

Smith, Theresa L.

From: William Nichols Consulting [wnc7@live.com]
Sent: Thursday, June 04, 2015 12:23 PM
To: kosadetz@shaw.ca; Albrecht, Linda; Office of the Mayor; Farrell, Druh; Jones, Steve P. (LUPP); Gripton, Stuart V.; Ward 7 Contact; Councillors Office Contact
Cc: 'Bonita McCurry Home'; Paul Neilson; 'Casper Valstar'; Melanie Swailes; Bernd Schafer
Subject: Proposed re-zoning file LOC2013-0102: 1344 and 1348 Northmount Dr. N.W. (June 15th, 2015)
Attachments: Submission_to_City_re_Rezoning_2014_06_08.pdf

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

Your Worship, honorable Councilors and other concerned parties:

All of the neighbors to the proposed zoning change agree that this rezoning is NOT in the interests of the Community. We all agree with the Brentwood Community Association submission below and attached. There are many reasons stated below in Urban Planner Lingo.

Our concerns are unnecessary densification of a neighborhood a long way from downtown, They include noise and traffic and parking and less privacy, a shorter building with rear parking would not have as many windows and balconies with strangers looking into our backyards. We bought and paid a premium for the backyard privacy that rear lanes and older neighborhoods provide. We would not have done so if we had known that you would force an unwanted, no set back, no parking, unprecedented, monstrosity of a building on us. If this proposal is approved you will be breaking a contract with us. We bought assuming that we were in an old established quiet RESIDENTIAL neighborhood.

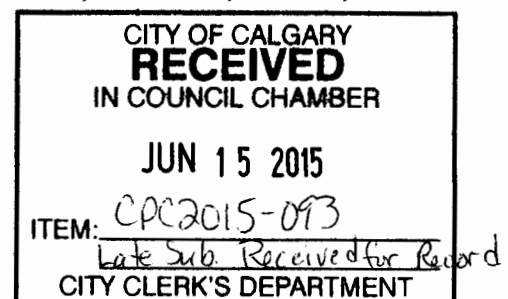
This rezoning sets a dangerous precedent. The entire length of Northmount Drive has no buildings higher than 3 stories. Almost all are 1 story. All commercial buildings have easily accessible surface parking front and rear which is fully utilized during business hours. Cars are a necessity in our climate. We are not changing that by adding bike lanes to only be used several days per year. Portland, Oregon's bike lanes remain empty at rush hour on warm, sunny days in August. The surrounding streets to the proposal are completely filled with cars day and night. Easily accessible surface parking is a must. Underground parking is difficult to use and will only be used by people staying in the building for the night or working the whole day. All of the retail, office visitors and even visitors to the condo tenants will park on the surrounding streets wreaking havoc on our quiet residential community.

Brentwood has suffered enough densification already with University City and the proposed Brentwood Co-op redevelopment.

This rezoning proposal would never be approved in Varsity Estates, Mount Royal etc. Why should you ruin our community?

Yours truly,

William Nichols



RECEIVED

2015 JUN -4 PM 2:40

**THE CITY OF CALGARY
CITY CLERKS**