

Smith, Theresa L.

From: Bridget Kayfish [bridgetkayfish@shaw.ca]
Sent: Wednesday, May 27, 2015 3:32 PM
To: Albrecht, Linda; Office of the Mayor
Subject: Brisebois Drive & Northmount Drive rezoning

Dear Ms. Gray,

I am writing to express my concern over the re-zoning application of the property on the corner of Brisebois Drive and Northmount Drive. As a ward 7 resident I am opposed to rezoning this parcel of land for multi-usage development. This section of Northmount Drive is NOT a commercial corridor. This is a beautiful, tree-lined residential street with single storey homes. Commercial five story buildings would not fit in with the current character of the street.

As The City has already allowed the ugliest buildings in the city to be built at the Brentwood TOD, I am asking that you now reconsider further such developments and leave this neighbourhood as zoned. These buildings currently have vacant commercial space, additional space is not required in the Brentwood area. Further such developments will only cause depreciation of the value and esthetical scarring of the neighbourhood.

Bridget Kayfish
Concerned Ward 7 Resident

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2015 MAY 27 PM 3:46
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: b_lbraun@telusplanet.net
Sent: Wednesday, May 27, 2015 8:47 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact
Subject: Proposed Rezoning of the corner of Northmount Drive and Brisebois Drive in Brentwood

I am writing this email to voice my strong opposition to the proposed rezoning of the vacant lot at the corner of Brisebois Drive and Northmount Drive.

My family and I have been residents of Brentwood in ward 7 since 1997. We were incredibly disappointed to hear that the amendment of the height restrictions and setback requirements for the lot were even being considered.

While I can appreciate the rationale behind some of the objectives associated with the Transit Oriented Development initiatives that the city is pursuing (i.e. University City development still in progress), a change of this nature at this central location is contrary to the makeup of this community and its residents.

The potential redefinition of Northmount Drive (an elm covered community corridor) as a “commercial corridor” that goes along with this, is reprehensible and accentuates just how inappropriate this proposal is for this community.

I vehemently oppose this re-zoning proposal and strongly request that City Council prioritizes the good of the community over the bottom line for this developer and deny this proposal.

Sincerely,
Brad Braun, Laurel Braun, Derek Braun and Camryn Braun
100 Brown Crescent NW
403.282.3937

PS. The sign that has been posted to notify the community of a change of this nature is completely inadequate and comes across as a proposal that is being slid through rather than requesting actual feedback.

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2015 MAY 28 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Beverly Witczak [witczakb@live.ca]
Sent: Sunday, May 31, 2015 9:09 AM
To: Albrecht, Linda
Subject: Development on corner of Northmount Dr. and Brisebois Dr. N.W.

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2015 JUN -2 AM 8:07
THE CITY OF CALGARY
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To the Office of City Clerk,

I am very much against a large development on the lots 1344 and 1348, at the corner of Northmount Drive and Brisebois Drive N.W. My hope is to have a three story building and small cafe there for the neighbourhood residents to enjoy.

My husband and I purchased our home here aware of the previous service station, corner stores and a small apartment/ doctors office. I would like to see a development in with those ideas in mind.

I don't think we need a large development adding to the volume of traffic we already have on Northmount Dr. The traffic has greatly increased with the number of school buses, transit buses and truck/delivery vehicles using it. If there is a traffic problem on Crowchild Trail that volume is directed on to Northmount Dr. as is traffic from John Laurie.

A very big problem I have with the current plans is that there is no access to the property from the front, Northmount Dr. The previous development, a garage and gas station had their own entrance off of Northmount Dr. Why can't this new plan have this also? The traffic will now have to enter via two alleyways. One of these alley entrances is often congested by the vehicles of my neighbours. To exit this one most times, the vehicles must drive out into the middle of the street to see around the parked cars on the street. Many times there have been near accidents. Brockington Rd. is a long street with a lot of traffic from neighbours vehicles and delivery/maintenance vehicles. These vehicles make a turn on Brockington Rd. and one house length later are at the alley the developer wants an entrance to his building. This is not an ideal nor a safe situation. The other access to this property would be an alley off of Brisebois Dr. This alley would not allow access to the property coming north on Brisebois Dr. through the lights at Northmount Dr. To do so would cause a large traffic tie up at the lights and to my understanding makes it an illegal left turn across traffic. I don't think only allowing access to this building from alley ways is a well thought out, safe or practical plan.

There have been other developments on Northmount Dr. that are more in keeping with a lower height and parking on the lot itself rather than underneath. Here the customers and tenants will not all be parking their vehicles in the underground parking. These vehicles will be parked on our neighbouring streets not allowing us as the homeowners to have access to spots in front of our own homes. Expecting all the vehicles to use the underground parking is not well thought out. I do not want to have to pay for parking passes to park in front of my own home.

I do believe this development as planned will decrease our property values. If the rezoning goes through there could be a drinking establishment in this building. I don't know of anyone who would want or benefit with this idea. There are plenty of drinking spots close enough to walk to, making this one not used enough to warrant having here. I would not want to see people drinking and driving in my neighbourhood. This is a neighbourhood that is very family oriented and walkable.

I know there will be a building built on this corner, I just want it to be the kind that is a well planned attractive one the neighbourhood can be proud of and is safely accessed.

Sincerely,

Mrs. Beverly Wiczak

Smith, Theresa L.

From: Jacqueline Parks [parksjac@telus.net]
Sent: Tuesday, June 02, 2015 5:26 PM
To: Albrecht, Linda
Cc: Office of the Mayor
Subject: rezoning of the lot at the corner of Northmount Drive and Brisebois Drive N.W.

As a ward 7 resident, I am very opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out of character with neighbourhood and surroundings !! Northmount Drive is not suited as a commercial corridor , not at all !

Jacqueline Parks 1517 Northmount Drive N.W. , Calgary

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2015 JUN -3 AM 8: 14

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: ANDREA BYRNE [albyrne@shaw.ca]
Sent: Monday, May 25, 2015 11:00 PM
To: Albrecht, Linda
Cc: Office of the Mayor; web@calgary.ca
Subject: Rezoning of Northmount Drive

To whom It May Concern,

As ward 7 residents, we are strongly opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out character with the neighbourhood and surroundings. Northmount drive is not a commercial corridor.

Thank you.

Shannon Pelley & Andrea Byrne
Brentwood Residents / Homeowners

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2015 MAY 26 AM 7:56

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Megan Van Ham [meganvanham@yahoo.ca]
Sent: Tuesday, May 26, 2015 8:42 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact
Subject: Opposition to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive (Ward 7)

Good evening.

As a ward 7 resident, I'm strongly opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out character with the neighbourhood and surroundings. Northmount Drive is not a commercial corridor nor should it become one. Please do not allow this rezoning to go ahead.

