

Albrecht, Linda

From: Teresa Paugh-Heintz [teresasoccer@hotmail.com]
Sent: Tuesday, September 01, 2015 6:40 PM
To: Albrecht, Linda
Subject: Bylaw 135D2015 10401 Braeside Drive S.W. (Plan 611LK, Block 4)

To whom it may concern,

As stated in my previous letter I object to the redesignation to the above listed location. I have already stated my concerns and this change does not affect them. The location of this premise directly affects our condo complex in several ways.

- 1) Traffic flow - We already have problems with parking and a unit of any size will make this worse. The current business use causes problems in our condo complex and an increased number of people will affect the issue not just 10 hours a day but 24. The traffic conjection will be increased because of the number of home owners.
- 2) This area in Braeside has been know to flood because of an inferior sewer system and placing an muti unit building will compromise it even more. I do believe the current sewer system is connected to our condo complex like the units behind us. This will put a significant strain on our system.
- 3) The current use of the facility has been a burden since is was sold. The building was originally part of the old complex therefore there was mainly foot traffic but now it is constantly an issue. To redesignate this area will not allieviate the problem, it will increase it.

Please reconcider this redesignation.

Sincerely,

Teresa Paugh-Heintz (Saliba)

RECEIVED
2015 SEP -2 AM 7:31
THE CITY OF CALGARY
CITY CLERKS

Muriel Wood
10406 Braeside Drive SW
Calgary, AB T2W 1B7

Office of the City Clerk
The City of Calgary
PO Box 2100 Station M
Calgary, AB
T2P 2M5

RECEIVED
2015 AUG 31 PM 3:05
THE CITY OF CALGARY
CITY CLERKS

Dear City Clerk,

Re: Application for land use amendment 2015-0011
10401 Braeside Drive SW

I am strongly opposed to the re-zoning of this property to allow construction of a 4 to 5 story building across the street from my front door. All Braeside homeowners, including my neighbours and myself; paid the market value that it costs to live in a low profile area and all of the benefits that it includes. This zoning change and subsequent development of this property as described will significantly decrease our property value.

The developer states minimal residential impact, for me it has a maximum impact. Will he reimburse me for my decreased value? Would he like this across the street from his house? The parking and traffic analysis as noted in paragraph 3 of applicants letter is way off compared to what I see out my front window every day. The present fitness center has never affected my life as users come and go during the day and very few come during the morning commute rush hour in the morning (7 a.m. To 9 a.m.) and they are coming in to Braeside. At that time there is a significant problem leaving Braeside to get on the Southland and then 14th Street. Traffic can be backed up four blocks, especially in the winter which is at least a half of the year. The entrance / exit from this proposed residential building can only be onto Braeside Dr and they will have to cross one lane of traffic and try and enter the traffic line up to get out. I hope that your letter went to a broad area of Braeside as these residents are the ones that are already having trouble leaving their homes in the morning.

Condominiums never have sufficient parking for owners and guests, and as a result many will be parking on the street 24/7.

Flooding - you should be made aware of recurring flooding of the fitness center, Shell service station, townhouses behind the center, (1, 3, 5 Braeglen Court), town houses at the corner and across the street (10302 and 04 Braeside Drive). It even crosses Braeside Drive and comes into my neighbour's garages. Furnaces have had to be replaced and the entire main level redone. In the 7 years I have lived here it has happened more than once. There is a problem yet to be resolved and the addition of this building will only compound the problem. How can 80 condos be added to the existing infrastructure without significant impact?

We have a very desirable neighbourhood because it is low profile so please don't change it. I would support a lower density development such as townhouses. There are many empty lots that would have far less impact on local residents yet have more access to transit, shopping and so on. For example - northwest corner of Elbow Dr and Southland Dr as well as the NW corner of 24th Street and Oakmoor Drive.

I understand the concept of condensing population but Braeside has already contributed a significant effort towards the concept of smart growth and managing the footprint of our growing city. This is not a good solution.

