

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 61

**From:** Andrew Harte [a\_harte@hotmail.com]  
**Sent:** Wednesday, August 20, 2014 9:23 AM  
**To:** Albrecht, Linda  
**Subject:** Walden Re-Zoning (Bottle Recycling Depot)

Mr. Demong,

I am extremely opposed to this application to re-zone land at the end of Walden Dr. SE to accommodate a Beverage container drop off depot. I bought in Walden to raise my family in a family community, merging suburbia and nature, (the Walden ideology) not to live beside what is looking like an industrial zone.

Mr. Demong we have already seen extension after extension granted to BFI and now you want to allow a bottle depot at the end of my street? This has gone too far, we've lost a rec centre and a private school here, I don't want to see more garbage flowing in the streets. The increase in traffic flow down my residential street with two playgrounds, I feel would be unsafe and I do not want my daughter to be put in any increased danger. I've seen how transient individuals frequent the residential areas surrounding bottle depots and I've seen firsthand the crime that occurs (breaking into cars). I don't want people digging through my blue box for bottles and I don't feel that this type of business would benefit our neighbourhood socially nevermind the decreased property values we would be facing. I will make sure my views get heard loud and clear to my family and friends during the next election, we do NOT want this re-zoning to take place.

Thank you,

Andrew Harte  
119 Walden Dr. SE, Calgary

RECEIVED  
2014 AUG 20 A 9:30  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 62

**From:** Leah Hasselmann [hasselmann@shaw.ca]  
**Sent:** Saturday, August 16, 2014 10:05 AM  
**To:** Albrecht, Linda  
**Subject:** Opposition - Bottle Depot in Walden

Hello,

I am writing to express my strong opposition to the rezoning in Walden to allow for a bottle depot, dry cleaners etc.

I have the same concerns as my neighbours as far as increased traffic, noise, increased bugs, the sound of forklifts beeping as they reverse etc. I also am concerned about the smell, especially since we've only just given up the smell of the landfill.

We recently fought to have the depot stopped behind my home in Chaparral. I do not feel that simply moving across the street is acceptable. Bottle depots still do not belong in communities near homes, they belong a good distance from residences.

Honestly, I am tired and angry. I am constantly fighting for my beautiful community and enough is enough. When I built my home, I understood that the landfill was closing in 2007, they received 3 extensions. We had numerous summers not being able to enjoy our back yard because of the nauseating smell. I understood that there was no potential for a bottle depot...I am now fighting that for the 2nd time. ENOUGH! Let our community grow as we were told it would when we invested our life savings in it.

Sincerely,

Leah Hasselmann  
403-212-1095

RECEIVED  
2014 AUG 18 A 7:52  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 63

**From:** Leah Hasselmann [hasselmann@shaw.ca]  
**Sent:** Wednesday, August 20, 2014 7:53 AM  
**To:** Albrecht, Linda  
**Subject:** OPPOSED - Bottle Depot Walden

RECEIVED

Good morning,

I am incredibly **OPPOSED** to the Bottle Depot in Walden. I do **NOT** want this in our community. Thank you.

Leah Hasselmann  
403-212-1095

2014 AUG 20 A 8:17  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

CPC2014-103  
ATTACHMENT 2  
LETTER 64

**From:** Justin Hawryluk [Justin.Hawryluk@megenergy.com]  
**Sent:** Thursday, August 14, 2014 10:01 AM  
**To:** Albrecht, Linda  
**Cc:** Commn. & Community Liaison - Ward 14  
**Subject:** proposed land use amendment LOC2014-0051

RECEIVED

2014 AUG 14 A 10: 20

THE CITY OF CALGARY  
CITY CLERK'S

Dear City Clerks Office,

My name is Justin Hawryluk, and I am a resident in Walden living at 4 Walden View SE. I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When I decided to build in Walden it was primarily due to the fact that the dump was going to be closing and a park would be built to take its place. There was never any indication that a bottle depot would be swapped into or near that location. This is a small residential community, put the Bottle Depot where it belongs, in a full industrial zoned area – not tucked in the back of a residential area! Who's wise idea was that?! They need to give their head a shake.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their wellbeing, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have **NO** interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Regards,

Justin Hawryluk  
4 Walden View SE  
Calgary, AB-T2X 0P2  
403-875-2132



**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 65

**From:** Diana Rose Henry [drose.henry@gmail.com]  
**Sent:** Tuesday, August 26, 2014 10:54 PM  
**To:** Albrecht, Linda  
**Subject:** Resident Opposed Bottle Depot In Walden

RECEIVED

2014 AUG 27 A 7:34

THE CITY OF CALGARY  
CITY CLERK'S

Diana Henry  
465 Walden Drive SE  
Calgary, Alberta, Canada

August 15, 2014

The City Clerk  
The City of Calgary.  
800 Macleod Trail S.E.  
Calgary, Alberta, Canada

Dear Sir/Madam:

This letter is regarding the proposed land use amendment LOC2014-0051, Walden Bottle Depot Rezoning.

I am writing to express my concern about recent discussion and the pending decision to rezone part of Walden so as to allow the land to be used for three additional things: Veterinary clinic, Beverage Container Drop-Off Depot and a Dry cleaning and fabric care plant.

When I decided to build my home in Walden, I was attracted to the area for numerous reasons, all of which were for the best possible quality of life I could offer to myself & my family. The access to parks, proximity to family and friends already living in SE/SW Calgary & Okotoks were key deciding factors along with the added bonus that this area would support my passion for fitness & wellness as some of the amenities that were to be placed in this area included facilities that would support this. Areas of concern at the time included: Walden's proximity to the dump & its plans to close, future plans for that space, transportation, any impacts to Walden by decisions made by the Chaparral community that may/may not affect the community, and most importantly that at the time being a new community, Walden did not have the numbers, so the residents did not have a voice that was loud enough to be heard in council or other areas that could affect the community.

When BFI requested an extension, the residents of Walden were asked and supported many of the Chaparral residents against this extension. Unfortunately the extension went ahead, and in hindsight it was a good thing. When the flood of 2013 occurred, it became part of the cleanup effort, a good thing. In 2010 there was BYLAW 99D2010, which was another proposed land use amendment to redesignate the land located at 20950 Macleod Tr. SE (Plan 0310610, Blk. 1 Lot 1) from a "S-CS Special Purpose-Community Service District, R-1 Residential-One Dwelling District and R-1s Residential-One Dwelling District" to "DC Direct Control District" to accommodate a private school and an indoor recreation facility. But that area has now been designated to have a church and this was news to me. What happened to the Private school & recreation facility? I was very surprised that the area had been designated for a church. I know a few residents with children that were looking forward to the opportunity this school would present. As well, we were excited about the prospects of the Recreation Centre. For me, not just as a participant but also as a fitness & wellness professional, for a place to share fitness and wellness with my community. I was quite surprised to learn that the Southview Alliance Church owns the 27 acres of land and that they would be building a church there. I am not adverse to people having faith etc., however I previously lived in a community with a church of this kind and the door-to-door campaigning that occurred was very annoying to say the least.

This has already started in Walden, I believe that a few weeks ago, some of their congregation were campaigning door to door on my street. I am not sure how this plan went through, but it seems to me that it was “snuck” in through the back door, as I was not even aware of that the church was to be built there.

And now referencing the “Veterinary clinic, Beverage Container Drop-Off Depot (limited to 7,000 square feet/650 square metres) and a Dry cleaning and fabric care plant”. I am very challenged as to this designation called “I-B: Industrial Business”. My question is: instead of adding 3 banks in Walden Gate – RBC, ATB & CIBC, why could this Walden Gate have housed the vet clinic and the dry cleaners, it seems the logical place to put this kinds of places.

Vet Clinic: I have a dog, so having a vet in proximity is a great thing. However, for me pet care and the kind of pet care is more important to me than location convenience. There is already a Vet clinic kitty-corner to Walden Gate and I have been there, and my experience was a very expensive one. I currently go to the Fishcreek Pet Hospital, it is a bit of a drive, but the care is awesome.

Dry cleaners, I know there is a dry cleaners in Chaparral, and also in Shawnessy area, which is convenient in its proximity to the train and that I can drop it off/pick things up to/from work. I am have no comment except to say that there may be existing facilities.

And last but not least, the bottle depot...and lets not mince words, calling it a “Beverage Container Drop-Off Depot” does not make it any less of what it is, a bottle depot. The facilities are what they are and I am all for recycling, but in the same token, none of the depots that I know are in residential areas and that is what Walden is, a residential area.

- I am very concerned by how this facility will impact my home and its value. I have and continue to work very hard to keep my property in good shape so its equity stays strong. I believe that this facility will affect the value of my home. My quality of life would be affected as well. I am among the many residents who have pets at home. I walk my dog along Walden Blvd and around the pond every day, twice a day. Having this facility there will force me to find another route, as I would be concerned that my dog would get sick because he accidentally swallowed something from the depot.
- The Increase in traffic at intersection of 194st/Chaparral Blvd/Walden Blvd is already becoming a dangerous issue. The facility will bring in more traffic from the surrounding areas, which will compound an already dangerous intersection. The noise levels would increase, especially for those who live across from the location. The sight & sounds of increased traffic is not pleasant. More traffic will also affect the air quality, more cars means more myriad pollutants that will decrease air quality. More traffic will increase energy costs by increasing temperatures and air pollution, and will decrease surrounding property values.
- The smell of a bottle depot can and will vent out of the building which will in turn attract destructive insects, birds and rodents. We had to battle the smell from the landfill and sometimes this still happens and now we will battle the smells, the dirt, and the increased traffic of this one. How about the birds, ducks etc. that live in the pond across from the proposed site, they will also be impacted, they will eventually leave this site, and go elsewhere. Currently we have the coyotes that come up from the river in the winter time looking for food, their sightings could increase, with more rodents come more coyotes. There is no positive environmental impact to having a depot in Walden.
- Looking at other areas in Calgary, that have bottle depots, they have attracted homeless, transient and general undesirables to their areas. This depot will be no different, it will attract these kinds of people into Walden and the surround Fishcreek Park and the soon to be park area once the landfill is reclaimed. They will be looking in our bins and yards looking for bottles, and that is one step closer to breaking into our homes etc. And with the amount of young children in this neighborhood, that would be disastrous.
- This intended location of depot is too close to a densely populated residential neighbourhood: it is not far enough away from houses, why was this location chosen, is there a reason for putting a depot in this precise location? Is here any other bottle depots located deep within a community like the one proposed in Walden? From checking the other depots in town and a quick Google search, it is quite apparent that there are no others. Most bottle depots are located in much larger shopping areas or in true industrial areas and not smack dab in the middle of a quiet residential intersection. Obviously there were reasons for placing them in those spots, so why has it changed for Walden now?

- There is an existing bottle depot near to the Rona in Midnapore. In all honesty one is really not needed in Walden. If anything, why can't the proposed facility be located on Macleod Trail, next to Spruce it up? That is on the main road, in an area that is already marked as an Industrial area.

- When I moved here, I was advised that the depot was denied for the location of the existing storage site at Chaparral & 194th Ave. It is my understanding that the residents signed a petition and someone brought it forward to city and it was ruled out. If it was not accepted at that location by the residents of Chaparral, why would it be acceptable to a location across the street?

- I did a search on this organization and it was interesting to find that they do have a location in NW Calgary, and their reputation is not a good one. Why is the City not checking the integrity of this organization?

Walden sits close to Fishcreek Park, the Bow River and the pathways connecting through its surrounding communities. On Genstar's website (<http://www.genstar.com/calgary/walden>) where they talk about the vision for this community, they say that the area was "Inspired by the simplicity of nature, Walden celebrates the idyllic landscape it graces." And the area description: "Tranquil parks and open spaces. A ribbon pathway framed by stands of preserved trees. Traffic-calming devices that promote walking and biking. A naturalized wetland and clear-water pond. These are just a few of the features through which Walden holds tight to its natural legacy"

Many of the residents, myself included, move to this area because this is what we were looking for, adding these facilities, especially the bottle depot, I believe, will hurt this community. Are these trade-offs that we really want to make?

Please do not approve this rezoning

Thank You for your time

Sincerely,  
Diana Henry

Evelyn Hickey  
106, 824 Royal Avenue SW  
Calgary, AB T2T 0L3

The City Clerk  
The City of Calgary.  
800 Macleod Trail S.E.  
Calgary, Alberta, Canada  
Email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

RECEIVED

2014 AUG 28 A 7:33

THE CITY OF CALGARY  
CITY CLERK'S

Dear Sir/Madam:

I am writing to you regarding the potential construction of Walden Bottle Depot based on proposed land rezoning Amendment LOC2014-0051.

While I am not currently residing in Walden, I have taken an interest in this issue on the basis that I feel creates a precedent that could have a negative impact on other neighbourhoods in Calgary. Neighbourhoods like Walden pride themselves on being walkable, family-friendly, and engaging communities, complete with desirable amenities at residents' doorsteps. Rezoning the proposed land from IB – Industrial Business, to DC – Direct Control, opens the floodgates to a multitude of potential businesses entering the community which may not live up to the high standards that Walden has built for itself. Direct Control zoning allows for establishments such as adult entertainment stores, large-capacity laundry facilities, sewage treatment plants, and other non-community type businesses. The residents of Walden, much like me, do not wish to pass any such establishment while enjoying their community. I believe proposed Bottle Depot could pave the way for developments like this in the future.

Notwithstanding the long-term implications of rezoning this property, I am puzzled as to why the developer in question even purchased the property, knowing that the land was not zoned for the type of business proposed. This concept can also be applied to the actual residents of Walden. Many community members would have researched the zoning within the community they were prepared to move into, thus influencing their decision to purchase or rent in Walden. The land in question was intended for Industrial Business and establishments like coffee shops, veterinarians, and gas stations – the types of establishments that help build a community into a sought-after and convenient location in which to reside. Bottle depots and other Direct Control establishments are better suited to non-residential areas where taking pride in a sense of community could not be negatively affected.

In closing, I wish to state that I am in firm opposition to this Land Use Amendment and would be disheartened to see it pass based on its implications for Walden and for other vibrant communities just like it.