Regards,
Megan Van Ham
2728 Cannon Road NW

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2015 MAY 27 AM 7:45
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Robert and Julie Pratt [pratrj@telus.net]
Sent: Tuesday, May 26, 2015 11:25 PM
To: Albrecht, Linda
Subject: Rezoning issue on Northmount Drive

To whom it may concern,

My husband and I have lived in Charleswood for 10 years and we love the neighbourhood and its lovely tree lined residential streets.

We are strongly opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out of character with the neighbourhood and surrounding area and would just open the door for more commercial development in that area which we do not want.

We hope that the city listens carefully to the residents of Brentwood and Charleswood and surrounding neighbourhoods before making any decisions.

Julie and Robert Pratt

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2015 MAY 27 AM 7:43
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Maureen and Harvey [mhy88@shaw.ca]
Sent: Tuesday, May 26, 2015 10:08 PM
To: Albrecht, Linda
Subject: Development on the corner of Brisebois Dr and Northmount Dr NW

As a ward 7 resident, I'm strongly opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out character with the neighbourhood and surroundings. Northmount drive is not a commercial corridor. Although I am a couple of blocks away and will not be directly affected, such a development will undoubtedly adversely affect the residents in surrounding houses.

Please reconsider the rezoning plan for this area.

Thank you

Maureen Hurly
2731 Cannon Rd NW
Calgary, T2L 1C5



This email has been checked for viruses by Avast antivirus software.
www.avast.com

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2015 MAY 27 AM 7:44
THE CITY OF CALGARY
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Smith, Theresa L.

From: Kathy White [kbwhite@shaw.ca]
Sent: Friday, May 29, 2015 11:17 AM
To: Albrecht, Linda
Subject: Proposed development at Northmount and Brisebois

Att'n City Clerk

I am a resident of Northmount Drive in Brentwood, and am very much opposed to the proposed development for the corner of Northmount Drive at Brisebois Drive. The proposed development is much too high, too much lot coverage and completely out of character with the single family homes along Northmount Drive, one of which is mine. I do not wish Northmount Drive to become a Commercial Corridor.

I also am concerned that this development is being slipped through the approval process with minimal notice given to the residents of the area. The tiny yellow development notice placed on the lot does not explain in any way at all what is proposed for the lot.

Thank you.
Kathleen White
1521 Northmount Drive NW
Calgary

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2015 MAY 29 AM 11:25
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

To: Twyla Freer
Subject: RE: Brentwood ratepayer strongly opposed to rezoning application

From: The Freers [<mailto:thefreers@gmail.com>]
Sent: Monday, May 25, 2015 10:01 PM
To: web@calgary.ca
Cc: Ward 7 Contact; Office of the Mayor; Albrecht, Linda
Subject: Brentwood ratepayer strongly opposed to rezoning application

Hi All,

I am a Brentwood resident who is, in agreement with the Brentwood Community Association, strongly opposed to the proposed rezoning of the lot at the corner of Brisebois Drive and Northmount Drive. The proposed rezoning will allow for a development that is completely out of character with the surroundings both locally and though the predominately residential portions of the neighbourhood. Northmount is not a commercial corridor, the current zoning will allow development that will be more in context with the neighbourhood.

Kind regards,
Twyla

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2015 JUN -3 PM 3: 01
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Kirk Osadetz [kosadetz@shaw.ca]
Sent: Wednesday, June 03, 2015 11:33 PM
To: Albrecht, Linda; Office of the Mayor; Farrell, Druh; Jones, Steve P. (LUPP); Gripton, Stuart V.; Ward 7 Contact
Cc: 'Bonita McCurry Home'; Paul Neilson; 'Casper Valstar'; Melanie Swailes; Bernd Schafer; William Nichols Consulting
Subject: Proposed re-zoning file LOC2013-0102: 1344 and 1348 Northmount Dr. N.W. (June 15th, 2015)

June 2, 2015

RE: Proposed re-zoning file LOC2013-0102: 1344 and 1348 Northmount Dr. N.W. (June 15th, 2015)

Your Worship, honourable Councillors and other concerned parties:

Calgary City Council will meet June 15th, 2015 to consider an application for Land Use amendment at 1344 Northmount Dr. N.W. The existing use is Commercial Neighbourhood 2 (C-N2) District, whereas the proposed use is Commercial Corridor 1 f2.0h15 (C-COR1f2.0h15).

The Brentwood Community Association has commented previously regarding both the concerns regarding, and the unsuitability of this proposed land use change (e-mail to Mr. Stuart Gripton, File Manager Landuse Planning and Policy (LUPP) #8117 City of Calgary, June 8, 2014) as attached below. It was, and remains the opinion of the Brentwood Community Association and the resident membership of the our community that Brisebois Dr. and Northmount Dr. are both neighbourhood residential streets and that they are not, nor should they become commercial corridors, as implied by the proposed re-zoning.

The Brentwood Community Association is unchanged in its conclusion that the proposed land use change provides no additional community benefit that cannot be achieved within the existing land use. We and our residents have not been presented with sufficient justification or rationale for the proposed change in land use, by the applicant, our city councillor or city administration, other than that the "intended retail/commercial uses at grade would represent an opportunity to enhance the existing commercial node and encourage street activity". This community benefit can be achieved by the current C-N2 designation.

We note that there is an excess of commercial vacancies in our community, typified by the significant vacant commercial space in, Brentwood Mall, Northland Mall and the two completed University City towers adjacent Brentwood LRT station. The provision of additional commercial space does not increase population density, as do the residential developments approved in the Station Area Redevelopment plan, like University City.

We also argued previously that it is inappropriate to consider the proposed change until the effects of other developments, notably the Brentwood Station Area Redevelopment Plan and the recently proposed blanket rezoning of R-1 properties to R-1S, are studied and understood. The current implementation of the Brentwood Station Area Redevelopment plan makes additional commercial densification both premature and currently unnecessary.

Most residents nearby the affected property oppose the inferred impacts on parking, traffic and shadows, which they infer as detrimental to both the value of their properties and their quality of life, that are inherent in the proposal.

We recommend that council not change the land use designation of this property.

Respectfully,

Kirk Osadetz

Vice-President and Director of Civic Affairs,
Brentwood Community Association
(403) 289-9022
(403) 919-4492 (cell)

Attachment: e-mail to Mr. Stuart Gripton, File Manager Landuse Planning and Policy (LUPP) #8117 City of Calgary, June 8, 2015

Mr. Stuart Gripton,
File Manager, Landuse Planning and Policy (LUPP) #8117
City of Calgary,
(403) 268-1097

Dear Mr. Gripton:

RE: Application for Land Use Amendment: LOC2013-0102; 1344 and 1348 Northmount Drive Northwest

Below is the Brentwood Community Association response to File LOC2013-0102: 1344 Northmount Dr. N.W. (Amended). Ms. Farrell and her office are copied as a matter of course and practice. The copy to the Mayor is provided in response to my undertaking to certain affected residents who expressed strong opinions regarding the application, and who are BCC'ed.