Thank you very much for your attention in this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Muriel Wood". The ink is dark and the signature is fluid and legible.

Muriel Wood
10604 Braeside Drive SW
Calgary, AB

RECEIVED

2015 AUG 31 AM 8: 11

THE CITY OF CALGARY
CITY CLERK'S

August 31st, 2015

BRAESIDE BYLAW 135D2015

Office of the City Clerk
The City Of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary, AB
T2P 2M5

To Whom It May Concern:

In response to the above Braeside Bylaw pertaining to new land zoning for the property described in the attached, I wish to petition such a development from taking place.

As a condominium owner at 202 Brae Glen Close SW since 2000, my property faces directly to where this new zoning would take place. I purchased this property for many reasons and one important factor was the view from my patio on the top floor facing north east. This would obviously be altered for all the wrong reasons if such a development went forward. Our condo property also went thru a severe makeover in the back of the building where my patio faces just over a year ago removing the never used tennis court and in its place laying down grass and providing a common park environment for the tenants of both Brae Glen buildings. This would also be altered for all the wrong reasons if this application went forward. We would no longer have this common park area. Parking or lack thereof in the neighborhood is already challenging at the best of times and such development would just make it that much more difficult for residence of the area. Congestion would increase that much more in an already busy sector of our city. This construction would also invariably go on for months and months so the noise, dust would be an overall pain for all of us living in the adjacent land.

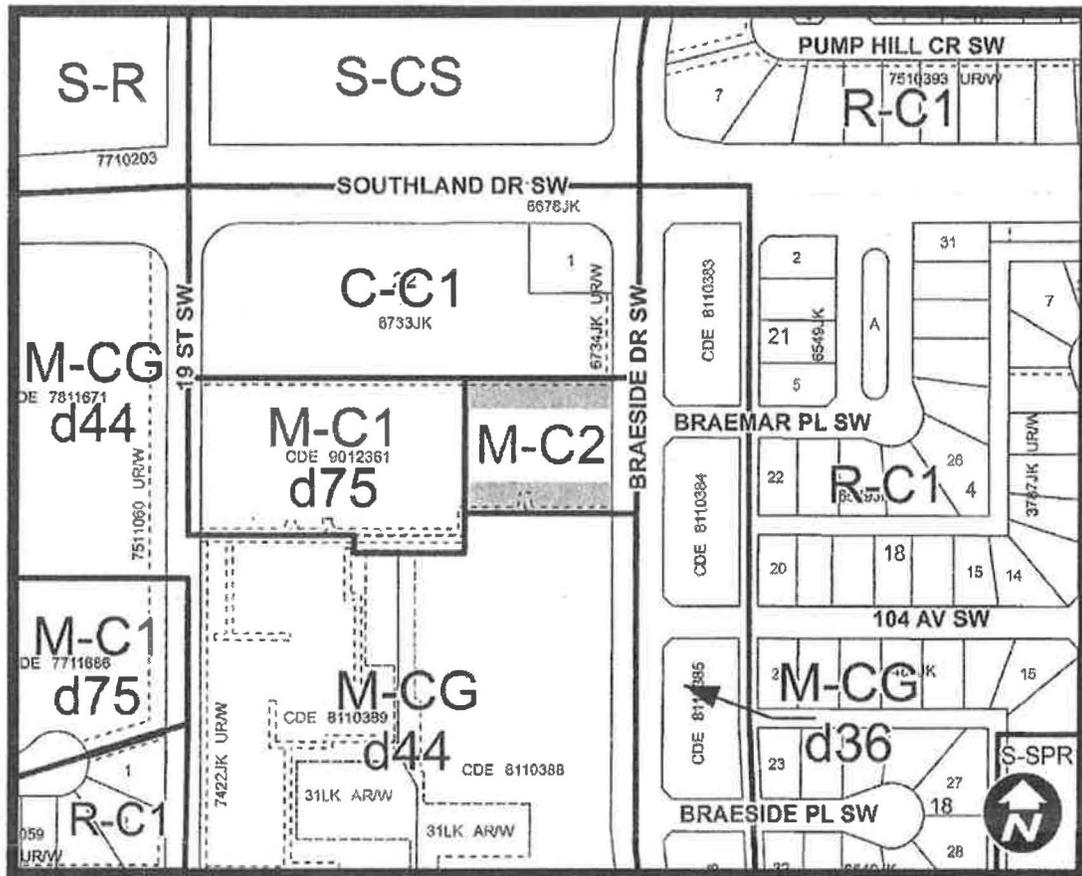
I see no benefit to such an application moving forward and I am confident that 100% of the residents of both our Brae Glen buildings feel the same. Please decline from such a development taking place. Let us keep the Braeside community and specifically this land the way it has been for all these years and what we enjoy being a part of.

