG (LOC2016-0065)

From: Andrew Mather [<mailto:andymather1@yahoo.co.uk>]

Sent: Thursday, June 23, 2016 7:20 AM

To: City Clerk

Subject: Comments on 2004 28 Ave SW - Application to Redesignate from R-C2 to R-CG (LOC2016-0065)

Dear sir/madam,

As a resident of 28th Avenue SW (1937) in close proximity to the property referred to above, I am emailing you to comment that I believe that the rezoning application should not be approved by council. The reasons behind this view are as follows :

- the housing along the relevant blocks on 28th Ave are almost exclusively single family homes and duplexes, consistent with the current R-C2 designation. The potential higher density housing units allowed under R-CG would be inconsistent with the character and nature of the existing neighbourhood, and would add further pressure to sometimes congested on street parking, particularly as 19th St is a designated snow route
- the rezoning would also appear to be incompatible with the stated objectives of the 2016 version of the South Calgary/Altadore Area Redevelopment Plan, which lists the block in question as in the Residential Conservation class, where maintenance of existing structures or replacement with high quality infills compatible in nature with the surrounding dwellings is the plan objective. The surrounding dwellings on 28th Ave SW are single family homes and duplexes.

I do not believe the type of housing permitted under R-CG would be appropriate for the above property for the reasons outlined above, and I am also concerned that they would set a precedent for future redevelopment of single family homes on the avenue. This could lead to a significant change in the character of the area to one of higher density housing rather than single family/attached units.

Thank you for taking the time to consider my comments on this issue.

Regards,

Andrew Mather

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