

Albrecht, Linda

From: Robert Jack [rcjack55@yahoo.co.uk]
Sent: Wednesday, December 31, 2014 10:17 AM
To: Albrecht, Linda; Catherine Munro
Subject: Proposed Development 3404 Richmond Road SW

Dear sirs,

REF: 7D2015 and 1P2015 Application for change of zoning from DC to M-CGd72 at 3404 Richmond Road SW

I am writing you to voice my objection to the proposed development to the change of zoning for the above property.

As a resident of Killarney (3203 Kinsale Road SW) I object to the above application for the following reasons:

- It contravenes the Area Redevelopment Plan approved by City Council in March 1986
- Killarney is already experiencing increased density with the addition of Duplex and infill properties
- There are areas that are zoned for this type of development in Killarney, that are open for development and not in use
- It will increase traffic congestion and cause safety issues at the intersection of 33rd Street and Richmond Road which is already experiencing high volumes of traffic during peak periods
- Parking on this property will be an issue because of the traffic density on both 33rd street and Richmond Road, as well as the size of the lot which does not allow adequate area for parking for the number of units
- Height restrictions will also be an issue for a development of this type, in order to make it fit for purpose

I strongly feel that development of this sort is detrimental to the well being of the Killarney ARP and will not suit the community in any way.

Yours sincerely

Robert C. Jack
3203 Kinsale Road SW
Calgary, AB
T3E 4S1
587 896 4930
403 249 2595

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2014 DEC 31 AM 10:51
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Laurel Paul [lvpaul@telus.net]
Sent: Wednesday, December 31, 2014 9:58 AM
To: Albrecht, Linda
Subject: BYLAWS 7D2015 AND 1P2915

December 31, 2014

RE: Development location 3404 Richmond Road SW Calgary

This is to advise that as a property owner living in this area I AM strongly against the development of building six townhouses for the following reasons.

- 1) THIS PLAN GOES AGAINST KILLARNEY GLENDALE ARP which was approved in March 1986 which states that NO MORE THAN TWO UNITS MAY BE LOCATED ON ANY SINGLE PARCEL IN THE CONSERVATION/INFILL WHERE THIS PARCEL OF LAND IS LOCATED.
- 2) We already have eight infills in my area where there was only single housing. Parking for these will be doubled, causing greater traffic problems in our area and on Richmond Road, where traffic is very high both East and West .
- 3) On the last petition, the people in attendance that as a group VOTED down this new development as it exposes us to multi-family units on many more lots in Killarney.
- 4) There are adequate areas within Killarney that are zoned for multi- family/high density development, those areas are still open for these types of building,
- 5)The maximum allowable height under proposed land use will decrease privacy for adjacent parcels. this is already the case in my area where we have two and three housing units.
- 6) The parking in front of these units is LIMITED TO TO SIXTEEN FEET WIDE, a typical vehicle requires 20 feet to park.

As A TAX PAYER I am AGAINST THIS DEVELOPMENT.

I trust that the CITY WILL NOT approve this development, Your reply on this matter would be greatly appreciated.

Laurel & Constance Paul
3611 Kilkenny Road SW
Calgary AB.
Phone 403 686 7960 (Home)

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Albrecht, Linda

From: lorna Thomas [lornathomas@shaw.ca]
Sent: Wednesday, December 31, 2014 11:02 AM
To: Albrecht, Linda
Subject: Bylaws7D2015 and 1P2015

I live on Richmond Road S.W. and wish to object to the idea of a large 6 plex on the property at 33rd Street and Richmond road S.W.

It would bring far too much traffic to this intersection.

I realize there is a large complex across the street to the East, however there is a much larger area of land for these buildings.

Thank you.

Yours sincerely,

Lorna Thomas 3608 Richmond Road S.W. 403-249-6261.

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Att. 3, Letter 4

CITY CLERK REFERENCE : BY LAWS 7 D 2015 AND 1 P 2015

WE ARE SUBMITTING OUR OBJECTIONS TO THE
PROPOSED DEVELOPMENT AT 3404 RICHMOND ROAD SW
AS PER THE FOLLOWING 2 PAGES

Reg Chambers
Diana Chambers

3123 - 33 ST SW
CALGARY AB

THE CITY OF CALGARY
CITY CLERK'S

2014 DEC 31 PM 1:23

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URGENT!!! Action Needed By Jan 1st!

As many of you already know, a developer has bought the property on 3404 Richmond Rd. and wants to have the City change the zoning from direct control (DC) to multi-residential (M-CGd72) to allow for 6 townhouses! For many reasons this should not be allowed including:

- It goes against the Killarney Glengarry ARP (Area Redevelopment Plan) which is a statutory document approved by City Council in March 1986 which states that no more than 2 units may be located on any single parcel in the Conservation/Infill area where this property is
- It barely meets only 4 out of the 8 guidelines determined by our Councilor, Evan Woolley, and his group for a multi-residential infill (the ARP trumps these guidelines). See reverse
- Killarney is already having to deal with a "doubling up" in size with all the duplexes and infills taking the place of a single residence
- It exposes us to multi-family units on many more lots in Killarney
- There are adequate areas within Killarney that are zoned for multi-family/high density development and those areas are still open for this kind of building
- It will further increase parking and traffic congestion in the area; the intersection of Richmond Rd. and 33rd St. (where this property is located) is particularly hazardous and there is an elementary school just a few blocks north on 33rd St.
- There is insufficient space on the street to park even one extra vehicle in front of each unit (each unit is 16 ft. wide and a typical vehicle needs approx. 20 ft. to park)
- The maximum allowable height under proposed land use district will decrease privacy for adjacent parcels
- It doesn't represent complementary development adjacent to the DC district
- Although many of you have already signed a petition against this proposal, you can also express your concerns in your own letter and submit as per instruction below

SUBMISSIONS OF OBJECTION CAN BE FAXED TO 403-268-2362 OR EMAILED TO cityclerk@calgary.ca Reference is to Bylaws 7D2015 and 1P2015

BY JAN 1st!

ANYONE WISHING TO ATTEND THE PUBLIC HEARING MAY DO SO ON
MONDAY, JANUARY 12, 2015 AT 9:30 AM AT THE COUNCIL CHAMBER,
CALGARY MUNICIPAL BUILDING, 800 MACLEOD TRAIL S.E.

COME OUT AND SUPPORT THE FIGHT TO SAVE KILLARNEY!!! PEOPLE WISHING
TO SPEAK WILL BE ALLOWED 5 MINUTES MAXIMUM
IF YOU WISH TO SIGN OUR PETITION OR FOR MORE INFORMATION CONTACT
CATHERINE AT (403) 993-3717 SEE REVERSE FOR GUIDELINE INFO!!

PUD2014-0156
ATTACHMENT

Proposed Location Criteria for Multi-Residential Infill

In order to assist in the evaluation of land use amendment applications and associated local area plan amendments, the following criteria shall be applied and reported on in Administration reports to Calgary Planning Commission. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site is considered for multi-residential infill development (all other things being considered equal). The following table represents a proposed checklist for preferred conditions to support land use amendments in low density residential areas. It is to be used in the review and evaluation of land use amendment applications for the following districts or direct control districts based on the following districts:

Multi-residential – Contextual Grade-Oriented (M-CG) District
Multi-residential – Contextual Low Profile (M-C1) District
Multi-residential – Contextual Medium Profile (M-C2) District

Criteria	Subject Site	Comments	Our Comments
1	On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	
2	Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	The distances to the nearest transit stops are actually 30% greater than the 400m guideline (550m, 550m and 700m). There are no transit stops on the north side of Richmond Rd. where this property is!
3	Within 600m of an existing or planned Primary Transit stop or station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	The nearest existing or planned Primary Transit stop is three times the 600m guideline (1.8 km and 2.2km with one planned west of Sarcee Trail)
4	On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	Richmond Road doesn't meet the criteria for a Collector or Arterial Road
5	Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	
6	Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	It does not meet this criteria
7	Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	
8	Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	The lane behind the proposed development is narrower than the standard width of 18ft. It is unpaved and unmaintained making it difficult to negotiate parking and driving.

PUD2014-0156 Multi Residential Infill Guidelines Am
ISC UNRESTRICTED

Page 1 of 1

The proposed development at 3404 Richmond Road S.W. barely meets 50% of the proposed location criteria for multi-residential infill!

Albrecht, Linda

From: Tara Tanchak [t.tanchak@gmail.com]
Sent: Wednesday, December 31, 2014 12:33 PM
To: Albrecht, Linda
Cc: Tara Tanchak
Subject: RE: 3404 Richmond Road SW (Plan 732GN, Block 1, Lots 1 and 2) from DC Direct Control District to Multi Residential - Contextual Grade-Oriented (M-CGd72) District (Bylaws 7D2015 and 1P2015)

The Office of the City Clerk,

I am writing you in regards to the proposed development to redesignate the land located on 3404 Richmond Road SW (Plan 732GN, Block 1, Lots 1 and 2) from DC Direct Control District to Multi Residential - Contextual Grade-Oriented (M-CGd72) District. I do not support this development as it will harm the Killarney community for a number of reasons.

The location of this proposed development is not conducive to a multi-residential complex. Richmond Road is a very busy road with very high traffic. By adding a multi-unit complex, traffic will become more of an issue as there will be more cars parked on this busy road plus more cars on the road at this busy intersection that can't really accommodate more traffic. There is limited parking on Richmond Road plus with the Killarney Glen Court complex there is already a lot of cars parked on nearby streets; the roads can't accommodate more parking as it is already a high collision area. This high congestion area can't accommodate more traffic and parked cars that will result from this multi-unit development.

The community of Killarney is experiencing a huge population explosion with the number of single houses being replaced with duplexes and infills. By adding a multi-unit development the City of Calgary is adding to this problem. My fear in allowing this multi-unit development is that the floodgates will be opened and more multi-unit developments will be allowed in Killarney and the community can't support them.

I love the Killarney community and this development will change the community for the worse. I don't support it as it will increase traffic in an area that can't accommodate it; if permitted it may allow for additional multi-unit developments to be built; and will visually take away from my beautiful community as it will destroy trees currently in the lot and the height of the new development will be larger than the existing bungalow on the lot.

Regards,

Tara Tanchak
(403) 991-0137

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2014 DEC 31 PM 1:29

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Kevin Spencer [kevinspencer@shaw.ca]
Sent: Wednesday, December 31, 2014 2:32 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road SW

Dear Sir/Madam

As a resident of Killarney please accept this letter as my official objection to the proposed redevelopment of 3404 Richmond Road, or more specifically the change in zoning from DC to multi-residential.

The main reason for my objection is that it is direct opposition to the Killarney Glengarry ARP stating that no more than 2 units may be located on any single parcel. As a resident and local citizen these area redevelopment plans are why I live here. If they are not valid documents, setting out the future vision of our vibrant community then please say so, and I will choose to live somewhere else. Killarney has seen a lot of redevelopment in the past 5 years, most of it is most welcome and certainly fits in with the city's vision of increased density however it is placing a stress on the current infrastructure and residents. This proposed deveopmnet does not meet even half the guidleines proposed by counicollir Evan Woolley to be used in tehse situations. It should not be entertained any longer, it should have not reached this far and is now just turning into a waste our tax dollars.

Many Thanks for your consideration,

Kevin Spencer
T3e 4R5

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Albrecht, Linda

From: Seema D'Souza [seems13@me.com]
Sent: Wednesday, December 31, 2014 2:37 PM
To: Albrecht, Linda
Subject: 3404 Richmond Rd SW

Please be advised that we strongly oppose the new development plan for 3404 Richmond Rd SW specifically with reference to bylaws 7D2015 and 1P2015.

Please let us know if you have any further questions.

Seema D'Souza & Richard Broe
3120 Kilkenny Rd SW
403-764-0013

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Albrecht, Linda

From: LORI HARLEY [rustylh@shaw.ca]
Sent: Wednesday, December 31, 2014 2:54 PM
To: Albrecht, Linda
Subject: Objection to zoning change

We Dan and Margaret harley object to the ossicle zoning change(dc) to (m-cgd72) @ 3404 Richmond Rd SW. Reference to bylaw 7d2015 and 1p2015

Sent from my iPad

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Albrecht, Linda

From: Annette Thys [annette.thys@me.com]
Sent: Wednesday, December 31, 2014 3:25 PM
To: Albrecht, Linda
Subject: Submission of Objection: Proposed development at 3404 Richmond Rd SW

To whom it may concern:

I am opposed to the proposed change in zoning from direct control (DC) to multi-residential (M-CGd72) and with regard to Bylaws 7D2015 and 1P2015 and wish my objection to be noted.

