

Albrecht, Linda

RECEIVED

From: Joyce Larkin-Townley [joyce.larkintownley@gmail.com]
Sent: Wednesday, September 23, 2015 1:49 PM
To: Albrecht, Linda
Subject: Fwd: Nimmons

2015 SEP 23 PM 1:50

THE CITY OF CALGARY
CITY CLERK'S

----- Forwarded message -----

From: "Joyce Larkin-Townley" <joyce.larkintownley@gmail.com>
Date: Sep 23, 2015 1:45 PM
Subject: Nimmons
To: <whom@gmail.com>
Cc:

To whom it my concern

My name is Joyce Larkin-Townley. I am a 68 year old woman.
I have lived in the condo building adjacent to the Nimmons House for 13 years.
I have been advised by many not to express my true feeling about this redevelopment and to only name the facts, however being a truthful and honest person I can't. I must express how devastating this will be to me when you move forward.

I live on the south end of the building on the fourth floor. I have enjoyed many years of looking at the Historical Nimmons House, the Grand trees on the City of Calgary property. I enjoy all the seasons with the trees. The wind, sun, the snow, the birds . the buds just starting to come out. Now you want to take this little bit of paradise away from me. Shame on you.

The City of Calgary, in my opinion has already done a disservice to our building by not conducting proper inspection of the construction and other vital aspects of proper adherence to the building code with respect to my building. Nobody can fight city hall right? . Many lives were ruined by this.

As far as I understand it the laneway on the east side of our building is to be used as the entrance and exit to the proposed complex. I ask you what about the foundation of our building. What about our loading dock what about the business that uses the laneway and loading dock for deliveries? Will the laneway be wide enough to accommodate two way traffic? What about the noise it will create for the residents for the condo not to mention the pollution from the numerous cars that will enter our building.

I don't know much about moving an existing structure especially an Historic building but are you not concerned that it might just fall apart. This development will certainly change the look and emotional feeling this beautiful property brings to many people.

This complex will have retail units. What yet another liquor store another bar? Anything other than these two options the retail in my opinion will not survive there, and we definitely do not need any more liquor stores or bars we are saturated with them.

I hate what The City of Calgary is approving. I am totally against this and do not approve. As a small fish in the great big sea I know my opposition to this development doesn't have a chance, however I have to let you know my opinion.

Thanks for reading what a citizen of the City of Calgary has to say.

Sincerely

Joyce Larkin-Townley

23 September 2015

To: City Council
City of Calgary
c/o City Clerk
By email: cityclerk@calgary.ca

Re: Nimmons Property, Bankview, Proposed Rezoning for Development
Bylaw 167D205
ARP 36P-2015

Mayor and Councillors:

We live in Bankview and have owned our house at 2213-14A Street SW since 1976. Over the years, we have watched the composition, landscape and population of our neighborhood change -- generally for the better and generally as a result of the City's evolving strategies for land use and development.

Bankview is primarily an inner-city residential community. From its beginnings 100+ years ago, it has evolved to become, once again, a strong family community. However, Bankview's borders of 17th Avenue SW on the north and 14th Street SW on the east make it increasingly difficult for the residential neighborhoods located close to these major roads to remain attractive for families.

We are concerned that encroaching commercial and/or high-density residential developments could have negative impacts on Bankview's traditional family neighborhoods, such as ours which is located one block immediately west of 14th Street SW, between 19th Avenue SW and 21st Avenue SW. Our street is only one-block long but, some 30 children under the age of 12 live within a two-block radius of our house.

Therefore, we are concerned about the potential residential/commercial development of the Nimmons property, located at the corner of 14th Street SW and 19th Avenue SW. We are concerned that it could set an important precedent for future residential/commercial developments in our neighborhood and in Bankview. We recognize that the development is conceptual at this point; however, we are extremely concerned about the changes to land use (to mixed residential and commercial), density (increased) and relaxed height restrictions (from 14 metres to 26 metres) that have been requested by the owners of the Nimmons property. Granting of these requests could result in a less-than-desirable precedent for future residential/commercial developments in Bankview.

