

Smith, Theresa L.

From: Leigh Swainson [leigh.swainson@hotmail.com]
Sent: Wednesday, March 30, 2016 3:29 PM
To: City Clerk
Subject: Comment re. Bylaw #81D2016- redesignation of 6520 Rundlehorn Drive NE from R-C2 to M-C1

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

RECEIVED
2016 MAR 30 PM 3:54
THE CITY OF CALGARY
CITY CLERKS

Attention:

I am writing to comment on the proposed re-designation of 6520 Rundlehorn Drive NE from R-C2 to M-C1 as my family live directly across the street and will be extremely adversely affected by this proposed change that is just the latest in an endless barrage of "changes" this neighborhood has been subjected to since 2000.

I have previously written to comment on similar changes to adjacent sites at 6612- 25 Avenue NE (see below for email to Wallace Leung on October 6, 2014) and 6624 Rundlehorn Drive NE (see below for email to Morgan Huber on September 2, 2014) and can clearly state that the community has been very negatively impacted already, as it is now 2016 and neither of those projects are anywhere close to completion (the abandoned home that stood on the 6612-25 Ave NE site caught fire in the middle of the night last August 2015, almost a year after I complained, blanketing our street in toxic fumes/smoke/noise).

As such, I will certainly take the opportunity to speak for the full 5 minutes citizens are allotted at the public meeting on April 11, 2016, as I believe a serious discussion needs to be initiated about the City's motives, methods and plans to provide an infrastructure that can actually support proposed changes as what is currently in place is already grossly deficient and overburdened.

Sincerely,
Leigh Swainson
leighswainson@hotmail.com

From: Leigh Swainson <leigh.swainson@hotmail.com>
Sent: October 6, 2014 9:13 PM
To: wallace.leung@calgary.ca
Subject: Comment-6612 25 Avenue NE- DP 4146

Attention Mr Wallace Leung,

I am emailing to comment on the proposed multi-residential 6 bldg/24 unit development at 6612-25

Avenue NE as my family lives on this street and have serious concerns and objections to this proposed development.

Pineridge is a developed area, not a developing area, yet residents have been subjected to constant construction within the 1 block radius of this new proposed development for many years, from the massive construction upheaval of building the flood pond directly across the street on 26 Avenue (this took several years) to the also massive building of the multiple building condos directly across from the 25 Avenue address(yes-at least another a year). My husband has chronic respiratory disease and these prior projects very adversely affected his health due to prolonged construction/air pollution, as well as stress due to constant noise pollution (he works from home).

We anticipate this will again be the case as already the site directly adjacent to 6612-25 Avenue NE (6624 Rundlehorn Drive NE)has been a bare, unprotected foundation for almost 2 years (which according to what I have read on both development and building permits is not at all an acceptable length of time)- as per the below email, I have since spoken to Morgan Huber (he posted opportunity to comment on Aug 29 with only until Sept 2 to respond-this was only because I had made a complaint to Bylaws) regarding this nuisance site, however Mr.Huber did not address the issue at all to my satisfaction, basically excusing the property owner for his non-existent development efforts (he didn't have the money so apparently the City will make all other taxpayers pay for this through property devaluation). This development, in fact, was voted down by the community several years ago (my neighbor reminded me of this after I talked to Mr.Huber- yet somehow it is again in development (although no permits for either site are actually posted as required).

Until August 22, no one in the community even had any idea that the 6612-25 Avenue NE address was anything but a single family detached private dwelling, as it has been for the 30+ years my family has lived on this street. Suddenly on that date, the surrounding trees were uprooted and several industrial trailers appeared on the property. Now apparently 24 families will occupy the space of one (and I do question this land use).

Neither of these sites has an address visible from the street (it was a huge pain to find out and seems to be in violation of a bylaw as well) and although there is a fence around the 6624 location, it has gaps that children have been entering through to play in the vacant lot. City inspector Rob Toronto (403-312-9907) visited the site after I complained, and said it was fine, despite a very obvious gap in the fence. Apparently city standards are very low- I will be sending a separate email with photos attached as I want to ensure that this complaint email is received, but as a licensed property insurance agent, I can tell you this property is an attractive nuisance. Debris and garbage has been allowed to accumulate and weeds are choking that property, big piles of dirt are eroded by wind in to the air and as the foundation is unprotected I have a concern regarding whether gas lines, electrical lines, etc have been properly dealt with...given the state of the property, I doubt it, and if children are injured, I will contact their parents to advise the City was made aware of dangers and chose to ignore my concerns.

