

Smith, Theresa L.

RECEIVED

From: Lisa Phernambucq [lisaphern@gmail.com]
Sent: Tuesday, November 24, 2015 1:35 PM
To: Albrecht, Linda
Subject: Development 2803 36street s.w. Calgary

2015 NOV 24 PM 1:47

THE CITY OF CALGARY
CITY CLERK'S

To Whom It May Concern,

I would like to express my disapproval of the rezoning plan for 2803 36 street s.w. Calgary, AB.

This is not an asset to our community and will cause parking issues. The people will need to park on 36th street, which already has traffic and parking issues. We have a tremendous amount of traffic and parking issues because of the elementary school. Also drivers cut through to avoid the lights. There is no parking on 26th avenue, there is a bus stop (which creates poor visibility), a bike lane and just one lane for vehicles. This is a poor location for for this type of business.

Many residents have lived on this street for 20 plus years and chose to live on a Residential street. This is not a property that will enhance our street. This will not add value to our residential properties and I oppose this development.

Please advise me on what other actions I need to take in order to prevent this property from being rezoned and developed into a day home/ business.

Sincerely,

Lisa Phernambucq
2831 36 street s.w.
Calgary, AB
T3E 2Z9
403 246 1090

Albrecht, Linda

RECEIVED

From: Simon Wroot [simon@wroot.ca]
Sent: Tuesday, November 24, 2015 9:16 PM
To: Albrecht, Linda
Subject: Development 2803 36street s.w. Calgary

2015 NOV 25 AM 7:54

THE CITY OF CALGARY
CITY CLERK'S

To Whom It May Concern

We are resident/owners of 2824 36 st SW, and it has come to our attention that there is a possible application for rezoning 2803 36th St. SW for a daycare type business, and would like to express our concern and disapproval of this.

Owing to the Transit stop and cycle lane on 26th Ave adjacent to the above property there is almost no parking available along 26th Ave, and any vehicles parked there already create poor visibility when entering

26 ave. In slippery conditions the speed of traffic turning off 37th St at the lights already creates a hazard. This has already resulted in one very serious collision.

Any parking for customers or extra staff would have to be along 36th Street. Most residents of 36th st. park along the street. With the advent of the West LRT, on any given day there are already many vehicles parked on each side of the street leaving no room for non-resident parking.

In addition the primary school located one block south creates a great deal of traffic along 36th street both morning and afternoon as parents and school buses transit through the neighbourhood for drop off and pickup.

During peak traffic hours, 36th St also becomes a short cut for traffic trying to avoid the wait at the lights on 37th St.

When snowfall is heavy, 26th Ave is ploughed as a bus route, creating a large windrow across 36 st. This makes it difficult to get in or out of 36th St.

Being on a hill, 36th Street can also become quite slippery during the winter causing problems driving up towards 28th Ave, which would be the case for any customer parking at the bottom of the hill.

I don't see how any development at this location can in any way contribute to the neighbourhood, and I believe it could decrease out safety and property values.

Please let us know if there are any other opportunities to express our concerns and objections regarding this proposal.

Thank You
Simon Wroot and Melanie Loomer
2824 36 St. SW
Calgary, AB
T3E3A1
403 217-3993

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"The trouble with having an open mind, of course, is that people will insist on coming along and trying to put things in it."

- Terry Pratchett,

See my work at www.wroot.ca

Albrecht, Linda

From: RonAndNancy [rnlroch@telus.net]
Sent: Tuesday, November 24, 2015 7:16 PM
To: Albrecht, Linda
Subject: Regarding the rezoning of 2803 36 ST SW

This notice is to express my disapproval of the rezoning plan for the lot at 2803 36 ST SW Calgary, AB. The reasons being that 36 ST Street has no capacity for the extra traffic and parking that will most certainly occur as a result of the business/day care being proposed. The traffic is already bad as it frequently is used as a shortcut for the intersection at 26 AVE and 37 ST. As a long term high tax payer of this older neighborhood I feel this will only detract from the area, add no value and create safety concerns.

