

Albrecht, Linda

From: Ramsey Kostandi [kostandi@telus.net]
Sent: Friday, March 20, 2015 7:51 PM
To: Albrecht, Linda
Cc: Commn. & Community Liaison - Ward 8
Subject: FW: Objection to application for land use Amendment LOC2014-0192 (South Calgary Bylaw 41D2015)
Attachments: rezoning South Calgary Dec 2014.docx

Please find attached our objection to the rezoning application and the proposed change to the land use designation .
Please confirm receipt .

Regards

Ramsey

From: Ramsey Kostandi [mailto:kostandi@telus.net]
Sent: December-31-14 5:20 PM
To: 'jenna.dutton@calgary.ca'
Cc: Alderman Evan Woolley (ward08@calgary.ca)
Subject: Objection to application for land use Amendment LOC2014-0192

Dear Ms. Dutton

Please find attached our response to the application for rezoning (**LOC2014-0192**) . Kindly keep us informed on the status of this application .

I can also be reached on cell 403-860-1224 .

Regards

Ramsey Kostandi P. Eng.

RECEIVED
2015 MAR 23 AM 7:46
THE CITY OF CALGARY
CITY CLERK'S

December 31, 2014

RECEIVED

RE: Application for Land Use Amendment, LOC2014-0192.

2015 MAR 23 AM 7:46

To Ms. Dutton,

THE CITY OF CALGARY
CITY CLERK'S

We strongly object to the rezoning request proposed for 1523, 1610 and 1705 33rd Avenue SW. We built and moved into our single family home on 32nd Avenue seven years ago. We chose this community and this street specifically, secure in the knowledge that it bridged the areas designated as higher density and mixed use to the west with those of lower density to the east. The zoning around us was R-2 and that was perfectly suited to creating a level of density that provided manageable traffic flows, a strong family community and a vibrant urban enclave. As development continues in this manner, traffic continues to increase as single family homes are converted into attached structures. These changes were both anticipated and accepted by community members, as we were all aware of the zoning in our community.

Our objections to the rezoning application are, therefore, based on the knowledge that doubling the existing development would certainly escalate the issues while adding no value to the community. Changing the R-2 zoning along 33rd Avenue SW to M-CG will be of benefit to no one but the developer. The result of establishing this precedent will be an escalation of ever higher density applications along 33rd Avenue SW and the adjoining streets. The result will be a clear worsening of traffic issues, with all the associated congestion and safety concerns. The impact will be felt in increased wear and tear on roadways and alleys as vehicular traffic at the very least will double. Naturally the cost of this added impact will not be shouldered by the developer but by the city and community residents. The city already does not provide adequate maintenance to our alley that is full of potholes. Additional traffic will make the alley condition much worse and could cause problems accessing the alley.

Also higher density properties will have the tendency to devalue the current property values.

It is, therefore, imperative that the concerns of the community residents who have invested time, energy and resources into creating a desirable and attractive area that draws many, should be considered seriously and ahead of the financial rewards to be realized by the developers. If this rezoning takes place, there can be no doubt that other applications of the sort, and for ever increasing densities, will be made in future. This trend would drive South Calgary into a high density district rather than the charming urban enclave that acts as a bridge between high density to the west and low density Mount Royal to the east. Revitalization is certainly a desirable aspect for the community, and creating better land use as opposed to the much criticized urban sprawl is an admirable goal. However, revitalization with little or no thought to the consequences of creating higher density in residential areas where the infrastructure cannot support unreasonable increases is far from desirable. The traffic congestion alone could well degrade rather than upgrade the community. The effect on the day to day stress this creates should be reason enough to maintain the R-2 zoning, even if the potential changes to the fabric of the community were not to be considered. R-2 zoning continues the city's trend to higher density without destroying the small urban charm of the inner city communities. We therefore urge the city to reject the rezoning request.

Yours truly

Ramsey Kostandi (1609-32 Ave SW , tel 403-256-6728)

Albrecht, Linda

From: Douglas Leitch [leitchdoug@shaw.ca]
Sent: Thursday, April 02, 2015 8:25 AM
To: Albrecht, Linda
Subject: Notice of Public Hearing Planning Matters, Bylaw 41D2015, Monday April 13,2015

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
Calgary Ab.

Dear Sir/Madam; I wish to make the following SUBMISSION at the captioned Hearing regarding the captioned Land Use Designation(zoning).

I find the purposed re-designation extremely unsettling and contrary to the public interest and neighborhood objectives.

The very fact that a single re-designation proposal and application considers and includes three separate, mid-block, individual properties on three separate city blocks is unrealistic, overbearing and self-serving for the applicant (divide and conquer). The 1610 33rd Ave. location is on the north side of the Ave. (sharing the ally with the residents of 32nd Ave, across from South Calgary Park) with no existing two story multi-family structures and is very different from the other two locations lying on the south side of 33rd Ave. sharing the ally with the residents of the very multi-family developed 34th Ave. The proposed re-designation from Residential Conservation to Low Density Residential allowing duplex and multi-residential dwellings is Not compatible with the existing zoning and will further impact that zoning to comprise the intention off the Residential Conservation status.

Further to the Planning Commissions Report To Council, Planning Evaluation (page 6), Site Context, and their statement "The subject site benefits from rear lane access off of 20th Ave. SW" this statement a total "red herring" and has NOTHING to do with any benefit, especially on three different properties, as 20th Ave. is a distant three blocks distant from the closest individual property.

I fully agree with The Marda Loop Community Association's Letter of Rejection dated Jan. 20, 2015 (see page 9 of report).

In closing I would like to re-state my earlier point that EACH of these individual (with different issues) properties should be considered individually concerning Policy and Land Use Amendments.

Yours truly,
303169 Alberta Ltd.

Doug Leitch
1615 32nd Ave. SW 403 540-4959

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