Application for Land Use Amendment
Existing Use: Commercial Neighborhood 2 (C-N2) District, similar to current commercial properties along Northmount Drive from 19th Street westward.
Proposed Use: Commercial Corridor 1 f2.0h15 (C-COR1f2.0h15), potentially a 15m or a five storey building.

Summary:

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1. The applicant has applied to change the land use designation of the property at 1344 and 1348 Northmount Drive, situated at the northwest corner of the Northmount Drive and Brisebois Drive intersection, from C-N2 to C-COR1f2.0h15.
2. The applicant provides one specific indication of community benefit that would result from the proposed land use change. In the applicant's own words, the "intended retail/commercial uses at grade would represent an opportunity to enhance the existing commercial node and encourage street activity". This community benefit can be achieved with a one storey building, as is permitted by the current C-N2 designation.
3. The current implementation of the Brentwood Station Area Redevelopment plan makes additional densification both currently unnecessary, and premature, until the impacts of the University City buildings, which are the first phase of the Station Area redevelopment, can be studied and analyzed.
4. The majority of affected residents, specifically owner occupied homes, are strongly against the proposed change.
5. In Brentwood, Brisebois Drive and Northmount Drive are predominantly tree-lined single family residential streets and not commercial corridors. In fact, all of Brisebois Drive and Northmount Drive, west of 19th Street, have the same character. The Brentwood Community Association (BCA) is most strongly opposed to the proposed land use amendment and the BCA insists that no change of C-N2 properties within the Brentwood Community be made without appropriate studies, public consultation and process. BCA suggests that the adjacent Triwood Community Association should be included in such discussions as they pertain to Northmount Boulevard west of 19th Street.

History of this Application for Land Use Amendment:

The Brentwood Community received notification of a proposal to change the the existing land use for the property at 1334 and 1348 Northmount Drive, which is situated at the northwest corner of the intersection of Northmount Drive and Brisebois Drive from Commercial Neighborhood 2 (C-N2) District to Commercial – Corridor 1f2.0h15 (C-COR1f2.0h15). Both properties are indicated on the map circulated with the initial application. The applicant initially submitted that they proposed to construct a two-storey commercial building, and justified their application for change of land use based on the Floor Area Ratio and 300 square metre maximum on certain uses, that are part of the current land use designation. The original submission indicates no community benefit associated with proposed change in the land use. The original application indicated no reason why the application sought a 15 m maximum height for the property as is implied by C-COR1f2.0h15 land use when the current C-N2 designation permits three stories. The application was subsequently amended by the applicant. The material changes of the amended application being that the applicant proposed a "4-storey mixed-use building" and the inclusion of a single community benefit, specifically that "the intended retail/commercial uses at grade would represent an opportunity to enhance the existing commercial node and encourage street activity."

Scope of the request and structure of the response:

The Brentwood Community Association can only comment on the land use amendment application, as this is not a development application and the applicants own actions indicate that proposed developments may seek to maximize the provisions of permitted land use. The Brentwood Community Association was concerned that the application requests comment, but it did not include – perhaps because this is not a development proposal – the Community Context Questionnaire that is commonly circulated. The Brentwood Community Association believes that some of the questions in the Community Context Questionnaire are useful to consider when responding to the request to comment on this applied for change in land use.

In the response below we propose to provide:

- A Local Context which the City Planning Commission and City Council will consider when addressing this application.
- Provide land use information related to supporting or objecting to the proposal.
- Identify important issues that the community association thinks should be addressed.
- Provide Community perspective as regards the implementation of local planning policy such as local Community Plans, Area Redevelopment Plans and Area Structured Plans, and in addition,
- To reflect the comments and sentiments of property owners, residents and small business owners in the community.

Local Context:

The property occurs on the northwest corner of Brisebois and Northmount drives in the community of Brentwood. There are commercial C-N2 properties on all four corners, those on the eastern side both being a single storey, and the one on the southwest corner being a mixed use commercial-residential building three storeys in height. The parcel at 1344 and 1348 Northmount Drive is a vacant lot that was occupied by a gas station. All the residential properties adjacent the four commercial properties at this intersection are single storey, single family dwellings. Not all are owner occupied.

The area is tranquil, tree-lined and residential. Both Northmount Drive, west of 19th Street, and Brisebois Drive, up to Crowchild Trail are predominantly single storey or split level single family residences on tree-lined streets, except for the commercial properties at major intersections (19th St.; Charleswood Drive; Brisebois Drive).

There is considerable pedestrian and bicycle use of the intersection, although no designated bikeway. Many Brentwood residents use this intersection. They work or are students at the University of Calgary or in the University Research Park, or they are downtown worker/transit commuters who walk from their homes to the Brentwood LRT station. We know of several people who walk home and back to work during their lunch hour from the Research Park. In addition, the northern sidewalk of Northmount Drive is used by student groups from schools (St. Luke's, Brentwood Elementary, and Senator Patrick Burns) who have activities at either the public library, the public swimming pool/fitness centre or the Brentwood Sportsplex arena. commonly during school hours.

Neither Northmount Drive nor Brisebois Drive are commercial corridors.

Existing businesses are patronized by local residents, many as pedestrians. Many have been operated for more than 20 years under the same owner/proprietor. All business provide parking on their properties, the paved boulevard on the northeast corner of the intersection, and there is essentially no commercial street parking related to the existing businesses, even on weekends.

We are aware that many single family homes in Brentwood have either approved or unapproved secondary suites that are commonly rented to students. There have been two by-law related issues related to such suites in the last year.

As a result the current density of the neighborhood is reasonably inferred to be slightly higher than that indicated by census data because many of the suites are not approved or registered.

Members of the Board of Directors and Executive of the Brentwood Community Association are all elected residents of Brentwood and like our politicians we represent our constituents.

Land use information related to the proposal:

Both Northmount Drive and Brisebois Drive are predominantly single family residential streets and the existing commercial complexes are predominantly adjacent, across the street or alleyway from single storey, single family homes. Most of these homes are still owner occupied and the adjacent properties pleasant yards and decks and consideration must be given to shadows, traffic, parking and other impacts that will result from any development on the site. There are four schools on Northmount Drive adjacent or between Charleswood Drive and Northland Drive. There is also a home for seniors, a library, a city pool/fitness centre, a community centre with a hockey rink and four tennis courts. There is considerable pedestrian traffic, including unaccompanied children walking between neighborhood homes and these institutions and amenities.

The neighborhood low-rise C-N2 commercial buildings at the corners of Brisebois and Northmount Drive are in the character of the neighborhood and the previous gas station that was on the site was about one and a half storey in height. The residents are well served by larger commercial complexes and malls on the periphery of the community, adjacent Crowchild Trail and on Northland Drive. There are commonly vacant storefronts in the commercial complexes on the periphery of the community suggesting that there is no pressing need for additional commercial space. Similar C-N2 commercial nodes exist at major intersections eastward along Northmount Drive where the

characteristics of the current commercial buildings are similar to those at the intersection in question.