Sincerely,
Ron LaRoche

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2015 NOV 25 AM 7:54
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: maureen patton [m.patton@shaw.ca]
Sent: Tuesday, November 24, 2015 7:13 PM
To: Albrecht, Linda
Subject: Rezoning of 2803-36St.S.W.

To Whom it May Concern,
I am not in favour of the above address being rezoned. It is a safety issue, parking issue, and traffic issue.

Maureen Patton
2834-36 St. S.W.

RECEIVED
2015 NOV 25 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Colleen Patton [cjpgatton3@gmail.com]
Sent: Tuesday, November 24, 2015 5:57 PM
To: Albrecht, Linda
Subject: Rezoning of 2803 36 St. S.W.

To Whom It May Concern,

I would like to express my disapproval of the rezoning plan for 2803 36 street s.w. Calgary, AB.

This is not an asset to our community and will cause parking issues. The people will need to park on 36th street, which already has traffic and parking issues. We have a tremendous amount of traffic and parking issues because of the elementary school. Also drivers cut through to avoid the lights. There is no parking on 26th avenue, there is a bus stop (which creates poor visibility), a bike lane and just one lane for vehicles. This is a poor location for for this type of business.

Many residents have lived on this street for 20 plus years and chose to live on a Residential street. This is not a property that will enhance our street. This will not add value to our residential properties and I oppose this development.

Please advise me on what other actions I need to take in order to prevent this property from being rezoned and developed into a day home/ business.

Sincerely,

Colleen Patton
3020 35 St. S.W.
Calgary, Alberta
403 249 2185

THE CITY OF CALGARY
CITY CLERKS

2015 NOV 25 AM 7:55

RECEIVED



Ali Hasnain Shahmalak <ah.shahmalak@gmail.com>

Letter

1 message

MAJID FAROOK <homesbymajid@gmail.com>
To: Ali Shahmalak <ah.shahmalak@gmail.com>

Fri, Sep 25, 2015 at 9:36 AM

To whom it may concern,

This letter is in support of concerns raised by the neighbors of 2803 36 ST SW in relation to the proposed zoning.

Based on my experience there is a strong possibility that neighborhood properties value would suffer negatively from SC-I rezoning. The potential buyers interest in the property that is close to businesses such as day care is lower and therefore in my opinion it reduces the market value of neighboring properties by approximately 3% to 5% when compared to similar properties in the market.

Therefore, this rezoning would not be favorable to the property interest of the neighbors.

Sincerely,

Majid Farook

Discover Real Estate
www.homesbymajid.com

Cell 403-990-9444
Fax 403-410-3042
homesbymajid@gmail.com

THE CITY OF CALGARY
CITY CLERKS
2015 NOV 25 AM 9:40

RECEIVED

September 24, 2015

Brendyn Seymour,
Planning Department, City of Calgary
Brendyn.seymour@calgary.ca

Reference: Rezoning of 2803 36th Street SW, Calgary, AB T3E 3A1

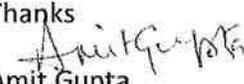
Dear Mr. Seymour:

As per my experience working in Real Estate Since Last 4 years I would also like to add that Rezoning of 2803 36th Street SW, Calgary, AB T3E 3A1 would also have a negative impact on the property value of adjacent properties as for Houses Residential prefer to live in Residential Area which is calm and quite , away from traffic and noise and with a day care coming up this could have great effect for residents of 36st.

With the Day care there would be more Traffic as well as more noise and the calm and quietness this street has as of now will be impacted hugely.

I am my specialization in Residential Real Estate since last 4 years and is an Associate Real Estate Agent working with the Real Estate Company.

Thanks


Amit Gupta

403-667-8300

THE CITY OF CALGARY
CITY CLERKS
2015 NOV 25 AM 9:40

RECEIVED

Smith, Theresa L.

