

Smith, Theresa L.

From: rjemac@shaw.ca
Sent: Tuesday, March 29, 2016 10:59 PM
To: City Clerk
Subject: Rundle Bylaw 82D2016; Land Use Designation for 2631 38 St NE (Plan 7611338, Block 18, Lots 2 and 3, OT)

Dear Sirs/Madams:

This letter is in response to the application for the proposed Land Use Designation for 2631 38 St NE (Plan 7611338, Block 18, Lots 2 and 3, OT).

Please be aware I am against the land use designation as described in the information mail-out. My reasons are as such:

- There has not been adequate stakeholder engagement:
 - The applicant did contact the Rundle Community Association and Northpark Condos to present their proposed plans ;
 - Questions and concerns raised by the above groups were not addressed;
 - Community engagement was not adequate as there has been no follow up to community question or concerns;
 - It would an egregious error to accept that presentation of the proposed plans doubles as community engagement;
 - I strongly protest and based on accepted standards of stakeholder engagement in the province of Alberta suggest that no community engagement has been conducted for this land use designation application.
- There has been unfair treatment of the Rundle community members:
 - Rundle's multi-cultural make-up was not considered;
 - A plain language document should have been presented in some of the dominant languages in the community;
 - This has been done in other Calgary communities; why was this not done for Rundle?
 - It is accepted that Rundle is multi-cultural as other communities, why are we not afforded the same opportunity?
- Information presented in the application was misleading and scientifically incorrect:
 - The proponent provided a traffic impact assessment (TIA) that was based on erroneous information provided by the City of Calgary;
 - Did the City of Calgary verify the TIA conclusions with third party experts?
 - How can a fair understanding of the traffic impacts be determined if the City is not objective as it has provided the base information for the TIA?
- Re-designation is driven by transit oriented development (TOD):
 - The present development is already high density with mixed use spaces;
 - Has the impacts of higher development and density been communicated to the community along with mitigation and possible risks?
 - This must be done before any decision is made as this is part of community engagement.

I would request further work with the community be conducted with greater transparency on the impacts of the proposed land use designation.

Thank you for considering the above email.

Sincerely;

Richard MacAlpine
Rundle Community Member

Gee, Kristin

From: Judy Pannell [j-pan@shaw.ca]
Sent: Sunday, March 27, 2016 12:08 PM
To: City Clerk
Subject: Rundle Bylaw 82D2016 Public Hearing Date April 11, 2016

Listed below are three Options to be considered plus reasons the project should **not** be approved.

Option 1: Look at the broader picture of a 5 - 25 year time frame taking into consideration the economical downturn. Evaluate needs required & cost to renovate interior/exterior of buildings. Repair asphalt in driveway & parking areas. Upgrade landscaping if necessary.

Option 2: In stages demolish the present buildings keeping the same structures.

Option 3: Explore other & more reasonable options.

Points to consider to not proceed to amend Land Use Designation

City of Calgary Budget - Additional funds may be needed for Infrastructure, EMS, Police, Fire, Waste Disposal, Response Units, Calgary Parking Authority, City Bylaw Officers, Sewer, Electrical, Transportation. With an increase of people there is a higher demand for services mentioned plus others required by people's daily needs & emergencies.

Street Traffic - High density to this area of Rundle will definitely have an impact on parking, visitor & guest parking, & traffic in general. Located near the Peter Lougheed Hospital - EMS & Police require easy access to their destinations. The Fire Department & Response Units also play an important role. Take into consideration of people's lives & immediate needs.

LRT - This type of transportation is presently very busy. Traffic by LRT & buses increases during rush hour, in the summer, festivals, events at the Saddledome & Christmas season etc..

Crime - Two establishments in a strip mall located on 26 Ave. NE & 36 Street NE that may fuel crime are a liquor store & pub. Also there is a well established Dairy Queen that should be a safe place to enjoy. Behind this strip mall is a back alley that may attract undesirables & unwelcome or criminal activities.

Safety - In this area are several schools. a double baseball field, Rundle Community Centre, church offering numerous programs including a Day Care, programs for teens & adults.

Economy - Taking into consideration the downturn of our economy, who will be able to afford to rent all these suites/units? Unemployment has risen, people are moving out of Alberta, Calgary is the city most effected within Canada due to economic downturn. Suite availability has increased, property for lease & sale has risen. Everyone needs a place to live but people need jobs, food & clothing.

Calgary International Airport - How will this impact the present airplane route & Stars Air Ambulance which has a landing pad on the Peter Lougheed Hospital?

Environment - With an increase of people there will be more exhaust fumes, dogs, cats, etc. Presently in this area there are numerous spruce trees, poplars & others trees that are a plus to the environment & enjoyed by the birds. We want to preserve our environment.

Thank you.

Judy Pannell
Board Member
Northpark Townhomes
2727 Rundleson Rd. NE
Calgary, AB

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2016 MAR 28 AM 9:58
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Smith, Theresa L.

From: Charlene [kalene.e@gmail.com]
Sent: Monday, March 28, 2016 10:09 PM
To: City Clerk
Cc: Executive Assistant - Ward 5
Subject: Land Use Designation application for 2631 38 St NE, Rundle - Bylaw 82D2016

Dear Council Members,

I'm writing to voice my concerns about the application to redesignate the land at 2631 38 St NE. My home is immediately north of this property.

Below are just some of my concerns:

1. Rundle consists of townhomes and single family homes. A building of this height is incongruous with the rest of the community and simply doesn't fit. It would tower over so many homes and block out sky and sun.
2. I have concerns about the property owner's commitment to maintenance. Until recently, the buildings on the property were pretty shabby, with lifting roof tiles, and falling and peeling fences. How can we ensure it's an attractive, well maintained building when that hasn't been the case in the past? At the proposed size, it has the potential to be a huge eyesore in our community.
3. Parking is already challenging as we are near both the Ctrain station and the hospital. I don't believe there is adequate resident or visitor parking planned, which will compound the problems. I am also concerned about the increased traffic levels.
4. Consultation by the property owner has been virtually non-existent so far. This project has a large impact on us but we are not being involved in the planning.

I'm not opposed to redevelopment of the property, but I am opposed to a building of that size and capacity. If this is truly a move towards TOD, I believe this must be considered within the larger TOD plans for our community. However, I'm not sure that these plans exist. Before building an apartment block that is like nothing else in our community, should we not have a goal in mind? Without this, how can we be sure this makes sense for Rundle?

Finally, how does this redevelopment enhance our community? What value does it add? And does it add more than it takes away? I urge council to ask themselves these questions when reviewing this application. I personally don't feel the current plan will provide a net benefit to Rundle and, as a result, I feel the application should be rejected.

Thank you for your time and consideration.

Sincerely,
Charlene Eriksen
Northpark Townhomes
2727 Rundleson Rd NE

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