

Smith, Theresa L.

From: Cecile Riboud (Gmail) [cecileriboud@gmail.com]
Sent: Tuesday, September 01, 2015 10:08 AM
To: Albrecht, Linda
Subject: Item 30 Planning matters: redesignation of 2222-33 ave SW from M-C1 to C-COR1f2.5h16

Dear Madam/ Sir

This email is submitted in opposition to the proposed re-zoning of 2222-33 ave SW

The re-zoning application will by its location directly affect my home: 2215 32 Ave SW in two ways:

- the height: 16 m. It is my understanding that this will have a major impact on our ground floor access to sunlight in the winter months. At the least this would require shadowing studies before a development permit is applied for, don't you think? Also it is my understanding that the change in zoning is intended for building of an artist studio gallery (this is a fantastic idea) but why would it need to have a 16meters high development permit.....?
- the parking. the alley in between 33rd and 32 ave SW already feels like a highway, 32 ave SW is packed with cars. If this re-zoning is permitted and no solution is found for traffic/parking the situation will become unbearable. It is my understanding that the developers have asked for a parking relaxation allowing them not to comply with the number of parking stalls required by their new zoning. this should not be allowed.

I am supportive of development consistent with the Marda Loop spirit. An artist studio is a wonderful idea and I am wondering why it need to be rezoned from M-C1

Please keep me informed of all parts of the process for this application

Best Regards

Cecile Riboud

Cell: +1 403 835 0540

cecileriboud@gmail.com

RECEIVED
2015 SEP -1 PM 3:07
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Leah Burton [leahnburton@hotmail.com]
Sent: Thursday, August 27, 2015 12:02 PM
To: Albrecht, Linda
Cc: Donna Switzer
Subject: opposition of bylaw amendment for 2222 33ave SW

To whom it may concern,

My name Leah Legacy, my husband Frank and daughter Makena own a home at **2421 32 Ave SW in Marda Loop**. I am writing to object to the land use bylaw amendment for 2222 33 Ave SW, Bylaw 155D2015 from MC1 to C-COR1f2.5h16.

Specifically, my concerns are as follows:

1. **Parking** - the parking requirement of 2.0 parking spaces per 100m2 is adequate and should NOT be relaxed. It is very likely that if sufficient parking is not provided to service the building the patrons of the building will seek other nearby streets and avenues to park on. This will negatively impact families like mine that live on these adjacent avenues and streets by taking away OUR spaces on our own street, and increased traffic in our neighbourhood which our children and pets are not accustomed to.
2. **Height** - In my opinion it is foolish to construct buildings up to 16m high on the south side of 33 Avenue due to the fact that these buildings are adjacent to residential family dwellings on 32 avenue. These houses and their inhabitants' quality of life will suffer due to the shadowing caused by these overly tall buildings. As a resident of 32 avenue, I am affected by the height of this building as I feel it will negatively impact the "walkability" and appeal of 33 ave in Marda loop with looming 16m structures overhead.

Closing:

I oppose the bylaw amendment for 2222 32 ave SW. In my opinion a more reasonable size building would be a maximum of 12m height. I also oppose any relaxation of parking from the requirement of 2.0 spaces per 100m2.

Sincerely,

Leah Legacy, P.Eng
Mobile 403-804-5727

RECEIVED
2015 AUG 27 PM 1:00
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Jeremy Hughes [hughesjeremy@shaw.ca]
Sent: Monday, August 31, 2015 3:24 PM
To: Albrecht, Linda
Cc: hughesjeremy
Subject: Redesignation of 2222-33 Avenue SW (Plan 4479P, Bloick 56, Lots 10 and 11) from Multi residential to Commercial Corridor

Dear Ms Gray,

RE: Redesignation of 2222-33 Avenue SW (Plan 4479P, Bloick 56, Lots 10 and 11) from Multi residential Contextual Low Profile to Commercial Corridor 1 - f2.5h16.

I live at 2221 32 Ave SW. My property backs onto the 2222-33 Ave SW property that has requested this rezoning. I have a BBQ in the back yard and it is a quiet, peaceful residential neighbourhood, and I enjoy a sunny disposition all afternoon, as my backyard faces south.

The rezoning from residential to commercial is totally unacceptable to me for many reasons:-

1. The height will eliminate the sun and place my backyard property in the shade.
2. I will be overlooked when I am in my house (living room faces south) and overlooked whenever I am in the backyard.
3. The pleasant peaceful neighbourhood will now become a noisy commercial access way with parking and commercial trappings such as large industrial garbage bins, employees and customers access and a blocked busy back street.
4. I just bought the house in late 2014 in a residential neighbourhood. The rezoning will significantly negatively impact the value of my home. I stand to lose a substantial amount of my savings.

I would like the City Planning Department to consider to reject this rezoning request for the above reasons and ALSO because the City Planning Department has set a precedence that this neighbourhood is residential by allowing infill residential homes (my home is an infill) to be built along 32 Ave SW. The City Planning Department deemed in 2005 that a lot on 32 Ave SW could be split in half and two narrow infill residential homes could be built - this has happened multiple times all along 32 Ave SW and has set a long-standing precedence for a nice higher density RESIDENTIAL neighbourhood in the area. I believe the City Planning Department has a moral obligation to protect all these new homeowners who bought brand new expensive infill homes all along 32 Ave SW with the expectation that the previous zoning of the neighbourhood would remain respected as a RESIDENTIAL neighbourhood.