CPC2015-212
ATTACH 2
LETTER 8

From: Ali Hasnain Shahmalak [ah.shahmalak@gmail.com]
Sent: Wednesday, November 25, 2015 9:42 AM
To: Albrecht, Linda
Cc: Shahana Safdar; Amit Gupta
Subject: Response to rezoning of 2803 36ST SW Calgary
Attachments: letter_rezoning_2803_28th Sept.pdf

Dear Sir/Madam:

This is regarding the proposed rezoning of 2803 36 ST SW. We the immediately affected adjacent neighbors do not support the rezoning of 2803 36 ST SW due to children's security concerns, traffic issues and decline of our property values. Our concerns are detailed in the attached letter that we sent to city planner Mr. Brendyn Seymour and councillor Evan Woolley of Ward 8 in September when we first learnt about the rezoning application.

Please contact us if we can provide more information.

Thank you
Ali

THE CITY OF CALGARY
CITY CLERK'S

2015 NOV 25 AM 9:40

RECEIVED

September 28, 2015

Brendyn Seymour,
Planning Department, City of Calgary
Brendyn.seymour@calgary.ca

Reference: Rezoning of 2803 36th Street SW, Calgary, AB T3E 3A1

Dear Mr. Seymour:

We the undersigned and residents of the adjacent properties immediately impacted by the proposed zoning are strongly opposed to the rezoning of 2803 36th Street SW, Calgary, AB T3E 3A1 to a designation of SC-I for the construction of a day care facility.

As responsible residents and potential parents we very much support the idea of a daycare facility in the neighborhood but we think it would be better suited to be on the same block as the nearby elementary schools and parks where traffic remedial measures such as playground zones are already in place and there is no bus traffic.

We do not consider 2803 36th Street SW to be an appropriate location for two main set of reasons that we list below and suggest a better alternative location that is a block away from the main streets near the above mentioned existing park and school.