Sincerely

Terry Anthony
202 Braeglen Close SW
Calgary, AB
T2W 2B1

**BRAESIDE
BYLAW 135D2015**

To redesignate the land located at 10401 Braeside Drive SW (Plan 611LK, Block 4) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Multi-Residential – Contextual Medium Profile (M-C2) District.



RECEIVED

2015 SEP -3 AM 8:29

City of Calgary
Planning, Development and Assessment, IMC #8075
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

THE CITY OF CALGARY
CITY CLERK'S

Feb 14, 2015

Attention Dino Civitarese, File Manager

RE: Application for Land Use Amendment: 2015-0011, Location: 10401 Braeside Drive SW

Please accept our comments on the proposed redevelopment and present it to the Calgary Planning Commission.

We strongly oppose redesignation of the land use property listed above from Multi-Residential – Contextual Low Profile (M-C1 d75) District to Multi-Residential – Contextual Medium Profile (M-C2) district, because it would create several problems for the current residents and users of the Braeside neighborhood. The proposed development would also worsen the already apparent issues with parking and traffic in Braeside Drive. The change would increase trespassing of the adjacent Brae Glen East and Brae Glen West condominiums properties, and permanently change the low profile status of the community. As a result, property value for the residents of Braeside would drastically decrease.

Currently, with the sports club occupying the lot, there are constant issues with the parking and traffic on Braeside Drive and nearby streets. The amount of parking space in the parking lot of the sports club is currently very limited, which results in an increased number of users parking on Braeside Drive. The cars, and their owners, who cross the street to get to the sports club, create congestion and constrict traffic on Braeside Drive. This leads to more potentially fatal accidents, as there is an increase in the number of pedestrians crossing the road illegally, and drivers that are not expecting pedestrians to cross the road may be caught off guard by people crossing. In addition, users of the sports club who cannot find suitable parking in the parking lot of the facility may decide to park on the private property of Braeside home owners, which is undesirable and unwanted. During winter, parked cars on the street of Braeside Drive create difficulties with snow cleaning, which also increases the potential for the traffic accidents. Being owners of the adjacent townhouse condominium unit, we are constantly hearing about issues that visitors parking in the condo property cause for the owners of the adjacent townhouses. Despite the sports club having visitors parking, there are still problems with parking and traffic on Braeside Drive.

These issues would only be exacerbated by the large-scale development of residential property. The development of said property would increase the amount of people using the area, and therefore increase the amount of parking space needed for these people. It is unrealistic to believe that an 80 unit residential building will provide enough parking for every one of its users in such a relatively small space, and will result in even more people parking on Braeside Drive,

or on the private property of adjacent homeowners. The increased amount of pedestrian traffic across the street would create congestion problems in traffic, as well as an increased chance for pedestrian harm through collisions between drivers and pedestrians. Problems existing on Braeside Drive with the sports club would only be made worse by the increased amount of users of the residential building, and we highly oppose such a change should be made.