Regards,

Annette Thys
532 Killarney Glen Crt SW
Calgary T3E 7H4
403-270-8498

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2014 DEC 31 PM 3:25
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Bob Kohl [bobkohl@hotmail.com]
Sent: Wednesday, December 31, 2014 3:42 PM
To: Albrecht, Linda
Subject: Bylaw 7D2015 and 1P2015. Killarney 3404 Richmond road zoning change

Hi,

I, as a resident & property owner in Killarney am opposed to the zoning change proposal from DC to M-CGd72.

This is not why I live in Killarney, if that's the landscape I wanted for the neighborhood.

Please consider all that live here, it's bad enough with the infills neighboring everywhere.

Thanks

Robert Kohl
2828, 35st. SW.

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2014 DEC 31 PM 3:40
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Robin Needham [needhamr@telus.net]
Sent: Wednesday, December 31, 2014 3:57 PM
To: Albrecht, Linda
Subject: Multi-Residential Infill Objection

To whom this may concern,

I am expressing my concerns in regards to a proposed multi-residential development in Killarney. This is referenced to Bylaws 7D2015 and 1P2015. There is a proposal to change the zoning for 3404 Richmond Rd. SW to accommodate a 6 townhouse development on a single lot. This is currently zoned for Direct Control and it should stay this way. The Killarney Glengarry Area Development Plan is a statutory document approved by the City Council in March 1986 which states that not more than 2 units may be located on any single parcel in the Conservation/Infill area where this property is located. This development does not meet the 8 criteria for a multi-residential development, in fact, it barely meets 4 of the criteria. This should be reason enough to halt this development.

A 6 townhouse development on this lot will be an eyesore as it will be over-height to accommodate 6 units. This neighborhood is well established and this is the reason most people like to live in this neighborhood. There are not many of these neighborhoods left and we keep getting over-run by infills, which I find ruins neighborhood that are well established and have a identity of their own. The older neighborhoods cannot keep excepting this growth as it can put a burden on traffic, parking, and schooling.

Please do not allow this development to continue and allow our neighborhood to remain the way it is.

Best regards,

Robin Needham

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Albrecht, Linda

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

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2014 DEC 31 PM 4:06
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Christopher [cnpdelaforest@hotmail.com]
Sent: Wednesday, December 31, 2014 4:11 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road: re-zoning OPPOSITION, Bylaws 7D2015, 1P2015

Hello,

I am a resident owner in Killarney and am emailing to voice my OPPOSITION to the re-zoning of the property located at 3404 Richmond Road, from zoning DC (direct control) to a M,CGd72 (multi-residential), bylaws 7D2015 and 1P2015.

In 1986 City Council approved the Killarney-Glengarry ARP and this proposal goes against that plan. Furthermore, there are adequate multi-family/high density development areas already zoned for developments of this nature in the area and these have not been fully utilized to date.

The Proposed Location Criteria for multi-residential infill's (PUD2014-0156) are in place to aid in making sound decisions regarding rezoning: the proposal for 3404 Richmond Road falls outside the majority of these criteria. Richmond Road has a single lane of traffic flow in each direction. Therefore the road is not of a higher standard and cannot be expanded/ upgraded to accommodate an increase in lanes of traffic. The proposal is also not within the distances suggested for transit stops, nor is it in proximity to a corridor or activity centre, or adjacent to an open space/park/community amenity. Finally, the proposed re-zoning would increase the maximum building height and this would negatively impact all surrounding residents.

If the above noted information isn't enough, may I say the proposal is not in any way complementary to the existing development in the DC. Other developers have constructed new developments (duplexes) closer to 37 Street SW along Richmond Road that beautifully complement the area. I see no reason why a 6-unit multi-family complex should be allowed further into a lower density residential area - it does not suit the area and is not desired or wanted by the residents living in this community. The developers knew the zoning regulations of the area when they purchased the property and they should abide by them.

Thank you,
C. de Laforest

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2014 DEC 31 PM 4:10
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CITY CLERK'S

Albrecht, Linda

From: E. de Laforest [myamax@hotmail.co.uk]
Sent: Wednesday, December 31, 2014 4:14 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road: OPPOSITION to re-zoning, bylaws 7D2015 and 1P2015

Hello,

I am a resident owner in Killarney and am emailing to voice my OPPOSITION to the re-zoning of the property located at 3404 Richmond Road, from zoning DC (direct control) to a M,CGd72 (multi- residential).

In 1986 City Council approved the Killarney-Glengarry ARP and this proposal goes against that plan. Furthermore, there are adequate multi-family/high density development areas already zoned for developments of this nature in the area and these have not been fully utilized to date.

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Thank you,
E. de Laforest

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Dino Civitarese, File Manager

LOC2014-0095

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2015 JAN -2 AM 8:24

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I understand the need for more housing in the inner city and I understand that progress is a definite factor in my neighborhood. The recent surge of older homes being torn down to build infills, duplexes etc has actually enhanced the look and feel in Killarney.

Adding anything more than a duplex on the property in question would be a disaster on so many levels. I am **whole-heartedly against** this and will be vocal and assertive in my efforts to keep it from happening.

Fifteen years ago Yetta Ross and Brenda Petesma were turned down when they applied to have a duplex put up on the property. Times change, but adding 6 housing units in an already congested area is unconscionable.

First and foremost is the optics. Having all the surrounding homes with yards and beautiful mature trees and then having a monstrous 6 plex in the midst?? The current property has numerous mature trees and shrubs that add to the lush and healthy feel of our community. There is no doubt that putting a 6 plex on the property would eliminate all that foliage.

A couple years back our neighborhood participated in the **Neighborwoods** project that was an initiative to replace aging trees with new ones on existing properties. Our area tracked the HIGHEST participation level in the entire city! So now why would we be for a project that is going to take down so many beautiful, mature trees? Doesn't make much sense does it?

For the impact on my property, does it seem right to have multiple windows on a higher grade looking into my back yard? I have invested thousands of dollars, lots of love and care and a whole lot of hard work to maintain my property. I have lived in this home for 15 years and it has become my haven. After crazy, stressful days at work, I can come home and sit on my deck or my patio and relax, **in private**. The thought of going out my deck doors and having to look at a wall of windows that face directly into my personal and private space, is deplorable. It is not fair or ethical that I should have to give up my privacy and the level of enjoyment I get from my back yard so that a developer can make a pile of money exploiting an adjacent property.

The crisis issue with this project going forward is parking and traffic. As it is right now, I can rarely park in front of my own house! When the snow routes are enforced in the

winter, Kenmare Crescent was packed with cars to the point that it was virtually inaccessible to residents.

The folks that live in the condos of Killarney Glen Court have assigned parking and garages but seem to prefer street parking along 33rd St SW. Both sides of the street are used and are ALWAYS full. When that block fills up, they move onto Kenmare Crescent. It is a daily occurrence that I risk life and limb getting out of my garage and back lane! The big pickup trucks and commercial vans are so packed in now that I have to pull into the street to see oncoming traffic. It is a nightmare!!

Adding another 12+ vehicles to this already horrible problem would be intolerable. No matter what kind of parking the facility says it's going to build, it will mean that many more vehicles on the street because that is where they will be and NOT on Richmond Road! And that is just considering the possible residents! What about if they have company over? They will fill up the entire Crescent and probably start parking on the south side of Richmond Road residential streets.

Richmond Road has become a congested, aggressive, and dangerous through fare! What should be treated as a neighborhood feeder route is now the main drag for commuters getting away from Crowchild and Glenmore bottle necks. There are days when I am going to work that I will sit 7 - 9 minutes to make a left turn from 33rd St onto Richmond Road! If the traffic followed the speed limit, it might be possible to sneak in quickly but most that travel this route are doing 60 – 70 km/hour. Adding cars from 6 more units to this mix.....the wait would go over 10 minutes and it would be increasingly life threatening.

The back lane is another traffic issue. With the development having the parking on the west side of the unit with a lane/driveway feeding into the back lane the potential for more traffic issues comes up. The lane is in horrible condition as it is so more traffic will only make it worse. What about in the winter? The lanes aren't plowed so the ruts and snow piling up will make it inaccessible. So this means that I won't have clear access to enter and exit my garage?

With a tall building going on the south side of the lane the impact on the snow accumulation will be severe. Any storms with wind out of the north or west will hit the building and swirl back into the back lane in front of my garage door. This wind tunnel affect will cause huge snow banks. Fat chance the new tenants will be out with shovels to help clear it out!

There are no buses servicing this stretch of Richmond Road any more. When the Western LRT went in, Calgary Transit eliminated the 108 Route. Now the closest transit stops are 650m and 720 m from this location. So the concept of these residents

commuting downtown to work on transit is unlikely. They will jump in their cars like everyone else.

The veiled concept of building more inner city housing for urban professionals is not realistic. These units will likely be selling for \$500,000+ and some will be purchased by investors that will subsequently use them for rental properties. This means that the inhabitants will **NOT** be committed to the community or take care in considering their neighbors.

We already have 111 units in a high density community of Killarney Glen Court but at least this community has lots of green space, mature trees and what should be ample parking. There are also 6 access points off various streets so that the congestion for ingress and egress is minimal. They also have private garbage and recycling service.

For the purposed new development, they will have to have their garbage and recycling bins on the side of the north unit, adjacent to my garage on the lane. This will be a dumping ground to be sure! Interior and opposite end unit dwellers will have to haul their garbage and recycling down their new back lane to the main lane. I can foresee an ongoing issue with bins left unattended in the lane and making the lane an obstacle course to navigate.

This application for Land Use Amendment is wrong on many levels. It's abundantly clear that Sarina Homes has their eye on the prize – MONEY. There is no thought or consideration given to the heart and soul of our neighborhood which is people living harmoniously and happily in their bungalows with well tended properties. We are very fortunate. Don't ruin it!

I have attached a small list of Kenmare Crescent and Killarney Glen Court resident's signatures. It is reflective of a cumulative property tax base of roughly \$40,000 + per year – no big deal in the grand scheme of things in this City but still a consolidated showing of a group of people that whole-hearted **DISAGREE** with this amendment.

Hopefully, there is an alternative.

Kind regards,

Sheri Pollard

3247 Kenmare Crescent SW

403 870 7055

Albrecht, Linda

From: Sandi Warnke [gwarnke@telus.net]
Sent: Friday, December 19, 2014 9:25 AM
To: Albrecht, Linda
Cc: gwarnke@telus.net
Subject: File number: LOC2014-0095

To whom it may concern:

We would like to officially OPPOSE the rezoning of this property from direct control to a multi-family designation!! The official property address is 3403 Richmond Rd SW, and a developer is attempting to build a 6-plex on this very small, busy corner of Killarney.

Redevelopment has been a fact of life in our community and for the most part we are seeing beautiful duplexes going up where there used to be a 50 or 60 year old bungalow. This is part of the redevelopment plan that we have been aware of and for the most part, we are dealing with it and even welcoming it. Putting a 6-plex on this little corner, however, is completely unacceptable to us.

Sincerely

Sandi and Glen Warnke
Killarney Residents
403-242-6513

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Shaw Webmail 2.0

verde@shaw.ca

Proposed Development at 3404 Richmond Rd SW - LOC2014-0095

From : Sandi Warnke <gwarnke@telus.net>
Subject : Proposed Development at 3404 Richmond Rd SW -
LOC2014-0095

Tue, Jul 01, 2014 07:26 AM

To: : dino civitarese <dino.civitarese@calgary.ca>

Cc: : gwarnke@telus.net, jeanleighton@shaw.ca,
teares@shaw.ca, Greg Macijuk
<greg.macijuk@shaw.ca>, Sheri Pollard
<verde@shaw.ca>, keren houlgate
<khoulgate@shaw.ca>

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Dino

We're emailing you our thoughts on the proposed rezoning of the site listed above. While we understand that redevelopment in Killarney is a fact of life, we find it incomprehensible that a 6-plex be constructed on that site and we are adamantly opposed for the following reasons:

- Vehicles and traffic are huge issues. By rezoning that site, the door will be open to more rezoning along Richmond Rd, which is already maxed-out with traffic. At peak traffic times it is almost impossible to turn left off 33 Street onto east-bound Richmond. People residing along Richmond already often park in the alley, which is very narrow to begin with. The addition of multiple vehicles will make the situation completely unbearable. Currently the residents of Killarney Glen Court on 33 Street already park their vehicles on 33rd. There is very little parking left on that street and the number of vehicles crammed into that block makes it very difficult for the residents of Kenmare Crescent to exit onto 33rd. We have to take an almost 90 degree corner to get out around the vehicles parked right to the end of the sidewalk, which, of course is very difficult and dangerous as we can't see past the parked vehicles very well. If you add a 6-plex with arguably 2 vehicles per unit the problem will compound. We understand there will be underground parking for the proposed units, but as we've experienced with Killarney Glen residents, people seem to prefer street parking. It will also remove the current street parking for the Killarney Glen residents, so where will their vehicles go? Not to mention if any of the residents in the proposed units had company over – that would totally compound an already huge issue.
- Our understanding is that the City would not be collecting the garbage and recyclables from this proposed development, and that the residents would have to contract out that service. Where on earth would large collection bins go??? Our alley is very narrow as it is and it's very tricky for the City trucks to navigate now. How would they get past large

collection bins that would most surely have to be in the alley? We're pretty sure that none of the residents would want the bins on their site.

