

Albrecht, Linda

From: Fredericka Campbell [fcampbell@creit.ca]
Sent: Tuesday, December 30, 2014 1:45 PM
To: Albrecht, Linda
Cc: Bevill, Brad C.; 'info@rosscarrock.org'; Executive Assistant - Ward 8; Stanley, Rollin; Logan, Malcolm; Carra, Gian-Carlo S.; Keating, Shane; 'paul@battistella.ca'; 'jeremy@sturgessarchitecture.com'; 'tick@shaw.ca'; Honsberger, Robb; Wade, MariAnna; Wright, Roy; Cope, Ian; 'kimberley.holberton@calgary.ca'; 'eyeworx@nakaska.com'; 'dlanderson@shaw.ca'; 'shazza@shaw.ca'; 'petergianakoulas@gmail.com'; 'kc.13@telus.net'; k-campbell@algerdeforestinsurance.ca
Subject: Residents opposed to rezoning of 943 - 38th St., SW
Attachments: Residents against rezoning - LOC2014-0042.pdf; Notice of Public Hearing on Planning Matters.pdf

Importance: High

Good Afternoon,

Please find attached our **Notice of Opposition** to the rezoning of 943 – 38th St., SW signed by the homeowners and/or residents of properties adjacent to the proposed development site.

We submit that the proposed rezoning would allow inappropriate development on this site that would negatively impact the lives and living conditions of the existing residents.

We hereby request that the zoning on this property remain R-C2 which would allow for appropriate development on this site.

Fredericka Campbell
937 – 38 St., SW
Calgary, AB T3C 1T4
Tel: 403-228-1988
Cel: 403-462-5998

NOTICE: If you are not an intended recipient of this e-mail or wish to view our e-mail policy please visit
<<http://www.creit.ca/Privacy-Policy.aspx>>

AVIS: Si vous n'etes pas le recipientaire de ce courriel ou si vous desirez connaitre notre politique traitant des courriers electroniques, visitez le <<http://www.creit.ca/Privacy-Policy.aspx>>

RECEIVED
2014 DEC 30 PM 1:49
THE CITY OF CALGARY
CITY CLERKS


CONCERNED RESIDENTS AGAINST REZONING OF 943 – 38TH ST., SW

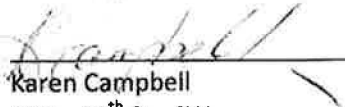
Re: LOC 2014-0042

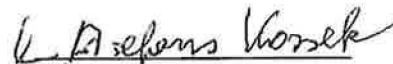
The following individuals, all residents of properties adjacent to 943 – 38th St., SW are **staunchly opposed** to the proposed re-zoning of the aforementioned property from R-C2 to M-C2 which would result in inappropriate development that would negatively impact our quality of life.


- A multi-dwelling would exacerbate the ongoing parking problems already negatively impacted by insufficient onsite parking provided by Law/Medical/Dental offices, retail properties and multi-unit apartment/condo buildings on 37th St. SW;
- Garbage/recycling/composting bins would need to be placed on the street thus further reducing street parking access;
- Size of the proposed development is inappropriate for a lot without access to an alley;
- Size of the development would dwarf all adjacent properties;
- A development of this size would encroach on adjacent properties creating a fire hazard that does not currently exist;
- Size of the development would shadow adjacent properties impacting the quality of life for other residents;
- Proposed height of the development would eliminate or drastically reduce backyard privacy in adjacent properties

