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December 29, 2014

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

RE: By-Law 9D 2015: Land Use Bylaw Amendment of 103 4th Street N.E., 107 4th Street N.E., and 450 Marsh Road N.E. to Mixed Use

To Whom It May Concern,

I have lived in Crescent Heights for nearly eight years and I believe it is a neighbourhood that is in the process of undergoing an urban renewal, similar to that of Bridgeland in the last two decades. I am interested in seeing my community thrive and develop to its full potential, so I typically will attend anything relating to the neighbourhood's redevelopment.

As a result, on October 7, 2014, I attended an information session regarding the redevelopment of the three properties mentioned above. I completely agree that the lots combined are an ideal property for a mixed use building and I support this concept. However, my concerns are in regards to the proposed building design that was presented at the information session. For example, the suggested height of the new building was a combination of several different building heights; the tallest being twelve storeys. In a neighbourhood, whose structures are predominantly one to five storeys, this is extreme. Not only will the building look out of place, it will also block out natural light for adjacent and nearby buildings.

Additionally, I do not believe the Architect and/or the Developer took into consideration how future residents and customers will enter and exit the building. For example, Marsh Road N.E. ends in a cul de sac one block west and 1st Avenue N.E. also ends after a block and a half west of the proposed site. 1st Avenue N.E. is also the only street with a set of traffic lights and since the proposed building would be located at the corner, there will not be adequate space for traffic to accumulate behind the traffic light, if required.

Furthermore, 1st Avenue N.E. is not a thoroughfare heading east, as vehicles must immediately turn right onto 4th Street N.E., as it is a one way. This also brings into question, the life safety of future residents and customers if emergency crews and fire trucks needed to access the complex, in the event of an emergency.

Request for Comments regarding the Land Use Bylaw Amendment of 103 4th Street N.E., 107 4th Street N.E. and 450 Marsh Road N.E. from Abigail Tinko

Although, I understand that the Architect and/or the Developer is attempting to maximize their profit on these three properties, I believe they should be asked to revise the proposed design and that a condition of the amendment's approval be that the maximum building height must remain at sixteen (16) meters, as per the current zoning of two of the properties in question.

In addition, I also think it should be mandatory that a flyer or pamphlet should be issued by the Architect and/or the Developer to nearby residents and tenants. The presentation was extensive, but I found the vocabulary used would not be easily understood by people who do not hold an occupation relating to architecture or land development. Furthermore, the majority of the concept images were of two or three storey structures, which I felt were misleading and possibly other people did not understand what exactly the Architect and/or the Developer was proposing. As a result, I have prepared a survey and have been going door to door to prove my theory is correct. I will present this document at the open hearing on January 12, 2015.

I thank-you for your time and I hope the City of Calgary will take my concerns and requests into consideration. Please feel free to contact me to discuss.

Sincerely,



Abigail Timko, CCCA CSC

Cell: 403-830-1038

Email: atimko@telus.net