There is a genuine concern that a change in the land use on one CN-2 property will result in other commercial property owners along Northmount Drive seeking similar land use changes and that, by either accident or lack of plan, will transform a predominantly single family home street that traverses both Brentwood and Triwood into a commercial corridor, without proper studies, community-based consultations or due process. On the western periphery of Brentwood there is a large area of active redevelopment, and densification, related to the implementation of the Brentwood Station Area Redevelopment Plan. This development is only just beginning to be constructed and occupied. This development will result in a doubling of population density in Brentwood, from its current levels and the impacts of this increased density and associated traffic are not yet established. The Community Association has worked positively and constructively to facilitate the Brentwood Station Area Redevelopment Plan and its implementation. Unlike other communities, such as Parkdale, the Brentwood Community Association has decided, based on the experience and situation in communities like Parkdale, to increase density solely by additional housing created in association with the Brentwood Station Area Redevelopment Plan and to leave the essential character of the community unchanged outside of the limits of the Brentwood Station Area. The Brentwood Station Area coincides essentially with properties currently owned and managed by the Calgary Coop and Rio-Can Developments, also known generally as "University City". Our city councilor gave her assurances that no additional densification of other parts of the community would even be proposed until the analysis of the Station Area Redevelopment plan impact was well advanced, which it is not.

Important issues to be addressed

1. The property is currently zoned commercial and the Community has no objection considering a development proposal that conforms to the general requirements of the current land use C-N2, but which might seek specific modification of FAR requirements, an example of which we recently supported within the University City development.
2. The application, even as revised, does not identify any community benefits or advantages associated with the proposed land use change. It is entirely possible to provide the community with "intended retail/commercial uses at grade [that] would represent an opportunity to enhance the existing commercial node and encourage street activity", as stated by the applicant, simply with a one storey building, as is the common case at that intersection and which is entirely permitted by the current C-N2 designation.
3. Both affected streets are predominantly single family residential and there is no interest or demonstrated need to see either transformed into a commercial corridor. It is questionable whether the current street width is appropriate for a commercial corridor.
4. Approval of the applicant's submission would establish a precedent that might affect other C-N2 properties on Northmount Drive west of 19th Street, in both Brentwood and Triwood, effectively establishing a redevelopment policy without appropriate: studies (shadows, mobility, etc.), consultation of all affected stakeholders, or process. Because the Brentwood Community Association views the Station Area Redevelopment process as having been successful, so far, we insist that a similar process be followed considering the potential implications to both Brentwood and Triwood should Northmount Drive be transformed from a residential street into a commercial corridor. It is wrong to set development policy by accident or exception (we make no reference to hidden intention, as none is suspected). If there will be a proposal to transform Northmount Drive into a commercial corridor then we should engage in that discussion properly.
5. There is no need currently for additional increase of population density in Brentwood as the Station Area Redevelopment Plan accomplishes a doubling of community population density and none of the impacts of that policy have been either experienced by the Community or analyzed by the City.
6. We have contacted adjacent neighbors to the extent possible. Those directly affected resident who could be contacted (one adjacent property 1352 Northmount appears unoccupied), and who actively volunteered their opinions, were strongly to vehemently against the proposed change.
7. We contacted some small business proprietors, all of whom are tenants, who provide valuable services that are patronized by community members. Concern was expressed that they might face increased rents, or lose or have interruptions of their businesses should their landlords also seek similar changes in land use and subsequent redevelopment of their properties.
8. The ammended proposal could not be reviewed by the Community Association Directors, but it was discussed by the Executive, who directed this submission, as the ammended application was received after our May Board Meeting, but response is required prior to our June Board Meeting. (Had the initial application not been ammended we would have still rejected the proposed change in land use, but proposed other methods to accomplished the originally sought FAR easements related to a previously proposed two storey building. We had recent experience with amending FAR related to University City and were knowledgeable that you don't need permission to construct to 15 me you plan only to build two storeys.)
9. The proposed height limit of 15m does not fit the surroundings and it is not appropriate for the setting of the property, in fact it is completely out of character with that part of the community. We must be of the assumption that if a use is applied for and approved it might ultimately be the basis for a future development proposal.
10. The setting, history and character of the neighborhood are consistent with the current land use C-N2, adjacent area and other commercial properties at other intersections on Northmount Drive west of 19th Street.
11. The community has no reasonable expectation, given previous political undertakings; interest; or motivation to see proposals for additional densification of the Brentwood Community until the impacts of the Brentwood Station Area redevelopment plan can be assessed or analyzed.
12. The Community, has been invited, but we declined to discuss the development proposal with the landowner or his architect, as we are being asked to comment on a proposed change in land use and not a development plan. We see the two as distinctive processes and intentions that may be driven by profit should not guide principles of land use designation, otherwise we would subdivide our National Parks.

Community perspective as regards the implementation of local planning policy:

Brentwood will be strongly impacted by the Brentwood Station Area Redevelopment Plan. The first residents of the first buildings in a complex that will double community population density are only just moving in and the second phase of construction is below ground. It is premature, and contrary to the political undertaking given previously, that any additional densification of the community should be proposed or occur prior to assessing and analyzing the impacts and effects of even the first few buildings within the Station Area Redevelopment Plan. We would all be prudent to wait until those impacts are understood. It would also be consistent with our desire to understand cumulative impacts.

Different communities have addressed densification differently. In Brentwood we have seen the impact on streetscape, parking and atmosphere that attends the "Parkdale" model of densification. We are of the opinion that the plan for Brentwood, of focusing densification near the LRT station and leaving the majority of the community unchanged in character is both prudent and potentially more desirable, with ancillary benefits such as reduced automobile use. Permit the first experiment to be observed prior to embarking on a second one.

If it is, or will be, policy to transform Northmount Drive into a commercial corridor then this should be properly studied, discussed and it should follow a successful process like the one which resulted in the Brentwood Station Area Plan. Let us not set civic policy or determine future land use by exception or accident.

Local Perspective:

The vast majority of Community residents who have commented on this proposal see no merit in the proposed change. Only one community resident, who will soon be moving to another community, has expressed support for this proposed change in land use, although they will not experience its potential effects. This proposal attracted active responses and potentially affected residents sometimes contacted the Community Association before we could contact them, which is rare. Some opinions were very strongly against, as might be expected, depending on geographic relationship to the property in question. Still, the proposal is viewed as: premature relative to assessing the impacts of University City developments, unneded for either density or commercial reasons, and completely out of character with the surroundings both locally and through

the predominantly residential portions of the neighborhood.