Sincerely,  
Evelyn Hickey

**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 67

**From:** hitesh7gandhi [hitesh7gandhi@hotmail.com]  
**Sent:** Tuesday, August 26, 2014 10:26 PM  
**To:** Albrecht, Linda  
**Subject:** Land Use Amendment corner of Walden drive SE & Walden blvd SE [bottle depot] opposition

RECEIVED  
2014 AUG 27 A 7:33  
THE CITY OF CALGARY  
CITY CLERK'S

----- Original message -----

**From:** Sagar Kadam <sagar.kadam.eng@gmail.com>  
**Date:** 25-08-2014 10:22 AM (GMT-07:00)  
**To:** pravin koshti <pravin\_koshti@yahoo.com>, Terri Guedo <tguedo@gmail.com>, mukeshthakkar@hotmail.com, Dwayne Robinson <dwaynehome@shaw.ca>, Harshad Baraiya <harshad.baraiya@hotmail.ca>, Kalpesh Modi <kcmodi@gmail.com>, Ketan Bharucha <keth76@yahoo.com>, raj\_198@ymail.com, hitesh7gandhi@hotmail.com, erin.v@creativeri.com  
**Subject:** Fwd: Land Use Amendment corner of Walden drive SE & Walden blvd SE [bottle depot] opposition

Hello councillors of Calgary

I am writing this email to resister my opposition to this proposed land rezoning and bring to your attention my concerns.

Impacts of proposed land re-zoning on residents living in community of Walden.

Walden is a small residential community and throughout a development phase it was advertised by developer that it will have ample amount of Tranquil parks and open spaces, green spaces, playgrounds, ribbon pathway framed by stands of preserved trees & Traffic-calming devices that promote walking and biking.

[<http://www.genstar.com/calgary/walden>]

The storm water pond next to a proposed site is a place where residents come to relax, walk, exercise and experience natural habitat like birds trees etc. This pond site is favourite place for young generation also. I have witnessed almost everyday residents bringing their kids here and kids exploring nature. I have seen group of young kids riding bikes around this pond. Walden need some more natural spots similar to this pond.

For healthy development of young generation of this community we need to make efforts to preserve such sites and should not plan any mini industrial set-up in a vicinity of such natural sites.

Proposed land amendment / rezoning has potential to ruin the natural habitat at storm water pond site, will have direct impact on this site and disturb this natural habitat.

Also Walden do not need any such development increasing traffic in this area and leading to increased noise & air pollution.

I am against of any encroachment of mini-industrial set-up in residential community of Walden and Chaparral.

I also heard of a Church getting build just next to proposed site. I am sure no one will like a bottle depot or any mini industrial set-up next to a prayer place like Church.

Last but not least like many other residents of Calgary we have paid premium price for our houses being helpless about uncontrolled hike in house prices. I myself after living in rental places for 10 years decided to put my all lifetime savings in this house; the proposed land rezoning will have direct impact on my house price and my only investment [all my savings blocked in house down payment] has a risk of diminishing. This makes me nervous like my fellow community residents.

I appeal Peter Demong & my other City Counsellors to reject proposed rezoning of this land to curtail future possibilities of ruining the storm water pond site, natural habitat, ribbon pathways & serenity of the community.

Thanks  
G. Hitesh

252 Walden Mews SE, Calgary, T2X0S8



**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 68

**From:** Wendy Hnatiuk [owendyh@shaw.ca]  
**Sent:** Saturday, August 23, 2014 10:30 AM  
**To:** Albrecht, Linda  
**Subject:** FW: letter of support

To whom it may concern:

I want to share my past experience with the operators of the Spy Hill Bottle Depot, a company involved with the proposed Bottle Depot at Walden Boulevard & 194th Avenue, via the following email that I have sent them.

Regards  
Wendy Hnatiuk

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Kevin "Stu" Krawchuk  
Steward Consulting Limited  
403.988.3499 (cell)  
Spy Hill Bottle Depot (403.294.9141)

Hi Kevin

I want to compliment you and your staff on the service that you have provided for me and my hockey teams over the past couple of years. Your Spy Hill Bottle depot has become my main recycle spot since I began fundraising with your group.

You and your staff have made my fundraising work easy and organized. As a hockey team manager for the past 4 years I have found working with your group to be the most efficient. You and your staff always provide an honest, quick return allowing our team to invest the fundraising dollars at the beginning of the season. As you know, many purchases at the beginning of the season are essential such as additional ice and tournament entry fees.

You have always provided helpful advice and I love the fact that we do not have to sort and count the collection knowing that you and your staff will give us a true count. I have always felt that you truly support the children's association and deem them as priority.

Due to the pleasant, trustworthy experience that I have had with fundraising, I have now made your Spy Hill location my own personal choice for recycling despite the fact that I have another depot closer to my home. Your facility is clean and your staff are consistent and thus I do not mind going a little further to receive this service.

Please share this email of thanks to your staff.

Wendy Hnatiuk

RECEIVED  
2014 AUG 25 A 7:34  
THE CITY OF CALGARY  
CITY CLERK'S

Tsuu Tina Bottle Depot (403.238.1334)



**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 69

**From:** Mark Howells [mr.howells@gmail.com]  
**Sent:** Monday, August 25, 2014 9:40 PM  
**To:** Albrecht, Linda  
**Subject:** Bottle Depot - Walden

I am not at all in favour of a Bottle Depot on the corner of Walden Drive SE and Walden Blvd SE. In fact, very few are. Do the right thing and cease plans to allow a bottle depot on this site.

Thank you

Mark Howells  
172 Walden Sq SE

RECEIVED  
2014 AUG 26 A 7:37  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 70

**From:** danhoyme@hotmail.com  
**Sent:** Sunday, August 24, 2014 3:53 PM  
**To:** Albrecht, Linda  
**Subject:** Walden Drive SE and Walden Blvd SE from IB to DC

My address is 162 Walden Crescent SE

The residents of our home are against the rezoning at Walden Drive SE and Walden Blvd SE from IB to DC.  
We don't want a bottle depot in our area.

Dan Hoyme  
4032637068

RECEIVED  
2014 AUG 25 A 7:37  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 71

**From:** chrysta\_18 [chrysta\_18@hotmail.com]  
**Sent:** Thursday, August 14, 2014 8:59 AM  
**To:** Albrecht, Linda  
**Subject:** Bottle depot-walden

I am writing in about the proposed bottle depot in Walden. I am a resident in Chaparral, basically across the street from the proposed location.

This is not where a bottle depot belongs. Please keep them in industrial areas. We do not need one this close to our community.

Thank you,

Chrysta Huntley  
486 chaparral ravine view se  
Calgary, AB

Sent from Samsung Mobile

RECEIVED  
2014 AUG 14 A 9:06  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 72

**From:** Tasawar Hussain [tasawar@live.ca]  
**Sent:** Thursday, August 28, 2014 6:31 AM  
**To:** Albrecht, Linda  
**Subject:** Disagree with Proposed land use change file, being LOC 2014-0051

The City of Calgary  
City Clerk Office  
P.O. Box 2100, Stn. M  
Calgary, Alberta, Canada T2P 2M5

August 28, 2014

Dear Mayor Nenshi and members of City Council:

My name is Tasawar Hussain and I reside in the community of Walden for past 4 plus years. I am writing this email to express my concerns regarding the proposed land use change file, being LOC 2014-0051.

The proposed use for the bottle depot does not fit in the core of two residential communities, being Chaparral and Walden. The proposed use will lead to conflicting land uses within an area largely earmarked for uses that complement low density residential uses, will also generate increase traffic in general and associated commercial traffic

In closing, Council should note that the proposed use within the DC bylaw is not appropriate for the location, Walden was developed on its natural setup and building a commercial facility such as this will total disturb that and created associated problems. The developer has not provided a single example of an existing bottle depot located so deeply within the heart of a residential community across the city.

I respectfully ask you to consider the validity of my objections, and refuse the approval of LOC2014-0051.

Kind regards,

Tasawar Hussain  
156 Walden Gate SE  
Calgary, Alberta

RECEIVED  
2014 AUG 28 A 8:05  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 73

**From:** Nina Huva [nhuva@shaw.ca]  
**Sent:** Wednesday, August 27, 2014 1:38 PM  
**To:** Albrecht, Linda  
**Subject:** Walden Re-zoning - Bottle Depot

RECEIVED

2014 AUG 27 P 1:40

THE CITY OF CALGARY  
CITY CLERK'S

Hello,

I am a long standing home owner in Lake Chaparral. I have some major concerns with having a bottle depot in the community that borders my own. I fully support recycling everything possible and do as much as I can, but this is another matter.

The negative effects in my community is not something I want, here are just a few of the concerns that I have:

increase of traffic coming and going

increase of transients who use the depot to recycle what they collect influx of transients who try to collect inside the neighboring communities the loud sounds of the depot, the sliding doors on these buildings are constantly opening and closing and does not contain the noise

the smell of a bottle depot can and will vent out of the building which will in turn attract insects, birds and rodents the location is already an intersection of concern for this community as it is too busy and has had multiple accidents

the negative impact on home values

I collect and recycle on a regular basis, I then take them to one of the many depots that we have in this quadrant of the city. I personally have never had an issue trying to get into these businesses in a timely fashion. Therefore I do not believe that another one is needed at this time. Bottle depots belong in a more industrial or commercial area, not beside residential roads.

I for one will never approve of this location and will never give them my business if they do receive their approval for their application to build. I know that others in the community of Chaparral, Walden and Legacy also feel this way. We will oppose the business before and even after it is it built. The business owners would not be benefiting themselves by moving into a location where they are so openly opposed against.

I sincerely hope that the city planning commission gives this proposal some more consideration! I can guarantee that none of them would want one across the street from them!

Thank you,

A very concerned citizen of Chaparral

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 74

**From:** Inglis, Jonathan [Jonathan.Inglis@stantec.com]  
**Sent:** Wednesday, August 27, 2014 8:17 AM  
**To:** Albrecht, Linda  
**Subject:** Walden Bottle Depot

To Whom It May Concern,

I am opposed to the idea of having a bottle depot in the community of Walden. This and any bottle depot will bring "unwelcomed characters" to a quiet community.

Please take this email as a vote against this idea.

Thank you.

Consultant, Community Development  
Phone: (403) 569-5378  
Cell: (403) 966-3174  
Jonathan.Inglis@stantec.com

**RECEIVED**

**AUG 27 2014**

**THE CITY OF CALGARY  
CITY CLERK'S OFFICE**

 Stantec

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**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 75

**From:** Katerina and Caleb Irvine [katirvine@gmail.com]  
**Sent:** Wednesday, August 27, 2014 12:48 PM  
**To:** Albrecht, Linda  
**Subject:** Bottle Depot in Walden

To Whom it may concern,

I am very opposed to the rezoning application in my community of Walden to include a bottle depot. This is way too close to my home. My back yard will back onto the noise, the smell and the increased traffic that will undoubtedly happen should the bottle depot be built. There is already accidents that occur at that corner on a weekly basis. This is a beautiful quiet community. I have never seen a bottle depot built so close to residential homes before and this is not the place for it. WE already have rodents in our backyards and that will only increase with the bottle depot. I want to feel safe allowing my children to play in our back yard without worrying about more people wandering around my home looking for empty bottles as we have already experienced. That would increase and then we would need more police presence.

Please hear our concerns as citizens in this city,  
thank-you

Katerina Irvine  
189 Walden Square SE  
Calgary  
403 238-5555

RECEIVED  
2014 AUG 27 P 12:56  
THE CITY OF CALGARY  
CITY CLERK'S



Albrecht, Linda

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CPC2014-103  
ATTACHMENT 2  
LETTER 76

**From:** Jamie Jacobson [cjjacobson20@gmail.com]  
**Sent:** Wednesday, August 27, 2014 9:23 PM  
**To:** Albrecht, Linda  
**Subject:** Proposed Land Use LOC2014-0051

Proposed Land Use amendment LOC2014-0051

In regards to the proposed Beverage Drop Off Centre on the corner of Chaparral Blvd and 194th, we strongly oppose it in this area.

We live on Chapman Close with three small children and with the added traffic, rodents and smell it would be highly unpleasant. This intersection is already too busy and has been the location of multiple accidents.

This community is designed for families and on any given day there are people out walking, running, biking, and enjoying the pathways, which is why we feel this is an inappropriate business for our community, not to mention the questionable patrons these establishments tend to attract.

We truly hope you reconsider.

Thank you,

Jamie Jacobson

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2014 AUG 28 A 7:43  
THE CITY OF CALGARY  
CITY CLERK'S

**From:** Jakul, Jennifer [jjakul@tervita.com]  
**Sent:** Tuesday, August 26, 2014 9:47 AM  
**To:** Albrecht, Linda  
**Subject:** Walden Land Use Amendment: I-B to DC (based on I-B)

To Whom it May Concern,

I am writing this letter for your consideration not approved the rezoning application for Walden Blvd, in order to accommodate a bottle depot.

When I decided to build in Walden in 2012 it was because it was one of the first Urban Living communities in Calgary. The tranquil parks and open spaces, pathways that have preserved trees and the traffic calming deceives that promote walking and biking. I use the paths every day, specifically near the proposed area. Right now it is a quiet street with a path around the pond. I am concerned for my safety with the increased traffic that would be brought to this community as well as unwanted odor and noise.

As I take a look at the proposal submitted by B&A Planning Group and Pacific Investments and Development Ltd the background says it all. This was originally planned in the community of Chapparral a mere block away from the proposed location. City Council refused this back in 2008. This area currently has a car wash, storage facility & commercial building. If that was not a good enough location, what makes you think that moving it into a neighbourhood is?

Please consider the people of Walden when making your decision. Bottle Depots should be in industrial areas not neighbourhood communities.

And to Mr. Demong, I expect you to be the loudest voice in this decision as it is clear neither Walden or Chapparral are in favor.

Regards,

**Jenn Jakul**  
HR Sustainment Analyst

**Tervita Corporation**  
500, 140 10th Avenue S.E., Calgary, AB Canada T2G 0R1  
[www.tervita.com](http://www.tervita.com)



**EARTH MATTERS** – Please think before you print

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Tervita-03-14-2012

**Smith, Theresa L.**

CPC2014-103  
ATTACHMENT 2  
LETTER 78

**From:** rahul jani [janirahul@yahoo.com]  
**Sent:** Thursday, August 14, 2014 4:25 PM  
**To:** Albrecht, Linda  
**Subject:** Official Comment on Proposed land use amendment LOC2014-0051

Dear Sir / Madam,

I am writing you to express our serious concerns on approval to build the Bottle Depot in Walden adjacent to BFI Landfill site.


