

Smith, Theresa L.

From: Williams, Debbie D. (City Clerk's)
Sent: Thursday, October 22, 2015 7:17 AM
To: Albrecht, Linda
Subject: FW: Opposition to Rezoning of 4 Winslow Crescent SW, Calgary : RE2015-0084

From: cj [<mailto:cjatkinson@shaw.ca>]
Sent: Wednesday, October 21, 2015 8:34 PM
To: Williams, Debbie D. (City Clerk's)
Cc: 'Pat Guillemaud'; 'Yvette Penman'; meegs10@hotmail.com; 'Darrell Stewart'
Subject: RE: Opposition to Rezoning of 4 Winslow Crescent SW, Calgary : RE2015-0084

We are opposed to the rezoning of #4 Winslow Cr. SW from a residential designation to commercial. We support the letter of opposition presented on behalf of the Westgate Community Association.

We bought our property with the intention of living in a quiet, residential neighbourhood. We are concerned about the increase in traffic and the parking challenges associated with a commercial business. It is perplexing to us that the party in question would purchase a residential property with the intention of creating a commercial space when there are many existing commercial spaces with more appropriate access and parking. Even more concerning is how the space could be used in the future under new ownership. A commercial property on the doorstep of residential homes rarely benefits the homeowners. If anything property values and the potential for resale could be significantly impacted not to mention the well-being of the homeowners.

As longtime residents of Westgate we strongly advocate for residential zoning only and do NOT agree to the rezoning of residential to commercial. Thank you for your attention to this matter.

Carol and Joe Atkinson, Owners/Residents
32 Winslow Cr SW
Calgary, AB
T3C 2R1

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2015 OCT 22 AM 8:22
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Albrecht, Linda

From: Williams, Debbie D. (City Clerk's)
Sent: Wednesday, October 21, 2015 3:08 PM
To: Albrecht, Linda
Subject: FW: Opposition to Rezoning of 4 Winslow Crescent SW, Calgary : RE2015-0084

RECEIVED
2015 OCT 21 PM 3:28
THE CITY OF CALGARY
CITY CLERKS

From: Darrell Stewart [mailto:darrell.m.stewart@gmail.com]
Sent: Wednesday, October 21, 2015 3:08 PM
To: Williams, Debbie D. (City Clerk's)
Cc: Pat Guillemaud; Yvette Penman; meegs10@hotmail.com; cjatkinson@shaw.ca
Subject: Opposition to Rezoning of 4 Winslow Crescent SW, Calgary : RE2015-0084

Dear Sir/Madam,

Please accept this letter as my strong opposition to the rezoning of #4 Winslow Crescent SW from a residential designation to commercial. This property sits directly across the alley from my home.

There are several reasons this application should be rejected:

Existing Residential Nature of Surrounding Neighbourhood.

1. This area of Westgate is a quiet residential setting occupied by families with children that have chosen the location specifically for it's residential atmosphere. The specific street in question, **Winslow Crescent, is particularly quiet due to limited traffic as a result of it's difficult access from any major thoroughfare in the area.** (Bow Trail, Sarcee Trail). This difficult access would be problematic for any commercial venture who's customers are not familiar with the neighbourhood. Several streets aside from Winslow Crescent would have increased traffic as a result. I suspect these residents are completely unaware of the proposal.
2. There are no other commercial businesses within any reasonable distance of this property. As a result, rezoning this property would result in a clear anomaly amongst the surrounding residential properties and set an alarming precedent. The closest commercial property sits at the corner of 45 St and Bow Trail SW, a considerable distance away to the east. There are no other commercial properties to the west or south at all.
3. The nature of the proposed business is irrelevant. There are many businesses that could be considered beneficial to the community or society in general, however that has no bearing on their suitability to be situated in an existing quiet residential setting.

Poor Planning

1. **It is curious that a party would purchase a property zoned residential for the purpose running a business, prior to consultation with the surrounding residents.** This suggests a lack of well thought out business plan and makes assumptions that would question the long term viability of any business employing such practices.
2. I have great concern that should this business either fail, or choose to relocate for whatever reason, the surrounding residents will be left with a commercial property in their midst with limited control over what business opens up as a result. This has enormous potential to have a negative effect on our property values and must not be allowed to happen. **What guarantees do we have about the nature of other businesses may**

occupy this commercial property if it is rezoned? What about signage, hours of operations, noise restrictions etc. of future businesses?

3. We have been provided with hand draw depictions of a supposed parking solution to the increased traffic and users of this business. This rather unprofessional approach to planning is further cause for concern about the long term viability of such a business. **The proposed parking solution is direct on a section of alley that is the site of ongoing flooding due to improper engineering.** Increased traffic on this section of alleyway will only exacerbate the flooding conditions until such time as the city rectifies the problem.

Finally....

I was able to meet the gentleman proposing this rezoning when he came to my home. We had a pleasant discussion, however I expressed to him that I was clearly opposed to such a rezoning, but would ensure I gathered all information about the plan in order to make an informed opinion. I was disappointed to hear that he told my neighbours that I was simply 'on the fence' but leaning in favour of such a proposal. **This was a clear misrepresentation of my words, and I suspect an attempt to build a critical mass of support for his cause. It's never a good idea to speak on others behalf, particularly if their views are being misrepresented.**

Let me be clear. This proposed rezoning is entirely inappropriate and inconsistent with the surrounding residential nature of the neighbourhood for a several block radius. It will have a detrimental effect on property values of adjacent homes and set a disturbing precedent with respect to the long term quality of life in this area of Westgate. I specifically chose to live here because of the existing residential nature of my street. This proposed rezoning would fundamentally change that and should not be allowed to proceed.