- The lack of privacy is also a big concern. Having a 2-3 story unit backing onto the current residents of Kenmare Crescent will completely compromise their privacy. These residents cherish their back yards and I can't imagine having a towering unit looking down upon them and into their back windows. The same can be said for the next resident along Richmond Road, except that house/yard would have 6 units looking down on them!!
- The loss of trees would be tragic. We have worked very hard in Killarney to re-forest the area and, in fact, you'll find that most of the residents in Kenmare Crescent have installed new trees on their front lawns thanks to the Neighbour Woods program run by the City of Calgary. A rezoning of this site and construction of 6 units would most definitely result in the removal of all the current foliage on that site. It would completely go against the reforestation programs being held by the City and would consequently add to the lack of privacy for those residents backing on to and living beside the site.
- By situating 6 units facing 33 Street, the development would not be conforming to the current street scape of having the front doors off Richmond Road.
- Our understanding is that the developer is trying to "to attract the young urban professional (single or couple) who wouldn't be able to afford to live in the neighborhood otherwise." That argument actually doesn't hold any water, as you can certainly bet that these proposed units would go for \$500,000 or more, as evidenced by other new builds in the area. About 3 years ago a very similar development was constructed on 20 Street at about 35 or 36 Avenue and I was stunned at that time that they were selling for \$550,000 and more. If young urban professionals would like to move into this area, there is a very affordable alternative directly across the street from this proposed rezoned site. Killarney Glen Court units typically sell for \$300,000 - \$450,000 and there are always units available. THAT is affordable housing in our area.

All in all, we feel that the rezoning of 3404 Richmond Rd SW from DC to allow multiple units is not an acceptable solution. Redevelopment of that site is inevitable and would almost be an improvement on the current messy property; however, we feel that a semi-detached unit like the number of others in the community would be a far-better option. The Community fought in 1991 to have this area rezoned as DC and, at that time, was required to get 100% agreement from the residents on each block. We hope the same holds true for rezoning now. It is evident to us that the developer is trying to maximize the return on their investment without considering all the negative impacts on the community and neighbours and sincerely hope that the City of Calgary will take this into consideration. The wishes of community residents should be balanced with those of the developers, and we feel strongly that the almighty dollar should not be the main driver behind these types of decisions.

Thank you for your consideration

Sandi and Glen Warnke
403-242-6513
3227 Kenmare Cres SW

RECEIVED
2015 JAN -2 AM 8:24
THE CITY OF CALGARY
CITY CLERK'S

The proposed redevelopment of 3403 Richmond Rd SW LOC2014-0095

From : Jean Miller <jeanleighton@shaw.ca> Tue, Jul 01, 2014 09:38 PM
Subject : The proposed redevelopment of 3403 Richmond Rd SW LOC2014-0095
To : dino civitarese <dino.civitarese@calgary.ca>
Cc : 'Sheri Pollard' <verde@shaw.ca>, 'keren houlgate' <khoulgate@shaw.ca>, 'Sylvia Teare' <teares@shaw.ca>, 'Greg Macijuk' <greg.macijuk@shaw.ca>, gwarnke@telus.net

To: Dino Civitarese, File Manager

This letter is to inform the City that we are not in favor of the 6-plex proposed for the north west corner of Richmond Road and 33rd street. We understand the rationale for this redevelopment is to increase access to more affordable inner city housing. While that is a laudable goal, the short half-block on the west side of 33rd street just north of Richmond Road is not the place to do it. Our position is based on these issues: parking and traffic; the loss of trees and privacy; and the potential erosion of the multigenerational nature of the Killarney community.

My husband and I have lived at 3223 Kenmare Cres SW for over 40 years, moving here before it was the 'in' place to be. We fell in love with our home the minute we saw it because it reminded us of our beautifully treed home town in northern Saskatchewan. We feel very fortunate to have raised our family in such a beautiful spot. Much has changed since then, most recently the building of higher-end homes, mostly duplexes, on properties that once held bungalows that were built in the 1940s and 50s. Some of those homes were in disrepair so new homes are certainly giving the community a face-lift. While those of us in single-family bungalows find it hard to adjust to the size and height of the duplexes that are popping up in every block, we know change is inevitable and we are happy to see younger families moving into what was becoming a one-generation neighborhood. We hope to see this will continue.

While one might argue that proposed new development is in keeping with the type of housing that already exists on the east side of 33rd (Killarney Glen Court), that is exactly why it shouldn't happen. A number of years ago the density of the Court was increased which quickly led to both sides of 33rd street between Richmond Road and 30th avenue becoming a parking lot for personal, recreational, and commercial vehicles. This has made getting out of Kenmare Crescent a risky endeavor. With cars parked on both sides we are literally turning into a one lane street that takes a good deal of maneuvering to avoid hitting on-coming traffic. It is particularly problematic in the

winter, and even more so when people park on around the island at the bottom of the crescent.
Our little corner simply cannot handle any more cars.

The idea of cars exiting from a common drive way onto the alley between Richmond Road and Kenmare Cres is hard to fathom: imagine if you will, 2 or 3 (or more) cars from the new development lined up to make a quick right-hand turn onto the alley followed by another quick right turn onto a car-lined 33rd street, with the ultimate goal of turning onto Richmond Road. It already takes several minutes to get onto Richmond Road and the addition of at least 6 more cars will only make matters worse. *Our little corner simply cannot handle any more traffic.* (Interestingly, over the years 3403 Richmond Rd has had many owners, none staying more than a few years: dare we suggest this might have to do with access?)

3403 Richmond Road is graced by 3 marvelous old evergreen trees: what will happen to them? Our neighborhood takes great pride in our trees: it's why we came and it's why we stay. With the proposal calling for 6 homes on a piece of land no bigger than a postage stamp it is unlikely any of these will survive. Further to the property size: right now there are 5 Killarney Court units facing 33rd street in the same frontage as the proposed new development. How is the developer going to fit 6 homes into such a small space? The result will be a concrete jungle with little room yards or trees. Also, as the homes on Richmond sit on higher ground than those on Kenmare Cres we foresee rain and melting snow draining down the 6-plex driveway, across the alley and into the Kenmare Crescent yards.

The elevation difference will also have a huge impact on the privacy the homes on the south arm of the Crescent have enjoyed until now, particularly Sheri Pollard who lives on the corner of the crescent (3247 Kenmare Cres). Sheri has done considerable work to make her home and yard a private restful haven. If this development goes ahead she will have people staring down into her yard from their balconies and windows. Should other 6-plexes appear along Richmond Road the property values of the Kenmare Crescent homes will decrease.

Finally, we have concerns for the future multigenerational nature of Killarney. If we build too many homes that have no room for children to play outdoors families will be uninclined to come and stay, depriving Killarney of its rich history as a multigenerational family community. This would be an unacceptable outcome.

We are not opposed to redevelopment of this property: in many ways a new home would improve the look of this corner. However, given the above issues we believe a new single family home, or even a duplex like those further up Richmond Road, would suit the limitations and maximize the assets of this property. We hope this information will help the City realize that building a 6-plex on this small piece of land is unfeasible.

Respectfully
Jean and Leighton Miller

The proposed redevelopment of 3404 Richmond Rd SW LOC2014-0095

From : Greg Macijuk <greg.macijuk@shaw.ca>

Wed, Jul 02, 2014 11:18 PM

Subject : The proposed redevelopment of 3404 Richmond Rd SW LOC2014-0095**To :** dino civitarese <dino.civitarese@calgary.ca>**Cc :** Jean Miller <jeanleighton@shaw.ca>, Sheri Pollard <verde@shaw.ca>, keren houlgate <khoulgate@shaw.ca>, Sylvia Teare <teares@shaw.ca>, gwarnke@telus.net, Tracy Macijuk <tracy.macijuk@shaw.ca>, Greg M <greg.macijuk@shaw.ca>

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2015 JAN -2 AM 8:24
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Good Evening Dino,

I know you've heard from my neighbours regarding the proposed rezoning of 3404 Richmond Road.

We absolutely share in their disapproval of the rezoning/redevelopment. Traffic and parking are currently a nightmare nevermind adding six additional units on that lot with no visitor parking in the plan(at least the plan I have seen). This will compound an already bad situation. It also didn't seem like there were any provisions for trash collection in Sarina Homes original plan. How will this be addressed?

I currently do not feel comfortable letting my kids(9 and 6) ride their bikes in the neighbourhood. There is too much traffic and no where(ie. bike path) for the kids to safely ride their bikes throughout the neighbourhood. There are a number of people who drive (short cut) through our neighbourhood, specifically on 33rd street and don't pay attention to the playground zone signs or speed limits. There have been a number of collisions by the school(during school hours) due to the fact that the roads aren't wide enough. This is another issue we have been working on getting the City police to examine through a traffic service request. Maybe you can help us out as well? Richmond Road is also a speedway.. it's a matter of time before someone is seriously injured or worse.

Another thing that affects our family in particular are the sidewalks around that lot. My wife takes public transit from work(bus stop at 29th street) and no one maintains that stretch of sidewalk between richmond road and the alley during the winter as it is. Its dangerous and my wife can't afford to take a tumble. I honestly don't know if a six unit would need to have a service contracted to keep the sidewalks clean.

I grew up in a Crescent similar to Kenmare Crescent. The families on Kenmare are one big family just like my childhood street. A tremendous multi-generational street.. an example of what Jean spoke about. An example of the community we need to continue to build in

Killarney, and in Calgary. In order to do that, families need to be outside interacting with each other in and around the community. A six unit development with no real outdoor space is troubling. People will sit inside their 5 metre by 20 metre box because there is no where for them to be outside which will actually decrease community.

We appreciate that redevelopment will happen but I urge the City of Calgary to be diligent in maintaining the balance between increasing density while still maintaining a usable multi-generational community. Killarney is only one part of the larger community of Calgary. In order for neighbours from other communities to come and visit, they need to be able to maneuver the streets and have places to park.

Thanks for your time and consideration.
Greg, Tracy, Keely and Lucas Macijuk

FW: Thank you for your comments RE: LOC2014-0095

From : Sylvia Teare <teares@shaw.ca> Tue, Jul 08, 2014 02:10 PM
Subject : FW: Thank you for your comments RE: LOC2014-0095 1 attachment
To : 'Jean Miller' <jeanleighton@shaw.ca>, 'Sandi Warnke' <gwarnke@telus.net>, 'Catherine Munro' <catherinemunro@telus.net>, 'Greg Macijuk' <greg.macijuk@shaw.ca>, verde@shaw.ca, khoulgate@shaw.ca

Hi Everyone.

Our submission (attached) seems to be one of the last so I thought I would share our response from the city. Hopefully all of our concerns will be taken into consideration and this foolish idea to construct a six-plex will be quashed.

Happy Summer
Sylvia Teare

From: Sklenar, Craig D. [mailto:Craig.Sklenar@calgary.ca]
Sent: July 8, 2014 1:18 PM
To: 'teares@shaw.ca'
Subject: Thank you for your comments RE: LOC2014-0095

Thank you for your comments concerning the application LOC2014-0095 located at 3404 Richmond Rd SW. This file is currently under review by the Corporate Planning Applications

Group (CPAG) and we value citizen comments concerning land use changes within your neighbourhood. While CPAG has not rendered a formal decision yet, we will be taking into account your comments as it concerns this proposed land use. While the File Manager is on holiday until the end of July, I will be more than happy to answer any questions you might have concerning this application and steps moving forward. We will be in contact with the applicant in a couple of weeks with our assessment and your comments. Further steps will include consultation with the adjacent community associations and review on alternate solutions to this application.