We just took a possession last month of our new home in Walden. We will be directly impacted by the construction and operation of the bottle depot, as our home is facing directly to the location of the proposed bottle depot. I would kindly appeal to reject the rezoning of the land from I-B to D-C based on following concerns:

1. We are a young family with two very young kids (eight years and arriving new born). I understand that bottle depot operations generate lot of noise and operations often get carried out at evening and night times. Our peaceful life of young family will be ruined if we allow building of the bottle depot so close to our home.
2. The heavy equipment usage for bottle handling will pose a huge safety concerns to community kids. Community allows kids to play carefree. We will highly be afraid to send our kids out if the bottle depot is built. None of the parents would like to send out their kids if they see heavy equipment hauling in the community. The bottle depot construction will deprive our children of their childhood
3. We bought the house only because we understood that the business complex will be built on the disputed land. We were told that only commercial businesses will be built on that land. If we were aware of the bottle depot construction, we would not have even thought of building the house at such location. We have made a huge investment in our house. The bottle depot construction will significantly lower the market value of our home and will reduce our ability to re-sale the house quickly due to bottle depot.

I am planning to encourage my neighbours to write the comments to you as well. I would highly appreciate if you could consider my comments and re-consider rezoning of the dispute land.

Thanks

Rahul Jani  
141 Walden Road SE  
Calgary T2X 0T8

403-828-5427 

THE CITY OF CALGARY  
CITY CLERK'S

2014 AUG 15 A 7:57

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# Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

August 26, 2014

City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta, Canada  
T2P 2M5  
e-mail: [mailto:cityclerk@calgary.ca](mailto:mailto:cityclerk@calgary.ca)

RECEIVED  
2014 AUG 28 A 9:55  
THE CITY OF CALGARY  
CITY CLERK'S

RE: Application for Land Use Amendment to accommodate a Beverage Container Drop-Off Depot, etc.

FILE: LOC2014-0051

Mayor Nenshi and Calgary City Councillors:

I am the President of the Chaparral Community Association ("CCA"). I provide this response on behalf of the Board of the CCA. This response supplements our initial response dated April 29, 2014 (the "Initial CCA Response").

You had previously requested comment on the proposed amendment to the land use for the parcel located at Southeast of the intersection of 194<sup>th</sup> Avenue SE and Walden Boulevard SE (the "site"). As noted in the Initial CCA Response, the CCA took no position with respect to the amendment as it relates to a veterinary clinic or a dry cleaner. With respect to the specific request for use of the site as a Beverage Container Drop-Off Depot ("Bottle Depot") the CCA and the surrounding communities of Walden and Chaparral had not yet had the opportunity to be informed of the details of the application. In the absence of such public consultation and time to consider the merits of the application, the CCA opposed the application.

Since that time, the applicant Pacific Investments and Development Ltd. ("Pacific") has held two open houses, one at the Lake Chaparral Lake House and one at the proposed site. Pacific has also met with the CCA executive to discuss the issues surrounding the application. The CCA is satisfied that Pacific has provided the opportunity for community members to learn of the proposed application.

As noted above, the CCA advised Pacific of the primary concerns with the application, as expressed to the CCA by the community. These include the following concerns

- a. Traffic concerns;
- b. Smell and noise concerns;
- c. Litter concerns;
- d. Appearance concerns;
- e. Concerns respecting transient recycling collectors; and
- f. General concern regarding bottle depots in the vicinity of residential streets, including concerns about property value, increased crime and general suitability to the location.

At the Open House dated June 26, 2014, Pacific provided the list of issues and information respecting their efforts to mitigate these concerns. To the extent such issues are within Pacific's control to correct, the CCA is satisfied they have done so. Specifically, the aesthetics of the location; the location and HVAC system to be used for odours; and Pacific's commitment as part of the application to keep the site litter free and clear of outside shopping carts are all matters that the CCA believes have been addressed satisfactorily.



# Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

Furthermore, the CCA understands that, while many residents will never support the development of a Bottle Depot, the concern in itself does not provide reason to prevent the development of a Bottle Depot.

However, notwithstanding Pacific's efforts, there remain certain issues which, given the nature of Bottle Depots, Pacific cannot effectively mitigate as they are primarily off-site issues, and which continue to contribute to the CCA's concerns regarding a Bottle Depot at the proposed site. Specifically, the CCA remains concerned with the following issues:

## A. Traffic concerns

Walden Boulevard is a busy Arterial Local Street that extends from Chaparral Boulevard, via Stoney Trail, to 210<sup>th</sup> Avenue and Macleod Trail. There is already concern that this street will experience the kind of traffic pressure Sun Valley Boulevard to our North has experienced by becoming a 'back' route to connect from Macleod Trail to Stoney Trail. The street intersects right through the centre of the densely populated residential areas of Chaparral, population 12,400, and Walden, Legacy and the upcoming 'Dawes' development, estimated population 35,000 (East Macleod Area Structure Plan, Map 2) and is adjacent to residential dwellings along the route. Traffic pressure is already an ongoing concern for the CCA with regular reports of speeding, heavy truck traffic and pedestrian safety as issues we work with Councillor Peter Demong and the Calgary Police Service on.

Pacific has provided the CCA with a copy of the Traffic Analysis respecting the site dated July 22, 2014 provided to them by Bunt & Associates. We have had time to consider the information that was provided and there are aspects of the report that cause great concern to the CCA. Specifically, the analysis looked at the weekend usage at two bottle depots, the Calgary Bottle Exchange and the Trail Bottle Exchange (the "Horton Bottle Depots"), that are located within a kilometer of each other on the same road. From a location perspective, they are virtually indistinguishable, which may indicate that a Bottle Depot not located so close to another one may experience traffic volumes equivalent to the combined trip rates of the Horton Bottle Depots, or approximately 20-25 trips/1,000 ft<sup>2</sup>. Such a rate is well beyond the trip rate generally available for uses in I-B zoning, as indicated in the Traffic Analysis.

The CCA notes that while the individual weekend trip rates for the Horton Bottle Depots are relatively consistent with the study rates provided by the City of Calgary (Appendix B to the Traffic Analysis); the land use study that was utilized for such rates was done twenty-five years ago, in 1989. Given the massive increase in recycling since that time (provincially, a 57% increase in volume returns between 2003-2013 alone, based on BCMB Annual Report), a study in 2014 would likely result in increased trip rates for Bottle Depots.

Additionally, the Traffic Analysis indicates that standard weekday (M-F) trips generated by the I-B permitted uses for this site permits a total of 80 A.M. peak hour visits and 205 P.M. peak hour visits (Table 2). The analysis determined that, at a maximum, approximately 144 A.M. peak hour trips and 172 P.M. trips would be generated under the proposed zoning (Table 5). The weekday A.M. peak hour visits are already noted as high and if the combined trip rates for both "Horton Bottle Depots" are taken into account the count could reach 171 A.M. peak hour visits and 197 P.M. peak hour visits, well above the permit for A.M. peak trips.

Given the site's location within several densely populated residential neighborhoods, the BFI Landfill site, which is anticipated to become a recreation-use area by 2017; to Blue Devil Golf Course; to Fish Creek Provincial Park; and to the intersection of 194<sup>th</sup> Avenue SE and Walden Blvd., an intersection that is already a major concern for local residents given its location and set-up, the CCA does not believe that the site can sustain traffic levels likely to occur in the area.



# Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

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## B. Transient Usage – “Picking”

Another major concern for residents of Chaparral and Walden is the increase in residential “picking” that is likely to occur with a Bottle Depot at the site. There is nothing that can be done by Pacific to address this larger social issue, but it remains an issue residents would strongly prefer to avoid.

While Pacific has advised of steps it will take to reduce “picking”, including having its own carts and regular clean-up of the site, the existing make-up of the surrounding neighborhood suggests an obvious route for anyone interested in “picking”. With Save-On Foods and Shoppers Drug Mart (both of which have shopping carts readily available) located a kilometer west of the site, and with Calgary Transit adjacent to their location at the Gates of Walden, residents are concerned that “pickers” would obtain a cart from one of those locations, then “pick” through the residential streets, ending at the proposed Bottle Depot. Residents understandably wish to avoid that possibility as much as possible.

## Land Use Bylaw 1P2007 New Provisions for Beverage Container Drop-Off Depot

Currently there are seven (C-COR3, C-R2, C-R3, I-G, I-C, I-R and S-URP) land use districts that allow for Bottle Depots. In an effort to increase the number of land use districts that allow for Bottle Depots; Council directed Administration on January 4, 2013 to work with representatives from the Beverage Container Management Board (BCMB) to bring forward recommendations to Council on potential amendments to the Land Use Bylaw. As per the recommendations included in the PUD2014-0333, as approved by Council on May 26th 2014, Bottle Depots are not considered to be an appropriate use in I-B land use districts.

Furthermore, there are two locations within the area (East Macleod Area Structure Plan) that are correctly zoned for a potential Bottle Depot. These locations are much better suited in terms of location and access, particularly for the users that will visit a bottle depot from outside our region. The South Macleod Centre planned for the corner of 210th Avenue and Macleod Trail is zoned C-R3 and the retail centre of The Gates of Walden at 194th Avenue and Macleod Trail is zoned C-C2, a new recommended land use zone for a bottle depot.

## Summary

The CCA appreciates the efforts made by Pacific to both reach out to the community and to address specific issues regarding Bottle Depots that are within their control. However, the CCA remains concerned that two of the largest issues respecting Bottle Depots, traffic and “picking”, cannot be mitigated to a sufficient degree to allow a Bottle Depot at the site. That said, given the City’s current efforts to revise the Land Use By-Law respecting Bottle Depots, the CCA respectfully asks that the recommendations contained in the PUD2014-0333 in regards to not permitting Bottle Depots on I-B land use districts is applied to this application.

If you have any questions or concerns, please feel free to contact me at your convenience.

Regards,

Lynette Javaheri  
CCA President  
[president@chaparralcommunity.com](mailto:president@chaparralcommunity.com)

CC: Cory Exner, Planning Director, CCA



**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 80

**From:** Sagar Kadam [sagar.kadam.eng@gmail.com]  
**Sent:** Monday, August 25, 2014 9:49 AM  
**To:** Albrecht, Linda; Walden community  
**Subject:** Land Use Amendment corner of Walden drive SE & Walden blvd SE [bottle depot] opposition

RECEIVED

2014 AUG 25 A 10: 02

Hello councillors of Calgary

THE CITY OF CALGARY  
CITY CLERK'S

I am writing this email to resister my opposition to this proposed land rezoning and bring to your attention my concerns.

Impacts of proposed land re-zoning on residents living in community of Walden.

Walden is a small residential community and throughout a development phase it was advertised by developer that it will have ample amount of Tranquil parks and open spaces, green spaces, playgrounds, ribbon pathway framed by stands of preserved trees & Traffic-calming devices that promote walking and biking.

[<http://www.genstar.com/calgary/walden>]

The storm water pond next to a proposed site is a place where residents come to relax, walk, exercise and experience natural habitat like birds trees etc. This pond site is favourite place for young generation also. I have witnessed almost everyday residents bringing their kids here and kids exploring nature. I have seen group of young kids riding bikes around this pond. Walden need some more natural spots similar to this pond.

For healthy development of young generation of this community we need to make efforts to preserve such sites and should not plan any mini industrial set-up in a vicinity of such natural sites.

Proposed land amendment / rezoning has potential to ruin the natural habitat at storm water pond site, will have direct impact on this site and disturb this natural habitat.

Also Walden do not need any such development increasing traffic in this area and leading to increased noise & air pollution.

I am against of any encroachment of mini-industrial set-up in residential community of Walden and Chaparral.

I also heard of a Church getting build just next to proposed site. I am sure no one will like a bottle depot or any mini industrial set-up next to a prayer place like Church.

Last but not least like many other residents of Calgary we have paid premium price for our houses being helpless about uncontrolled hike in house prices. I myself after living in rental places for 10 years decided to put my all lifetime savings in this house; the proposed land rezoning will have direct impact on my house price and my only investment [all my savings blocked in house down payment] has a risk of diminishing. This makes me nervous like my fellow community residents.

I appeal Peter Demong & my other City Counsellors to reject proposed rezoning of this land to curtail future possibilities of ruining the storm water pond site, natural habitat, ribbon pathways & serenity of the community.

Thanks  
Sagar Kadam

273 Walden Square SE, Calgary, T2X0T8  
Cell 587-717-8383



**From:** Kadam, Sagar [sagar.kadam@amec.com]  
**Sent:** Thursday, August 28, 2014 8:55 AM  
**To:** Albrecht, Linda  
**Subject:** Walden bottle depot: Land rezoning opposition

Dear Councillors

I am writing this email to register my opposition to the proposed land rezoning from I-B to D-C & some more concerns which are worrying me.

- 1] Proposed land rezoning from I-B to D-C is against the common interests of residents of community of Walden
- 2] Proposed land rezoning from I-B to D-C will benefit only Land owner
- 3] Land owner has ample opportunities to start various businesses with Existing Land use designation I-B
- 4] The businesses listed under D-C land use designation will have adverse impact on traffic, air-sound pollution, safety etc & not at all promote peaceful dwelling & healthy upbringing of families in this community
- 5] Similar proposal at another site just few hundred meters from this new proposed site was rejected by a city council few years ago.
- 6] Walden is comparatively small community to support this facility meant for very large population
- 7] This land rezoning is proposed just after the completion of phases on east side of Walden. Home buyers when bought these houses were kept in dark by all the builders. They told that there will be some facility like YMCA or park. This is cheating.
- 8] Proposed land rezoning will lower the property prices in this area which is unfair with hard working families

We residents request the city council to reject this proposal which is against the common interests of residents of community of Walden.

Thank you.

Regards  
Sagar Kadam  
587-717-8383  
403-648-7035

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2014 AUG 28 A 8:55  
THE CITY OF CALGARY  
CITY CLERK'S

**From:** Santosh Kanel [santosh.kanel@gmail.com]  
**Sent:** Wednesday, August 27, 2014 10:25 PM  
**To:** Albrecht, Linda  
**Subject:** Not in favour of the proposed Walden Depot

Dear Sir/Madam,

I am writing in connection to the proposed bottle depot in Walden. I would like to protest the idea of building one especially in my community, Walden. The reason being is simply because this plan strongly opposes the reason why I have bought my house in the first place.

