

Smith, Theresa L.

From: Oliver Law [oliver.law@gmail.com]
Sent: Wednesday, September 02, 2015 11:09 AM
To: Albrecht, Linda
Subject: Response to Notice of Public Hearing on Planning Matters - 1116 - 7 Ave SW

Dear Susan Gray (CITY CLERK),

As a owner of a condo unit at 1111 6 Ave SW building, I have received a NOTICE OF PUBLIC HEARING ON PLANNING MATTERS. It is regarding an application to amend the land use designation (zoning) for a property development to be adjacent to the building I am living in. As a part of keeping up with a fast growing city, good housing is required for different demographic groups. I believe the purposed plan is to develop affordable rental housing. Regarding this, I have the following comments:

I do understand that there is a need for housing in Calgary, but I am wondering the type of tenants that this development is targeted towards. For example, I believe it is for affordable housing or low income housing. There is huge concern that this brings. Using this web link, it illustrates statistics on: "[Canadians living in low-income households more likely than those from higher income households to report socially disruptive conditions in their neighbourhoods](#)". If you look at the embedded table and chart on the website, you will see there is a higher correlation of socially disruptive conditions with lower income earners. Disruptive conditions includes prostitution, public drunkenness, litter lying around, people sleeping on the streets, noisy neighbors, attacks or harassments, dealing drugs, people loitering, and vandalism/graffiti. This creates some concern for the safety of neighborhood.

Currently there is a 4-6 storey low income housing building adjacent to my building (called the Uptown Apt) and I have experienced disruptive neighbors - including drunkenness, littering, people sleeping on the streets (after being kicked out), noisy and aggressive neighbors during the late evening, and this is just to name what I have seen personally, one tenant's experience.

Also there are some concerns with parking, which I believe the purposed idea is lane parking. I am interested where these lane parking will be located as there's not much space for that right now. Will they be at the back of the building or will they be street parking. In any case, depending on the location of the parking for this development, this may cause congestion. There is already five high density residential building in the area and adding another one will add to the congestion levels in this area.

Also the purposed building has suggested the use of bikes as an alternate mode of transportation. This will increase the traffic of cyclist, which can cause traffic risk if not managed carefully. As I have experienced recently with the addition of bike lanes in the city (specifically on 8 ave SW), I have noticed increased congestions and traffic safety concerns. Some cyclist are not abiding to vehicle traffic bylaws and accidents nearly resulted from these incidents.

The purposed 12 storey multi residential building would cause the lost of open space, which is required for a healthy people in a neighborhood. perhaps a consideration would be to develop a lower storey building or spread it over the adjacent parking lots. In addition since the development is directly across from the unit I am living in on the 6th floor, this will cause the feeling of lost of open space. Again would perhaps splitting the development to two lower stories or develop one single lower storey building be a possibility?

I am curious and a bit anxious of the development plan purposed so far including the site plan, architecture design, and impact on the surrounding land. For example, the condition of the road design (if any); adequacy of

septic and drainage systems; and quality of the construction and landscaping, development fit into the neighborhood. With these points in mind plus the type of tenant moving to the building, would this affect the surrounding property value? How does this development maintain or add property value to the surrounding properties?

From a letter received from the company purposing this idea, they stated that "this small infill site [is] extremely difficult to develop. As a result, a land use redesignation is required..." In the adjacent building, "Uptown Apt", is already an building unit for affordable housing. Is this a rising trend of developing this area to be an affordable housing neighborhood in downtown Calgary? This creates a concern for all the reason stated above.

Above are some of my concerns, comments, and questions raised as a result of receiving the letters from the city and the development company. I understand that not all the detail can be provided by the development company, but through these correspondences I hope everyone is kept informed and that a happy medium can be found for everyone. I hope to hear more details of any update as this project moves along.

Regards,
Oliver Law
Resident of 1111 6 Ave SW, Unit 617 (Tarjan Place)

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2015 AUG 31 AM 8:02

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, Alberta

T2P 2M5

August 29, 2015

Re: Land Use Amendment Application – 1116 – 7 Avenue SW

As one of the owner at 1111 – 6 Ave, SW, I have objection on the application for the Land Use Amendment on the captioned location due to the following reasons:

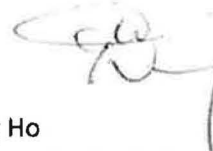
- With the development of a 12 storey building in this site, there is only a very narrow lane leave for the pedestrian to go to the LRT station. It causes inconvenience to the public.
- I am afraid that the development of one more high-rise building in this location will create curtain effect because it blocks air flow and exacerbate air pollution. It violates the rules of environmental protection.

I hope that the City can consider my comments and decline this Land Use amendment application. Thank you.

Yours Sincerely,



Gilbert Wai Man Ho
Owner of unit #1501, 1111 – 6 Ave, SW



Wing Ho
Owner of unit 1215, 1111 – 6 Ave, SW

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THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, Alberta

T2P 2M5

August 28, 2015

Dear Sir/Madam,

Re: Land Use Amendment Application – 1116 – 7 Avenue SW (Plan A1, Block 37, Lots 27 & 28)

As one of the owner at 1111 – 6 Ave, SW, I absolutely object the application for the Land Use Amendment on the captioned location due to the following reasons:

1. The block between 10 Street – 6 Ave and 11 Street – 7 Ave has already had 4 residential high-rise buildings. We can see that the existing population density is very high. There is no solid ground to say that the development of a 14 storey multi-residential building in this site is to provide high density residential in the Centre City. Isn't it too packed in this area?
2. The existing back lane is not wide enough to facilitate so many cars passing by. With the development of one more high-rise residential building, the increase of residents will make the situation and environment getting worse.
3. Since the existing buildings and Kerby Centre are so close to the LRT station, lots of people are moving around this area. The increase of vehicles from the underground parking definitely will affect the safety of the pedestrian.
4. There is no evident to prove that the residents living at Tarjan Pointe, Discovery Pointe and West Pointe have no vehicle. I can see that the underground parking spaces are fully occupied.

Above are my comments on the Land Use Amendment Application.

Thank you.

Yours Sincerely,



Shing Ngai Yim

Owner of unit #1217, 1111 – 6 Ave, SW

Smith, Theresa L.

From: Jeff Davey [jdavey@cotesaintluc.org]
Sent: Thursday, September 03, 2015 9:23 AM
To: Albrecht, Linda
Subject: Letter of objection - Bylaw 129D2015

Dear Ms. Gray,

I am concerned about this bylaw, specifically the setbacks. The setbacks are not specified in the documents available online, although it is mentioned that the proposed bylaw has no requirements for front, rear or side setbacks.

My wife and I own a condo in the adjacent building (Tarjan Place, 1111 6 Ave SW), which we have been renting out for the past 5+ years. Our unit is on the rear side of the building and we have large windows which look towards the science centre. A zero setback on the rear (lane) side of the proposed building would essentially eliminate the little afternoon sunlight that our condo currently has, which, in my opinion, causes serious prejudice to us.

If I could see the plans or the file manager could confirm this project will have a reasonable rear setback (perhaps the same as the adjacent building, zone DC163Z82), I will withdraw my objection. Otherwise, I would like my concern heard by Council. Unfortunately, I am unable to attend the Public hearing as I now live and work in Montreal.

Thank you for your time.

Best regards,

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Jeff Davey, Manager / Gestionnaire
Urban Planning / Aménagement urbain
Ville de / City of Côte Saint-Luc
5801 boul. Cavendish Blvd., Côte Saint-Luc, Quebec, Canada, H4W 3C3

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