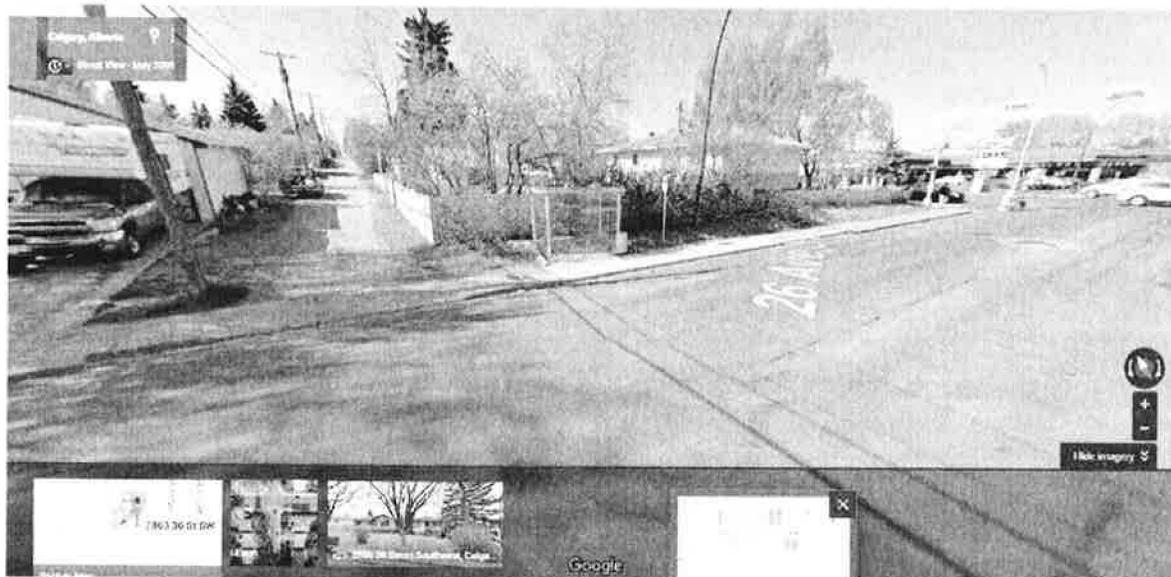
1. Children's Security

- I. As a young professional couple (Shahana & Ali) planning kids we think the idea of a day care at the intersection of 26th avenue is concerning. This is a collector street with high traffic and a speed limit of 50 km/h. Additionally, the nearest pedestrian crossings on this street is one block away on either side. The first crossing on 35th Street has no pedestrian crossing lights and we have experienced difficulties crossing when cars do not stop. The second crossing is at the busy intersection of 37th street and 26th Avenue. This not only adds to the safety concerns of any children attending the day care and their parents but also will lead to an increase foot and vehicular traffic on 36th Street and, parents and children would find it difficult to use 26th avenue for access. Even more concerning is the fact that the day care would be one house away from 37th Street, another major thoroughway with a speed limit of 50 km/h. This will significantly hamper the left turning traffic eastbound onto 26th street from northbound 37th street and other directions. Provisions such as reducing the speed limit under 50 km/h and stop signs would need to be considered at a minimum, with all its ramifications to these two major collector roads and surrounding residential streets.

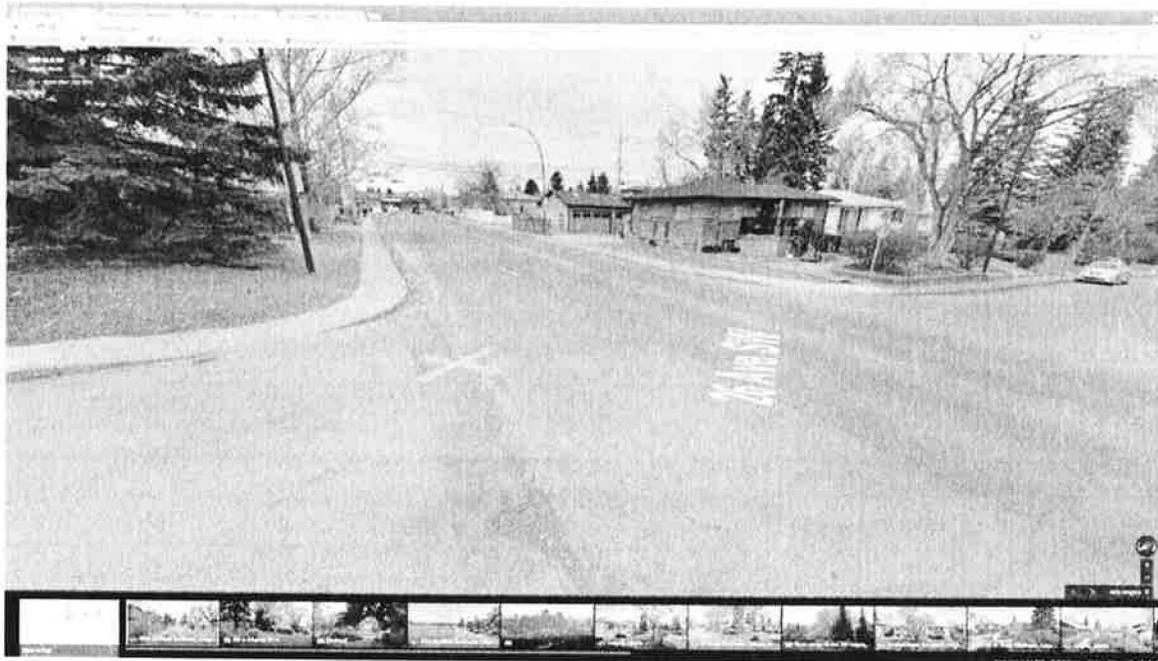
- II. We are concerned of the negative externality that this facility would impose on the entire 2800 block of 36th Street as parents find alternative and safer ways to get to the day care. Even if the facility is able to construct designated parking accessible through the back alley it would block the path of not only turning traffic but also the buses that stop at the bus stop at the corner of the alley behind the property. Right in front of facility is the bus stop for EB no. 6 bus which again adds to the safety concern for children and parents. Another concern is the spillover of facility users parking on the 36th Street, as it will be easier to park on the street rather than designated parking. There is no legal way to can stop the facility employees and parents from parking on 36th street to the detriments of the residents given there is already only room for one parking per household on the 2800 block of 36th Street SW.