I have purchased my new home in Walden with a clear vision that this neighbourhood would one day be one of Calgary's most prestigious communities (which, in my opinion, is clearly happening). My vision of this community is one that would resemble a classy, clean and quiet residential neighbourhood where people are socializing and children are free to play outside without any worries. I would like to see good private/public schools and churches being built in my community instead of industrial businesses such as the proposed bottle depot and landfills. Instead of making Walden a better community, the latter businesses oppose the idea of a clean and quiet neighbourhood. The bottle depot rather promotes noise, pollution, and gives the community an industrial look.

For these reasons, I strongly protest this proposition. Should this idea go through and the bottle depot is built in Walden, I would not remain a resident of the community.

Thank you for your understanding.

Santosh Kanel  
Piping Stress Engineer, EIT  
AMEC Oil and Gas Canada

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2014 AUG 28 A 1:49  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 83

**From:** Abdulrahman M Kassim [akassim99@hotmail.com]  
**Sent:** Wednesday, August 27, 2014 9:08 PM  
**To:** Albrecht, Linda  
**Subject:** Walden bottle depot - land rezoning opposition

Dear Sir or Madame:

We are opposed to bottle depot in the Walden community as we believe the land can be put to better use such as office buildings or more retail space. We are already close to a bottle depot on bannister road and having one in Walden makes no sense as it is a family community.

Thank you for your time.

Regards,  
Abdulrahman  
Sent from my iPhone

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2014 AUG 28 A 7:40  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 84

**From:** Kimberly Kettner [kimberlykettner@gmail.com]  
**Sent:** Wednesday, August 20, 2014 12:12 PM  
**To:** Albrecht, Linda  
**Subject:** proposed land use amendment LOC2014-0051

I am a resident of Lake Chaparral, and I DO NOT APPROVE of the proposed land use amendment as noted above to allow a proposed Bottle Depot at Walden Boulevard and 194th Avenue.

Please vote against this proposed amendment.

--  
Kimberly Kettner  
Chapala Landing SE  
T2X 3P8

**RECEIVED**

**AUG 20 2014**

**THE CITY OF CALGARY  
CITY CLERK'S OFFICE**

Dear Mr. Beck and Mr. Demong,

I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District. My name is Karina Khomich,

From January I have been building my new home and going to be a future resident in Walden living in 80 Walden Green. When we start build a house, nobody tell us nothing about a bottle depot, our house located in place, what from my windows I can see the future bottle depot, we knew just about charch and green space!!! If we known, I would have never bought a house there! I We liked this family community, and bottle depot is not very nice place, this so many reasons!!!! Thanks!.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When buying my house in Walden, I had paid high attention to the structures surrounding the community. I was assured that there will be a green space or a park built to make use of the free space, especially my house has a walk out basement to this particular area, and I am highly disappointed that the re-zone is occurring when most of the lots in Walden are sold.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their wellbeing, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have NO interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Karina Khomich  
80 Walden Green SE  
Calgary, AB  
Phone: (403) 966-2331

RECEIVED  
2014 JUN 28 A 7:52  
THE CITY OF CALGARY  
CITY CLERK'S

Dear Mr. Beck and Mr. Demong,

I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District. My name is Siarhei Khomich,

From January I have been building my new home and going to be a future resident in Walden living in 80 Walden Green. I just want to say short because of my English! When we start build a house , nobody tell us nothing about a bottle depot, our house located in place ,what from my windows I can see the future bottle depot, we knew just about charch and green space!!! If we known , I would have never bought a house there! I We liked this family community, and bottle depot is not very nice place, this so many reasons!!!! Thanks!.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When buying my house in Walden, I had paid high attention to the structures surrounding the community. I was assured that there will be a green space or a park built to make use of the free space, especially my house hasa walk out basement to this particular area, and I am highly disappointed that the re-zone is occurring when most of the lots in Walden are sold.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their wellbeing, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have NO interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Sincerely,  
Siarhei Khomich  
80 Walden Green SE  
Calgary, AB

RECEIVED  
2014 AUG 28 A 8:11  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 87

**From:** Lauren Klukas [laurenklukas@gmail.com]  
**Sent:** Thursday, August 28, 2014 9:48 AM  
**To:** Albrecht, Linda  
**Subject:** Walden rezoning

Our family is against the rezoning in Walden for a future bottle depot. We would love to use the facility in a location that is already considered industrial. Thank you for your consideration.

Sent from my iPhone

RECEIVED  
2014 AUG 28 A 9:48  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 88

**From:** Christopher Koch [christopherkoch@yahoo.com]  
**Sent:** Thursday, August 21, 2014 7:52 PM  
**To:** Albrecht, Linda  
**Subject:** LOC2014-0051 - Walden Rezoning  
**Attachments:** image.jpeg; ATT00001.txt

Hello,

As a resident of Walden, I am wishing to provide comment on the proposed application to re-zone land in the community to accommodate a bottle depot.

I am absolutely against the notion of having a bottle depot located near one of the key entrances to Walden. This vibrant, young community has had to endure the smells, noises, truck traffic, birds and sanitary hazards of the former BFI landfill, which finally closed - an extension vehemently opposed by the citizens of Walden. The community received absolutely no benefit from their extension, which is extremely disappointing given the location of the community to the landfill. The entire debacle lessened my faith in the voice of the citizen and overall citizen-engagement.

After finally enjoying a more peaceful, quiet and clean community, we are (yet again) being forced a facility that will bring more noise, trucks, garbage, birds and unsanitary hazards to the community. I have yet to see a 'clean' bottle depot. The last one I visited, I had to report to Alberta Health Services for a lack of water to wash hands.

I also do not know of any other community, which has a bottle depot at its entrance, let alone so close to houses. This is a community, with hundreds of young families. As this community grows, having a bottle depot subjects it to increased challenges of 'bottle-picking' and potential crime. I believe bottle depots should be located in more industrial areas - as many people would agree. Nearly all individuals who would use this facility would be driving to it. Therefore, the argument of having a 'complete and sustainable community' within walking distance is moot.

I am not against dry-cleaning and the veterinary office. But, I am against any thought of a bottle depot.

I've attached a photo as evidence of bottle-picking in Walden. A bottle depot will just encourage this even more.

Thank you.

Chris

RECEIVED  
2014 AUG 22 A 8:08  
THE CITY OF CALGARY  
CITY CLERK'S



Albrecht, Linda

CPC2014-103  
ATTACHMENT 2  
LETTER 89

From: pravin koshti [pravinchandni@gmail.com]  
Sent: Wednesday, August 27, 2014 9:28 PM  
To: Albrecht, Linda  
Subject: Opposing Rezoning (IB to DC) in Walden Community

RECEIVED

2014 AUG 28 A 7:44

Dear City Clerk/ Planning members of the city council:

THE CITY OF CALGARY  
CITY CLERK'S

My name is Chanda Koshti, and I am a resident in Walden living in 68 Walden View SE. I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When buying my house in Walden, I had paid high attention to the structures surrounding the community. I was assured that there will be a green space or a park built to make use of the free space, and I am highly disappointed that the re-zone is occurring when most of the lots in Walden are sold.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their wellbeing, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have **NO** interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Sincerely,  
Chanda Koshti  
68 Walden View SE  
Calgary, AB-T2X 0T7.  
Resi-403-281-3678.

Smith, Theresa L.

CPC2014-103  
ATTACHMENT 2  
LETTER 90

**From:** pravin koshti [pravin\_koshti@yahoo.com]  
**Sent:** Wednesday, August 13, 2014 9:59 PM  
**To:** Albrecht, Linda  
**Subject:** Opposing Rezoning and Bottle depot in the Walden Community

Dear City Clerk/ Planning members of the city council:

My name is Pravin Koshti, and I am a resident in Walden living in 68 Walden View SE. I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When buying my house in Walden, I had paid high attention to the structures surrounding the community. I was assured that there will be a green space or a park built to make use of the free space, and I am highly disappointed that the re-zone is occurring when most of the lots in Walden are sold.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their wellbeing, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have **NO** interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Sincerely,  
Pravin Koshti  
68 Walden View SE  
Calgary, AB-T2X 0T7.  
Resi-403-281-3678.

THE CITY OF CALGARY  
CITY CLERK'S

2014 AUG 14 A 7:58

RECEIVED

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 91

**From:** Barbara Kroetsch [barbkroetsch@shaw.ca]  
**Sent:** Friday, August 15, 2014 2:54 PM  
**To:** Albrecht, Linda  
**Subject:** Opposing the rezoning application for Bottle depot in Walden

To Whom it may concern:

As a concerned citizen of Chaparral which is the neighboring community to Walden, I wanted to voice my opposition to the rezoning of 19606 Walden Blvd SE to include a bottle depot.

There are many reasons why I don't think there should be a bottle depot in Walden. There will be an increase of traffic coming and going out of the neighborhood as well as a possibility of transients coming to our community who use the depot to recycle what they collect as well as try to collect inside our communities. The bottle depot can be very loud. It is very close to the homes in the community and the sliding doors on the buildings are constantly opening and closing and they do not contain the noise. The smell from the bottle depot can and will vent out of the building which will in turn attract insects, birds and rodents. In addition, this location is already an intersection of concern for this community as it is too busy and has had multiple accidents. Finally there will be a negative impact on home values in our community.

Please take these reasons into consideration and do not allow a bottle depot to be located in Walden.

Sincerely,  
Barbara Kroetsch

RECEIVED  
2014 AUG 15 P 3:17  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 92

**From:** Rajeev Kumar [Rajeev.Kumar@Dal.Ca]  
**Sent:** Wednesday, August 27, 2014 11:08 PM  
**To:** Albrecht, Linda  
**Cc:** Rajeev Kumar  
**Subject:** Re-zoning from I-B to D-C: Walden

Hello

I wanted to register my opposition to the re-zoning of the Walden parcel of land from I-B to D-C for accomodating a bottle depot.

In my opinion - the community would be better served - if the bottle depot is placed in a commercial setting than a residential one.

The increase in traffic and resulting pollution with increased chances of accidents/ more supervision of kids crossing the 194/Chapparal Boulevard doesn't make a case for healthy residential community.

Thank you for the consideration.

Rajeev Kumar  
254 Walden Square SE  
Calgary T2X0T7

RECEIVED  
2014 AUG 28 A 8:04  
THE CITY OF CALGARY  
CITY CLERK'S

Albrecht, Linda

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CPC2014-103  
ATTACHMENT 2  
LETTER 93

From: Pam Lacusta [placusta@icloud.com]  
Sent: Wednesday, August 27, 2014 8:33 PM  
To: Albrecht, Linda  
Subject: Walden bottle depot

I am opposed to a bottle depot being built in the community of walden.  
Pam Lacusta - homeowner in walden

Sent from my iPad

RECEIVED  
2014 AUG 28 A 7:39  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 94

**From:** Helena Lake [helenalake@shaw.ca]  
**Sent:** Thursday, August 21, 2014 4:24 PM  
**To:** Albrecht, Linda  
**Subject:** Bottle depot

I strongly oppose the addition of a bottle depot in the Lake Chaparral subdivision. A depot would increase traffic to the area further creating additional traffic to the area and may create an environment which is not conducive to quiet living. Thank you for the opportunity to voice opinions.

Sent from my iPad

RECEIVED  
2014 AUG 22 A 8:07  
THE CITY OF CALGARY  
CITY CLERK'S

Albrecht, Linda

CPC2014-103  
ATTACHMENT 2  
LETTER 95

From: Jason Landon [landon\_j\_t@hotmail.com]  
Sent: Monday, August 25, 2014 10:20 PM  
To: Albrecht, Linda  
Subject: Walden rezoning & bottle depot

Dear Alderman,

I am against the rezoning and specifically I am against the bottle depot in Walden. I appreciate that The builder promises this depot will be state of the art, but they have no ability to deal with increased traffic or transients ( bottle pickers) in the area. The community of Chaparral has rejected the application by this developer and the depot twice before. The prior issues have not been solved, and simply nestling it on the other side of 194th is not acceptable. The Calgary Herald has featured an article about the Chaparral and Walden communities uniting against the rezoning and the bottle depot. There is a Facebook page, and we are taking this rally against the depot public. We are united against this depot.

All the jobs and recycling needs this depot will satisfy can be satisfied by building it in an industrial area away from our community, and communities in general.

A bottle depot should NOT be built in any community. They belong in industrial areas far from where children play. Families walk and bike, and in a place where it will not disturb the peaceful lifestyles these new communities offer.

Would the city aldermen want a bottle depot increasing traffic in their community? Would they want transients coming into their backyards to bottle pick ( which is currently an issue in midnapore, sundance where the nearest bottle depot is). Vote against the bottle depot and the rezoning. I did not buy to be next to a bottle depot. I don't want it in my backyard. I already sit in traffic trying to get in and out of my community, I don't want an increase of traffic from the customers of the bottle depot. I've watched too many a accidents at both of the intersections on 194th. There are only two exits and entrances in and out of chaparral and walden. It's already congested, I don't want it further increased. A bottle depot will increase the traffic, transients, and noise. We have seen this occur with other depots which were not built in new communities. But rather built it in industrial areas away from homes.

Sincerely

Jason L

Walden Resident against the bottle depot Sent from my iPad

RECEIVED  
2014 AUG 26 A 7:37  
THE CITY OF CALGARY  
CITY CLERK'S

Smith, Theresa L.

**From:** Bride Groom [landonpettigrew@hotmail.com]  
**Sent:** Thursday, August 14, 2014 11:57 AM  
**To:** Albrecht, Linda; Commn. & Community Liaison - Ward 14  
**Subject:** Against Bottle Depot in Walden

RECEIVED  
1 AUG 14  
CITY OF  
CITY CLERK  
CPC2014-103  
ATTACHMENT 2  
LETTER 96  
57

To whom it may concern,

I urge you to vote no against the bottle depot in Walden. The same reasons Chaparral declined it have not disappeared or been solved. Changing location to the opposite side of 194 is not acceptable and does not solve any of the issues at hand.

I live in Walden with my small children. I did not purchase my home in Walden to be next to a high traffic bottle depot and the negative impact it will create in my community.

Walden is named after the novel "walden" by Thoreau. The piece goes along to discuss walking in the woods and the peace that can occur when you are "free" to walk among nature.

