

From: ctao [ctao403@gmail.com]
Sent: Thursday, January 01, 2015 10:26 AM
To: Albrecht, Linda
Cc: Ward 7 Contact
Subject: Comments for Zoning Change of 1740 Westmount Road NW

Dear Sir and Madam,

My house is 1738 Westmount Road NW, a neighbor of 1740 Westmount Road. We have received the letter from the city of Calgary about hearing on Jan 12 for land use amendment: LOC2014-0124. of 1740 Westmount Road NW.

My wife and I are strongly disagree the Land zoning change of the Land.

First of all, many lots in the community are RC2 and are being re-developed to Duplex from signal houses. That means the density of the community will be doubled soon.

Secondly, Once the land Zoning change to M-CGd81, the house values around the land must be much lower, we bought our house this year base on the neighbor land zoning RC2 and evaluate our house value base on RC2 condition.

Thirdly, if the land zonging change to M-CGd81, the four (4) new home owners must facing parking and entertainment problems, there is no way for them to find parking space around the property. The community could not handle this serious parking issues.

Forthly, I have talked to the residents around the area, they all disagree to land zoning change due to worst community living condition.

Finally, if the City of Calgary approval the land use change from RC2 to M-CGd81, there much be more lands zoning change request on Westmount Road, that will be a disaster for the Westmount road and community even to the city of Calgary because it will not match the international city idea of Calgary.

Please serious consider the application and We'd like to hear the City of Calgary reject the application soon.

We can be contact at 403-8285368 (cell).

Best Regards,

ChunCheng(Calvin) Tao
Li Zhang(Linda)

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Albrecht, Linda**RECEIVED**

From: Keith Schultz [keschultz@shaw.ca]
Sent: Thursday, January 01, 2015 7:01 PM
To: Albrecht, Linda
Cc: keschultz@shaw.ca
Subject: 1740 Westmount Rd NW

2015 JAN -2 AM 8: 23

THE CITY OF CALGARY
CITY CLERK'S

Good morning,

Regarding: application to rezone 1740 Westmount Rd NW, Calgary.

I am against the rezoning of this property.

I have a wealth of real estate experience as I have been a licensed realtor with RE/MAX Real Estate in Calgary for more than 36 years. Indeed I am Canada's 1st RE/MAX Realtor. As well as front line experience I have lived ½ block away from the subject property for more than 19 years, all at the same address 1716 Westmount Rd NW, and have lived in infill developments since 1978 in Parkhill.

It is specifically the development on an interior neighbourhood road to which I object. I was in favour of the four townhome developments recently approved on Kensington Rd as that is a main road. The last time I checked the bidirectional volume of vehicles each day on Kensington Rd was more than 12,000 vehicles; it is likely closer to 15,000 vehicles. Whereas the acceptable limit for interior residential streets is 1,000 vehicles.

Another major concern is that to approve the rezoning would set a dangerous precedent. Developers will use this as a precedent example. I have worked with a lot of developers and understand how they think. Generally I am pro redevelopment in Kensington. I fully support all of the condominium developments on or near 10 St NW. The City of Calgary has a 3 dimensional overlay of how the City would like to see the neighbourhood develop. It doesn't include side streets like Westmount Road.

Another objection is that the subject property does not fall within the TOD guidelines for transit oriented development. It is way more than 600 meters from the closest LRT stop.

Another issue is that the City of Calgary lags by years and years in addressing the parking issue. Right now there are nearly 3 vehicles circulating for every available parking spot in Kensington. The City did nothing with funds received in its Parking in Lieu program. To add 4 units to a presently zoned R-C2 lot just makes the parking issue worse. It isn't just parking for the residents themselves that is the issue, but commercial parking in Kensington, which is non existent. You even removed 4 parking spots in front of a bar on Kensington Rd for patio use in the summertime.

I might note that when I spoke with the planner assigned to this subject property he had not even seen the property yet was prepared to make a ruling on it sight unseen. What kind of planning is that?

I like the way the neighbourhood is redeveloping right now, which is attached and detached infills on 50 foot lots. And there are quite a few bigger infill homes on wider lots. I do not see any need to make Kensington a more affordable neighbourhood. Currently Sunnyside/Hillhurst has a 20% poverty rate right now, which is double the national average of 10% for a neighbourhood. The City of Calgary, and aldermanic, push for low cost housing in Sunnyside/Hillhurst is completely misguided. There are other workable approaches such as spreading pods of 30 housing units throughout the city, or working with apartment developers to provide a few units in each building that will be subsidized rents. When people refer to a "high rent district" they do so for a reason; it is indeed high rent, and it is a very desirable neighbourhood. The answer to affordable housing does not lie in a communist approach of each according to his ability, and to each according to his need. Leave the nice areas alone. That is how our great free enterprise system is supposed to work; people have a goal to aspire to.

In summary please vote against this specific application to rezone 1740 Westmount Rd NW.

Yours Very Truly



Keith Schultz
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keschultz@shaw.ca 403-270-9521 text 403-861-8300

website www.keith.schultz.remax.ca

Home address 1716 Westmount Rd NW, Calgary

Smith, Theresa L.