Please do not hesitate to call or write concerning this file if you have continued questions.

Thank you for your commitment to building great communities in Calgary,

Craig D. Sklenar, AICP
Senior Planner

City of Calgary
Centre/West Team
Local Area Planning & Implementation

T. 403.268.8069
E. craig.sklenar@calgary.ca

ISC: Protected

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Letter re six plex on Richmond Road and 33rd St.docx
17 KB

Shaw Webmail 2.0

verde@shaw.ca

CPC2015-007

Att. 3, Letter 21

Input: 3404 Richmond Rd SW

From : Vanessa Erickson
<vanessa.erickson@intergraph.com>

Wed, Aug 20, 2014 01:03 PM

1 attachment

Subject : Input: 3404 Richmond Rd SW**To :** verde@shaw.ca**Cc :** Cindy Taylor <cindy@acms.ca>

Hi Glen,

I am e-mailing you to express my concern about the proposed rezoning of the lot located at 3404 Richmond Road SW. I was not able to attend the meeting last nights as I am in Houston for work. However, like many of my neighbours, I am against the idea of rezoning this property for a number of reasons:

- Increased competition of "like" properties, potentially devaluing my home
- Increased traffic on my street making it less safe for children and pets
- More people using the street for parking, affecting my visitors

I don't believe that this re-zoning should be permitted and would like the opportunity to oppose it with whomever is responsible for approving it.

Thank you very much,
Vanessa Erickson

Vanessa Erickson
Americas Marketing Specialist
Process, Power & Marine
T: +1 403.569.5512 M: +1 403.807.5432
F: +1 403.569.5801
E: vanessa.erickson@intergraph.com

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image001.jpg
14 KB

Shaw Webmail 2.0

verde@shaw.ca

3404 Richmond Road

CPC2015-007

Att. 3, Letter 22

From : G.A. Mulder <gijs.mulder@yahoo.ca>
Subject : 3404 Richmond Road
To : verde@shaw.ca

Fri, Aug 15, 2014 07:11 AM

Good morning Sheri,

We live on 33 street and received your letter. I will be there on Tuesday and was wondering until when we can appeal against this rezoning and what the application number is with the City of Calgary.

Regards,

Gijs Mulder
3103 33 street SW

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2015 JAN -2 AM 8:25

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Albrecht, Linda

From: Catherine Munro [catherinemunro@telus.net]
Sent: Thursday, January 01, 2015 6:35 PM
To: Albrecht, Linda
Subject: Bylaws 7D2015 and 1P2015 in reference to 3404 Richmond Rd. S.W.
Attachments: Letters & Emails8.20.14.pdf

2015-01-01

To Whom It May Concern:

Please find attached a string of letters of objection to the proposed development at 3404 Richmond Rd. S.W. (Bylaws 7D2015 and 1P2015) that were originally submitted to Dino Civitarese, File Manager, City of Calgary under Application for Land Use Amendment LOC2014-0095.

Thank you for your attention in this matter,

Catherine Munro
403-993-3717

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2015 JAN -2 AM 7:45
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Shaw Webmail 2.0

verde@shaw.ca

Application for Land Use Amendment: LOC2014-0095

From : Sheri Pollard <verde@shaw.ca>

Tue, Jun 24, 2014 08:57 AM

Subject : Application for Land Use Amendment: LOC2014-0095

2 attachments

To : dino civitarese <dino.civitarese@calgary.ca>

Dino Civitarese, File Manager
LOC2014-0095

Good morning Mr Civitarese,

Please find attached a letter regarding the Land Use Amendment and a small list of signatures for those who have also expressed their wishes to NOT have this property developed with a 6 plex.

Kind regards,

Sheri Pollard
3247 Kenmare Cres SW
403 870 7055

Signatures.pdf
74 KB

AGAINST LOC2014-0095.docx
15 KB

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Shaw Webmail 2.0**verde@shaw.ca****Re: Property Development**

CPC2015-007

Att. 3, Letter 24

From : Branch Technologies Inc.
<branchtech@shaw.ca>

Wed, Aug 20, 2014 06:24 PM

Subject : Re: Property Development**To :** verde@shaw.ca

Hi Sheri,

Sorry, we missed the August 19th meeting on the proposed development on the corner of Richmond and 33st. We live at 3107-33rd and I just wanted to send you an email regarding our opinion on this development. We are strongly opposed to a six unit townhouse development on this property for the same reason as detailed in the delivered letter. In addition Killarney area is already getting over congested and over developed. I'm sure that this proposed structure will consume most of the lot which will also create some traffic viewing hazards when entering Richmond Rd from 33rd St. I will be calling Glen Warnke as well to express our opposition to this development. If you require a signature for any city directed documentation please contact me. Also feel free to contact me at time regarding this issue.

Yours Sincerely,

Wayne Kloeckes
246-6293 (H)
291-9097 (W)

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2015 JAN -2 AM 8:51
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Albrecht, Linda

From: MARIBEL BENSON [maribelbenso@shaw.ca]
Sent: Friday, January 02, 2015 11:37 AM
To: Albrecht, Linda
Cc: sjbenso@telus.blackberry.net
Subject: re: Bylaws 7D2015 and 1P2015 (3404 Richmond Road SW)

To whom it may concern:

I'm writing this letter to express my concerns regarding the submission to the City by the owner of the property at 3404 Richmond Road. The owner of this property wishes to have the zoning changed to allow 6 townhouses on this DC controlled lot.

This would be totally out of place for the area. If one walks west on Richmond Road to 37 Street, the only new developments are, side by side duplexes, so 2 houses on 50-foot wide lots where there used to be a single house. If one walks north on 33rd Street up to 26th Avenue on the west side, you have single family houses, where some have been converted to up and down duplexes. The only zoning changed is the strip mall facing 26th Avenue which has been there for several decades.

Having lived in my present house in Killarney for 23 years, I have noticed that the traffic on Richmond Road has increased steadily in both directions. The corner in questions is a particularly dangerous one and I have witnessed near collisions on several occasions especially drivers attempting left hand turns to head east on Richmond Road.

The other major problem I see is that with the cancellation of bus no. 108 that ran along Richmond Road when the West LRT was opened (December 2012) you will most likely have 6 more residents using their vehicles to/from work on a daily basis.

For these reasons I feel that this zoning change should not take place. It appears the owner of this property simply did not perform his/her due diligence when buying this property. Just a few blocks north and east, north of 25 Avenue SW from 30 Street over to 28 Street right up to 17th Avenue, there are several blocks of land zoned, MCGd72!! That is where this development should take place.

Yours truly,

Stephen Benson

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Albrecht, Linda

From: Doug Kellam [duggles@telusplanet.net]
Sent: Wednesday, December 31, 2014 8:54 PM
To: Albrecht, Linda
Subject: 7D2015 & 1P2015 - regards to 3404 Richmond Rd

RECEIVED
15 JAN -2 AM 7:41
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To City Clerk Office

Or to whom it may concern

I currently reside in the neighbourhood of Killarney where Evan Woolley is councillor and seems to agree with whatever the mayor decides is right for us. I didn't vote for either as neither seems to want to uphold what they were put in office for. To listen and be accountable to the people.

On the corner of a block in Killarney there is a lot at 3404 Richmond Rd. A developer wants to change the zoning to allow for multi residential housing. Bylaws 7D2015 and 1P2015 are being ignored. No surprise The Mayor wants it as more taxes from a single lot, Woolley all for it, even though it goes against a Killarney Glengarry ARP. It challenges the existing land development of the neighbourhood, because a developer wants it to line his pocket, he can't do it because of the laws, so change them so he can. The city makes money, the developer makes money, the only one losing is the residents of the neighbourhood. Woolley doesn't live next to it. The mayor doesn't, so I guess it doesn't matter what we want. No matter how many petitions come and go, the mayor doesn't care. "He knows what's best for us as we are (SUPPOSEDLY) happy with him". I'm not, he lives in a dream world as most of the people that are moving into these new houses are moving down as they can't afford where they were living. The old house that was there, the people are moving out as they can't afford the taxes anymore, and are moving down or out of town, where its cheaper. It truly is depressing that I am a born bred and raised Calgarian, and since His "Worship" has taken over, everything has gone up to suit what he believes is best, but my salary hasn't. We are being taxed to death, and then this happens in the neighbourhood to convenience a developer. So once again pack us in like sardines, as he has no use for the surrounding subdivisions as he says it costs the city to much to service them. If the money collected was used more efficiently, but I guess council never heard of doing that.

For my own personal feeling. I'm sick of all the houses being knocked down to have two story duplexes going in to replace a single family dwelling, which is why I chose this neighbourhood in the first place. Parking is shot now as not enough is provided for the street. Privacy with adjoining lots is gone as they all are built right to the lot line or as close as possible to it to get maximum house and minimum lot. All are two or more stories high.

The lots are subdivided into two, so now twice the taxes from what was a single lot. I also find if I were to sell my lot, I couldn't afford the new half of a house as it is on half the land and twice the price, as a single family dwelling. This goes in keeping with the mayors agenda 21. I doubt very much whether The mayor or Woolley care what any constituent wants or says, as they have proven this several times with the constant secondary suite debate he wants so much. More tax money for him to waste on pet projects. And since Woolley agrees with anything the mayor wants, why vote or speak up. They don't listen and do what they want, and to hell with constituents.

Finally I am quite convinced that what I am doing here is worthless, as the Mayor will find a way for this to happen, if not now then after more money wasted on debates and then ram it thru when the opposing councillors are absent . It would

be extremely refreshing to finally have a councillor or mayor that doesn't have ulterior motives and actually listened to the people, not facebook. Fat chance.

Ken and Sylvia Teare
3219 Kenmare Crescent S.W.
Calgary, Alberta
T3E 4R4

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2015 JAN -2 AM 8:24

July 7, 2014

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Dino Civitarese, File Manager
Land Use Planning and Policy, IMC #8117
City of Calgary
P.O. Box 2100 Station M
Calgary, T2P 2M5

Re: LOC2014-0095, 3404 Richmond Road SW

Dear Dino,

We wish to register our opposition to Application 2014-0095 for rezoning and redevelopment of the land on the NW corner of Richmond Road at 33rd Street to allow for the construction of a 6 plex for the following reasons:

1. Traffic:

- Richmond Road has an unfortunate narrowing from 29 street to 37 street that creates a bottleneck of traffic during peak times and parking more cars along Richmond Road for this development will add to this problem.
- 33rd street, originally a connector road between Richmond Road and Bow Trail, has become a one vehicle lane due to parking on both sides of an already narrow street which makes traveling it and turning north off Richmond Road a hazardous venture.
- The high density development, Killarney Glen Court, on the east side of 33rd street at Richmond Road currently uses 33rd street for parking although they do have parking spaces off street. Utility vehicles and trucks are commonly parked on 33rd street. Vehicles from the six-plex or their visitors will just compound this already intolerable situation.
- The lanes/alleys throughout our community are very narrow and to expect the vehicles associated with the proposed six-plex to enter and exit via the alley is unacceptable.

2. Garbage and Recycling Collection

- We note that City of Calgary does not collect garbage or recycling from multiple family sites and are concerned that the narrow alley and side entrance lane will not allow for commercial collection.

3. Trees

- Killarney has supported the Neighbor Woods program of Calgary Parks and has planted new trees as older trees have died off or been removed. The planned six-plex leaves no room for the old trees on that lot or for green space of any kind.
- Trees add privacy to neighborhoods. Removal of trees and building multiple storied units above single family bungalows definitely impacts on privacy.

We have lived in Kenmare Crescent for 46 years and have watched the densification of Killarney with amazement. In most part the in-fills, duplexes and new single family homes have added to the beauty and viability of the neighborhood but recently these new developments are using entire lots for building leaving no garden or tree space. It is important that the community livability be maintained and this six-plex development is a detriment to that concept.

Re-zoning of the property at 3404 Richmond Road for this development is completely unacceptable.

Sincerely,

Ken and Sylvia Teare

Shaw Webmail 2.0

verde@shaw.ca

3404 Richmond Road SW

CPC2015-007

Att. 3, Letter 28

From : Kevin Spencer <kevinspencer@shaw.ca>
Subject : 3404 Richmond Road SW
To : verde@shaw.ca

Mon, Aug 18, 2014 06:06 PM

Hi Sheri,

Just dropping you an email regarding the flyer I received which detailed a proposal to build 6 townhouse units. Unfortunately I cannot attend the meeting on Tuesday but please count me in for support against this proposal, with traffic, parking being a primary and legitimate concern.