If a bottle depot is allowed to build in Walden it brings with it negative issues that are counter intuitive to our aim and life style as a community.

Almost 6 years ago Chaparral fought hard to deny the bottle depot from building on the other side of 194th. The main concern by Chaparral community members was the traffic increase and inability for the community to sustain that increase. There were safety issues, congestion a issues, and noise issues that increased traffic to the bottle depot would bring.

Ontop of the traffic of vehicles, there is also the concern of bottle pickers and transients into communities near depots. As a business resident in Midnapore, I an first hand tell you that I have witnesses an increase in the number of transients that go into Midnapore and bottle pick (often out of peoples fenced backyards). The lrt expansion further south and existing proximity to the lrt increases the number of bottle pickers and transients in Chaparral and Walden. A bottle depot in our community will draw more transients and bottle pickers as there will be easy access and a shorter distance for them to cash in on what they've collected.

I have had to chase 3 bottle pickers out of my backyard while my children were playing there. I know that our peaceful community will not be a place to walk or even for children to play in their own backyards without transients hanging about. I have seen it in Midnapore.

When I purchased I was told the BFI landfill would be closed by that September (2011). It was not. The traffic from just out growing neighborhood was difficult, and that didn't include the traffic from the trucks dropping off at BFI. Traffic getting in and out of our community is already difficult and congested. I do not want a bottle depot as the customers driving to drop their bottles off will merely increase the number of accidents, traffic noise, and congestion that already exists.

I hear the noise of traffic all day going in and out of our community. I watch people pull illegal u turns and speed through our community. As I share the parking lot with the Depot in Midnapore I can tell you first hand that the customers speed through the area, and there are several accidents due to the sheer number of vehicles. Midnapore Bottle depot was not built to equip the number of patrons. I suspect that a bottle depot in Walden may alleviate some of the traffic at Midnapore, but then it just increases it in out community which is also not equipped to handle it. As the neighboring communities grow the problem will just get worse.

The bottle depot needs to be placed either in an industrial park far away from a growing community and green space.

Six years ago the bottle depot was denied on the opposite side of 194th because:

1. Traffic congestion
  2. Noise pollution
  3. Increase in transients
- And several other concerns



I urge you to vote no against the bottle depot in Walden. The same reasons Chaparral declined it have not disappeared or been solved. Changing location to the opposite side of 194 is not acceptable and does not solve any of the issues at hand.

Sincerely,

Kelly Landon  
Sent from my iPhone

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 97

**From:** Patsy LeBlanc [leblancpatsy5@gmail.com]  
**Sent:** Sunday, August 24, 2014 5:00 PM  
**To:** Albrecht, Linda  
**Subject:** Bottle Depot Walden

I definitely disagree with this proposal of building a bottle depot right across from the lovely pond which was built for people in Walden. It should be in a more central location, perhaps Chapparrel or Sundance or even in the shopping district in Shaughnessy or even in back of Save on Foods in Walden. But to take a lovely area and ruin it along with the view by having a bottle depot just does not make sense. I am sincerely opposed and Peter Demong will not get my vote if this happens.

Patricia LeBlanc  
309 Walden Square SE  
Calgary, Alberta

RECEIVED  
2014 AUG 25 A 7:37  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 98

**From:** gerard@iqhomes.ca  
**Sent:** Wednesday, August 27, 2014 12:04 AM  
**To:** Albrecht, Linda  
**Subject:** Proposed Bottle Depot at Walden Boulevard

Please let it be know that I (Gerard Leclerc, Lucille Leclerc and Saleah Leclerc all of voting age) oppose this proposal of Rezoning to allow the suggested Veterinary clinic, Beverage Container Drop-Off Depot Dry cleaning and fabric care plant.

We currently have representation in the Chaparral community that can fill the consumer needs for Dry cleaning and Veterinary services. These businesses have taken the risk and started their businesses or expanded them with the understanding they may not be successful. They are now starting to gain strength financially and continue to be a partner in the community and should have our support to limit the duplication of the same business providers within a 1 km (same community)range.

The services that are being proposed and the changing / rezoning is not required as we currently have more than sufficient representation in this immediate community and 3 surrounding communities.

Gerard Leclerc  
109 Chaparral Court SE  
Calgary AB

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2014 AUG 27 A 7:36  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 99

**From:** James Lee [zeros1005@gmail.com]  
**Sent:** Wednesday, August 27, 2014 9:23 PM  
**To:** Albrecht, Linda  
**Subject:** Regarding Walden community concerns

Hello,

I am a resident living in 137 Walden Rd SE. I am writing this email because of my concerns with the effects a bottle depot would have on our neighborhood. I believe establishing this bottle depot will result in a very hectic area because of the type of customers this business will have, There are many young families in this area therefore I'd like to see our fellow neighbors raising their children in a safe and quiet neighborhood. I would also like to bring the smell of a bottle depot to your attention. I regularly recycle my bottles but I do not mind travelling far to do this because I would not want a bottle depot near my home. Thank you for taking the time to read this, I greatly appreciate it. I hope you took my thoughts into consideration. I hope you will rethink this decision.

Thank you.

James

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2014 AUG 28 A 7:43  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 100

**From:** Nick Lee [nick\_lee@shaw.ca]  
**Sent:** Friday, August 22, 2014 11:22 PM  
**To:** Albrecht, Linda  
**Subject:** Walden Land Zoning for Bottle Depot

To whom it may concern;

I am a home owner in Walden, Calgary. I live right off of 194th ave and Walden Blvd. I oppose a bottle depot going into a proposed land development within my community.

Thank you for your time.

Nick Lee

RECEIVED  
2014 AUG 25 A 7:33  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 101

**From:** Tamar Leis [tamar.leis@mortgagegroup.com]  
**Sent:** Monday, August 18, 2014 8:48 AM  
**To:** Albrecht, Linda  
**Subject:** Walden rezoning

Hi,

I would like to express my concerns over the rezoning in Walden for the bottle depot.

I am very concerned about the traffic that this business will bring to the neighbourhood. I bought a home in this neighborhood to have a quiet, family friendly area to raise my children and I feel that this will completely change that.

The roads in and around the area are secondary roads, and don't appear to be designed to handle the ongoing traffic and large trucks that will have to access this business.

I have also been told that there is a location already zoned to handle this type of business on McLeod and 210 Ave. This is of course a major road that can handle the traffic. Why is this bottle depot not being located there?

Thanks,  
Tamar

Tamar Leis  
Mortgage Broker  
Vice President – Super Brokers  
TMG The Mortgage Group  
403.263.1865  
1.800.604.1864 Ext 1 (P)  
1.866.565.1864 (F)

RECEIVED  
2014 AUG 18 A 8:57  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 102

**From:** John [jlewald@yahoo.com]  
**Sent:** Wednesday, August 20, 2014 6:23 AM  
**To:** Albrecht, Linda  
**Subject:** Bottle depot in walden

I for one do not like the idea of having a depot in our community. Not only is it an eyesore but also may attract undesirables in our neighbourhood Regards John Lewald

Sent from my iPhone

RECEIVED  
2014 AUG 20 A 8:18  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

CPC2014-103  
ATTACHMENT 2  
LETTER 103

**From:** Jake Li [jorbesli@aol.com]  
**Sent:** Monday, August 18, 2014 11:30 AM  
**To:** Albrecht, Linda  
**Subject:** Comments on the proposed land use amendment LOC2014-0051

Dear Sir or Madam,

I am writing to provide the comments on the proposed land use amendment LOC2014-0051, regarding the bottle depot that is being build in the neighborhood of Walden. I have following the updates about this proposal and understand the history of this project. First, I understand this is a great move towards the sustainable community initiative, however, the location of the depot is not appropriate. As Walden is a relatively small community, comparing to others like Chaparral, Legacy, Cranston. The Walden Boulevard, which is next to the proposed location of the depot, is a major community road. The 24/7 depot will bring a noticeable traffic to the neighborhood, at the meantime, the noise of the pick up trucks will definitely be a major concern to the residents. Second, I understand that this proposal was rejected a couple of years ago, for the location of the current car wash, which is only the street next to the current one. Honestly, I would very much approve the depot built in the previous proposed location, as that is not close enough to a community road, However, the current location is even closer to the community road, plus it is the only major road to the Walden community. I do not understand why it was rejected last time, but being proposed again in a much worse place. I think it would be a really bad idea. Third, Walden is the community that does not sound very clean already, due to the garbage hills next to it. as a resident, when we moved in, we could still smell from it. Now, it is being moved but bringing a different one - does not make much sense. Walden, by its name, should sound like a graceful place to live, please take the serious consideration to its residents.

Regards,

Xin Li - Resident of Walden

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2014 AUG 18 P 12:12  
THE CITY OF CALGARY  
CITY CLERK'S



**Smith, Theresa L.**

CPC2014-103  
ATTACHMENT 2  
LETTER 104

**From:** Pippa Lingard [piplingard@hotmail.com]  
**Sent:** Thursday, August 14, 2014 2:41 PM  
**To:** Albrecht, Linda  
**Subject:** Fwd: Bottle Depot - Walden

RECEIVED

2014 AUG 14 P 2:42

THE CITY OF CALGARY  
CITY CLERK'S

----- Forwarded message -----

**From:** Pippa Lingard <piplingard@hotmail.com>  
**Date:** 14 Aug 2014 12:56  
**Subject:** Bottle Depot - Walden  
**To:** cityclark@calgary.ca  
**Cc:**

I am writing in regard to the proposed bottle depot in Walden.

Because of the negative impact it will have on the neighbourhood I am in opposition to one being located here.  
My concerns are increased traffic, littering and smell

Thanks

Philippa Lingard

121 Chaparral Court S.E  
Calgary.  
T2X 3L6

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 104

**From:** liubing [robin.liubing@hotmail.com]  
**Sent:** Tuesday, August 19, 2014 4:49 PM  
**To:** Albrecht, Linda  
**Subject:** opposition to rezoning the space in walden to a bottle depot

Hello, Anybody who concerned,

I am a resident lived in Walden community near 194 Ave. My address is 233 Walden Square SE. There is a beautiful pond located near 194 Ave. Many birds like robins, ducks and magpies are living there. But we are heard the Pacific Investment & Development Ltd is trying to re-zone the space at 194 Ave and Walden Blvd to become a bottle depot, where is just beside the pond. This will really ruin the view and the nature, So we strongly oppose them to do so! If you can stop them, Our family will really appreciate.

reference: LOC2014-0051

Best Regards  
Bing Liu

Cell: (001) 587 718 7725  
Email: [robin.liubing@hotmail.com](mailto:robin.liubing@hotmail.com)

RECEIVED  
2014 AUG 20 A 8:18  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

CPC2014-103  
ATTACHMENT 2  
LETTER 106

**From:** Ayn Loeppky [aynloeppky@hotmail.com]  
**Sent:** Saturday, August 16, 2014 8:42 AM  
**To:** Albrecht, Linda  
**Subject:** Strongly Opposed to Walden Rezoning

Hello,

I am writing to express my strong opposition to the rezoning in Walden to allow for a bottle depot, dry cleaners etc.

I have the same concerns as my neighbours as far as increased traffic, noise, increased bugs, the sound of forklifts beeping as they reverse etc. I also am concerned about the smell, especially since we've only just given up the smell of the landfill.

We recently fought to have the depot stopped behind my home in Chaparral. I do not feel that simply moving across the street is acceptable. Bottle depots *still* do not belong in communities near homes, they belong a good distance from residences.

Honestly, I am tired and angry. I am constantly fighting for my beautiful community and enough is enough. When I built my home, I understood that the landfill was closing in 2007, they received 3 extensions. We had numerous summers not being able to enjoy our back yard because of the nauseating smell. I understood that there was no potential for a bottle depot...I am now fighting that for the 2nd time. ENOUGH! Let our community grow as we were told it would when we invested our life savings in it.

Thank you,  
Ayn Loeppky

RECEIVED  
2014 AUG 18 A 7:46  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 107

**From:** Nicole [nicole.r.long@hotmail.com]  
**Sent:** Wednesday, August 27, 2014 1:11 PM  
**To:** Albrecht, Linda  
**Subject:** Bottle depot

To whom it may concern:

I wasn't 100 % against the bottle depot being built in my community until I was sitting at the light in Shawnessy/Millrise yesterday watching two separate people push baby stroller cart load full of bottles to the depot. I feel very strongly about not having random people walk around our "family" community looking for bottles or pushing bikes/strollers/wagons full of bottles to drop off. I sincerely hope that you would put yourself in the shoes of all of us here: would you want this set up in your back yard?

Sincerely,

Nicole

RECEIVED  
2014 AUG 27 P 1:16  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 108

**From:** j lupa [jaylupa@hotmail.com]  
**Sent:** Friday, August 22, 2014 9:10 AM  
**To:** Albrecht, Linda  
**Subject:** Proposed bottle depot in Chaparral/Walden.

Hello,

Please consider my email in opposition to the proposed bottle depot in Chaparral/Walden.

Here are some of my concerns:

- increase of traffic coming and going
- increase of transients who use the depot to recycle what they collect
- influx of transients who try to collect inside the neighboring communities
- the loud sounds of the depot, the sliding doors on these buildings are constantly opening and closing and does not contain the noise
- the smell of a bottle depot can and will vent out of the building which will in turn attract insects, birds and rodents
- the location is already an intersection of concern for this community as it is too busy and has had multiple accidents
- the negative impact on home values

Please know that this has been rejected in the past and the majority of residents today DO NOT WANT the zone to change and the bottle depot to be built.

Thank you.

Jennifer Percival



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2014 AUG 22 A 9:12  
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**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 109

**From:** Mark MacDonald [Markf.MacDonald@enbridge.com]  
**Sent:** Thursday, August 28, 2014 8:20 AM  
**To:** Albrecht, Linda  
**Subject:** Opposition to bottle depot in Walden

Good morning,

I'm writing to express my opposition to the proposed re-zoning in Walden in order to accommodate a bottle depot. With such a young community, being built on the promise of paths and natural areas, a bottle depot and its operations would not fit into the lifestyle that people paid to live in. Having one so close to the residential areas would be an eyesore and hurt the community as a whole. Please pursue another area with less residents outside of Walden, and allow this very promising community to take shape without the hindrance of a bottle depot.