Conclusion:

1. Do not permit the change in land use from C-N2 to C-COR1f2.0h15.
2. The identified community benefits of “intended retail/commercial uses at grade [that] would represent an opportunity to enhance the existing commercial node and encourage street activity” can be met within the current C-N2 designation.
3. To set a precedent for this property might affect other properties, resulting in an undesirable method of setting civic development policy by accident or exception.
4. Provide a clear statement of development policy whether Northmount Drive and Brisebois Drive are residential streets, as they are now, or if there will be plans to transform them into commercial corridors.
5. Brentwood Community Association is willing to work with the developer within the current land use designation to accommodate concerns about FAR, etc.
6. Do not attempt or encourage further densification of Brentwood Community until at least the initial impacts of the Brentwood Station Area Redevelopment Plan can be assessed and analyzed.

Respectfully,

Kirk Osadetz

Vice-President and Director of Civic Affairs,
Brentwood Community Association
(403) 289-9022
(403) 919-4492 (cell)

RECEIVED

June 2, 2015

Office of the City Clerk/City of Calgary

7600 Macleod Tr. SE

Calgary, AB T2P 2M5

Dear Sir or Madam:

2015 JUN -3 AM 8:06

THE CITY OF CALGARY
CITY CLERK'S

Re: Proposed Land Use Re-Designation of 1344 and 1348 Northmount Drive NW

I am strongly opposed to the proposed Land Use Re-Designation of the above property from C-N2 (Neighbourhood) to C-Cor1 (Corridor).

This proposed change would have a significant negative impact on Brentwood residents. My reasons for objecting are as follows:

1. Residents who own homes near the proposed development will experience nothing but negatives. Whereas previously there was only a one storey business on this property, now there will be a potential 5 storeys. This will certainly ruin their enjoyment of their homes and yards.
2. As the proposed re-development will be built right up to the sidewalk on both Northmount Dr. and Brisebois Dr, all vehicle entrance, exit, and truck unloading will be via the alleys off Brisebois Dr. and Brockington Rd. This will be disruptive to the current residents on those streets – plus dangerous to the young children who live and play in those areas. I also suspect that such a large development in the heart of a residential neighbourhood would reduce property values.
3. I question the need for any further condo development within Brentwood when there is already housing for approximately 5000 people being constructed at Brentwood Village Mall plus housing for another 3000-4000 being proposed for Northland Village Mall. Surely with those two mega developments underway, Brentwood will more than have “done its bit” to help increase densification.
4. This proposed re-zoning from C-N2 to C-Cor1, if it goes through, will set the precedent for at least 8 other corner properties along Northmount Dr between 19th St. and Northland Dr. Hence, by the City’s own zoning descriptors, a currently “Neighbourhood” street would become a “Commercial Corridor”. This surely cannot be the City’s intention?
5. The proposed C-COR 1 re-zoning would permit the existence of a “Medium Sized Drinking Establishment”. Again, this size is not appropriate in the heart of a community.

It is my sincere hope that the Mayor and Council will listen to the residents who will be most affected by this proposed zoning change. As a current community of approximately 5000 residents, we are already being asked to take on 8000-10000 more. **PLEASE DO NOT ASK US TO ADD MORE AGAIN.**

Yours truly,

(Ms.) Lee J. Hunt

ljhunt@shaw.ca

Smith, Theresa L.

From: Melanie Swailes [melanie.swailes@shaw.ca]
Sent: Wednesday, June 03, 2015 8:57 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact; Sutherland, Ward; Stevenson, Jim E.; Magliocca, Joe; Chu, Sean; Executive Assistant - Ward 5; Farrell, Druh; Woolley, Evan V.; Community Liaison – Ward 9; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Application for Land Use Amendment LOC2013-0102
Attachments: Brisebois project letter.docx; Brisebois project pictures.pdf

Dear Sir or Madam,

Re: the Application for Land Use Amendment LOC2013-0102, located at the intersection of Northmount Drive and Brisebois Drive N.W.

As a Ward 7 resident, I am strongly opposed to the proposed land use amendment of this property from C-NC2 to C-COR1f2.0h15. A project of this size and build from is out of character with the neighborhood, and I have concerns regarding the proposed heights, setbacks, parking and the overall suitability for the area.

I have attached my letter of opposition, as well as a document with photos of the area. There are 3 similar intersections within a short distance along Northmount, and they serve as a prototype of how commercial or residential structures can be more successfully incorporated into our neighborhood. Please include the photos with my letter.

Please confirm receipt of this mail and the attached 2 documents. Thank you for your time and consideration.

Sincerely,

Melanie Swailes
5135 Barron Crescent N.W.
Calgary, AB T2L 1T8

(403) 282 – 9617.

RECEIVED
2015 JUN -4 AM 7:52
THE CITY OF CALGARY
CITY CLERKS

Re: Application for Land Use Amendment LOC2013-0102

Attn: City Clerk, City of Calgary

Property Location: 1344 and 1348 Northmount Drive N.W. Calgary
(Intersection of Brisebois Drive and Northmount Drive N.W.)

Existing Use: Commercial Neighborhood 2 (C-N2) District

Proposed Use: Commercial Corridor C-COR

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2015 JUN -4 AM 7: 52

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir or Madam,

I am writing in opposition to the proposed Land Use Amendment for the above-named Brentwood property. The site (formerly a gas station corner lot) would be changed from C-N2 to C-COR.

Initially the applicant proposed to construct a two-storey commercial building on the site, which would have been a permitted use under the current C-N2 designation. The applicant, however, also requested a change of land use to C-COR 1f2.0h15, saying this was needed based on the current Floor Area Ratio and 300 square meter maximum on certain uses. A FAR easement could have satisfied that requirement.

The application was subsequently changed to propose a "4-storey mixed use building", requiring the C-COR1f2.0h15 designation. Considering that the original intention called for a 2-storey development, these projects tend to grow in scope with builder / developer enthusiasm.

The current proposed initial concept for the site is for retail on the ground floor, shared office space on the second floor, and 2 floors of residential space above that. No drawings or details have yet been finalized, pending review of the Land Use Amendment. All parking for all the floors and all the uses is proposed to be underground on the site, with no above-ground parking spaces provided.

Opposition is based on the following:

Building Height:

The current C-N2 designation allows for 10m (32 feet), whereas the C-COR would allow for 15m (49 feet). The extra 17 feet in height will have significant impact on the neighborhood.

The houses directly across the back alley are all one-storey bungalows. The orientation of the property is such that the 4-storey property would lay south-west of the homes directly behind it. Shadowing will be a concern with a 49-foot high building, and in the winter months, the shadowing will be extensive.

With minimal setbacks for the building, the alley will also be in shade and will remain icy, yet this will be the only entrance for all parking, whether for the businesses, offices or residents residing in the structure.

With a 49-foot high tower, the one-storey homes in the neighborhood will lose their privacy. Apartments on the 4th floor will overlook previously secluded backyards.

Across Northmount Drive, there is an existing apartment / retail building that respectfully fits into the area. The existing 3-storey apartment decreases in size closer to homes and is only 2 storeys on that side of the building. The building is also set back from the property lines both at the front and rear, so it lines up with the bungalows next to it. (See photos on separate attachment.)