I am living on Kilkenny Road, please let me know how the meeting goes.

Kevin

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2015 JAN -2 AM 8:24
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Albrecht, Linda

From: G.A. Mulder [gijs.mulder@yahoo.ca]
Sent: Thursday, January 01, 2015 10:27 PM
To: Albrecht, Linda
Cc: Keren Houlgate; Woolley, Evan V.; Executive Assistant - Ward 8; Pres@Killarneyglengarry.com
Subject: Bylaw: 7D2015 and 1P2015 - Development Committee of the KGCA

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Reference to Bylaw: 7D2015 and 1P2015

Dear Madam / Sir,

The Development Committee of the KGCA does not support either rezoning or a change of use that would permit construction of a multi-residential building at 3404 Richmond Road SW.

This property is zoned DC-28Z91, as is the entire city block that it is in, as well as all the blocks north and west of the property. The blocks south of this property are located in the community Rutland Park and zoned R-C1. The three (3) blocks immediately east of this property are zoned M-CG, and therefore have higher density than most of the community.

We do not support rezoning/change of use of this property to higher density for several reasons:

1. The current zoning of this property permits construction of 2 homes, doubling the occupancy of the land. It is the view of the Development Committee of the KGCA that this meets the City's objective of increased density.
2. Rezoning or permitting change of use for this property would constitute spot rezoning, and would set a precedent for spot-rezoning on similar lots in the Killarney Glengarry (KG) area.
The KG community already has large areas of land along 17th Ave, on either side of 29th St that are currently zoned M-CG, MC-1 and MC-2 and several lots south of the commercial area on 26th avenue, where buildings with more than 2 housing units per lot can be constructed.
3. We feel that a multi-residential building would be out of context for the streetscape on this block, and on the adjacent block to the north. There is currently a gradient of density from the low townhouses across the street immediately to the east of the property in question, to bungalows and semi-detached homes in the block where this property is located. Therefore a multi-

residential building in this block would be out of context with the current thoughtful zoning and development.

4. The bus service that used to run along Richmond Road between 37th street and 29th street was cancelled after the West LRT began its operation.
This section of Richmond Road does not have a transit service and therefore doesn't meet the Primary Transit Network criteria of a permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week (MDP, Section 2.2.1)
5. The location of the property does not allow for greater transit use, because the property is not located within 400 m of a transit stop or 600 m of a Primary Transit stop.
In winter, facing the challenge walking several blocks on sidewalks to the nearest transit stop on sidewalks that are seldom cleared and icy with backsplash, then crossing a busy intersection, most people will choose to drive wherever they need to go.
6. The intersection of 33 Street and Richmond Road (location of this property) is particularly hazardous and requires a car to wait for several minutes before they can turn into either direction during rush hour. A higher density on this property will increase traffic on local streets and through a playground zone to the nearest roads with a traffic light.
7. The resident owners of adjacent properties, as well as owners of other neighbouring properties, do not support a change in zoning or change in use of this property.

In conclusion, the Development Committee of the KGCA does not support rezoning or a change of use that would permit construction of a multi-residential building at 3404 Richmond Road SW.

Regards,

Gijs Mulder

for the Development Committee of the KGCA

Albrecht, LindaAtt. 3, Letter 30

From: Dan Magyar [Dan.Magyar@enersight.com]
Sent: Thursday, January 01, 2015 1:19 PM
To: Albrecht, Linda
Subject: Objection to rezoning 3404 Richmond Rd

Dear Sir/Madam

I would like to express my opposition to the proposed rezoning of 3404 Richmond Rd SW to multi-residential. This is not a suitable development for the area.

My household is at 3208 - 30 St Sw. I can be reached at 403.850.9134 if you have any questions.

Regards,

Dan Magyar

(Sent from my iPhone)

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2015 JAN -2 AM 8:23
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Sylvia Teare [teares@shaw.ca]
Sent: Sunday, December 21, 2014 11:03 PM
To: Sylvia Teare
Cc: Albrecht, Linda; Office of the Mayor; Commn. & Community Liaison - Ward 8
Subject: Change to zoning regulations for 3404 Richmond Road SW

Mayor Nenshi and Councillor Evan Woolley, Ward 8

File # LOC2014-0095

Spot zoning changes in Killarney without resident consultation must be stopped.

We realize that densification of inner city communities is necessary for Calgary but Killarney is already doing its part with many single family dwellings being taken down and replaced by duplexes at a very rapid rate. This development is in line with the Killarney Area Redevelopment Plan.

In changing the zoning for 3404 Richmond Road to allow a six-plex, The City is potentially violating that statutory document, the Killarney Area Redevelopment Plan (KARP) by recommending spot change zoning of single family properties. Without study of the overall plan for Richmond Road from 29 Street to 37 Street and without consideration of the fact that immediately to the east of this property there is a square block of high density condominiums, this spot zoning appears to be going ahead.

If The City is intent in pushing forward with zoning changes to include denser housing than duplexes, a full Killarney citizen consultation needs to take place with the development of a new KARP.

Thank you
Ken and Sylvia Teare
Killarney residents since 1968

THE CITY OF CALGARY
CITY CLERKS
2014 DEC 22 AM 8:03

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Albrecht, Linda

From: Catherine Radcliffe [RadcliffeC@shaw.ca]
Sent: Tuesday, December 30, 2014 1:27 PM
To: Albrecht, Linda
Subject: Multi Residential Infill at 3404 Richmond Rd. S.W. Reference 7D2015 and 1P2015

Hello

I live at 3432 Richmond Road S.W. and strongly disagree with having the property at 3404 Richmond Road developed to contain 6 townhouses. Not only will such a development be an eyesore but parking will become extremely congested. Killarney is already overrun with the duplex monstrosities that have changed a lovely area into an area that will very quickly become a densely populated area that no longer suits single family living. I have lived at this same address for nearly 28 years and wish to continue living in this area. Having such a building constructed will attract people who have no intention of living in the area long term hence diluting the community feeling of the neighbourhood.

Regards

Catherine Radcliffe

403 240-2482.

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2014 DEC 30 PM 1:26
THE CITY OF CALGARY
CITY CLERKS

Shaw Webmail 2.0

verde@shaw.ca

Property at 33 St and Richmond Rd SW

2015 JAN -2 AM 8: 24

CPC2015-007

Att. 3, Letter 33

THE CITY OF CALGARY
CITY CLERK'S**From :** Agnes McCurry <amccurry@shaw.ca>

Sat, Aug 16, 2014 01:46 PM

Subject : Property at 33 St and Richmond Rd SW**To :** verde@shaw.ca

HI Sheri..

Thank you for taking the time and making an effort to keep Killarney as Killarney is supposed to be...

This past while, we have been bombarded with construction of duplexes(side by sides)?? The parking is really bad on the streets and driving in the alleys is getting to be hazardous with vehicles squeezed into any spot they can find to park them.. With the parking of so many vehicles on the street, on both sides of the roads, the roads in winter months are sometimes close to being impassable . Therefore, if two homes on one lot is making for congestion, just think what 6 homes on one lot would bring to this area.

I did see the sign on the lot when this property went for sale, but thought it was for 3 homes, which is also too many in my opinion.. didn't realize anyone would think of putting 6 homes on a one or two home lot...this is ridiculous and would really cause congestion on the roadways, alleyways and parking.

If this developer does get the green light, I believe it should be for two homes to be sold at a value of a million dollars a piece as the ones are on Killkenny Rd. The Killarney code should not be breached in order to keep Killarney prosperous, neighborly and clean/tidy.

Lower cost dwellings are needed in the city, in some viable area I admit, but not all packed into a small parcel of land as is the case at hand. People and vehicles along with their visitors all need space.

If I have my say, it's "stick to the Killarney code"

I remain

Agnes McCurry
amccurry@shaw.ca
3508 Richmond Rd SW

Albrecht, Linda

From: Dylan Van Brunt [dylan.vanbrunt@gmail.com]
Sent: Wednesday, December 31, 2014 4:36 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road SW/Bylaws 7D2015 and 1P2015

It has come to my attention that a developer has purchased the property located at 3404 Richmond Road and is seeking to change the zoning on this property from direct control (DC) to multi-residential (M-CGd72) in order to construct multiple town houses. This rezoning should not be permitted. Specifically, the re-zoning should not be approved for the following reasons:

1. A rezoning would be against the Killarney Glengarry ARP;
2. Killarney is currently experiencing significant growth due to the number of duplexes in the neighborhood and is struggling to cope with this change. Allowing a rezoning to permit rows of townhouses will result in significantly more congestion and reduced parking;
3. Adequate areas of Killarney are currently zoned for multi-family/high density development. This type of building should be conducted in these areas rather than changing the current zoning; and
4. Rezoning will result in increased traffic on Richmond Road, which is already congested.

I am aware there is a petition detailing the full objections to the re-zoning in question and would like the City to know that this petition has my families full support.

Thank you,

Dylan Van Brunt
403-809-2348
3607 Kilkenny Road SW

RECEIVED
2015 JAN -2 AM 7:41
THE CITY OF CALGARY
CITY CLERKS

Shaw Webmail 2.0

RECEIVED

verde@shaw.ca

3404 Richmond Rd SW

2015 JAN -2 AM 8: 23

CPC2015-007

THE CITY OF CALGARY
CITY CLERK'S

Att. 3, Letter 35

From : JASON READ <jwrread@shaw.ca>

Wed, Aug 20, 2014 03:08 PM

Subject : 3404 Richmond Rd SW**To :** verde@shaw.ca

> Hi Sheri,

> I'm just touching base regarding the meeting last night. I will cut right to the chase. If you want the project to stop I would suggest following up with the gentleman that spoke about legal action. The situation regarding density is a mandate by Mayor Nench. The only reason builders are infiltrating the inner city is because our lovely mayor is against urban sprawl. If he would release land to the builders they would be happy to keep building further out. The city is the problem here as they are not doing this. Take Cardel Homes for example as they just developed a "duplex" division in their company as they will run out of land prior to 2020. They are not alone as other single family home builders are in the same boat. Our lovely mayor doesn't understand how big home building is in our city and has many builders upset.

> The idea the builder doesn't make money with the current zoning is BS. This builder is strictly multi family in their business model. They have builds in Marda Loop of which are 4 plex or greater. They have no interest in duplex builds as that is not their business model. They squeeze their suppliers of margin and don't reduce theirs.

> So the real fight here is with the city. If you want to rep them outta if here you must go after the head of the snake - the city. This is a business for the city. More homes = greater taxes. More homes = more upgrades hence more taxes. We were able to fight the builder on Kilkenny Road but only to extend his cost of building. Eventually the duplex went in. Any and all bylaws are twisted against the community and this will not change unless lawyers are involved. This then means publicity. That then means other community's will begin to fight. Unfortunately the community board that was there last night are only volunteers. They hold no weight what so ever. They may fight but again their voice holds no weight.

> If lawyers are going to be the next step I would suggests gathering the community with no board present. Find out the legal costs. Present the dollar investment to all at the meeting. The problem is we are all fighting individually. There is much greater power in a group. Trick is how do you rally the non-confrontational people to stand and fight the same fight?

Ps ... Not sure if you noticed that the lady whom advised about her client with the 4 plex by the gas station removed her signature from the petition form. That family owns 4 homes on

Kilkenny Road. They have sold one they built single family on. They rent 2 others. My guess is now that someone paved the way for duplexes they will follow suite. So remember this fight is about money not community as the city, builders, and realtors sell our community to make profit for themselves. If duplexes are where we are heading then fight to make them cost over 1 million to purchase. That will eliminate an transition housing problems while increasing our property value as we have what the city and builders want.

Pss ... The garbage and recycling issue is only a problem because people leave their bins in the lanes. The bylaw states all bin must remain on a homeowners property when not out on collection days. The city won't enforce the bylaw because they don't have enough people to handle that enforcement. A simple call to 311 with the address that is an issue will create a warning to be given by a bylaw officer. If a second complain comes in then a fine is given. So before we point the finger at transitional housing as an issue we best take a bit more pride in how we as a community treat each other.

Sorry for the ramble on the email but thought you should know a few people from Kilkenny Road was there to support you guys!!