From: Susan Cardinal [susancardinal@hotmail.com]
Sent: Monday, December 22, 2014 1:21 PM
To: Ward 7 Contact; Farrell, Druh; Albrecht, Linda
Cc: Gordon, Jim
Subject: Re Re-zoning of property at 1740 Westmount Road N.W - File LOC 2014-0124

I am writing in opposition to the proposed re-zoning of 1740 Westmount Rd. N.W., from RC2 to M-CGd81 Multi Residential - Contextual Grade (File LOC 2014-0124). We live at 1728 Westmount Rd., three doors east of 1740.

Our concerns revolve around driveway/garage access, parking, landscaping and snow removal. Please note that the property is on a corner lot and backs onto Kensington Rd. There is no back alley which makes placement of a four-car garage, a real problem. We understand that garage access is not allowed on 17th St., which borders the property on the west side, which leaves Westmount Rd. The property is 50 feet wide along Westmount so we are not sure how the developer can even provide four garages.

Snow removal is already a problem because there is nowhere to put it. The north side of Westmount where 1740 is - is already lined already with front drive garages with very little or NO yard space. In several instances, there is wall-to-wall concrete in front of these homes.

We understand the City's need to provide more housing but this property is not a suitable candidate for a four-unit condo - two attached infills makes more sense.

Thank you for your consideration.

Susan Cardinal and Mark Simpson

susancardinal@hotmail.com

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DEC 22 2014

1:59 P.M. TS
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Fewell, Andrew H.

From: Smith, Theresa L. CPC2015-006
Sent: Monday, December 22, 2014 8:49 AM Att. 2 Letter 4
To: Fewell, Andrew H.
Subject: FW: Re Designation of property located at 1740 Westmount Road N.W -File LOC 2014-0124

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Date stamp and folder please.

Theresa

From: Claire [mailto:mclairelogan@gmail.com]
Sent: Sunday, December 21, 2014 6:08 PM
To: Farrell, Druh; Albrecht, Linda
Cc: Gordon, Jim
Subject: Re Designation of property located at 1740 Westmount Road N.W -File LOC 2014-0124

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2014 DEC 22 AM 11:26
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My husband and I live at 1737 Westmount Road N.W., directly south of the property located at 1740 Westmount Road N.W. where Sarina Homes has applied for redesignation of this property from RC2 to M-CGd81 Multi Residential -Contextual Grade. File LOC 2014-0124.

We have the following concerns with this re zoning:

- 1) The north side of Westmount Road N.W. does have several two story attached infills which in essence are 3 stories as they all have front street (Westmount Road N.W) garage entrances. Garages are not allowed entry from either Kensington Road or 17th Street N.W. If indeed Sarina Homes plans on building the same type of 4 unit homes on this property as they have on Kensington Road, they really can't. The properties which they have recently built on Kensington Road have the garages in the back as there is a back alley. These homes are only two stories with 4 units each and blend in well with the surrounding homes. If they are to build these same 4 units on the property at 1740 Westmount Road, where will four garages be built? If the Developer indicates that this proposed development is the same as those on Kensington Road, this is incorrect.
- 2) There is already a problem on Westmount Road on the 1700 block related to street parking, due to the numerous infills with front garages.
- 3) These numerous attached infills also have nominal front landscaping. What we are facing is a blight of cement driveways with little if no greenery whatsoever.
- 4) Snow removal is another issue. The snow removed off the driveways of these front garage infills lands up on the street thereby creating a hazard for those trying to drive on Westmount Road.
- 5) This property on Westmount Road cannot be compared to those on Kensington Road due to a lack of a back alley.
- 6) There are presently no other 4 unit residential buildings on the North side of Westmount Road. We have a concern with massing on one lot.

As long time residents of Hillhurst we take a strong interest in ensuring that the character and integrity of the neighbourhood is retained. We urge the Council not to approve this re-designation.

Thank you
Claire and Robin Logan

Sent from my iPad

Albrecht, Linda

From: hilmunro [hilmunro@telusplanet.net]
Sent: Thursday, January 01, 2015 9:40 PM
To: Albrecht, Linda
Subject: 1740 Westmount Rd NW

I am writing about the proposed change of zoning from R C-2 to MCGd81 for the property at 1740 Westmount Road NW. I understand that the new owners plan to build a four plex on this property and I have concerns on several levels.

The lot backs on to Kensington Road which means there is no back lane in which to build a garage. Therefore these will have to be on either Westmount Road or 17 ST thus eliminating any chance of on street parking at that end of the block. Parking is already scarce on Westmount Road and this will make it even more congested. If there are four units and each unit has two cars the resulting parking will be chaotic, to say the least. Will the residents of these units be issued permit parking as is the case with the rest of the street?

I have not seen any plans but I wonder about the height of the building - will it dwarf the rest of the buildings on the block? Will it be built to the limits of the lot, thus eliminating any green space?

I hope you will take my comments into consideration when discussing the zoning change.

Hilary Munro
1708 Westmount Rd NW

PS. I was unable to find any information about this zoning application on the www.calgary.ca/applicationmap site.

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