

Albrecht, Linda

CPC2014-100
ATTACHMENT 2
LETTER 1

From: Joan Beck [Joan.Beck@salvationarmycalgary.org]
Sent: Thursday, August 28, 2014 8:16 AM
To: Albrecht, Linda
Subject: Application for rezoning 91D2014

Importance: High

Hello,
As one of the neighboring properties to the lot at 1402 – 29 St SW. I was advised of the application 91D2014 for rezoning this property from R-C2 to M-CG and understand that my comments will be forwarded to council when the matter is up for consideration.

As a long time resident of this community (25+ years), I am concerned at the impact that this rezoning will have to this community. Having survived the impacts of the West LRT expansion, this small community bounded by 17 Ave SW, Bow Trail and 33rd St SW struggles to maintain its identity as a residential area. Allowing a higher density like this sets a precedent for more large developments that will negatively impact the established community. We are aware of similar applications to properties near this location. We are already combating parking issues and drive through traffic and these problems will be magnified with more density. With the closure of access to Bow Trail from the service road on 12 Ave SW. there is only one way that properties along this service road can be accessed and that is by South to North traffic routes. Specifically, this property development will bring increased traffic down 29 St. SW.

Further, increasing the density brings other problems such as noise and in some cases crime, to the area. We have already seen this as well, again due to the West LRT.

The city needs to consider whether helping developers gain from rezoning established communities should take precedence over the needs of the established community residents. Surely there are enough communities that have the applicable zoning for higher density without infringing any further on older small communities.

Submitted for consideration, respectfully,

Joan Beck
1410 – 29 St SW.

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