>

> Jason Read

RECEIVED

Trevor Cook and Louise Groves
412 49th Avenue SW, Calgary, AB, T2S 1G2

2014 DEC 29 PM 3: 10

December 18, 2014

THE CITY OF CALGARY
CITY CLERK'S

Dear City Councilors,

I am writing this letter on behalf of myself, Louise Groves and my husband, Trevor Cook. We are active community member living in the community of Elboya. This letter is to express that we are against approving the application for land use amendment (LOC2014-0104) to rezone the property located at 503-49th avenue SW from R-1 zoning to R-2 zoning.

As a community, we have always worked with the city when it comes to our community. Elboyans are engaged community members in an engaged community. This yields a strong community within the city of Calgary.

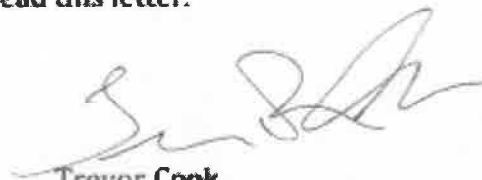
Most recently, Elboyans spent thousand of hours working with the city over the years on the 50th avenue LAP. As City Councilors, you voted to approve this plan in May of 2013. In this plan, that you voted to accept, most of 49th avenue was intentionally not included in the plan. The LAP is the appropriate plan to increase density in the community of Elboya as it adds up to 1000 new residences within the community of Elboya. This represents a significant increase in density for the city. Numerous hours by city employees were spent on planning the LAP and investigate all of the options for increasing density in a way that creates a well-blended, balanced community. The purpose of such thorough planning as the 50th avenue LAP is to balance the need for increased density with the need to keep the integrity of a community. Spot zoning, which I believe, this city of Calgary has historically been against takes away from the already thorough planning for increased density in this community. I feel that approving the R-2 spot zoning at 503-49th avenue SW is a waste of the many hours of work put into a thorough, community minded, intentional plan for the community of Elboya. Allowing for spot zoning and unplanned zoning changes in a community that actively worked with the city to plan discourages the concept of an engaged, strong community. This is because the city is going against it's own plan community engagement and breaks trust with community members as it appears that the efforts were not done in good faith.

We look forward to the LAP plan going into effect, as it is the correct density plan for the community of Elboya. It balances both the needs of the community and the city.

Thank you for taking the time read this letter.



Louise Groves



Trevor Cook

CPC2015-007

Att. 3, Letter 37

RECEIVED

2015 JAN -2 AM 8:17

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station "M"
Calgary, AB
T2P 2M5

January 2, 2015

Re: Bylaws 7D2015 & 1P2015

Dear Mayor Nenshi and Members of Council,

This letter pertains to the above-noted Bylaws that are before Council to allow for the development of multi-family development of the land located at 3404 Richmond Road SW (Plan 732GN, Block 1, Lots 1 & 2). Although the comments in this letter pertain to both proposed Bylaws, the following comments will focus on Bylaw 1P2015 to amend the Killarney Area Redevelopment Plan (the KARP), since this is the overarching policy document for the area, and if this Bylaw is passed, then Bylaw 7D2015 to amend the Land Use Bylaw will also be passed.

I'd first like to outline the basic elements of the intended development that these proposed bylaws will facilitate. The site plan provided by the Applicant shows a 6 unit townhouse development fronting onto 33rd Street. There will be a minimal front yard setback. Vehicle access to each unit will be via a common approach onto the rear laneway. The units will be 3 storeys high.

The proposal to amend the KARP to allow a multi-family development needs to be considered in terms of the context and policies outlined in the KARP. The KARP consists of a series of context statements and policies that describe a vision for future development in the area. The KARP also contains a Land Use Policy map that illustrates how the policies are to be applied in the area. **Any proposal to change the Land Use Policy map must be evaluated in terms of the policies of the KARP.**

3)

Bylaw 1P2015 proposes to amend the Land Use Policy Map by changing the intended land use of the subject lands from 'Conservation Infill' to 'Low Density Townhousing'. One of the stated Goals of the KARP is to *"establish policies reinforcing the stability of the land use in Killarney/Glengarry"* (p. 4). Site-specific amendments (commonly known as 'spot zoning') to the KARP to facilitate the desires of developers is directly opposed to this goal. Spot-zoning increases uncertainty, and often serves as a precedent that leads to further requests for amendments. **Spot-zoning is the antithesis of stability.**

Section 2.1.2 (p.6) of the KARP describes the general context of the Land Use Concept: to *"maintain the original low density detached and semi-detached home type of development prevalent throughout the community"*, and to provide *"the opportunity for*

higher density townhousing." The Land Use Policy Map provides 4 clearly defined and focused areas for higher density development. These areas were intended to accommodate all the multifamily development in the plan area. **The KARP does not contemplate or discuss opportunities for intensification outside of the clearly defined and focused multi-residential areas. If the KARP intended multifamily development to be located outside of the designated area, there would be policies stating as such.**

I wish to remind Council of a similar application to amend the Land Use Bylaw in order to facilitate the development of a 4 unit townhouse development at 2404 28th St. SW that was brought forward last year. This application was also located in the KARP. Quoting directly from the report by Administration (LOC2012-0090): *"While the specific local impact of this application could be minor, administration is not supportive of expanding a clearly defined residential node on a site-by-site basis. The expansion of the adjacent multi-residential node should be reviewed holistically."* (p.1). Administration was firmly opposed to a site-specific amendment to the KARP as it would be *contradictory to the clearly defined and focused intensification areas directed by the KARP* (p. 4). **A holistic review of the KARP's policies concerning multi-residential development throughout the plan area would properly involve significant consultation with the community. This has not yet happened.**

Rather than conduct a review of the KARP's multi-residential policies, and consult with residents, the City has adopted Multi-Residential Infill Guidelines (MRIGs). The MRIGs are intended to provide location criteria to evaluate applications for multi-residential development that is in proximity to low density residential development. According to the Administration report (PUD2014-0156) the MRIGs were not developed in formal consultation with any stakeholder groups (p.4). **The public did not have an opportunity to provide any input.**

The MRIGs, which are non-statutory, and were developed without any public input, are now being used as a basis for evaluating amendments to a statutory plan. This is profoundly undemocratic. The KARP was adopted in 1986 after significant consultation with the residents of the community. As outlined in Administration report LOC2012-0090, the KARP clearly did not intend for multi-residential development to be located outside of the established nodes. Residents have chosen to live and invest in housing in the community based on the knowledge that the KARP limited development in the Conservation/Infill area to single and semi-detached units. Applications to develop multi-residential housing outside of the designated nodes were in the past refused by Council based on the policies of the KARP. The certainty and stability of the community that had been provided by the KARP is now at risk of being undermined by guidelines that were developed without any public input. This is unacceptable.

The MRIGs outline 8 criteria that are to be used to assess the suitability of multi-residential development in a predominately low-density area. Administration's report (PUD2014-0156) states that in general, the more criteria an application meets, the more appropriate the site would be for infill development. The proposed development meets 5 of the 8 criteria, and Administration is recommending approval of the application on this

basis. There are over 200 parcels in the KARP that meet anywhere from 3 – 8 of the criteria. If these criteria are to be the basis for determining multi-residential development in the KARP, then the community will be subject piecemeal change that will eventually fundamentally change the community, without residents having the opportunity to provide meaningful input. **Public Hearings on a case-by-case basis does not constitute meaningful consultation.**

Along with my neighbours, I have canvassed the community, and 270 residents have signed a survey stating they are opposed to this development proposal. This level of opposition is a clear indication that the City has an obligation to conduct meaningful consultation prior to approving multi-residential infill development outside of the clearly defined and focused nodes provided in the KARP. The uncertainty that results from changing policy without consulting with the public undermines the public's faith in local democracy, and in our civic leaders. Based on my conversations with residents when going door to door it is apparent that there is little faith to begin with. Many residents felt that Council will do whatever they want, with no regard for the views of the community. Others stated that Council and Administration care more about the interests of developers than they do about the opinions of the average citizen. Personally, I found Administration was helpful and forthcoming with information regarding both the application and the process. Unfortunately, Councillor Woolley was unable to make time to meet with myself and other concerned residents.

The Municipal Development Plan clearly states that established communities are to increase in density, however it also states that existing local plans still apply (MDP, Part 1, Section 1.4.4 and 1.4.6). If the City wants to increase the density of the KARP outside of the clearly defined and focused nodes, then the City should undertake a comprehensive review of the KARP, and conduct meaningful consultation with the area residents. Public Hearings for site-specific amendments do not constitute meaningful consultation. This approach to densification is divisive and undemocratic, and a disservice to the residents that love this wonderful community and care about its future. I ask the Council refuse these applications, and direct Administration to undertake a comprehensive review of the Killarney/Glengarry Area Redevelopment Plan.

Regards,


Catherine Munro

3243 Kenmare Cres SW




Please find following this letter
7 pages of signatures from
residents of Killarney that are
opposed to Bylaws 7D2015 and 1P2015

We, the undersigned, are opposed to Bylaws 7D2015 and 1P2015 concerning the re-zoning of 3404 Richmond Road SW.

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
Nov 2/14	NICHOLEA HATHAWAY	3404 RICHMOND RD SW	YES	Nicholea Hathaway
Nov 2/14	Paul K. Hays	3402 Richmond Rd SW	YES	Paul K. Hays
Nov 2/14	Nazia Miazia	3516 Richmond Rd SW	YES	Nazia Miazia
Nov 2/14	Dana Kellum	3404 Richmond Rd SW	YES	Dana Kellum
Nov 2/14	Lorena Thomas	3608 Richmond Rd SW	YES	Lorena Thomas
Nov 2/14	E.D. Johnson	3608 Richmond Rd SW	YES	E.D. Johnson
Nov 2/14	Rebun Armstrong	3608 Richmond Rd SW	YES	Rebun Armstrong
Nov 2/14	Neil Armstrong	3608 Richmond Rd SW	YES	Neil Armstrong
Nov 2/14	Lauren Story	3702 Richmond Rd SW	YES	Lauren Story
Nov 2/14	Daniel Lunder	3704 Richmond Rd SW	YES	Daniel Lunder
Nov 2/14	Travis Hays	3704 Richmond Rd SW	YES	Travis Hays
Nov 3/14	Howell Kille	3444 3704 SW	YES	Howell Kille
Nov 3/14	Carol Spradley	3444 3704 SW	YES	Carol Spradley
Nov 3/14	Steve Harty	3408 37 SE SW	YES	Steve Harty
Nov 3/14	Ben McCafferty	3404 37 SE SW	YES	Ben McCafferty
Nov 3/14	Malik Haddad	3421 37 SE SW	YES	Malik Haddad
Nov 3/14	R. K. Williams	3608 KILKENNY RD SW	YES	R. K. Williams
Nov 3/14	Geileen Gallies	3625 KILKENNY RD SW	YES	Geileen Gallies
Nov 3/14	Arlas Allins	3623 KILKENNY RD SW	YES	Arlas Allins
Nov 3/14	VERA DEERIN	3621 KILKENNY RD SW	YES	VERA DEERIN
Nov 3/14	PAUL DEERIN	3621 KILKENNY RD SW	YES	PAUL DEERIN
Nov 3/14	Mamun Ross	3115 KILKENNY RD SW	YES	Mamun Ross
Nov 3/14	Ross McElroy	3119 KILKENNY RD SW	YES	Ross McElroy
Nov 3/14	Jessica McElroy	3119 KILKENNY RD SW	YES	Jessica McElroy
Nov 3/14	Jacob Denson	3123 KILKENNY RD	YES	Jacob Denson
Nov 3/14	Spencer Bell	3123 KILKENNY RD	YES	Spencer Bell
Nov 3/14	Alexandra Vitalis	3123 KILKENNY RD SW	YES	Alexandra Vitalis
Nov 3/14	Jeff Ellsper	3203 KILKENNY RD SW	YES	Jeff Ellsper
Nov 3/14	Robbie Moore	3207 KILKENNY RD SW	YES	Robbie Moore
Nov 3/14	Kristi Holmes	3215 KILKENNY RD SW	YES	Kristi Holmes
Nov 3/14	Travis Hodges	3215 KILKENNY RD SW	YES	Travis Hodges

403-249-6261

We, the undersigned, are opposed to Bylaws 7D2015 and 1P2015 concerning the re-zoning of 3404 Richmond Road SW.