That the 6612-25 Avenue proposal is also a Habitat for Humanity project is a further concern as more high density, low income housing in this area will drive down property values even more-my family has lived on this street since the early 80's and it seems the City of Calgary is determined to turn our community into a ghetto for low income citizens without actually ensuring there is an infrastructure in place to support the growth. There is no room in schools, doctor's offices, hospitals, etc- Calgary Transit insists they do not have a budget to add more buses in this area either. Everyone knows this and yet the City seems to expect us just to grin and bear it...

Our neighborhood constantly rings with the sound of police sirens and is high crime already (my direct neighbors have had hundreds of visits from the police in last 5 years, including 20 man SWAT with door breacher-yet no arrests...neighbors just get to put up with it) Streetlights in our area are too dim to see with after dark. Parking will also be a major issue as there is no street parking by this site except on Rundlehorn Drive (and all my neighbors own at least 2-5 vehicles)and that is extremely limited.That 6 buildings are being crammed on to this lot is amazing to me and I definately do not believe that will include parking spots-Mr.Huber tried to tell me that the adjacent site also had room for a 24 parking spot lot planned and I do not believe this at all given the lot size.

I would like to see a meeting of the community over this issue as everyone I have spoken to in the neighborhood opposes it and are fed up with the continuous high-handed conduct of the City that completely disregards the impact on quality of life for area residents. I would organize this myself, however, as I have mentioned, I would be too scared to actually knock on doors in Pineridge (cause the City is ensuring it is such an awesome community to live in).

I will conclude by stating that if this development does go ahead, regardless, I want to be apprised of what insurance company has provided the Commercial General Liability policy, policy #'s and coverage limits on each site while in development (very few will insure such a high-risk as vacant property under construction) as there is a very good chance of a legal tort outcome against any tortfeasors in the future, whether damage is intentional or not as my family is not willing to put up with any more physical, emotional and financial damage for choosing to live here.

Please expect an accompanying email with photos.

I work full-time Monday-Friday- please email me leigh.swainson@hotmail.com

Sincerely,

Leigh Swainson

From: leigh.swainson@hotmail.com
To: morgan.huber@calgary.ca
Subject: 6624 Rundlehorn Drive NE-DP2014-4418
Date: Tue, 2 Sep 2014 12:58:31 -0600

Dear Mr. Huber,

I would like to comment on the "small church" being developed at the aforementioned address as a resident of this block I have great concerns about this development.

This site has been a bare foundation for over a year, and Thursday was the first time any notice has been posted regarding development-no building or developmentI had actually contacted the city last week re. such as I believe this is an unsafe site as well as being as being an eyesore. As I explained, I have seen neighborhood children playing in the site as it is not completely fenced (inspector Rob Toronto apparently looked and said fine, however there is only a chain link fence with a big gap at front that children are entering through.

I also inquired about the adjacent site, and Mr Toronto was supposed to return my call re. development of this

site by Habitat for Humanity, yet has not returned my call. I have a concern re. the church as this foundation already takes up much of the lot, however there is no parking on the street beside (city bus stop) + 4 way stop, a large parcel of vacant land behind (no parking), the Habitat for Humanity site(no parking)- there is also a park across the street with no parking available surrounding. So where are church members going to park?

There are continuous fights between neighbors on this block already as most have 2+ vehicles and there is already overflow coming from the condos that were erected a few years ago on the block across from the vacant land. Depending on what sort of structure Habitat for Humanity is building, this could cause even more problems with parking on this block.

Also, if this is the same church that had been operating out of the house that was there, these church members do not keep their religion to themselves-they parade up and down the block, waving incense, ringing bells and singing. I believe in freedom of religion and as such don't expect anyone to disturb my peace with their worship.

My family has lived on this block for more than 30years, and as taxpayers, do not welcome this addition to our neighborhood!!

I would like your feedback as to why such a development has been approved and why no notification prior to this...

Regards,

Leigh Swainson
leigh.swainson@hotmail.com