The proposed development would occupy a great portion of the available land in order to accommodate 80 residential units, leaving little to no green space for its residents. Adjacent property of Brae Glen Condominiums has well maintained pathways and parks, and would have difficulty ensuring that trespassing on the property does not consistently happen. There is already constant inconvenience due to loud noise and property damage from trespassers using the park at night, which would inevitably increase with the owners of the proposed 80 units being crammed into small apartments, based on the size of the land proposed for development. Keeping our parks and pathways clean and beautiful is harder to do the more users there are, which is why we oppose allowing for this development to be made.

Currently, the area adjacent to the proposed development is surrounded by 3-4 floors buildings, with the nearest taller buildings only in the towers on 90th Ave on the north side, or by Macleod Trail on the East side. Five floor building will be much taller the standard for the area and would change the skyline in the area, ultimately destroying the unity of the surrounding homes and creating an unpleasant view in the neighborhood. We want Braeside to remain a beautiful, quiet residential area without any tall, out-of-place apartment buildings.

Increased issues with parking, traffic, trespassing, and environment of neighboring property are all very important negative factors that the proposed multi-unit building development would create. We believe that not only would creating such a building decrease property value of all neighboring residencies, but the strength of the community and overall quality of life in the neighborhood would decrease.

Sincerely,



Ella Krivelis, Marius Krivelis, Romualdas Krivelis, Robertas Krivelis
64 Brae Glen LN, SW
Calgary, Alberta, T2W 1B6

Smith, Theresa L.

From: dennis goo [dennisgoo@hotmail.com]
Sent: Thursday, September 03, 2015 9:22 AM
To: Albrecht, Linda
Subject: Application for land use ammendment: 2015-0011

RECEIVED
2015 SEP -3 AM 9:28
THE CITY OF CALGARY
CITY CLERKS

Re:

BYLAW 135D2015

To redesignate the land located at 10401 Braeside Drive SW (Plan 611LK, Block 4) from

Multi-Residential – Contextual Low Profile (M-C1d75) District to Multi-Residential –

Contextual Medium Profile (M-C2) District.

To whom it may concern,

I am writing to you in regards to the application for land use ammendment: 2015-0011.

My wife and I moved into 5 Brae Glen Court SW in October 2013 and we had spent a lot of time looking for a house to make our first home. Many things were carefully considered in making this decision and the proposed construction of this multi-unit building would have adversely affected our decision to purchase this townhouse. Here are some of my concerns:

- 1) Privacy - there are currently no units across from the townhouse complex. Having a 5 story building directly across from us completely nullifies this attribute.
- 2) View - one of the reasons we decided to purchase this unit is because it is a 5 level split and the upper levels have nice views of the skyline and get good sunlight. This would no longer be the case with this building directly in front of the complex.
- 3) Traffic - within the application, the applicant makes claims that this building "would greatly decrease the parking on nearby streets and would increase AM peak traffic by less than 20 vehicles per hour while actually reducing PM peak hour volumes." I would like to see evidence that supports these claims as I cannot see how that could be true. As well, if Am peak traffic is increased, how does the PM volumes decrease? This statement seems contradictory. Traffic is already an issue in AM peak hours and I believe with a greater number of residents parking would become a greater issue.
- 4) Construction - the disruption this kind of construction would create to this community. There are 3 schools within a 2 block radius, a shopping centre and a community center down the road. This construction would impact the flow of pedestrian and vehicular traffic to these. As well, we purchased this home with the intention of starting a family and our first son was born May 28th of this year. We definitely would not have purchased this home if we had any knowledge that this type of construction would be taking place.
- 5) There are many multi-unit residences within Braeside (I think Braeside might have the highest density in the area) but none are medium profile. It would stick out in a landscape of low profile housing.

These are only a few points that have come to mind as I have not had the time to do all of the research into this issue but I will continue to gather information. Thank you for your time and I look forward to hearing

from you and any insight you can give me towards this application.

Regards,

Dennis Goo