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
NOV 3/14	BOBBIE CHASEL	3620 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	BERNARD CASBOLD	3620 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	PHIL MEYER	3684 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	LAUREN HOBBS	3604 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	KATHY ROCKWELL	3619 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	Tom Rockwell	3619 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	Don Stokius	3611 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	NATHAN STUBBS	"	<input checked="" type="checkbox"/>	
"	JASON REED	3112 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	Rich Reed	3120 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	MEGHAN EVANS	3124 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	Richard Coulson	3124 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	Bob Buyer	3132 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	AL LILLY	3132 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	SAUL DOBBS	3204 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	G. J. JENSEN	"	<input checked="" type="checkbox"/>	
"	ALAN KILBY	3216 KILKENNY RD SW	<input checked="" type="checkbox"/>	
"	LORI S. JENSEN	3020 37 ST SW	<input checked="" type="checkbox"/>	
"	LORRYN MASON	3008 37 ST SW	<input checked="" type="checkbox"/>	
"	JOHN SCHMIDT	3028-37 ST SW	<input checked="" type="checkbox"/>	
"	GLENN WARBLE	3227 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	Sandi Warner	3007 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	LEIGHAN MILLER	3007 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	JEAN MILLER	3007 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	MEYER TENDLE	3419 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	ANDREW GORDON	3451 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	GREY HENNING	3453 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	KELLY HERRIER	3453 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	SEAN SMITH	3607 KENNEDY AVE SW	<input checked="" type="checkbox"/>	
"	Marina Rich	3124-37 ST SW	<input checked="" type="checkbox"/>	
"	Ted Zimmer	3120 37 ST SW	<input checked="" type="checkbox"/>	

We, the undersigned, are opposed to Bylaws 7D2015 and 1P2015 concerning the re-zoning of 3404 Richmond Road SW.

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
Nov 7	N. Z. M. MER	3126 27 th St SW	✓	<i>[Signature]</i>
Nov 21	Rob York	3008 34 th St SW	✓	<i>[Signature]</i>
Nov 24	Good / Evans	2816 - 34 th St SW	✓	<i>[Signature]</i>
Nov 31	Christopher de laire	3087 - 34 th St SW	✓	<i>[Signature]</i>
Nov 31	Clorinda Dingwall	3031 - 34 th St SW	✓	<i>[Signature]</i>
Dec 21	MADE SUEIRO	3031 - 34 th St SW	✓	<i>[Signature]</i>
Dec 8	Enerson Hwang	2835 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Mayer Hille	2608 - 8 th Ave SW	✓	<i>[Signature]</i>
Dec 8	MICHELLE LILLO	3608 - 28 th Ave SW	✓	<i>[Signature]</i>
Dec 8	Maureen Patten	2834 - 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Colleen Patten	3020 - 35 th St SW	✓	<i>[Signature]</i>
Dec 8	Leann Buey	2828 - 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Simon Wroest	2824 - 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Crystal Jones Green	2816 - 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Gregory XU	2812 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Tanya Keating	2827 36 th St SW	✓	<i>[Signature]</i>
Dec 8	Mad Keating	2827 36 th St SW	✓	<i>[Signature]</i>
Dec 9	Joanne Castened	2835 - 36 th St SW	✓	<i>[Signature]</i>
Dec 9	Nick Demane	2832 - 36 th St SW	✓	<i>[Signature]</i>
Dec 9	LOTT DENTON	2832 - 36 th St SW	✓	<i>[Signature]</i>
Dec 9	Carin Gaudy	2831 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Ralynne Bort	2840 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Hazel Dorr	2840 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Clara Agarw	2836 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Robert Klein	2836 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	June H. Chou	2822 - 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Shae Cechler	2820 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Nancy Kuntz	2820 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Doreen Sheehan	2812 35 th St SW	✓	<i>[Signature]</i>
Dec 9	Rosalina Palmer	2808 - 35 th St SW	✓	<i>[Signature]</i>
Dec 11	Stella Kostina	2811 - 35 th St SW	✓	<i>[Signature]</i>

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
Dec 11/96	Eugene Basila	2816 35th St SW	V	y ywar
12/11/96	Robert Rosica	2816 35 street SW	V	Rosica
12/11/96	JOHN SPANLEY	2816-34 ST S.W.	V	John Spanley
12/11/96	KEVIN RUTHERY	2823 34th ST SW	V	Kevin Ruthey
12/11/96	Torch Bassich	2831 34th ST SW	V	Torch Bassich
12/11/96	Nikolas Balthus	2831 34th ST SW	V	NB
12/11/96	Gregory Doyle	2837 34th ST SW	V	Gregory Doyle
12/11/96	Dave Fusic	2840 34th ST SW	V	Dave Fusic
12/11/96	Kevin Viegas	3230 Kinsale Rd. SW	V	Kevin Viegas
12/11/96	ERIN MURPHY	3211 Kinsale Rd. SW	V	Erin Murphy
"	RENT DYER	3211 Kinsale Rd SW.	V	Brent Dyer
"	Kenneth Jack	3223 - Kinsale Rd. SW	V	Kenneth Jack
"	KORROR JACK	3203 - Kinsale Rd SW	V	Korrer Jack
"	JACK ACHARD	3415 KENYPARK RD SW	V	Jack Achard
Jan 11/97	Brian Falk	3423 Kenypark Rd. SW.	V	Brian Falk
-4-	LASLO KADY	3435 KENYPARK RD SW	V	Laslo Kady
Feb 11/97	Alex Smith	3443 KENYPARK RD SW	V	Alex Smith
Feb 11/97	Dorothy Bennett	3443 KENYPARK RD SW	V	Dorothy Bennett
Feb 11/97	Phan de	3444 KENYPARK RD SW	V	Phan de
Feb 11/97	Kelly Hemmiller	3453 KENYPARK RD SW	V	Kelly Hemmiller
Feb 11/97	Maria Jitroglou	3236 Kennedy Rd SW	V	Maria Jitroglou
Feb 11/97	Burge Antropkin	3236 Kennedy Rd SW	V	Burge Antropkin
Feb 11/97	Michael Galka	3328 Kennedy Rd SW	V	Michael Galka
"	DOUG GARCIA	3280 Kennedy Rd SW	V	Doug Garcia
"	E. Sullivan	3304 Kennedy Rd SW	V	E. Sullivan
"	Cindy Louwys	3327 Kennedy Rd SW	V	Cindy Louwys
"	Peter Louws	3327 Kennedy Rd SW	V	Peter Louws

We, the undersigned, are opposed to Bylaws 7D2015 and 1P2015 concerning the re-zoning of 3404 Richmond Road SW.

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
Dec 17	Boige Louis	3223 Kinsale Rd 8.W		<i>Boige Louis</i>
Dec 17	Tim Mius	3231 Kinsale Rd 8.W		<i>Tim Mius</i>
"	Conan Tietze	3235 Kinsale Rd 8.W		<i>Conan Tietze</i>
"	Walter Mackinnon	3239 Kenmore Cres SW		<i>Walter Mackinnon</i>
"	Jonathan Mackinnon	3239 Kenmore Cres SW		<i>Jonathan Mackinnon</i>
Dec 17	Stella & Lynn	2831 33rd St. S.W.		<i>Stella & Lynn</i>
"	Linda Fraser	3011 - 33 St SW		<i>Linda Fraser</i>
"	Maurice Pail	3015 - 33 St SW		<i>Maurice Pail</i>
Dec 17	Gris Poulidor	3101 - 33 St SW		<i>Gris Poulidor</i>
"	Chris Poulidor	3119 33 St SW		<i>Chris Poulidor</i>
17	Diana Chambers	3123 - 33 St SW		<i>Diana Chambers</i>
"	Rita Chambers	3123 - 33 St SW		<i>Rita Chambers</i>
17	Shawn & Lynn	3203 - 33 St SW		<i>Shawn & Lynn</i>
"	Nash O'Doughlin	3207 Kenmore Crescent		<i>Nash O'Doughlin</i>
17	Kenneth Leonard	303 K. Harvey Lyle		<i>Kenneth Leonard</i>
"	Tommy Nelson	3212 Kerrydale Rd SW		<i>Tommy Nelson</i>
17	Muriel Stodart	3427 Kelsey Ave RD SW		<i>Muriel Stodart</i>
17	Gene's McCurray	3508 Richmond Rd SW		<i>Gene's McCurray</i>
17	Yatin Joshi	3516 Richmond Rd SW		<i>Yatin Joshi</i>
17	Tom Tien Nant	3616 Richmond Rd SW		<i>Tom Tien Nant</i>
18	Harold Gusner	3224 25A St SW		<i>Harold Gusner</i>
18	GARET WELTON	3408 26 Ave SW		<i>GARET WELTON</i>
18	Ronayne Williamson	3408 26 Ave SW		<i>Ronayne Williamson</i>
18	Steve Weston	3128 Kilbuck Rd SW		<i>Steve Weston</i>
18	GREG MACIUK	3235 KENMORE (RES. SW)		<i>GREG MACIUK</i>
19	Ryder Richards	3081 Kenmore Cres SW		<i>Ryder Richards</i>
20	Darryl Dundy	3231 Kinsale Rd SW		<i>Darryl Dundy</i>
21	Sylvia Teare	3219 Kenmore Cr SW		<i>Sylvia Teare</i>
26	Mathie Beron	3603 Kerry Park Rd. SW.		<i>Mathie Beron</i>
26	Cher's Couchman	3224 Kerrydale Rd SW		<i>Cher's Couchman</i>
26	Yvonne Macinik	3215 Kenmore Cr SW		<i>Yvonne Macinik</i>
26	Carol O'Laughlin	3001 Kenmore Cr SW		<i>Carol O'Laughlin</i>

Date	NAME	ADDRESS	AGAINST Change in DC Zoning	Signature
Dec 27	David	3439 38th St SW	Yes	
Dec 27	David Olsen	3404 34 Ave SW	Yes	
Dec 27	David Olsen	3427 32 St SW	Yes	
Dec 27	David Olsen	3400 32 St SW	Yes	
Dec 27	David Olsen	3423 33 St SW	Yes	
Dec 27	David Olsen	3027-3357 SW	Yes	
Dec 27	David Olsen	3035 335th St SW	Yes	
Dec 27	David Olsen	3104 Midway Creek SW	Yes	
Dec 27	David Olsen	3111 Kildare Ave SW	Yes	
Dec 27	David Olsen	3120-28 Ave SW	Yes	
Dec 27	David Olsen	3015-30 St SW	Yes	
Dec 27	David Olsen	3051-30 St SW	Yes	
Dec 27	David Olsen	3004 35th St SW	Yes	
Dec 27	David Olsen	3204 28 Ave SW	Yes	
Dec 27	David Olsen	3204 28 Ave SW	Yes	
Dec 27	David Olsen	3120-28 Ave SW	Yes	
Dec 27	David Olsen	3015-30 St SW	Yes	
Dec 27	David Olsen	3435-31 St SW	Yes	
Dec 27	David Olsen	3435-31 St SW	Yes	
Dec 27	David Olsen	3431-31 St SW	Yes	
Dec 27	David Olsen	3042-30th St SW	Yes	
Dec 27	David Olsen	3020-30th St SW	Yes	
Dec 27	David Olsen	3008 30th St SW	Yes	
Dec 27	David Olsen	3004-30 St SW	Yes	
Dec 27	David Olsen	3308-26 Ave SW	Yes	
Dec 27	David Olsen	2816-30 St SW	Yes	
Dec 27	David Olsen	3014-30 St SW	Yes	
Dec 27	David Olsen	3208-30 St SW	Yes	
Dec 27	David Olsen	2627 36 St SW	Yes	
Dec 27	David Olsen	2602-35 St SW	Yes	

[illegible]

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Dec 29, 2015

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OPPOSED TO: LOC2014-0095 BYLAW CHANGE PURPOSAL 702015 DEC 29 PM 3:11

To: City Council

THE CITY OF CALGARY
CITY CLERK'S

I understand the need for more housing in the inner city and I understand that progress is a definite factor in my neighborhood. The recent surge of older homes being torn down to build infills, duplexes etc has actually enhanced the look and feel in Killarney.

Adding anything more than a duplex on the property in question would be a disaster on so many levels. I am **whole-heartedly against** this and will be vocal and assertive in my efforts to keep it from happening.

TREES AND GREEN SPACE

First and foremost is the optics. Having all the surrounding homes with yards and beautiful mature trees and then having a monstrous 6 plex in the midst?? The current property has numerous mature trees and shrubs that add to the lush and healthy feel of our community. There is no doubt that putting a 6 plex on the property would eliminate all that foliage. Every tree and every blade of grass will be eliminated in order for the developer to maximize the square footage.