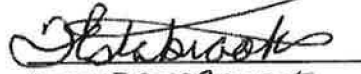
WE ARE NOT OPPOSED TO DEVELOPMENT, WE ARE OPPOSED TO INAPPROPRIATE DEVELOPMENT

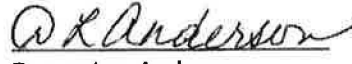

Fredericka Campbell
937 – 38th St., SW



Karen Campbell
937 – 38th St., SW


Alfons Kossek
933/931 – 38th St., SW


Gary Gouthro
944 – 38th St., SW

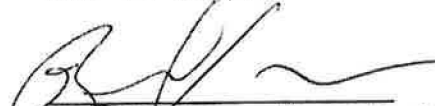

Tracy ESTABROOKS
944 – 38th St., SW

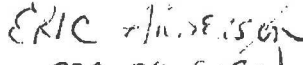

Donna Lee Anderson
938 – 38th St., SW


Doran Nakaska
3907 – 10th Ave., SW

Georgia Gianakoulas
3908 – 10th Ave., SW

Ellen Gianakoulas
3910 – 10th Ave., SW


Shannon Gallagher
3816 – 10th Ave., SW


ERIC ANDERSON
938 – 38 ST SW

3903 - 10 Ave SW
Audenzia Aiuto
audenzia aiuto

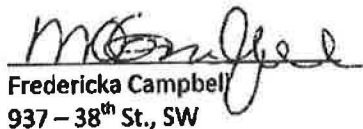
CONCERNED RESIDENTS AGAINST REZONING OF 943 – 38TH ST., SW

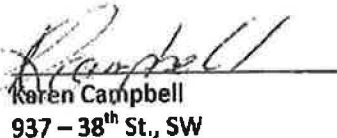
Re: LOC 2014-0042

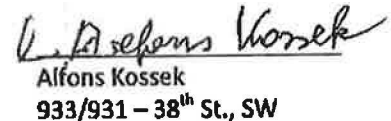
The following individuals, all residents of properties adjacent to **943 – 38th St., SW** are **staunchly opposed** to the proposed re-zoning of the aforementioned property from R-C2 to M-C2 which would result in inappropriate development that would negatively impact our quality of life.

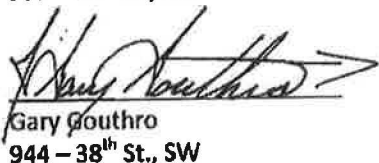
- A multi-dwelling would exacerbate the ongoing parking problems already negatively impacted by insufficient onsite parking provided by Law/Medical/Dental offices, retail properties and multi-unit apartment/condo buildings on 37th St. SW;
- Garbage/recycling/composting bins would need to be placed on the street thus further reducing street parking access;
- Size of the proposed development is inappropriate for a lot without access to an alley;
- Size of the development would dwarf all adjacent properties;
- A development of this size would encroach on adjacent properties creating a fire hazard that does not currently exist;
- Size of the development would shadow adjacent properties impacting the quality of life for other residents;
- Proposed height of the development would eliminate or drastically reduce backyard privacy in adjacent properties

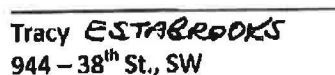
WE ARE NOT OPPOSED TO DEVELOPMENT, WE ARE OPPOSED TO INAPPROPRIATE DEVELOPMENT

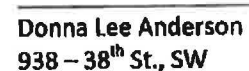

Fredericka Campbell
937 – 38th St., SW

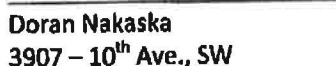

Karen Campbell
937 – 38th St., SW

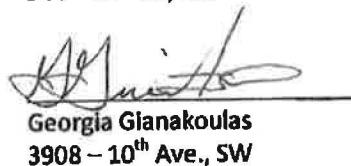

Alfons Kossek
933/931 – 38th St., SW

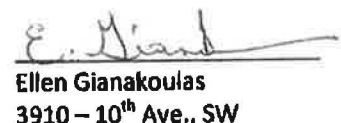

Gary Southro
944 – 38th St., SW

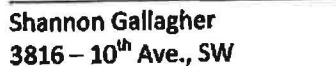

Tracy ESTABROOKS
944 – 38th St., SW

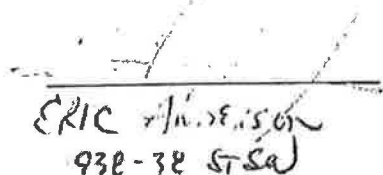

Donna Lee Anderson
938 – 38th St., SW


Doran Nakaska
3907 – 10th Ave., SW


Georgia Gianakoulas
3908 – 10th Ave., SW


Ellen Gianakoulas
3910 – 10th Ave., SW


Shannon Gallagher
3816 – 10th Ave., SW


ERIC ANDERSON
938 – 38 ST SW

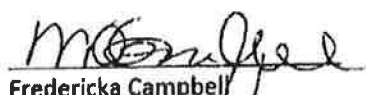
CONCERNED RESIDENTS AGAINST REZONING OF 943 – 38TH ST., SW

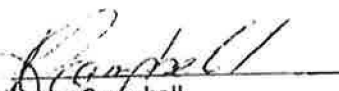
Re: LOC 2014-0042

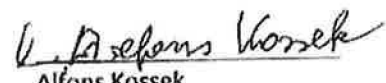
The following individuals, all residents of properties adjacent to **943 – 38th St., SW** are **staunchly opposed** to the proposed re-zoning of the aforementioned property from R-C2 to M-C2 which would result in inappropriate development that would negatively impact our quality of life.