Parking and Parkade Structure:

Currently, there are no parkade structures along Northmount Drive in the Triwood (Brentwood, Charleswood, Collingwood) area. While there are three other intersections with small commercial buildings (Brisebois, Charleswood Drive and 19th Street), all supply on-site above ground parking.

I have attached 8 pages of photos of all three intersections within a short distance along Northmount Drive. The intent of the photos is to show the type of existing developments, and to show that there is adequate above ground parking, largely because of the building setbacks and limited sizes.

The proposal for Brisebois will allow for a 4 storey building with minimal or no setbacks. Parking will be a concern. Since no Development Plans have been submitted for the property on Brisebois, there is a question as to how many parking spots can fit in that size parcel of land. The footprint is not large, and if the garage extended down more than one level, the ramping required would take up considerable space. With 2 storeys of residences, each requiring one spot and maybe a second or a provision for guest parking, that would take up many spaces. The businesses on the main floor and the offices on the second floor would also require a large number of parking spots for their employees. Finally, the customers of those establishments also require parking.

Exiting directly onto Northmount Drive or onto Brisebois Drive will cause problems because of the proximity to the intersection, so the applicant has chosen to have all parking access through the formerly-quiet gravel alley. A residential back alley is unsuitable for the entrance and exit for a parkade structure.

For customers coming to those businesses, how many will want to come through a back alley, and down into a parkade where they don't know how much parking there will be or how tight the spots will be? They likely won't: they will park on the streets around the area. It's easier and safer than an unknown narrow parkade. With parking restrictions around the building (there is a bus stop directly in front), the overflow parking will be on Brockington Road as well as along Brisebois and Northmount Drives. Those residents will likely find it difficult to park in front of their own homes.

Building Setbacks:

There is a precedent for 3 other intersections within about one kilometer along Northmount Drive. (see photos)

All other businesses on Northmount have parking in front as well as in the back, with open areas around the intersections that do not block visibility. Safety is ensured by open visibility. There is lots of foot traffic: kids walk from the schools on Northmount to the pool and the library, and there is lots of biking in the area.

Building setbacks which allow for parking both front and rear ensure that there is sufficient parking for residents and customers. Building out to the maximum provisions eliminates this possibility.

The existing businesses are a welcome addition to the community, in part because they provide adequate parking. The Dental Office on the corner of Charleswood is well-laid out, provides lots of parking and leaves a wide open area near the intersection. The Tech Shop on 19th Street has a wide parking lot out front and often puts up sale tables for people walking by. They all have adequate parking which you can see at a glance, and most have their employee parking behind the building within their own properties. The negative effect on neighbors is minimal or non-existent.

In the case of the apartment building across from the proposal, parking is provided for residents behind the building and for the businesses in front. No parkade is required. Also, the back alley in that case is closed off, so no cut-through traffic. Only the residents of that building go behind there. The alley is not used as the only access to both businesses and residential, a use they were never designed for.

The setbacks keep maximum sight lines and visibility, more in keeping with the neighborhood feel.

Commercial Corridor:

Northmount is not a commercial corridor. It is a largely single family residential road. Pictures. The fact that I could stand in the middle of Northmount to snap pictures and am alive to write about it is testament to the true nature of that street. There is traffic at certain times of the day, but it is certainly not a traffic corridor.

In fact, the City of Calgary Proposed Cycling Infrastructure plan from July 2014 designates Northmount Drive as a Bike Lane street. The proposal extends along Northmount Drive from Northland Drive all the way to Rosewood Road in the community of Rosedale. Part of this route passes directly in front of this proposed building. Northmount Drive cannot be both a bike lane and a commercial corridor simultaneously, and the bike lane designation represents the true nature of both the street and the community.

Community planning:

The Brentwood Community Association in consultation with residents has decided that densification will take place in the TOD area around the LRT station. Unlike the community of Parkdale, which no longer has any strictly RC-1 contextual properties, Brentwood has chosen a model whereby TOD developments increase the population and density while other homes remain unchanged.

Currently, four towers with over 700 units as well as condominiums in the area around the LRT station are in progress. Two of the towers are complete, while the other towers and the condominiums are under construction. The effect on traffic patterns is already noticeable even though the projects are not finished and the majority of residents have not moved in. The BCA would like to monitor and review traffic and other concerns before any other projects are considered. There were assurances from the area councillor that there would be no higher density until traffic is assessed, so further developments are ill-advised when the existing projects are not even completed. The population and density will increase greatly already.

Despite unanimous CA and homeowner opposition, the developer can put forward a proposal that nobody wants, when he doesn't have to live with the results, but neighbors do. There is a certain weariness on the part of CA members who put a lot of work into considering how their community should evolve with the times and yet see their concerns minimized or even worse, totally ignored.

Their voices should be meaningful. They know the area, they know what is appropriate, they consult with neighbors, and they are willing to compromise, as was the case in the TOD development model in Brentwood. The BCA has considered how to best achieve the City's objective of higher density in existing neighborhoods, and has decided on a model unlike that of Parkdale – a model with TOD and other homes that remain unchanged. RC-1 still exists. Respect their input / decisions.

There are many possibilities for the site that would enhance the community under the existing zoning without the need for a land use designation, as per the other examples I have shown in the photos.

For these reasons, please do not allow a change in land use from C-NC2 to C-COR.
Thank you for your time and your consideration.