Please feel free to contact me should you require further information.

Kind Regards,

Darrell Stewart, Owner/Resident
24 Winslow Crescent SW
Calgary, Alberta
T3C 2R1

Albrecht, Linda

From: Williams, Debbie D. (City Clerk's)
Sent: Friday, October 23, 2015 3:01 PM
To: Albrecht, Linda
Subject: FW: Opposition to Rezoning of 4 Winslow Crescent SW: RE2015-0084

From: Meegs Jasper [mailto:meegs10@hotmail.com]
Sent: Friday, October 23, 2015 3:00 PM
To: Williams, Debbie D. (City Clerk's)
Cc: Erin Krushelnicki; president@westgatecommunity.ca; yvettepenman@gmail.com; cjatkinson@shaw.ca; darrell.m.stewart@gmail.com
Subject: Opposition to Rezoning of 4 Winslow Crescent SW: RE2015-0084

For your consideration, I am submitting the following as to the pending application to rezone #4 Winslow Cres SW for commercial land use.

I am opposed to this application based on the inconsistent land use zoning precedent it would set, and further the long term impact on the land uses contemplated in our quiet residential R-C1, R-C2 neighborhood. I am a resident and owner in close proximity to the property contemplated and rezoning it for commercial use would have an immediate and negative affect on my family's use and enjoyment. Winslow Crescent is unique to our community in that its access to a major roadway is poor. This equates to little to no traffic which would obviously change having a commercial property on the street. The proposed applicant failed to contemplate how a business might be accomodated by our neighborhood and further the local community impact. I am a mother of 3 small children and while I am sympathetic to his proposed business, I believe if the shoe was on the other foot, he would not wish to see a commercial property open up directly across from his young family.

Rezoning this property is inappropriate and inconsistent with the existing zoning precedent and has serious implications for future area development should the application be approved. The potential negative affects have already been sited by my neighbors which hopefully demonstrates that our Crescent is united in maintaining our quiet, family-oriented and residential sense of community.

Thanks in advance,
23 Winslow Cres SW
Meghan Jasper

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2015 OCT 23 PM 3:26
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CPC2015-195
Attachment 2
Letter 4

2015 OCT 23 AM 8:12

THE CITY OF CALGARY
CITY CLERK'S

Laverne Mok

2015 OCT 23 AM 8:12
CPC2015-195

City Clerk's Office

City of Calgary, 700 Macleod Trail SW


Dear City Clerk,

This is a petition against the redesignation of 4 Winslow Crescent SW (plan 6123HK, Block 9, Lot 40) from Residential (R-C2) to DC Direct Control District to accommodate Medial Clinic use. We are concerned that when this is converted over, that parking around the area will be an issue for the surrounding residential houses. We are also concerned with a decrease in property value when a business moves into a residential neighborhood. Therefore, we oppose to redesignation.

Address of the residential property next to the property is:

20 Winslow Crs. SW (Lot 1)

Kind Regards,


Laverne Mok
Property Owner
10/23/2015

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2015 OCT 29 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

CPC2015-195
Attachment 2
Letter 5

Wildwood Community Association

4411 Spruce Drive S.W.
Calgary Alberta
T3C3B1

SENT VIA EMAIL to cityclerk@calgary.ca

October 28, 2015

Bylaw 191D2015 - #4 Winslow Crescent S.W.

Dear Councillors,

Wildwood Community Association (WCA) is providing this letter to Council as an expression of Objection to the proposed Land Use Amendment to accommodate a use that is neither permitted nor discretionary under the current R-C2 land use designation. WCA considers surrounding neighbourhoods, such as Westgate, to be part of the broader community that we live in every day. WCA has received information on this development through the public record and Westgate Community Association and has a direct interest in the outcome of this application.

The basis for this objection is as follows:

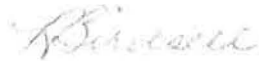
1. The property is immediately adjacent to an R-C1 property and is in a small pocket of 8, R-C2 properties surrounded by R-C1 properties.
2. The proposed number of client visits and non-resident workers (4) far exceeds the intensity currently defined as Discretionary for this property.
3. Administration's citations for support in the MDP are weak, overreaching and fail to recognize MDP section 2.2.1 which requires planning recommendations to:

"recognize that all local contexts are not the same and that by varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to local communities."
4. WCA absolutely rejects Administration's statement that this change to a Commercial land use can be made "...without a significant change in land use or density." and Administration's conclusion that a fabricated "...DC with a R-C2 base approach..." is appropriate for this location.
5. The site is unable to accommodate the 6 parking stalls required for a 90 m² facility.
6. Traffic generated by this Commercial facility through Westgate is disproportionate to the balance of the community.

WCA requests the following in respect of this and future land use redesignation applications in established communities:

1. Uphold Calgary Planning Commission's Refusal of this redesignation and abandon the Bylaw.
2. Direct Bylaw Enforcement to investigate allegations that a commercial clinic is currently operating at this location without a permit and take appropriate action.
3. That City representatives communicating with future proponents of activities requiring land use redesignation in established Communities, set expectations based on authoritative land use policies and Bylaws.

Regards,



Robyn Birdsell
President
Wildwood Community Association

cc. Westgate Community Association