- III. Further, this increased vehicular traffic will be a safety concern for the large number of pedestrians who cross the street to catch buses (Shahana, takes the bus no. 6 daily to commute to work) and Ali along with many residents crosses the 26th Avenue and 36th Street to catch buses going in all directions during the peak times of 7:30-8:30 a.m. and 5:00-5:30 p.m., when the facility would experience the most traffic as parents would be dropping off and picking up their children

Following picture shows that 2803 is very close to a major intersection and right at the bus stop for No. 6 bus. It would be difficult to provide access to users of the facility via the 26th avenue without increased traffic on 36st street.



Following picture shows the lack of any pedestrian crossing on the 36th street and 26th avenue intersection



2. Property Values and Neighborhood Appeal

- I. At a time when house prices are on a downward trend this will further decrease our home value and our life savings. In this regard we are attaching supporting letters from two professional real estate agents who collectively have over 20+ years of real estate experience in Calgary. Mr. Amit Gupta is also directly affected as the owner of 2808 and 2807 36th Street SW. His professional views on real estate are also shared by Mr. Majid Farook.
- II. The 2800 block of 36th Street SW is exclusively a residential zone designated “R” and comprise of old bungalows and new duplexes with mature trees that impart a sense of peace and serenity to the community. Hence from a zoning perspective SC-I zoning would be an outlier and having a commercial facility in the midst of a residential area would diminish the desirability of the street. Therefore, we strongly feel such a commercial facility would not be a suitable fit to this community. Similarly, mandatory requirements of a child care facility such as security fencing that is required around the daycare and associated signage and colors will not be appropriate with the character of the neighbourhood and will dramatically decrease the aesthetic value of our street.
- III. The presence of a commercial property will drastically increase noise levels in the neighbourhood from increased traffic congestion and from the open play area of the children. While we understand there

are many dwellings that are across open areas such as park across Calgary, but the residents including us specifically chose this neighbourhood to be a block away from the nearest park. Opening such a facility after the fact, not only undermines our choice of residence and what we value, but would also negatively impact the emotional wellbeing of residents and their enjoyment of the neighbourhood who will now be compelled to live within a close proximity of 50 meters to such a facility without any due consideration.

- IV. Most importantly rezoning could set a precedent for other developments of other commercial establishments in the future, which may increase traffic and noise levels much more than a day care facility. We acknowledge the fact that 26th Avenue already has a number of commercial facilities on it, however the entire block on 33rd street is a commercial zone comprising of a Husky gas station and other shops and is distinctly separate from the residential zones. Hence, we have concerns in regards to setting rezoning precedents on an exclusively residential block that could lead to other negative developments for the neighbourhood.

(Continued on the next page)

We would appreciate if our concerns are carefully considered and addressed before making this important decision that impacts not only the residents of the 2800 block on 36th Street SW but also parents in the neighborhood hoping for a safe daycare facility for their children.

Our contact information is below. Please feel free to contact if you require more information.

Sincerely,

Ali Shahmalak & Shahana Safdar

Ali Shahmalak & Shahana Safdar
2806 36th ST SW, Calgary, AB T3E 3A1
587-223-8774 , 587-225-2458
Ah.shahmalak@gmail.com, shahana.safdar@gmail.com

Amit Gupta & Deepika Rani

Amit Gupta & Deepika Rani
2807 36th ST SW, Calgary, AB T3E 3A1 and 2808 36th ST SW, Calgary, AB T3E 3A1
403-667-8300
amitbti2001@gmail.com

Smith, Theresa L.

CPC2015-212
ATTACH 2
LETTER 9

From: manuel lillo [drfmane@shaw.ca]
Sent: Wednesday, November 25, 2015 8:53 AM
To: Albrecht, Linda
Subject: DAY CARE AUTORIZATION

To Whom It May Concern:

I would like to express my concern and disapproval of rezoning plan for 2803 St. S. W. Calgary, AB

This is not an asset to our community and will cause parking issues. The people will need to park in 36 Av. and corner 28 St.

which is already allocate to a bust stop therefore creating a dangerous jam of traffic.

In addition at 26 A. have a bicycle line and one line for traffic.