Thank you,

**Mark MacDonald**  
240 Walden Mews SE, Calgary AB

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**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 110

**From:** Daniel MacGregor [dmacgregor@bapg.ca]  
**Sent:** Thursday, August 28, 2014 8:48 AM  
**To:** Albrecht, Linda  
**Cc:** 'Dennis Doherty (dennis@pacdev.com)' (dennis@pacdev.com) (dennis@pacdev.com); kstu2 (kstu2@telus.net); jeff@pacdev.com; Bela Syal; Paul Boskovich (PBoskovich@genstar.com) (PBoskovich@genstar.com); Beck, Martin; Demong, Peter  
**Subject:** September 8 City Council: Letters of support for Walden bottle depot (LOC2014-0051, Bylaw 94D2014)  
**Attachments:** Letters of support compilation.pdf

Hello,

On behalf of Pacific Investments, please find attached a compilation of the numerous letters we have obtained in support of our proposed bottle depot in Walden. The land use redesignation to allow for the bottle depot use is going to the September 8 Council Public Hearing. These letters include charity groups, Community Associations, Provincial regulators, and local residents of the area.

Please do not hesitate to contact us should you have any questions or comments, or if you require anything further. We look forward to the September 8 City Council Public Hearing.

Thank you,

**Daniel MacGregor**  
Planner



**Brown & Associates Planning Group**

Place 9-6 | Suite 600 | 940 - 6th Avenue SW

Calgary, AB | T2P 3T1

direct: 403.692.4358

main: 403.269.4733

fax: 403.262.4480

email: [dmacgregor@bapg.ca](mailto:dmacgregor@bapg.ca)

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## Walden Bottle Depot: Letters of Support

For September 8 City Council Public Hearing

LOC2014-0051

Bylaw 94D2014

Name	Organization	Date
Nollind van Bryce	Calgary Inter-Faith Food Bank Society	July 28, 2009
Lorraine Rawson	James Short Committee	June 22, 2011
Sharron Nixon	Canadian Diabetes Association	May 5, 2014
Natalie Huck	Chinooks Soccer	May 22, 2014
Kemal Tahir	Chinooks Soccer	July 15, 2014
Michelle Shaw Williams	Discovery Ridge Community Association	July 19, 2014
Wendy Hnatiuk	Hockey team manager	July 21, 2014
Daniel White	Beverage Container Management Board	July 23, 2014
Mari Elliot	Alberta Bottle Depot Association	July 25, 2014
Corinne Moore	Soccer team	July 28, 2014
Dominique Fraser	TeamFund Inc	August 18, 2014
Garth Kowalyk	Calgary Police Service	August 27, 2014
Brad Petrick	Local Chaparral resident	August 27, 2014







## CALGARY INTER-FAITH FOOD BANK SOCIETY

5000 - 11 STREET S.E., CALGARY, ALBERTA T2H 2Y5

PHONE: (403) 253-2059 FAX: (403) 259-4240

July 28, 2009

Spyhill Bottle Depot (1183427 Alberta Ltd.)  
Bay 102, 7715 112 Ave NW  
Calgary, AB T3R 1R8

Dear Supporter:

On behalf of the clients, volunteers and staff of the Calgary Inter-Faith Food Bank Society, please accept our sincere thanks and appreciation for your participation in the RBC Royal Bank: Big or Small Let's Feed Them All Food Bank Drive. To date this activity has raised \$37,108 and has brought in 5,125 pounds of food. A summary of your contribution is listed below.

For thousands of people in Calgary putting food on the table is a struggle. Last year 89,586 Calgarians came to the Food Bank to receive Emergency Food Hampers. 43% were children. Thank you for choosing to address this struggle by supporting the Calgary Food Bank. Your support means we can provide quality, nutritious food to those who need it.

Thanks to your support children in our city will have the opportunity to go to school, play and learn well because they have eaten a proper breakfast. Their parents can go to work with energy and hope, and without the stress of wondering what they will put on the table at dinnertime. All around our city there are individuals and families who will have a better, healthier and more fulfilling day thanks to your donation.

For more information on how your donation is making a difference in the lives of so many Calgarians please visit our website at [www.calgaryfoodbank.com](http://www.calgaryfoodbank.com). You are always welcome to come in for a tour of the Food Bank to see for yourself the wonderful programs you support. Please call for more information or to volunteer.

On behalf of everyone at the Food Bank, especially our clients, thank you!

Sincerely,

  
Nollind van Breyer, CFRE  
Manager of Communications and Resource Development



### Calgary Inter-Faith Food Bank Society

5000-11 Street SE Calgary, AB T2H 2Y5 (403) 253-2059

#### Official Tax Receipt

Charitable Registration Number 130167349 RIR0001

Donation Type	Receipt Number	Donation Date	Tax Receiptable Amount	Non Tax Receiptable Amount	Food Pounds/Type	Receipt Previously Printed or Issued
Funds-Money Order	2009-06817	Jul 13, 2009	\$51.70			
		Totals:	\$51.70			

  
Authorized Signature

cont....

We hope to continue this partnership next year as we change the format to 3 or 4 bottle collection "blitz days" and we would appreciate the depot picking up at the end of these collection days. I will be in contact with Kevin to discuss the best options for pick-up.

On behalf of the James Street Committee and myself..... Thank you for your generous spirit.  
Dear Dennis- Lorraine Rawson June 22, 2011

Thank-you for helping make our 2011 "Bottle Thrive" such a success. We are grateful that Spy Hill Bottle Depot was able to collect our bottles and not charge for the service. As you know, \$494 was collected by the depot and you personally donated an additional \$100. Your staff, Kevin and Darren (? driver) were very professional and made the whole task so much easier. see above ↑



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May 5, 2014

Spy Hill Bottle Depot  
Bay 7-7715 112 Avenue NW  
Calgary, AB T3R 1R8

Enclosed is our Certificate of Appreciation for your commitment to the Bottles for Dallas Program, in association with the Rioux family.

With your support and help we are able to provide Albertans who have diabetes with a myriad of information and resources. Left untreated or poorly managed diabetes can lead to heart disease, stroke, kidney failure and blindness or limb amputation. But with your support, the Canadian Diabetes Association can help thousands of people manage their condition every month. People staffing our education programs, help line and resource centre are available to Canadians coast to coast answering questions, and giving advice.

Children with Type 1 diabetes will continue to learn potentially life-saving skills at Camp Jean Nelson in Bragg Creek, which is held annually. Grants are awarded to diabetes researchers at the Universities of Alberta and Calgary. The Alberta Travelling Diabetes Resource Program will bring diabetes information to over 9,000 people in over 65 Alberta communities

With your help, the Canadian Diabetes Association will move one step closer to achieving our mission to lead the fight against diabetes by helping people with diabetes live healthy lives while we work to find a cure.

Thank you once again, for your continuing support.

Yours truly,

A handwritten signature in cursive script that reads 'Sharron Nixon'.

Sharron Nixon Community Development Coordinator

Southern Alberta Regional Leadership Centre  
204-2323 32 Avenue NE, Calgary, Alberta T2E 6Z3  
T: (403) 266-0620 F: (403) 269-8927  
diabetes.ca

Charitable Number 11883 0744 RR0001

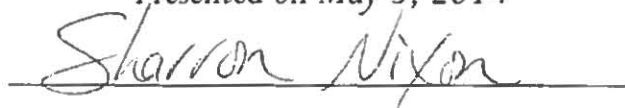
In  
**APPRECIATION**

Presented by The Canadian Diabetes Association  
To

**Spy Hill Bottle Depot**

For supporting diabetes research in partnership with the Rioux Family.  
Thank you for five years of contributions and for your ongoing support.

*Presented on May 5, 2014*



Sharron Nixon  
Development Coordinator - Calgary



CHINOOKS SOCCER

May 22, 2014

Spy Hill Bottle Depot  
Bay 7, 7715 - 112 Avenue N.W  
Calgary AB T3R 1R8

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**Re: Thanks !**

Dear Kevin:

On behalf of all of our parents thanks for all your expertise in helping us make our recent bottle drive a huge success. We raised more money than we thought we ever would and the process was painless. Your staff was excellent and we will use your services again as well as recommend you to all the other of the other teams in our club.

Sincerely,

Natalie Huck  
Chinook United U12G



CHINOOKS SOCCER

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CITY CLERK'S

July 15, 2014

Tsui T'ina Bottle Depot  
3700 Anderson Road SW

Attention: Kevin Krawchuk

**Re: Bottle Drives**

Dear Kevin:

I wanted to personally thank the Tsui T'ina Bottle Depot staff for their professional and speedy service with our bottle drives we have conducted so far in 2014. All of our parents are thoroughly impressed and we look forward to utilizing your services in the fall for more fundraising.

Sincerely,

Kemal Tahir  
Coach – U16 Chinook United

# DISCOVERY RIDGE

---

July 19, 2014

Martin Beck  
Planner  
Land Use Planning and Policy  
City of Calgary  
Calgary, AB  
T3R 1R8

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Dear Mr. Beck:

On behalf of the Discovery Ridge Community Association, I offer a letter of support for of Spy Hill & Tsuu T'ina Bottle Depots. It has been a pleasure working with Mr. Krawchuk and his team over the past year.

As a means of fundraising, our community has a "Bottle Shack" where residents drop their refundable containers. This is a 100% volunteer run initiative and as such it is important that the process is easy and enjoyable for all involved. We have contracted the Spy Hill & Tsuu T'ina Bottle Depots to assist us in this endeavour. The staff have always conducted themselves in a professional and courteous manner. They deliver a clean, well kept trailer to our bottle shack on the dates we request it with the trailer always arriving as committed. Our volunteers load the bottles into the trailer and staff from the Depot pick it up and take it for processing. They demonstrate pride for their organization and respect for our community in that they always ensure the area surrounding where they parked the trailer is tidy and free of debris when they leave.

We have enjoyed working with Kevin Krawchuk and his team. Should you have any questions with regards please do not hesitate to contact me.

Regards,

Michelle Shaw Williams  
Discovery Ridge Community Association – Fundraising Co-Chair  
403-828-0812

cc: Peter Demong

---

**Discovery Ridge Community Association PO Box 75023  
Westhills RPO Calgary, AB T3H 3M1**

## Daniel MacGregor

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**From:** Wendy Hnatiuk <owendyh@shaw.ca>  
**Sent:** July-21-14 1:40 PM  
**To:** Martin.Beck@calgary.ca; peter.demong@calgary.ca  
**Cc:** Daniel MacGregor; Kstu2@telus.net  
**Subject:** FW: letter of support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. Beck and Councillor Demong;

I want to share my past experience with the operators of the Spy Hill Bottle Depot via the following email that I have sent them.

Regards  
Wendy Hnatiuk

---

Kevin "Stu" Krawchuk  
Steward Consulting Limited  
403.988.3499 (cell)  
Spy Hill Bottle Depot (403.294.9141)

Hi Kevin

I want to compliment you and your staff on the service that you have provided for me and my hockey teams over the past couple of years. Your Spy Hill Bottle depot has become my main recycle spot since I began fundraising with your group.

You and your staff have made my fundraising work easy and organized. As a hockey team manager for the past 4 years I have found working with your group to be the most efficient. You and your staff always provide an honest, quick return allowing our team to invest the fundraising dollars at the beginning of the season. As you know, many purchases at the beginning of the season are essential such as additional ice and tournament entry fees.

You have always provided helpful advice and I love the fact that we do not have to sort and count the collection knowing that you and your staff will give us a true count. I have always felt that you truly support the children's association and deem them as priority.

Due to the pleasant, trustworthy experience that I have had with fundraising, I have now made your Spy Hill location my own personal choice for recycling despite the fact that I have another depot closer to my home. Your facility is clean and your staff are consistent and thus I do not mind going a little further to receive this service.

Please share this email of thanks to your staff.



Wendy Hnatiuk

Tsuu T'ina Bottle Depot (403.238.1334)

To whom it may concern,

The Beverage Container Management Board (BCMB) is a delegated government authority under the Ministry of Environment and Sustainable Resource Development and is responsible to regulate the beverage container recycling program which includes depots, manufactures and retailers. As such, the BCMB wants to ensure depot operations are welcomed within the communities they serve and are considered an accessible, quality and valued service to Albertans.

There are 23 existing beverage container recycling facilities currently operating in Calgary – 22 within the city itself and one depot located on the Tsuu T'ina reserve. Based on a population standard of one depot per 40,000 residents, Calgary's current population of 1,195,194 would equate to a total of 29 depots. The 23 depots serving city residents (including one depot located on Tsuu T'ina lands), is a shortfall of six depots. Calgary's current growth rate of roughly 25,000 to 30,000 new residents each year would typically generate an additional demand for an additional depot every two years or less.

The effectiveness of container recycling systems are generally measured by the rate of recovery as a percentage of all containers sold in a jurisdiction. A record 2.26 billion containers were sold in Alberta in 2012. Alberta wide recovery rates were 82.3 % in 2012 and are expected to exceed 83% for 2013. When comparing the City of Calgary recovery rate to the provincial average of 82% for containers, Calgary recovery rates are considerably lower at 69.7%.

The BCMB is responsible for approving and regulating all beverage container depots in the Province. A container depot may not operate without a permit issued by the BCMB. The beverage container industry is continually evolving and improving. These improvements are solidified in policy and by-laws governing all depot facilities and operations in Alberta.

The BCMB has established Administrative Bylaws for Beverage Container Depot Permit Application and Renewals and Depot Operation and Administration. These Bylaws establish proximity and population requirements for new depots, and a wide range of site and facility design and operating requirements.

The BCMB employs compliance officers who conduct ongoing site inspections and compliance reviews are undertaken on all depots, as well as "Mystery Shopper" programs to provide ongoing deposit refund checks. The positive or negative results of depot inspections and evaluations will affect the length of a depot operators upcoming permit renewal. A depot is eligible to receive a one, four or five year permit and operators can face suspensions or cancellation of their permit for consistently poor performance.

As per the BCMB Administrative Bylaw, bottle depot operating permits are issued for a period of 1-5 years based on that depots performance over their previous permit term. It is in a depot operator's best interest to keep a clean and maintained facility as well as operate ethically and in compliance with all Industry regulation, bylaws and policy as well as municipal regulation and bylaws. The BCMB conducts regular depot inspections to ensure these standards are met and works proactively with bottle depots to bring them back into compliance.