Sincerely,

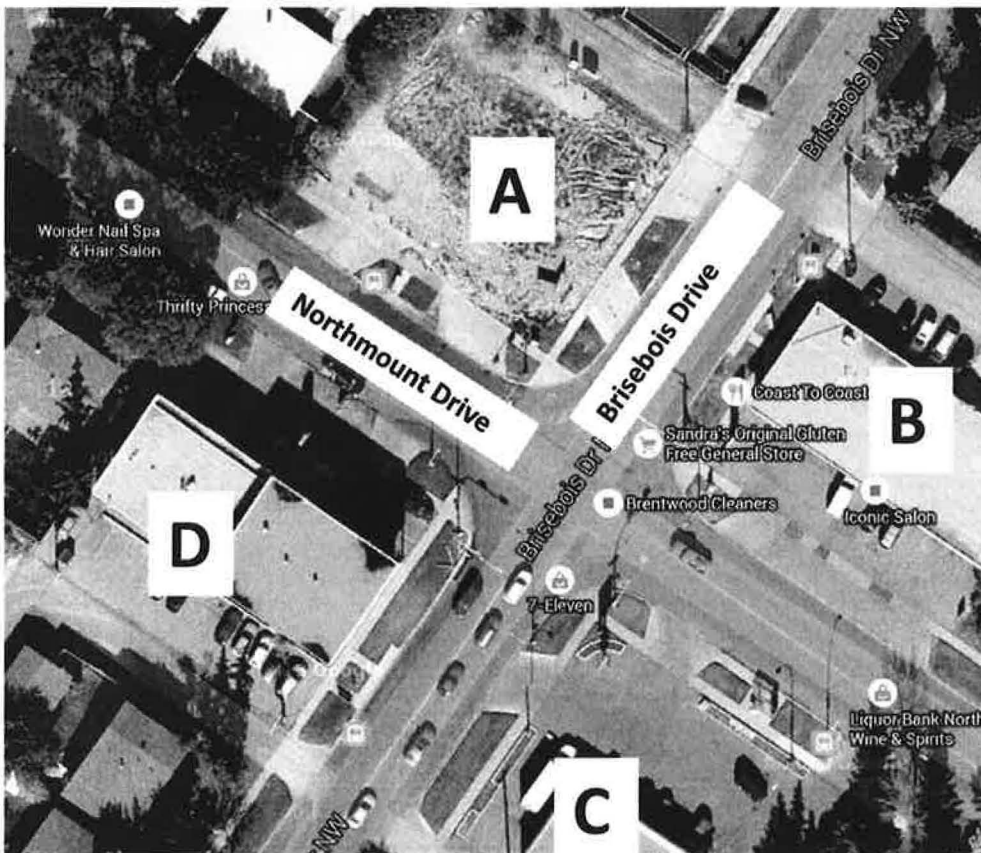
Melanie Swailes

5135 Barron Crescent N.W.
Calgary, AB T2L 1T8
(403)282 - 9617

Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of Brisebois and Northmount Drive



A – current proposal

- B – 1-storey commercial
- C – 7-Eleven
- D – Apartment with commercial

Both B and D have parking in front and behind the buildings: there are wide setbacks from Northmount Drive.

C, the 7-Eleven is set back from both Northmount and Brisebois Drive.

The intersection is open on all sides with good visibility.

Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of Brisebois and Northmount Drive

Apartment building is 3 storeys for half the building, tapers down to 2 floors, and is set back from Northmount Drive

Retail store on corner has parking in front and behind the building, the intersection area is wide open. The 7-Eleven is also set far back from both roads. Both buildings are 1 storey high.



Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of Brisebois and Northmount Drive

View through the current empty lot looking towards the other 3 intersections.

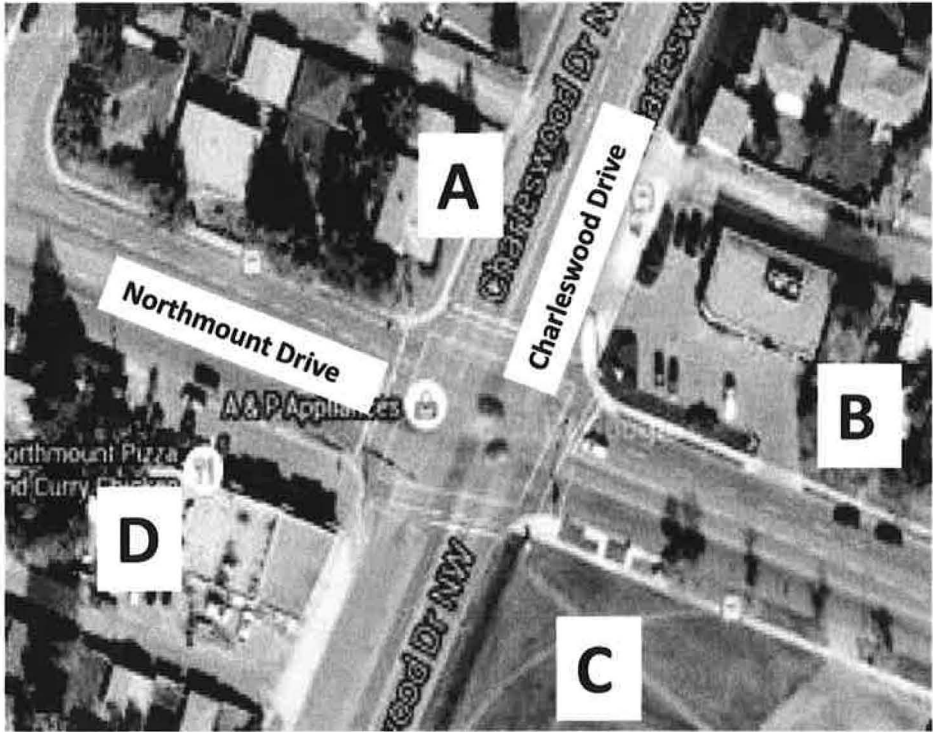
Side view of apartment building showing parking both front and back. Alley behind the cars is closed off to through-traffic.



Application for Land Use Amendment LOC2013-0102



Intersection of Charleswood and Northmount Drive



- A – RC-1 Home
- B - Dentist
- C - School
- D - Commercial

B has parking on both sides and is set back from both roads. D has parking in front and behind the building: there are wide setbacks from Northmount Drive.

The intersection is open on all sides with good visibility.

Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of Charleswood and Northmount Drive

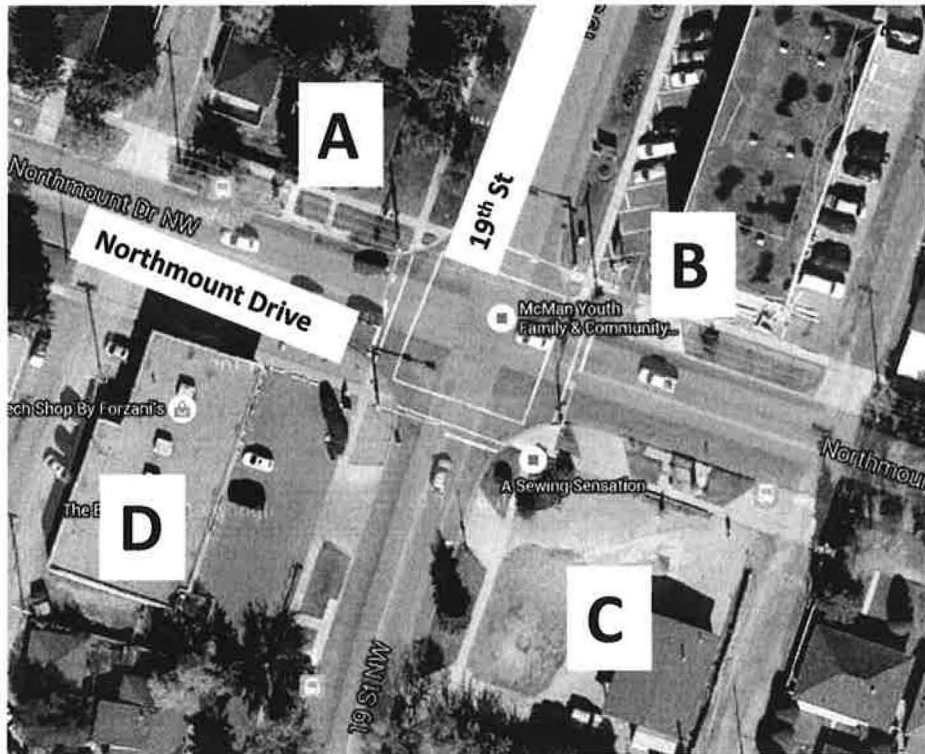
All buildings are set back from Northmount. All have ample on-site parking. Intersection is wide open with excellent visibility. Bottom picture is dentist's office, a great fit into the community.