Kind regards,
Jeremy Hughes

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2015 AUG 31 PM 3:26

THE CITY OF CALGARY
CITY CLERK'S

Dear Mayor and City Council,

LOC2015-0045- 2222 33rd Ave S.W., Proposed LOC from M-C1 to C-COR1f2.5h16.

We support the use of the building by an artist studio/gallery and think it is a desirable use of this space. C-COR appears to be an appropriate zoning according to the Marda Loop Area Redevelopment Plan (ARP) and re-purposing the current building helps support the vibrant and interesting aspects of Marda Loop. This location along 33rd Ave SW lies in the Marda Loop BRZ and should be a commercial space, particularly at street level to encourage active building frontages and building up the walkable realm. Eventually, this space will be entirely redeveloped and future plans should respect and enhance the neighbourhood character (Municipal Development Plan (MDP) s2.3.2) and encourage modest redevelopment (MDPs3.5.3).

However, based on the status of the current rezoning application, we don't support:

1) Height: 16 m on the north side of 33rd Ave SW is too high as it causes shadowing and loss of privacy to the adjacent low density residential homes on 32 Ave SW. The reasoning that there are detached garages does not mitigate the fact that access to sunlight in winter months becomes nil in some homes south-facing ground floor rooms. The 16m height is allowed as per the ARP but the Community Association (CA) has repeatedly objected and the residents and CA continue to stress that 16m is too high. If 16 m height is still approved by Council, we request that any development permit (DP) applications should require shadowing studies for ALL residents affected by the DP. Also the extra height should not be used to increase the density above the allowable density and number of residents for the block as indicated in the ARP.

2) Parking relaxation: No relaxation for parking should be allowed on this land use amendment. Current C-COR1 land use district requires 2.0 motor vehicle parking stalls per 100 square meter of gross usable space (Bylaw 1P2007). The **existing building already conforms** to the requirement and thus any relaxation would be for future development. As Marda Loop continues to develop parking will become more difficult and if a future relaxation is needed, it should be part of that development permit so that it can be reviewed as part of the plan. If approved at this stage, it becomes irreversible with unknown consequence.

We are a mix of long-term and new residents of the neighbourhoods that surround Marda Loop and we are pleased to see some of the changes that are coming to the community particularly within the Marda Loop Business Revitalization zone (BRZ). We ask that the City be mindful of their governing documents and respect the Marda Loop ARP and MDP on this application and future applications in this area. We also ask that we be included in more of the discussions for rezoning applications and development permits prior to their announcement in the Calgary Herald. We are engaged and committed citizens not NIMBY's and we want to ensure the best development of the neighbourhood so it continues to be a desirable place to live. We live in these neighbourhoods affected by redevelopment and use the services, streets and sidewalks and transportation daily, yet our views appear to have little influence on the changes that ultimately affect the enjoyment of our communities and quality of our lives.

Sincerely,

Liam & Donna Dempsey

2208 32 Ave SW

Cecile Riboud & Edouard Timsit

2215 32 Ave SW

Judy Jamieson

2237 32 Ave SW

RECEIVED
2015 SEP -3 AM 9:57
THE CITY OF CALGARY
CITY CLERKS

<i>Tom & Lori Shackleton</i>	<i>2205 32 Ave SW</i>
<i>Kelly Hartman</i>	<i>2203 32 Ave SW</i>
<i>Joanna Williams & Darryl MacDonald</i>	<i>2435 32 Ave SW</i>
<i>Nicole and Paul Hunter</i>	<i>2206 32 Ave SW</i>
<i>Michelle Scarborough</i>	<i>2419 32 Ave SW</i>
<i>Richard Hayes</i>	<i>2411 32 Ave SW</i>
<i>Angela Dowd</i>	<i>2443 32 Ave SW</i>
<i>Lindsay & Ian Abrams</i>	<i>2431 32 Ave SW</i>
<i>Lori Chambers</i>	<i>2417 32 Ave SW</i>
<i>Tommy & Harmony Walsh</i>	<i>2429 32 Ave SW</i>
<i>Amber Hebert & family</i>	<i>2403 32 Ave SW</i>
<i>Sara & Joe Pereira</i>	<i>2123 32 Ave SW</i>
<i>Len Nanjad</i>	<i>2131 31 Ave SW</i>
<i>Paul Kenney & Peter Grobauer</i>	<i>2202 32 Ave SW</i>
<i>Shona & Blair Robichaud</i>	<i>2125 32 Ave SW</i>
<i>Michael Saliden</i>	<i>2427 32 Ave SW</i>
<i>Benoit & Lucy Lafay</i>	<i>2415 32 Ave SW</i>
<i>Claire Senger & Jason Mitchell</i>	<i>2030 32 Ave SW</i>
<i>Sean & Courtney Day</i>	<i>2118 31 Ave SW</i>
<i>Chris and Lisa Petrik</i>	<i>2216 32 Ave SW</i>

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how."

(Edward T. McMahon-Charles E. Fraser Chair on Sustainable Development and Environmental Policy at the Urban Landscape Institute (ULI) in Washington, D.C.)