We believe that the location of the Nimmons property presents an unusual opportunity to give careful consideration to the desirability of a variety of aspects of new developments located in inner-city "buffer zones" such as ours -- areas of transition between existing high-density residential/busy commercial developments and existing low-density residential communities.

An example of an opportunity for consideration: traffic flow for older, inner-city communities such as Bankview, if for no other reason than our residential streets are generally quite narrow, and on-street parking is at a premium in many of our neighborhoods. This could be an ideal time to consider traffic flow patterns along with new residential and commercial developments. For example: street closures, the introduction of one-way streets, and reduced speed limits could help establish and enhance more orderly, desirable and potentially successful redevelopment projects such as that envisioned for the Nimmons property. Where we live, 14A Street (between 19th and 21st Avenues) is only one block long and at present is often used as a short-cut to and/or from 17th Avenue and 14th Street. If our street were closed at the north end, it would not be a short-cut for unnecessary traffic -- it would be a safer, more quiet, more family-oriented street. We believe that street closures such as this have been highly successful in communities such as Kensington and Hillhurst and, furthermore, have been instrumental in shaping the positive evolution of these communities -- perhaps it is timely to explore such tactics for Bankview.

Therefore, we respectfully suggest that, at this time, instead of reviewing the specific requested changes for land use, density and height restrictions for the Nimmons property, the City take advantage of this opportunity to address some of the larger issues of inner-city development within the context of their potential impact on the future of Bankview and possibly other inner-city communities.

We urge the Council to put off any decisions about the Nimmons property for a reasonable period of time, say perhaps six months, and in the meantime, charge appropriate City personnel with an opportunity to give serious consideration to larger issues at stake in inner-city communities such as Bankview.

Thank you for your consideration.

Sincerely,



Terry Lauder & Anne McNamara

2213 - 14 A Street SW
Calgary, Alberta T2T 3W9

RECEIVED
2015 SEP 24 AM 7:55
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Tania Sablatash [tsab@nucleus.com]
Sent: Wednesday, September 16, 2015 9:07 AM
To: Albrecht, Linda
Cc: Evan Woolley for Ward 8; bankviewcommunity@gmail.com; Sean Hann; Wagner Maureen
Subject: application for land use re-designation at 19 Ave. and 14 St. SW

To Whom It May Concern:

Re: Application for land use re-designation from Mc1 to dc/mh1 at 1827-14 St. SW. This is the second time that I have contacted the City of Calgary regarding this re-development plan. I know that the community and some of my neighbours have issues with this application.

I live at 2121 - 15 St. SW. I have a school-age daughter who catches a school bus at the transit stop at 14 St. and 17 Ave. SW, on that same corner.

On our block of 15 St. SW there are at least 13 children under 12 years old whose families OWN property on our block (this doesn't include families who are renting).

On the block one block east of us, on 14A St. SW, there are several more families with school age children who OWN property.

This is a quiet, residential neighbourhood. We are already high density, and I personally don't have issues with higher density, as long as sufficient parking is part of those residential developments. I DO have huge issues with commercial development in this quiet area. We already have access to many restaurants and small businesses along 17 Ave. SW and along 14 St. SW. Bringing further commercial development and the increased traffic that accompanies it doesn't make any sense.

Also, we have had one extremely unsuitable for the area development already, on the NE corner of the 14 St. and 17 Ave. SW intersection - the Pint Pub, which has brought unwanted pedestrian and vehicular traffic into our neighbourhood. Since this pub has come into our area, the violent crime rate has also increased, and the Red Mile has extended its reach far too close to our quiet neighbourhood.

I am adamantly opposed to this development plan, as it exists, and the accompanying application for land-use redesignation to mixed commercial and residential; and I am sure many of my neighbours are in support of my views.

Sincerely,
Tania Sablatash
#1, 2121 - 15 St. SW
403-245-3168
cell 587-439-9517
email tsab@nucleus.com

RECEIVED
2015 SEP 18 PM 3:34
THE CITY OF CALGARY
CITY CLERKS