A couple years back our neighborhood participated in the **Neighborhoodwoods** project that was an initiative to replace aging trees with new ones on existing properties. Our area tracked the HIGHEST participation level in the entire city! So now why would we be for a project that is going to take down so many beautiful, mature trees? Doesn't make much sense does it?

RESPECT & PRIVACY

For the impact on my property, does it seem right to have multiple windows on a higher grade looking into my back yard? I have invested thousands of dollars, lots of love and care and a whole lot of hard work to maintain my property. I have lived in this home for 15 years and it has become my haven. After crazy, stressful days at work, I can come home and sit on my deck or my patio and relax, **in private**. The thought of going out my deck doors and having to look at a wall that is 10 meters high, blocking the sun, directly impacting my personal and private space, is deplorable. It is not fair or ethical that I should have to give up my privacy and the level of enjoyment I get from my back yard so that a developer can make a pile of money exploiting an adjacent property.

TRAFFIC AND PARKING

Albrecht, Linda

From: Jonathan MacKinnon [jonathan.mackinnon@gmail.com]
Sent: Wednesday, December 31, 2014 9:23 AM
To: Albrecht, Linda
Subject: 3404 RICHMOND ROAD SW (reference bylaws 7D2015 & 1P2015)

To whom it may concern,

I am writing in regards to the proposed zoning change on property 3404 RICHMOND ROAD SW (reference bylaws 7D2015 & 1P2015). My name is Jonathan MacKinnon, I am a registered Professional engineer with APEGA, and I reside at 3239 Kenmare Cres SW (across the alley from the property up for zoning change).

I understand that under the proposed change on 3404 RICHMOND ROAD SW, zone M-CGD72 would allow for 6 townhouses on this parcel of land. I find this very concerning because of the congestion this would ultimately create around an undersized back-alley and Richmond Road which are already both clogged. The back-alley currently does not provide any parking area and would not be able to provide passage of vehicles once 12 garbage/recycling bins or 2 large dumpsters are in place. My suspicion is that with an adjacent property having 6 townhouses, and no assigned parking in the front or back, I will end up with a parking lot on my small crescent. As most people seem to understand, every household in Calgary seems to have 1+ vehicles and I would expect that visitors would also have vehicles so my question is where will all of these vehicles park in an area that has no parking? The corner of which this property resides, is a busy intersection with no traffic lights or pedestrian crossing lights. My pregnant wife and I walk across this intersection to get access to the public transit stop and nearly have to jump up/down or to set off fireworks to get traffic to stop so we can cross the street. How will this intersection behave once you introduce 6+ parked vehicles to blind the pedestrian crossing? The property I live in is a bungalow. If the city starts allowing developers to build large townhouses across from my back-alley I will lose nearly all of the light in my back yard along with my privacy. I recently moved from a high density suburban area with no light/privacy in the back yard to the high priced Killarney because of this reason. Please do not allow the developers to take this away from us.

There are other areas within Killarney zoned for this kind of development and plenty of other communities that would welcome high density living and would allow for developers to make a good return on their investment. The area around 3404 RICHMOND ROAD SW is very congested and building 6 townhouses in its place goes against common sense. Safety would be compromised. Natural light and privacy would be compromised. The undersized back-alley is not wide enough to allow for high density parking (2 vehicles belonging to each resident and visitors) and utility/city services.

Thank you for reading my concerns.

Jonathan MacKinnon, P.Eng. | 403.988.8390 | jonathan.mackinnon@gmail.com

THE CITY OF CALGARY
CITY CLERKS

2014 DEC 31 AM 9:23

RECEIVED

The crisis issue with this project going forward is parking and traffic. As it is right now, I can rarely park in front of my own house! When the snow routes are enforced in the winter, Kenmare Crescent was packed with cars to the point that it was virtually inaccessible to residents. Due to the stop sign and the fire hydrant located on 33rd Street SW, where the purposed frontage of the 6 plex is supposed to be, means there is available parking for only 2 cars. Hardly adequate now, definitely inadequate for 6 new residences!

This section of Richmond Road has become a congested, aggressive, and dangerous through fare! What should be treated as a neighborhood feeder route is now the main drag for commuters getting away from Crowchild and Glenmore bottle necks.

According to the City, this section of Richmond Road is NOT considered a collector or arterial road. There are days when I am going to work that I will sit 7 - 9 minutes to make a left turn from 33rd St onto Richmond Road! If the traffic followed the speed limit, it might be possible to sneak in quickly but most that travel this route are doing 70 – 80 km/hour. Adding cars to this mix.....the wait would go over 10 minutes and it would be increasingly life threatening.

The back lane is another traffic issue. With the development having the parking on the west side of the unit with a lane/driveway feeding into the back lane the potential for more traffic issues comes up. The lane is in horrible condition as it is so more traffic will only make it worse. What about in the winter? The lanes aren't plowed so the ruts and snow piling up will make it inaccessible. So this means that I won't have clear access to enter and exit my garage?

VIOLATION OF ARP – A STATUTORY DOCUMENT

Last January, the City Council had a lengthy debate about a multifamily project that was proposed for 2 corner lots on 28th St SW. Due to that fact that there was a very lengthy debate, Council set up a sub group to come up with 'guidelines' that would make these decisions a little easier to decide. In March of 2014 our Councilor, Evan Woolley, and his group determined a set of 8 guidelines that were to be tested for a period of one year. Other than a vague list of criteria, there was no instruction as to how these guidelines were to be used or weighted or anything. The Land Use Amendment people flat out told me (sic), "they are very confusing and ambiguous so I voted it through to the next level". How comforting to know that City staff can be confused and just bump it up a level to perpetuate the confusion so the responsibility is moved!

What these guidelines have exposed us to is a potential of 130 + multifamily – NOT duplexes but 4 and 6 plexes potentially to be put on every corner in Killarney/Glengarry! With this **precedent of a spot zoning** change being set, it exposes our entire community to having every corner filled.

TRANSIT & EXISTING HIGH DENSITY

There are no buses servicing this stretch of Richmond Road any more. When the Western LRT went in, Calgary Transit eliminated the 108 Route. Now the closest transit stops are 650m and 720 m from this location. So the concept of these residents commuting downtown to work on transit is unlikely. They will jump in their cars like everyone else.

We already have 220 units in a high density community of Killarney Glen Court but at least this community has lots of green space, mature trees and what should be ample parking. There are also 6 access points off various streets so that the congestion for ingress and egress is minimal. They also have private garbage and recycling service.

For the purposed new development, they will have to have their garbage and recycling bins on the side of the north unit, adjacent to my garage on the lane. This will be a dumping ground to be sure! Interior and opposite end unit dwellers will have to haul their garbage and recycling down their new back lane to the main lane. I can foresee an ongoing issue with bins left unattended in the lane and making the lane an obstacle course to navigate.

This purposed change to the bylaw is wrong on many levels. It's abundantly clear that Sarina Homes has their eye on the prize – MONEY. There is no thought or consideration given to the heart and soul of our neighborhood which is people living harmoniously and happily in their bungalows with well tended properties. We are very fortunate. Don't ruin it!

I have attached a list of 76 Killarney resident's signatures that we have accumulated over the last several months. Other neighbors have MORE! The signatures are reflective of the feelings of this community. Most residents were absolutely appalled that the City would dare usurp our ARP without calling the WHOLE community to a vote! It's a small number but a consolidated showing of a group of people that whole-hearted **DISAGREE** with this amendment.

I am OPPOSED TO THIS ZONING CHANGE.

Hopefully, there is an alternative.

Kind regards,

Sheri Pollard

3247 Kenmare Crescent SW

403 870 7055

RECEIVED

December 30, 2014
3223 Kenmare Cres SW
Calgary, AB, T3E 4R4

2014 DEC 30 AM 10: 10

THE CITY OF CALGARY
CITY CLERK'S

Mayor Nenshi and City Council
City of Calgary

Re: Zoning bylaw changes: 7D2015 and 1P2015

We are strongly opposed to both bylaw changes proposed for the Killarney/Glengarry community: one for spot-rezoning and the other for changes to the Killarney Glengarry ARP.

The proposed spot-rezoning (Bylaw 7D2015) which would allow for 6 townhouses on one lot at the north-west corner of Richmond Rd and 33rd Street SW should not go ahead. To begin with, it goes against the Killarney Glengarry ARP that limits 2 units on a single parcel in this Conservation/Infill area. Further, it is only weakly supported by the city's Proposed Location Criteria for Multi-Residential Infill. Given Calgary's housing situation we believe that approval of this spot-rezoning will mushroom throughout the community with little community input.

Increasing the density of this particular lot from one (or potentially 2) homes to 6 is beyond what this already congested corner can handle. The 1991-92 densification of Killarney Glen Court resulted in a sharp increase in cars parked on both sides of 33rd street between Richmond Road and 30th avenue, in effect turning 33rd into a one lane street. This problem will only get worse with the addition of 6 townhouses. This congestion will further impede the flow of traffic at the intersection of 33rd street and Richmond Rd: those living in the townhouses will exit immediately into an alley followed by two quick turns: one onto 33rd street followed by another onto Richmond Rd. We also are concerned about the loss of trees and privacy and the potential erosion of the multigenerational nature of our community.

We are opposed to the proposed changes to the Killarney Glengarry ARP (Bylaw 1P2015) as it will escalate change without consultation. We assisted with gathering names for the petition against the property re-zoning and were amazed at how many people object to property changes happening in our community, changes made without adequate consultation and input from those most affected.

With respect to increasing density, we draw your attention to recent developments that suggest Killarney is already doing its part, with the number of homes rapidly doubling as single family homes are replaced by side-by-side homes. We already have a multi-residential development in the neighborhood: Killarney Court at the north-east corner of Richmond Rd and 33rd street, and there are other multi-residential lots in Killarney that would accommodate this kind of building.

We recommend: 1) City Council not approve these two bylaw changes and 2) an accumulative impact assessment that engages community members be carried out leading to an updated ARP that will meet the needs of those living in the community now and in the future. This impact assessment should take into account changes in neighboring communities, especially the plans for Richmond Road between 37th street and Crowchild Trail.

Respectfully



Jean Miller



Leighton Miller

Albrecht, Linda

From: EDWARD EDWARD [ashrubbery@shaw.ca]
Sent: Tuesday, December 30, 2014 4:59 PM
To: Albrecht, Linda
Cc: notice of objection
Subject: notice of objection

The city clerk's office please accept my notice of objection to the approval, development of a potential 130 + multifamily 4 to 6 complexes in Killarney/Glengarry helping protect the community we all live in and love! thank you.

RECEIVED
2014 DEC 31 AM 7:40
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: John Lee [hijlee@hotmail.ca]
Sent: Tuesday, December 30, 2014 7:45 PM
To: Albrecht, Linda
Cc: catherinemunro@telus.net
Subject: Objection to development at 3404 Richmond Road SW

Ladies and Gentlemen:

I am opposed to the developer's plans for the property at 3404 Richmond Road SW.

It goes against the Area Development plan and residential criteria.

If allowed, it sets a bad precedent for other similar developments requiring zoning changes.

It will increase parking problems and traffic congestion on a road that is already used heavily during rush hour.

The development plan does not include adequate parking and neighbors will bear the problems.

Tall buildings obstruct the openness of view and homeowner privacy that makes the area desirable for residency.

During construction, developers do not respect neighbors' driveways or noise concerns.

Construction materials, especially nails, cause hazards to vehicles long after construction is completed.

Infrastructure is inadequate for the added population density; water pressure is already poor.

Ref Bylaws 7D2015 and 1P2015

John Lee
3232 Kerrydale Road S.W.
Residence phone: 403-246-4297
email: hijlee@hotmail.ca

RECEIVED
2014 DEC 31 AM 7:40
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: shamballa@shaw.ca
Sent: Tuesday, December 30, 2014 4:45 PM
To: Albrecht, Linda
Subject: Notice of objection

The city clerk please accept my notice of objection to stop the proposed potential development of 4 and 6 multifamily units in Killarney / Glengarry protecting our community we all love and live in. The violation of (ARP) for those of us who bought and invested in single family homes for the purpose of living in an area which would facilitate a quiet green neighborhood has been betrayed through the desire to encourage contractors to maximize profits who will not be facing or living with the deconstruction of our family neighborhoods.

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