The drivers will be cut through 28 Av. and going to 28 St. against the traffic to the school near by adding more traffics jam

Many resident have lived on this for long time considering this area as Residential area. This particular property will not enhance our street . I oppose this development

Manuel Lillo
3608 28, Av. S.W.

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2015 NOV 25 AM 8:58

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

CPC2015-212
ATTACH 2
LETTER 10

From: GLORIA WASALASKO [glowaz@shaw.ca]
Sent: Wednesday, November 25, 2015 11:32 AM
To: Albrecht, Linda
Cc: landuse@killarneyglengarry.com
Subject: REDESIGNATION FROM DC TO S-C1 at 2803-36 Street S.W.

To Whom it may Concern

I am opposed to the redesignation of 2803 - 36 Street S.W. for many reasons. I have lived down the street from this address for 27 years and in that time have seen many changes some of which include old houses being torn down to accommodate new houses (2 on 1 lot) which has mostly been improvements, however, there are also some residents who have lived here all their lives and are retired, or many people now choose to work from their homes which means they are home all day and night. Many houses that used to be owned are now rented, which means more vehicles are parked on 36 Street because of main floor plus basement suites. At least 3 cars per household require parking.

With Holy Name School down the next block, traffic is heavy morning and evening with drop off and pick up.

There is a playground at the school, as well as a playground down the next block, resulting in noise from both.

Since living here, traffic on 37 Street has increased tremendously - and even though the speed limit is 50 mph, speeding is a huge issue and vehicles turning right from 37 Street onto 26th Avenue is quite often done at a higher than normal speed. There is a Bus Stop at the end of 26 Avenue and 37th Street. If a bus is in the zone, there is no room for cars to park, but the biggest issue is cars turning from 36 Street, left onto 26 Avenue cannot see if vehicles are coming through the lights or turning behind the bus. Safety is an issue - and especially if pedestrians are added to this mix!

26 Avenue is also a Bike Route and a Snow Zone. The road is narrow and many times, if a bus is dropping off, it takes up more than their lane so another vehicle cannot safely drive by as there is not enough room.

Bottle pickers and homeless people roll their carts past the corner to take them to the Bottle Depot across 37th Street in the Strip Mall. This is every day, many times a day. Carts are left beside the Bus Zone and behind the residence at 2803. Homeless people drink and sleep in the alley behind this location as well on the side on 26th Avenue. Many of them are not sober.

The residents in the neighborhood were very happy that house was going to be demolished. We thought our street would start to look like a well-kept street because we are proud of our homes. Improvements of all yards and houses have been made and continue to improve. There are more issues that should be addressed and we are all going to work to make only positive things happen.

However, a Daycare Centre does not fit into a residential street!!!! A Daycare Centre should have plenty of "safe parking", as well as a clean, healthy environment.

Respectively submitted,
Gloria Wasalasko
2823 - 36 Street S.W.
403-240-2253

THE CITY OF CALGARY
CITY CLERKS

2015 NOV 25 AM 11:30

RECEIVED

Smith, Theresa L.

CPC2015-212
ATTACH 2
LETTER 11

From: M James [mejames05@shaw.ca]
Sent: Wednesday, November 25, 2015 1:12 PM
To: Albrecht, Linda
Subject: 2803 36 ST SW re-zoning

I live at 2804 36 ST SW and, unfortunately, I cannot support the proposed re-zoning across the street at 2803 36 ST SW. I do not think that this residential street is the right location for a commercial property. 2803 borders the intersection at 26 Avenue and 37 Street which is already noisy with high-traffic cutting through Killarney. It is also a single lane intersection that also has a bus stop. A commercial property would push additional non-resident traffic on to 36 Street.

Also, I do not believe that there is adequate street parking to accommodate the volume of additional cars each day. The north end of 36 St is already often full with many residents parking their cars if they do not have adequate lane-way parking. The street has also seen an increase in duplex development which already doubles the local traffic and parking needs. I would not like to see a business add to the parking shortage in what is currently a residential neighborhood.

Please let me know if there are any questions or other opportunities to comment on this proposal.

Marie-Jane James
403.370.8182

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CITY CLERKS
2015 NOV 25 PM 1:09

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