Application for Land Use Amendment LOC2013-0102



Intersection of 19th Street and Northmount Drive



- A – RC-1 Home
- B – Apartment and Retail
- C - Retail
- D - Commercial

B, C and D have parking on both sides and are set back from both roads. There are wide setbacks from Northmount Drive and 19th.

The intersection is open on all sides with good visibility.

Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of 19th Street and Northmount Drive

All buildings are set back from road on all sides, have parking on 2 or even 3 sides of the building.



Application for Land Use Amendment LOC2013-0102



Brentwood – intersection of 19th Street and Northmount Drive

Residential housing on one corner, apartment building on other side. Apartment is set back on all sides, has parking on front and back of building.



Smith, Theresa L.

From: 敎 · [thanks66@kimo.com]
Sent: Wednesday, June 03, 2015 8:50 PM
To: Albrecht, Linda
Subject: comments of Bylaw92D2015

To the Officer of the City Clerk:

I'm very upset to know that the city will adopt the proposed redensation of Northmount Dr NW from Commercial-Neighbourhood 2(C-N2) District to Commercial - Corridor District. This large development will decrease our property values.

Sincerely,

Mrs. Teresa Liu

RECEIVED
2015 JUN -4 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Lyle Pizio [lylepizio@shaw.ca]
Sent: Wednesday, June 03, 2015 8:15 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact
Subject: opposition to rezoning the corner of Northmount Drive and Brisebois Drive

To whom it may concern;

I am a resident living on Brisebois drive in a house that my family has owned since 1966. I am strongly opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it is completely out of character with the neighborhood and surroundings. Northmount Drive is not a commercial corridor and allowing a 5 story building in that location will dwarf everything around it.

Furthermore I would like to express disappointment at the way in which the proposed zoning change is being advertised at the location. It provides very little detail, just a couple of alpha-numeric strings without any description. I also found it very hard to find any information on the meaning of these designations on the city website.

Yours truly
Lyle Pizio

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2015 JUN -4 AM 8:04

**THE CITY OF CALGARY
CITY CLERK'S**

Smith, Theresa L.

From: M BAKER [cabaker@shaw.ca]
Sent: Wednesday, June 03, 2015 5:17 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact
Subject: Ward 7 Rezoning/Northmount Drive and Brisebois Drive NW

Dear Sir or Madame,

As ward 7 residents for the past 49 years, and as Brentwood residents for the past 22 years, we are **STRONGLY** opposed to the rezoning of the lot at the corner of Northmount Drive and Brisebois Drive as it does not fit with the character of the neighbourhood. Brentwood has taken on enough change with regards to increasing population density with the development of University City. Northmount drive should **NOT** be a commercial corridor. Please note there are 6 schools on Northmount Drive between 14th Street and Northland Drive (3 elementary). The traffic in the past 2 years has increased dramatically and planners should be thoughtful of the results when approving such projects.

We support the letter submitted by the Brentwood Community Association to Mr. Stuart Gripton, File Manager, City of Calgary regarding the Application for Land Use Amendment: LOC2013-102; 1348 Northmount Drive Northwest. As submitted, please see:

<http://www.brentwoodcommunity.com/redevelopment.html>

We respectfully request our concerns be considered.

Regards,

Cathy and Mike Baker
5004 Benson Road NW

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2015 JUN -4 AM 8:10
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED

From: J+A Embry [aembry@shaw.ca]
Sent: Wednesday, June 03, 2015 5:05 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Councillors Office Contact
Subject: Proposed zoning change
Attachments: To the City Clerk.docx

2015 JUN -4 AM 8: 11
THE CITY OF CALGARY
CITY CLERK'S

To the City Clerk

June 3, 2015

We are writing with our concerns; about the proposed amendment to the land use designation for the property at 1344 1348 Northmount Drive. (Corner of Northmount Drive and Brisbois Drive N.W.)

It has been reported that Lupi Development, who owns the property is seeking the City of Calgary's permission to change the zoning on the property from the current C-N2 (which permits a maximum of 3 storeys) to C-Cor1 (which allows a maximum of 5 storeys).

We have received the Norr's Architects Engineer document that outlines the difference of what uses the new building may allow under the Commercial-Neighbourhood 2 (C-N2) and the Commercial-Corridor 1 (C-COR 1).

Our concerns are as follows:

- Such a large development would substantially increase traffic flow in an already busy intersection. One of us has walked past this intersection daily on their way to work for over 30 years and can attest to the traffic congestion already present.
- Notably many children cross the streets at this intersection on their way to and from school and many children catch busses at or very near the intersection. They also walk in groups to the Sr Winston Churchill pool in the fall and spring and also have trips to the nearby Nose Hill library. The thought of having much more traffic (and somewhat erratic driving if a drinking establishment ends up there) puts the children at major risk.
- Given the rather small size of the lot it is safe to say there will be little if any parking on site. Increased parking on the surrounding residential streets is most unfair to the residents and also adds more risk to people walking in the area.
- Such a tall structure in the area would be completely out of place and would result in blocking out of sunlight for the nearby homes for various times of the day. These people bought their homes assuming there would not be a 5 storey building very close by and it seems to us to be very unfair to suddenly have such a major zoning change.

Thank you for considering our concerns.

Sincerely,

Joan and Ashton Embry

5119 Brockington Rd NW

403 282-0028

Smith, Theresa L.

From: Shao Ting [roosterting@yahoo.com.tw]
Sent: Thursday, June 04, 2015 8:10 AM
To: Albrecht, Linda
Subject: To the Officer of the City, Steve Jones planner

To the Officer of the City, Steve Jones planner

I'm an old neighbourhood adjacent to the redesignated land (Bylaw92D2015) located at the intersection of Northmount Dr and Brisebois Dr NW. It's very disappointed to learn that city's development plan to that vacant land of that intersection because the land owner would like to build 15 m height building with a bar and restaurant on the first floor. This will seriously affect the living quality to the community and the adjacent neighbourhood. I had chat lots with neighbours of that intersection that they all feel the city's interest lends toward to construct the 4 storey building and handle this matter unfair to the mass residents of this area.

my property tax has been increased year after year and this development plan will decrease my property values. Once this high building is completed, it would be hard for me to sell my house for a good price. I'm very anxiety about that. It Looks like I'm an innocent victim. I pay my tax and obey the law. I wish the City can consider my feeling and situation. I prefer justice and fair from the City

Sincerely,

Shao Feng Ting

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2015 JUN -4 AM 8: 13

THE CITY OF CALGARY
CITY CLERK'S