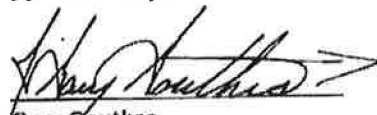
- A multi-dwelling would exacerbate the ongoing parking problems already negatively impacted by insufficient onsite parking provided by Law/Medical/Dental offices, retail properties and multi-unit apartment/condo buildings on 37th St. SW;
- Garbage/recycling/composting bins would need to be placed on the street thus further reducing street parking access;
- Size of the proposed development is inappropriate for a lot without access to an alley;
- Size of the development would dwarf all adjacent properties;
- A development of this size would encroach on adjacent properties creating a fire hazard that does not currently exist;
- Size of the development would shadow adjacent properties impacting the quality of life for other residents;
- Proposed height of the development would eliminate or drastically reduce backyard privacy in adjacent properties

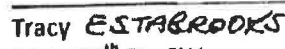
WE ARE NOT OPPOSED TO DEVELOPMENT, WE ARE OPPOSED TO INAPPROPRIATE DEVELOPMENT



Fredericka Campbell
937 – 38th St., SW

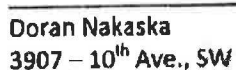

Karen Campbell
937 – 38th St., SW

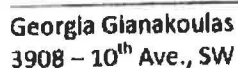

Alfons Kossek
933/931 – 38th St., SW

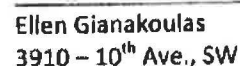

Gary Gouthro
944 – 38th St., SW



Tracy ESTABROOKS
944 – 38th St., SW



Donna Lee Anderson
938 – 38th St., SW


Doran Nakaska
3907 – 10th Ave., SW


Georgla Gianakoulas
3908 – 10th Ave., SW


Ellen Gianakoulas
3910 – 10th Ave., SW


Shannon Gallagher
3816 – 10th Ave. SW


ERIC J. HARRISON



THE CITY OF
CALGARY

RECEIVED

2014 DEC 30 PM 1:49

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2015 January 12, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2014 December 18**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2015 January 02**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

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

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

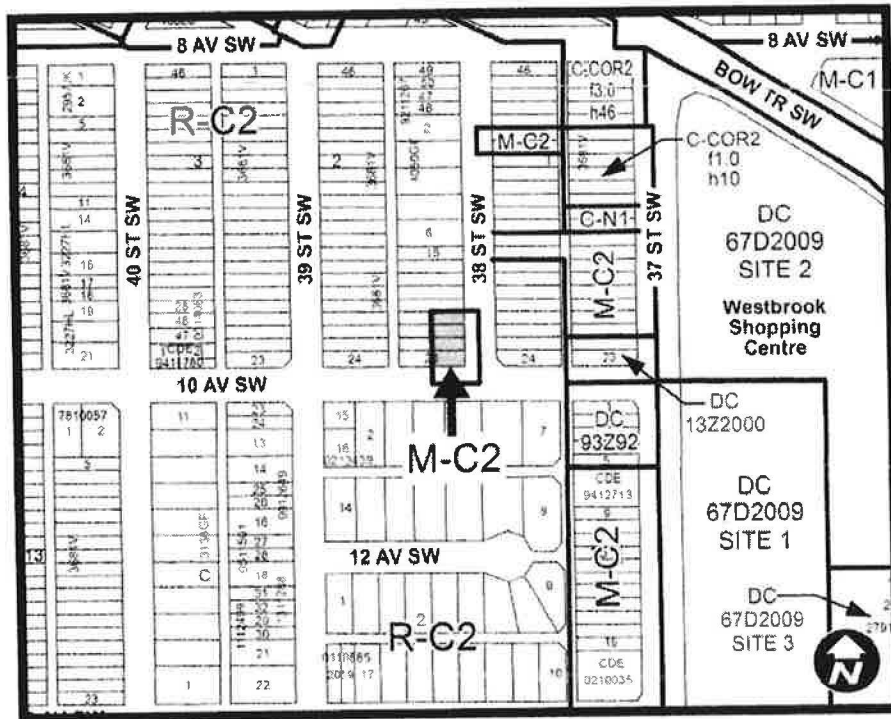
If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007, except those for the DC District which are available from Development and Building Approvals. Please direct questions with regard to the matters mentioned herein to at 403-268-6774.

**ROSSCARROCK
BYLAW 5D2015**

To redesignate the land located at 0.06 hectares \pm (0.15 acres \pm) located at 943 – 38 Street SW (Plan 3681V, Block 2, Lots 20 to 23) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.



Albrecht, Linda

CPC2015-005
H# 2, Letter 2

From: gary gouthro [alg153@telusplanet.net]
Sent: Wednesday, December 31, 2014 4:08 PM
To: Albrecht, Linda
Subject: 943 38 st sw Loc2014-0042

In regards to the hearing on Monday January 12, 2015 I want my 5 minutes to let council know they are ramming a project down our throats. This corner cannot handle the increased traffic and parking of a four plex. 5 minutes is not enough but it seems our elected officials count on this, as I understand it has already been approved. Please Email the approval of my request.

Disgusted
Gary Gouthro
944 38 st sw

RECEIVED

2014 DEC 31 PM 4:06

THE CITY OF CALGARY
CITY CLERK'S