While not always significant, site management issues do occur at existing depots. Typically these involve the outside storage of materials, truck parking on adjacent streets, and shopping carts dispersed on the site or on surrounding properties. This tends to occur more often on some of the smaller, older depot facilities that were established prior to the facility requirements. Under BCMB requirements, all depots must have secured indoor storage areas for all beverage containers and all shipping containers. Outdoor storage of materials is not allowed.

Increasing the number of depots in Calgary would provide access to residents in underserved areas of the City; and would ease pressure on highly congested areas, ultimately reducing wait times, increasing customer satisfaction and recycling rates. Increasing the beverage container return rate and reducing beverage containers in landfill is directly linked to providing Albertans with accessibility to depots.

Thank you for your consideration.

Sincerely,



Daniel White  
Director, Operations  
Beverage Container Management Board

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Friday, July 25, 2014

To whom it may concern;

On behalf of the Alberta Bottle Depot Association, I would like to thank Spy Hill Bottle Depot for their commitment to Alberta Cans For Kids. Spy Hill Bottle Depot and their customers have shown dedication to their community, the City of Calgary, and to children throughout Alberta by donating over \$14,000 to the Alberta Children's Hospital Foundation through Alberta Cans For Kids. That's approximately 100,000 beverage containers!

Since the inauguration of Alberta Cans For Kids, Albertans have raised over \$500,000 for Alberta Children's Hospital Foundation, Stollery Children's Hospital Foundation, and our newest partner, Ronald McDonald House®. By donating their empty beverage containers at a local bottle depot, fellow Albertans do a simple act that promotes community and contributes to the lives of children and their families.

Spy Hill Bottle Depot has consistently encouraged its customers to donate their empty beverage containers to the Alberta Children's Hospital Foundation since November 2011. This level of dedication shows allegiance to their local community, engagement with customers and a devotion to the excellent work done by the Alberta Children's Hospital Foundation. Keep up the good work Spy Hill Bottle Depot! Thank you for your continued contributions.

Sincerely,

Mari Elliot  
Alberta Bottle Depot Association  
#202, 17850-105 Ave NW  
Edmonton, AB T5S 2H5  
T: 780.454.0400  
F: 780.454.0464  
<http://www.albertadepot.ca/>  
<http://albertacansforkids.org/>

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Alberta Bottle Depot Association  
#202, 17850-105 Avenue  
Edmonton, AB T5S 2H5  
T: 780-454-0400 F: 780-454-0464

## Daniel MacGregor

---

**From:** Corinne Moore <cormor2025@hotmail.com>  
**Sent:** July-28-14 9:15 AM  
**To:** Ward 14 Councillor:  
**Cc:** kstu2@telus.net; Daniel MacGregor  
**Subject:** Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Peter Demong, Ward 14 Councillor; peter.demong@calgary.ca

To whom it may concern:

We as a soccer team would like to put together this letter for spy hill bottle depot. Over the years we have been doing many bottle drives with this company and we all have to say that the service is always prompt and exceptional. When we plan a bottle drive they provide us with a cargo trailer for the day and then they do all the sorting for us as well. All their staff is very helpful and will always go above and beyond. We always get prompt service and the employees are efficient and their facilities are very clean. Their goal for bottle drives make it fun for the team and very rewarding at the end of all the hard work that everyone has put together as one. This is one bottle depot that can be trusted and is very honest with us; we as a team highly recommend this bottle company too many sports organizations that would like to do a bottle drive!

Thank-You!

Corinne Moore

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## Daniel MacGregor

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**From:** TeamFund Inc. <info@teamfund.ca>  
**Sent:** August-18-14 8:00 PM  
**To:** peter.demong@calgary.ca  
**Cc:** Martin.Beck@calgary.ca; Daniel MacGregor; kstu2 Krawchuk  
**Subject:** Bottle Depots

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom this may concern.

My family and I are huge fans of recycling. Not only are we educating our kids, but they are looking for ways to stay green.

They especially like recycling bottles and cans. Not only are they doing something good, but getting some money back for their clean up efforts as well. We have been going to a multitude of bottle depots and some of them are maintained a lot better than others.

We like to visit the Tsusina Nation Bottle depot, because it's clean, has ample parking and well, the staff. The service we get at this depot is bar none. We switched from the one closer to us, to this location because of all the positive attributes. We don't feel like we need to shower after we leave. Plus, they like to work with my kids sports teams by offering us a trailer to do bottle drives with. At no cost to us. What more can we ask for?

Problem is, there aren't enough bottle depots in the city. We have to drive 15-25 minutes to find one. Then when you get there, oftentimes there is a huge line up. Not a good place to take kids, when it's that busy.

It's no wonder people just throw away their cans and bottles: There are no facilities close enough. We are building communities and growing our city, we need to keep up to the demands of a growing city.

Bottle recycling shouldn't be so difficult in terms of locations. Where there are people, there are bottle and cans that need to be recycled. Tossing them in the garbage is not what Calgary is all about. We are a driven and innovative city. Let's keep it that way.

Thanks from our family is Bridlewood!

Dominique Fraser

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## Daniel MacGregor

---

**From:** Kevin Krawchuk <kstu2@telus.net>  
**Sent:** August-27-14 3:22 PM  
**To:** Dennis Doherty  
**Cc:** Daniel MacGregor  
**Subject:** Fwd: Walden Bottle Depot Follow-up

Dennis, I just received the email below from the City Police regarding Walden. When I spoke to Constable Barker earlier today he indicated that he was told that they could not provide a letter specific to Walden as they have to maintain their rather a general statement who was Dennis, I just received the email below from the City Police regarding Walden. When I spoke to Constable Barker earlier today he indicated that they have to maintain their neutrality and as such could not provide a letter specific to Walden but rather the email below. Obviously, this is way short of what he thought he could say or do. Please let us know your thoughts so Dan can include or not with his support letters-emails for Thursday 8am.

Stu

Sent from my iPhone

Begin forwarded message:

**From:** Garth Kowalyk <GKowalyk@calgarypolice.ca>  
**Date:** August 27, 2014 at 2:55:18 PM MDT  
**To:** "'kstu2@telus.net'" <kstu2@telus.net>, Eugene La Grange <ELaGrange@calgarypolice.ca>, Pete Barker <PBarker@calgarypolice.ca>, "'pacific@pacdev.com'" <pacific@pacdev.com>  
**Subject:** FW: Walden Bottle Depot Follow-up

Hello Kevin and Dennis,  
Cst Pete Barker is covering for this areas community resource office, who is Eugene La Grange.

From the meeting with Pete, the Calgary Police Service usually has not jurisdictional boundaries for businesses of this nature, but from speaking to Pete this endeavor does appear to have taken many safety precautions into consideration. At this juncture, any community safety concerns seem to be mitigated by the structural considerations and building placements that have been spoken to.

If there are any outstanding questions or concerns, please email Eugene who can reply once he is back to normal shift rotations.

Thanks very much,  
Garth Kowalyk

Subject: Walden Bottle Depot Follow-up

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Hello Constable Barker, I wanted to thank you for taking time to meet with Dennis Doherty and myself regarding our planned bottle depot in the Community of Walden. We are hoping that you can attend and speak at the September 8th Council Meeting and/or provide a written response to the concerns the community association has with respect to transients and crime. Please note I just heard from the planners working with us that we have up until 10am on August 28th to provide any written documents, letters, etc. that we want included for consideration for the Sept. 8th Council Meeting.

Thanks again and please let me know if you have any questions or concerns.

Kevin "Stu" Krawchuk

Steward Consulting Limited

403.988.3499 (cell)

Spy Hill Bottle Depot (403.294.9141)

Tsuu T'ina Bottle Depot (403.238.1334)

Sergeant G. Kowalyk #3556

District 8 – 8 4

[Pol3556@calgarypolice.ca](mailto:Pol3556@calgarypolice.ca)

Cell# 403-804-9188

Desk# 403-428-6834

Fax# 403-567-6199

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August 27, 2014

*Via e-mail: dmacgregor@bapg.ca*

Daniel MacGregor, Planner  
Brown & Associates  
Suite 600, 940 6<sup>th</sup> Ave. SW  
Calgary, AB. T2P 3T1

**Re: Walden Land Use Amendment: I-B to DC  
Applied for by Pacific Developments**

Dear Sirs:

I attended the applicant's June Open House to see what all the fuss was about. My impression overall was that most of the concerns aired in that session are:

- i. reasonably founded in past experiences, somewhere;
- ii. primary concerns of both City and Provincial regulatory authorities; and,
- iii. thoroughly addressed by the developer to the satisfaction of the regulators.

My intent here is to address the public policy objectives frustrated by a lack of regional competition in the container depot industry. These market failings are beyond NIMBY-minded discourse and show that the applicant's project has broader merit than local residents would readily perceive or perhaps acknowledge.

There are a lot of kids in Lake Chaparral and mine are active in minor sport year-round. I support their athletic activities by assisting in bottle drives every year. Many of Calgary's youth rely heavily on team fundraising to be able to afford minor sports and the associated travel. A bottle drive is one of the most socially responsible and team-oriented fundraisers there is, but a critical success factor in any bottle drive is the assistance and support of a bottle depot.

Lake Chaparral teams have been compelled to travel across town to work with responsive bottle depot operators. It is my opinion that the shortage of depots in South Calgary has made operators lazy and unresponsive to market signals. The Fish Creek depot is a classic example. Of perhaps a dozen bottle drives that I have been a part of, our various teams have never used that depot.

In the past we have gone as far as this applicant's T'suu Tina location to find responsive management. The Fish Creek operator simply doesn't need to make an effort because it appears there is a chronic surplus of demand. Ask any team manager who has booked deliveries to a depot for a weekend bottle drive. Capacity is very, very tight and one's choice of weekends is often dictated by the depot... if the depot will even support your efforts in the first place.

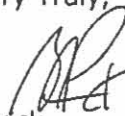
In detailing my experience I hope to illustrate how a lack of competition in this industry has hampered the industry's ability to serve the public interest. More disturbing than shoddy service levels however, depot operators will invariably become less diligent in the maintenance and hygiene of their facility if they know that regulators are hesitant to enforce regulations when it compromises community service levels further. More competition makes enforcement actions easier for the regulator because they are less harmful to the public. My contention is that the Walden facility will help keep both the Fish Creek and the Walden operations more sanitary and more socially responsible.

While at the aforementioned June Open House, I had the opportunity of having the community zoning map explained to me by Ward Councillor Demong. What was obvious in our chat was that anyone who wanted to drop a bottle depot into Walden can do it without re-zoning or need for a public hearing. There are plots of land zoned for such land use right in the neighborhood and on primary access roads. It seemed clear to me that the zoning regulations are not perfect and that holding this operator to an even higher standard of care through this application process provides the best possible assurance that any negative impact to the community will be minimized.

I am frankly disappointed to think that my neighbors want to oppose this project on principles that seem to me based on a historical perception of container depots rather than an honest look at this project and the industry as it is today. We have here the opportunity to promote Calgary minor sport and foster environmental responsibility in our neighborhoods simply by supporting the efforts of a proven and responsible bottle depot operator in the execution of a publically approved commercial service.

This resident's opinion is that those who seek to protect our community by using NIMBY-inspired fear to block this project -a project which all levels of Government have endorsed as being in the public interest- are simply being shortsighted as well as socially and environmentally irresponsible. Please do not allow, even in this small way, uninformed and narrowly-defined self-interest to harm our community or our City.

Yours Very Truly,



Brad Petrick  
Ph.: 403-819-4781

RECEIVED  
2014 AUG 28 A 8:54  
THE CITY OF CALGARY  
CITY CLERK'S

## Albrecht, Linda

---

**From:** Dennis Doherty [pacific@pacdev.com]  
**Sent:** Thursday, August 28, 2014 8:58 AM  
**To:** Daniel MacGregor  
**Cc:** Albrecht, Linda; 'Dennis Doherty (dennis@pacdev.com)' (dennis@pacdev.com) (dennis@pacdev.com); kstu2 (kstu2@telus.net); jeff@pacdev.com; Bela Syal; Paul Boskovich (PBoskovich@genstar.com) (PBoskovich@genstar.com); Beck, Martin; Demong, Peter  
**Subject:** Re: September 8 City Council: Letters of support for Walden bottle depot (LOC2014-0051, Bylaw 94D2014)

please provide the city the letter from the BCMB regarding they are investigating the two bottles depots, or please confirmation it was included.

*Dennis J. Doherty*  
*President*



*223 17th Ave S.E. Calgary Alberta T2G 1H5*

*Direct: 403 303-2640*  
*Fax: 403 246-7260*  
*Office: 403 246-7250*  
*Cell: 403 608-2252*

*Email: [pacific@pacdev.com](mailto:pacific@pacdev.com)*  
*Website: [www.pacdev.com](http://www.pacdev.com)*

RECEIVED  
2014 AUG 28 A 9:00  
THE CITY OF CALGARY  
CITY CLERK'S

On Thu, Aug 28, 2014 at 8:48 AM, Daniel MacGregor <[dmacgregor@bapg.ca](mailto:dmacgregor@bapg.ca)> wrote:

Hello,

On behalf of Pacific Investments, please find attached a compilation of the numerous letters we have obtained in support of our proposed bottle depot in Walden. The land use redesignation to allow for the bottle depot use is going to the September 8 Council Public Hearing. These letters include charity groups, Community Associations, Provincial regulators, and local residents of the area.

Please do not hesitate to contact us should you have any questions or comments, or if you require anything further. We look forward to the September 8 City Council Public Hearing.

Thank you,

**Daniel MacGregor**  
Planner



**Brown & Associates Planning Group**

Place 9-6 | Suite 600 | 940 – 6th Avenue SW

Calgary, AB | T2P 3T1

direct: **403.692.4358**

main: **403.269.4733**

fax: **403.262.4480**

email: **[dmacgregor@bapg.ca](mailto:dmacgregor@bapg.ca)**

This e-mail and any files transmitted with it are intended for the use of the individual(s) named and may contain confidential or legally privileged information. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Please delete this e-mail and any attachments from your system and do not print or copy this e-mail. Brown & Associates Planning Group thanks you for your attention and cooperation.

