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Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

**Reference: Springbank Hill – Bylaw 85D2015**

Dear Sir/Madam

**Objection to redesignate the land located at 7107-26 Avenue SW (Plan 0210427, Block 2, Lot 20 from DC Direct Control District to Residential – One Dwelling (R-1s) district**

I wish to object to this proposal on the following grounds:

When we purchased our villa adjacent to the above property in 2011, we called the City of Calgary and were told by the Planning Department that the property at 7107-26 Avenue could be divided into 2 residential lots and there were no plans to divide it into anything else. We feel that filling in this lot with 6 or 7 homes (above the ASP-directed range) will destroy the look of the community (removing trees), increase traffic and decrease our property values.

Presently 26<sup>th</sup> Avenue has become very busy due to the fact that everyone from Aspen and Wentworth communities cut through on 77 Street to get to 69<sup>th</sup> Street. As soon as the drivers slow down for the playground on 26<sup>th</sup> avenue they seem to have "the need to speed" which makes it unsafe for the children living in the homes along 26<sup>th</sup> Avenue. We also have 26<sup>th</sup> Avenue lined with cars from students who attend Ambrose University. We realize that land is valuable but is it really necessary to "jam pack" every parcel of land in the City of Calgary with as many buildings as possible and make us feel like we are "living like rats"?

We retired to this adult community and are enjoying our purchase and retirement. My husband is not well and now we are faced with the possibility of noise and disruption for several years to come. We will be very disappointed if this proposed development is approved.

We thank you in advance for your attention to our concerns.

**Submitter: Donna & Richard Graham**

**Date: June 1, 2015**

**Address: 111 Elysian Crescent SW  
Calgary, AB T3H 0E7**

BYLAW # 85 D 2015  
7107 - 26 AV. SW.

**Suggested letter to the City:**

I am writing about my concern regarding the proposed re-zoning application at 7107 – 26<sup>th</sup> Ave SW from DC to R-1s. I live at 7205 26AV. (add address) which is directly west of the property. My concerns are as follows:

1. I do not feel it fits within the context of the area.
2. There is not enough information provided by the applicant to fully understand the impact of the proposed development.
  - a. As the re-zoning may be the last chance for public engagement on this proposal it is VERY important that citizens and Council be provided a lot of information at this stage.
3. Keep existing trees and landscaping! There are beautiful large trees and shrubs that line the west and south sides of the property. Maintaining these trees as a natural buffer to the adjacent residences is HIGHLY recommended!

I've provided a few photos to highlight my points:

**Photo #1: Trees on the site.** They are large and beautiful and should be kept!



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Photo #2: Aerial photo showing trees and neighbourhood



Further, I would like to emphasize my concerns:

- The development does not fit within the current neighbourhood character. The current neighbourhood character is seniors duplex villas and large single-lot
- The developer should prove that it fits within the context of the area.
- The context is villa-style seniors bungalows and that any new development should fit within that context
- **There's a lack of information:**
  - o Is there a proposed concept plan (will it be "Backyard Suites" or "Secondary Suites")?
  - o How large will the lots be?
  - o How is traffic being addressed and parking?
- Traffic: currently a lot of seniors in the area and any additional traffic and parking issues must address safety concerns around being a seniors focused area
- Proposed development would be surrounded on two sides by seniors villas and the other side by a large single-family lot
- Are the existing trees / screening being kept on the property? Particularly on the west side of the property? Has the applicant provided any details showing a proposed conceptual scheme for the future development of the property?

- Has a traffic study been undertaken?
- How has grading of the site been addressed? There is concern that the site will drain storm water onto the seniors villas to the south.
- How has servicing been addressed, given the existing grading and sanitary sewer constraints of the area?

Finally, I would like to say that I'm not opposed to development of the site, but would prefer the property be re-zoned to R-1 rather than R-1s.

However, if the R-1s zoning is approved I would be adamantly opposed to any of the trees along the west and south side being removed. These should be kept for screening, natural beauty and to mitigate any concerns with the most intensive development of R-1s.

Sincerely,

JOSIP + MARINA JUKIC  
+ MICHAEL, MARKO, KATARINA