

Smith, Theresa L.

From: Qianjun Cong [sendtoeric01@gmail.com]
Sent: Wednesday, June 22, 2016 3:40 PM
To: City Clerk
Subject: Petition regards Shawnee Slopes Development
Attachments: Petition regards Shawnee Slopes Development.pdf

Dear Office of the City Clerk,

I received a notice of public hearing on planning matters regards Shawnee Slopes Bylaw 179D2016. As instructed in that letter, I'm sending you this emails. Please find attached petition letter. I've included all my opinions regards the development in Shawnee Slopes in this letter.

Best regards

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Hello there,

I am a homeowner on Evergreen Street SW. This letter is regards my concern about the Shawnee Slopes Development(Shawnee Slopes Bylaw 179D2016).

I received letter about the public hearing on planning matters, I want give my opinion and add this into the agenda. My house is located on Evergreen Street SW, backing to the development site(the previous gold course), my concern is:

They are not building a gated community there in Shawnee Slopes, why the builders said the fences between our houses and their new community/parks cannot be removed. Which means we(residents on Evergreen St.) cannot have access to the green parks and new roads from our backyard.

Builders said there will be green buffers between existing evergreen street houses and new houses, and they said the existing residents won't have access directly from their backyard into the green buffers and the new park. I think this is taking away our own rights.

I petition that :

1. We (homeowners on Evergreen Street SW) have free right to modify the existing fences in our backyards so that we can have access into the new park through our backyards.
2. The City or the Builders build back path on the green buffers so that residents on Evergreen Street can access the green and the new roads through those paths.

Thank you for your consideration about my opinion regards the development in Shawnee Slopes.

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Albrecht, Linda

From: Geoffrey Grimsdick [grimsdick@hotmail.com]
Sent: Wednesday, June 22, 2016 11:07 PM
To: City Clerk
Cc: info@shawneevergreen.ca; Communications Liaison - Ward 13; HUANG JENNY
Subject: Comments for Public Hearing - Shawnee Slopes Redesignation

Dear Susan Gray, City Clerk,

I would like to provide input to the public hearing on Monday July 4 regarding the redesignation of Shawnee Slopes but am unable to attend in person. Could you kindly read my remarks within my designated allotment of 5 minutes?

Thank you,

Geoffrey Grimsdick

Dear Mayor and Council,

Thank you for considering my comments and you make a decision about the redesignation application of Shawnee Slopes. My family lives at 912 Shawnee Drive and are certainly impacted by this development.

I am satisfied with the consultation process led by the Calgary Planning & Development department.

However, I am concerned that this redesignation application is moving us away from the original intent of the solution created in 2012-3 that would allow for development while mitigating impacts on existing residents. In order to protect mitigating decisions for existing residents, I am asking Mayor and Council to hold strong and not be lulled by what might seem to be small amendments.

Buffer Zones

The original buffer zone states a 20m landscape zone and a 15m no build zone. This included all outdoor amenity spaces such as decks and patios. However, given the volume of existing trees, existing residents felt comfortable there would likely be a 20m buffer zone as builders would not be able to remove trees to build.

With this new application, builders will be able to remove 17 times (2% to 35%) the number of trees within the buffer zone therefore allowing builders to remove trees in order to build within the 15-20m zone. This would result in a decrease of the expected buffer zone by 25%.

Ask #1 - I am asking for Mayor and Council to **reject the proposal to decrease the tree preservation in the buffer area**. I am comfortable with allowing tree preservation to decrease in the interior area of the site. This is where builders need to build and existing residents must show flexibility in this regard. It was for this reason that I showed some original openness to the idea during past Open Houses. However, with a separate amendment for tree preservation in the interior of the site, there is no reason to decrease this buffer area tree preservation bylaw. There may be some less healthy trees in the buffer zone but I believe the intentions of the developer are to find reason to decrease the buffer zone promised to existing residents rather than beautify the landscape.

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Ask #2 - Please ensure that trees within the buffer zone that have already been removed count towards the 2% quota. For example, many trees were removed in the area of the existing Cardel show home. A large tree was also removed directly behind my neighbour's house at 908 Shawnee Dr.

Required New Fencing

I would like to highlight to Mayor and council the reason why required fencing is important to protect existing residents. Because Genstar has applied for the buffer zone land to be privately owned by a condo board, they are acting on their legal ability to restrict existing residents from open access to the buffer zone. We have been informed in writing that we will not be permitted to build a gate from our backyard to access the space which they declare as publicly-accessible. Rather they offer few different access points. However, this creates dead spaces behind existing homes as the resulting walking distance to the area directly behind our fence could be very far away and thereby unusable. Unlike the privilege given to new residents, existing residents would never use the space. Furthermore, this also means that without a fence, in practical use, the buffer zone would be turned in to a free private backyard for new residents.

Ask #3 - Please add more detail to the fence amendment. For example "A fence must be added to the back of new homes where it backs a buffer zone. The fence must be placed no closer than 20m from the property line of existing residents. Should a fence line of a single plot of land not go beyond existing trees, the fence line may be moved within 15m of the property line of existing residents. This addition would meet the intent of the original buffer zone bylaw.

Ask #4 - Please ensure the Development Authority is aware of this potential situation should they receive an application to relax this fencing. I do not know all situations facing the developers so understand the need to be flexible. However, I would feel it very unfair to have children of new residents playing soccer right up against my existing fence while my children are prevented from accessing the same public space.

Keeping written and verbal commitments and following bylaws

In Q2 of 2015, many Shawnee Slopes residents received a letter from Patrick Briscoe of Genstar. The letter indicated that they planned to remove existing tall fencing and replace with shorter fencing. We were asked to grant permission and told this would happen during the summer of 2015. Our Community Association met with Genstar on this issue and asked Genstar to attach new back fences to existing side fences. They agreed. I therefore, granted permission via a written letter to Genstar. However, the fence was not removed as indicated. After the summer, at an open house, Patrick indicated to me that they are no longer actively pursuing this initiative.

At an open house, I indicated that branches from trees within the buffer zone have been leaning over my fence and in to my property since the big snowfall in September 2014. I was told it would be fixed.

Ask #5 - Please help monitor and enforce all commitments made by developer and builder(s). Impacted residents are concerned not only about the bylaws but wanting to ensure developers and builders follow through on commitments made during this process.

Thank you very much for your consideration in this important decision for the residents of Shawnee Slopes.

The Grimsdick Family
912 Shawnee Drive