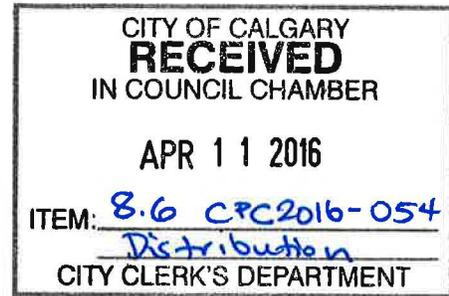


Planning, Development & Assessment
The City of Calgary
Calgary Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Postal Station "M", IMC #8108
Calgary, Alberta, T2P 2M5



Delivered via email to cityclerk@calgary.ca

To Whom It May Concern;

Thank you for the opportunity to comment on the proposed land use redesignation at 5 Citadel Estates Terrace NW, City of Calgary file number LOC2015-0184. I am a resident of Citadel Estates Terrace NW and would like to state my opposition to the proposed land use redesignation from RC-1 to RC-1s.

My primary reason for opposing the land use redesignation is that the subject property does not meet the minimum lot width for secondary suites. As stated on the Administration Report to Calgary Planning Commission dated January 28, 2016; the subject site is 14.5 meters in width while the minimum lot width requirement is 15 meters. Further, the subject site is located on a corner parcel with no provision for onstreet parking. Parking issues surrounding the subject site are at the heart of my opposition to the Land Use Redesignation.

Transportation Network Considerations

The website walkscore.com lists Citadel Estates Terrace NW as being car dependant and this is unlikely to change due to any future initiatives. The walk score rating as follows:



The Administration Report to Calgary Planning Commission lists nearby public transit as routes 199 and 778.

Route 199 is the only regular transit service and the nearby bus stop is located at the return loop. Any regular rider of the 199 with a destination or origin of Citadel Estates Terrace NW must factor in an additional 20-25 minute trip time to/from Crowfoot LRT. Comparably, Crowfoot LRT is an 8 minute car ride.

Consequences if the Land Use Amendment is approved

Approval of the land use amendment and the relaxation of minimum lot width requirement will negatively impact the residents of Citadel Estates Terrace NW through:

- Additional on street parking that further exacerbates the current situation where overnight demand exceeds supply. This on street parking cannot be legally accommodated at the subject site due to narrow lot width.
- Increased conflict between the neighbours of Citadel Estates Terrace NW because the demand for legal on street parking exceeds supply during weeknights and weekends.
- Increased risk of pedestrian/vehicle accidents for young students on their way to the school bus stop located on Citadel Way NW.
- Increased late night noise as snowplows are unable to navigate the turnaround at the intersection closest to the subject property.

Respectfully submitted,

Kris Moen
96 Citadel Estates Terrace NW

Appendix B – Overnight Parking Capacity Constraints



Appendix D – Google Maps Intersection of Citadel Way NW and Citadel Estates Terrace NW