July 16, 2014

RECEIVED

Councillor Peter Demong  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

2014 AUG 28 A 9:05  
THE CITY OF CALGARY  
CITY CLERK'S

Sent Via: Email and Mail  
Email: ward14@calgary.ca

Attention: Mr. Peter Demong

**Re: Walden Bottle Depot Open House**

Dear Mr. Demong,

The Beverage Container Management Board (BCMB) thought that it would be appropriate to bring to your attention information in its possession regarding the events at the Walden Bottle Depot open house on June 26, 2014, that you attended, hosted by Pacific Investments and Development Ltd. (PACDEV).

The BCMB has reason to believe that many of the participants in the open house were individuals affiliated with existing depot operations in the area of the proposed depot, as opposed to area residents with concerns about land use redesignation. In an effort to confirm this information, individuals were asked to sign in. Many refused. The BCMB observed a number of individuals encouraging attendees to refuse to sign in, and asking them to oppose depot approval. These same individuals were also seen verbally harassing other attendees, the city planner Martin Beck, and PACDEV's staff. One individual was seen to complete a large number of feedback forms.

Based on the observations by BCMB staff and the BCMB's experience with similar occurrences in Calgary in the past, the BCMB has concerns that what transpired at the open house was an organized attempt by a few existing bottle depot operators to derail the public consultation process for the Walden Bottle Depot in an effort to further their own business interests. Since the BCMB assumes that this is not the purpose of these types of open house events, and that the City would want to make its decisions based on appropriate public feedback, the BCMB thought that it was important that it convey these concerns to you. The BCMB is of the view that the feedback from the open house may not accurately reflect the reaction of those who were intended to be providing feedback.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Daniel White  
Director, Operations  
1-888-424-7671 ext. 232  
dwhite@bcmb.ab.ca



**From:** MacKinnon, Rosalee [Rosalee.MacKinnon@corelab.com]  
**Sent:** Wednesday, August 27, 2014 1:19 PM  
**To:** Albrecht, Linda  
**Subject:** Walden Community Rezoning Opposition to Accommodate Bottle Depot  
**Attachments:** bottle depot bowness.png

To Whom It May Concern:

Please accept this letter as confirmation of our opposition to the rezoning of land along Walden Boulevard to accommodate a bottle depot. My husband and I are currently building a home in Walden in the estate area to escape the challenges that city living brings and to connect to a more peaceful, family oriented way of life. We picked Walden because of the spirit of the community, the meaning behind the name and the endless parks, pathways and nature at your doorstep. To hear after we have already made an investment in our future home that there is a proposal for rezoning to accommodate a bottle depot is extremely disheartening.

A bottle depot attracts and represents all the things that Walden is not. It is a community surrounded by parks, that encourages activity and connectedness. A bottle depot belongs in an industrial area. Living downtown, I am not naïve to the homelessness that is supported by bottle depots. It is their lifeline and as a result they go where they can to survive and feed their addictions. I'm not being harsh, it is the reality of the situation and not something I am keen or in favour of attracting to the area.

Further, Walden is a community that incorporates Urban with Nature. Why propose rezoning which takes away from driving that Urban culture of retail businesses that would bring value to the area? Or propose something that takes away from the tranquility of the area with smells of old bottles and forklift operations? Picture it, beautiful wetlands, a large park, stylish walkouts backing onto green space and bam a bottle depot right in the middle of it. Now I need to ask, does that make sense to you?

I reviewed a listing of bottle depots in Calgary and majority are located in industrial areas. Of the few that weren't, for example Bowness, the outside was covered in graffiti. I've attached a picture from google street view.

Industrial Areas

Fish Creek Bottle Depot  
South Point Bottle Depot  
Chinook Bottle Depot  
Manchester Bottle Depot  
Uptown Bottle Depot  
Marklan Bottle Depot  
Deerfoot Bottle Depot  
Forest Lawn Bottle Depot  
Happy Can Bottle Depot  
Monterey Bottle Depot  
NorthHill Bottle Depot  
Crowfoot Bottle Depot  
Beddington Heights Bottle Depot  
Saddleridge Bottle Depot  
Trail Bottle Exchange

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Please think of the community in your decision. Walden was transformed from being a landfill to a beautiful setting and community where people want to live. The first community to incorporate all 11 principles of sustainability. That is something the city should be proud of. Don't ruin that success by adding back a Bottle Depot to the mix. Drive the

urban aspect to Walden by keeping the retail space alive that reflects the natural setting of the area. The beauty of the region and the long term impact to the area and the residents need to be top consideration. It is a simple decision, it cannot happen.

Thank you for your time.

Rosalee and Evan MacKinnon



張氏家藏



張氏家藏



Smith, Theresa L.

CPC2014-103  
ATTACHMENT 2  
LETTER 112

From: n\_major@telus.net  
Sent: Friday, August 15, 2014 12:41 PM  
To: Albrecht, Linda  
Cc: LI FANG; Commn. & Community Liaison - Ward 14  
Subject: Walden Rezoning For A Bottle Depot

Dear Sir or Madam

I am a homeowner in the Community of Walden and have an interest in the rezoning of our area. Our household is 100% opposed to having a bottle depot in our area.

Firstly we would not use it or support it. The Fish Creek Depot is literally a two minute drive from our home. Our household is 100% supportive of The City Calgarys recycling programs. Our bottles are either recycled in the blue box or given to charitable organizations like Scouts Canada. Even if one is relocated to our area I would not use it and would encourage my neighbours not to use it in hopes it goes out of business.

With a Bottle Depot you see an increase in pollution. Drive to any depot and you are bound to be hit with the site of trash and the smell of stale alcohol. Shopping carts and garbage scattered all over the area. I don't see the reasoning behind encouraging recycling if you are creating a problem with pollution.

Bottle Depots have rightfully earned a reputation as a means to fund criminal activity and promote crime. It is well know that a number of people in Calgary collect bottles and cans to buy drugs & alcohol. By locating a depot in our area you are encouraging crime in our area. With depots you are bound to see increases in public intoxication and trespassing. We previously lived inner city and had to deal with these issues on a daily basis and was one of the main reasons we relocated to Walden.

Walden previously had a landfill and is an area in recovery from pollution and garbage. We don't need another form of waste collection especially one that funds the habits of criminals.

Walden is a great example of how a landfill site can be remediated into a Natural, Family Oriented. Vibrant Community.

You will ruin that by allowing a depot into our area.

Thank you for your time.

Regards,  
Neil Major  
92 Walden Terrace SE

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2014 AUG 15 P 12:54  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 113

**From:** Maksymic [themaks@telus.net]  
**Sent:** Wednesday, August 20, 2014 8:24 AM  
**To:** Albrecht, Linda  
**Subject:** Walden rezoning

I oppose the proposed bottle depot. It's use is entitled for commercial areas not residential.

I oppose the proposed dry cleaning business use. How many dry cleaners are needed in one radius.

Tanya Maksymic

RECEIVED  
2014 AUG 20 A 8:51  
THE CITY OF CALGARY  
CITY CLERK'S

**Albrecht, Linda**

CPC2014-103  
ATTACHMENT 2  
LETTER 114

**From:** Ian Edsel Malabanan [ianedsel.malabanan@gmail.com]  
**Sent:** Tuesday, August 26, 2014 10:52 PM  
**To:** Albrecht, Linda  
**Subject:** Resident Opposed Bottle Depot In Walden

RECEIVED

2014 AUG 27 A 7:34

THE CITY OF CALGARY  
CITY CLERK'S

Ian Malabanan  
465 Walden Drive SE  
Calgary, Alberta, Canada

August 15, 2014

The City Clerk  
The City of Calgary.  
800 Macleod Trail S.E.  
Calgary, Alberta, Canada

Dear Sir/Madam:

This letter is regarding the proposed land use amendment LOC2014-0051, Walden Bottle Depot Rezoning.

I am writing to express my concern about recent discussion and the pending decision to rezone part of Walden so as to allow the land to be used for three additional things: Veterinary clinic, Beverage Container Drop-Off Depot and a Dry cleaning and fabric care plant.

When I decided to build my home in Walden, I was attracted to the area for numerous reasons, all of which were for the best possible quality of life I could offer to myself & my family. The access to parks, proximity to family and friends already living in SE/SW Calgary & Okotoks were key deciding factors along with the added bonus that this area would support my passion for fitness & wellness as some of the amenities that were to be placed in this area included facilities that would support this. Areas of concern at the time included: Walden's proximity to the dump & its plans to close, future plans for that space, transportation, any impacts to Walden by decisions made by the Chaparral community that may/may not affect the community, and most importantly that at the time being a new community, Walden did not have the numbers, so the residents did not have a voice that was loud enough to be heard in council or other areas that could affect the community.

When BFI requested an extension, the residents of Walden were asked and supported many of the Chaparral residents against this extension. Unfortunately the extension went ahead, and in hindsight it was a good thing. When the flood of 2013 occurred, it became part of the cleanup effort, a good thing. In 2010 there was BYLAW 99D2010, which was another proposed land use amendment to redesignate the land located at 20950 Macleod Tr. SE (Plan 0310610, Blk. 1 Lot 1) from a "S-CS Special Purpose-Community Service District, R-1 Residential-One Dwelling District and R-1s Residential-One Dwelling District" to "DC Direct Control District" to accommodate a private school and an indoor recreation facility. But that area has now been designated to have a church and this was news to me. What happened to the Private school & recreation facility? I was very surprised that the area had been designated for a church. I know a few residents with children that were looking forward to the opportunity this school would present. As well, we were excited about the prospects of the Recreation Centre. For me, not just as a participant but also as a fitness & wellness professional, for a place to share fitness and wellness with my community. I was quite surprised to learn that the Southview Alliance Church owns the 27 acres of land and that they would be building a church there. I am not adverse to people having faith etc., however I previously lived in a community with a church of this kind and the door-to-door campaigning that occurred was very annoying to say the least.

This has already started in Walden, I believe that a few weeks ago, some of their congregation were campaigning door to door on my street. I am not sure how this plan went through, but it seems to me that it was “snuck” in through the back door, as I was not even aware of that the church was to be built there.

And now referencing the “Veterinary clinic, Beverage Container Drop-Off Depot (limited to 7,000 square feet/650 square metres) and a Dry cleaning and fabric care plant”. I am very challenged as to this designation called “I-B: Industrial Business”. My question is: instead of adding 3 banks in Walden Gate – RBC, ATB & CIBC, why could this Walden Gate have housed the vet clinic and the dry cleaners, it seems the logical place to put this kinds of places.

Vet Clinic: I have a dog, so having a vet in proximity is a great thing. However, for me pet care and the kind of pet care is more important to me than location convenience. There is already a Vet clinic kitty-corner to Walden Gate and I have been there, and my experience was a very expensive one. I currently go to the Fishcreek Pet Hospital, it is a bit of a drive, but the care is awesome.

Dry cleaners, I know there is a dry cleaners in Chaparral, and also in Shawnessy area, which is convenient in its proximity to the train and that I can drop it off/pick things up to/from work. I am have no comment except to say that there may be existing facilities.

And last but not least, the bottle depot...and lets not mince words, calling it a “Beverage Container Drop-Off Depot” does not make it any less of what it is, a bottle depot. The facilities are what they are and I am all for recycling, but in the same token, none of the depots that I know are in residential areas and that is what Walden is, a residential area.

- I am very concerned by how this facility will impact my home and its value. I have and continue to work very hard to keep my property in good shape so its equity stays strong. I believe that this facility will affect the value of my home. My quality of life would be affected as well. I am among the many residents who have pets at home. I walk my dog along Walden Blvd and around the pond every day, twice a day. Having this facility there will force me to find another route, as I would be concerned that my dog would get sick because he accidentally swallowed something from the depot.
- The Increase in traffic at intersection of 194st/Chaparral Blvd/Walden Blvd is already becoming a dangerous issue. The facility will bring in more traffic from the surrounding areas, which will compound an already dangerous intersection. The noise levels would increase, especially for those who live across from the location. The sight & sounds of increased traffic is not pleasant. More traffic will also affect the air quality, more cars means more myriad pollutants that will decrease air quality. More traffic will increase energy costs by increasing temperatures and air pollution, and will decrease surrounding property values.
- The smell of a bottle depot can and will vent out of the building which will in turn attract destructive insects, birds and rodents. We had to battle the smell from the landfill and sometimes this still happens and now we will battle the smells, the dirt, and the increased traffic of this one. How about the birds, ducks etc. that live in the pond across from the proposed site, they will also be impacted, they will eventually leave this site, and go elsewhere. Currently we have the coyotes that come up from the river in the winter time looking for food, their sightings could increase, with more rodents come more coyotes. There is no positive environmental impact to having a depot in Walden.
- Looking at other areas in Calgary, that have bottle depots, they have attracted homeless, transient and general undesirables to their areas. This depot will be no different, it will attract these kinds of people into Walden and the surround Fishcreek Park and the soon to be park area once the landfill is reclaimed. They will be looking in our bins and yards looking for bottles, and that is one step closer to breaking into our homes etc. And with the amount of young children in this neighborhood, that would be disastrous.
- This intended location of depot is too close to a densely populated residential neighbourhood: it is not far enough away from houses, why was this location chosen, is there a reason for putting a depot in this precise location? Is here any other bottle depots located deep within a community like the one proposed in Walden? From checking the other depots in town and a quick Google search, it is quite apparent that there are no others. Most bottle depots are located in much larger shopping areas or in true industrial areas and not smack dab in the middle of a quiet residential intersection. Obviously there were reasons for placing them in those spots, so why has it changed for Walden now?

- There is an existing bottle depot near to the Rona in Midnapore. In all honesty one is really not needed in Walden. If anything, why can't the proposed facility be located on Macleod Trail, next to Spruce it up? That is on the main road, in an area that is already marked as an Industrial area.

- When I moved here, I was advised that the depot was denied for the location of the existing storage site at Chaparral & 194th Ave. It is my understanding that the residents signed a petition and someone brought it forward to city and it was ruled out. If it was not accepted at that location by the residents of Chaparral, why would it be acceptable to a location across the street?

- I did a search on this organization and it was interesting to find that they do have a location in NW Calgary, and their reputation is not a good one. Why is the City not checking the integrity of this organization? Walden sits close to Fishcreek Park, the Bow River and the pathways connecting through its surrounding communities. On Genstar's website (<http://www.genstar.com/calgary/walden>) where they talk about the vision for this community, they say that the area was "Inspired by the simplicity of nature, Walden celebrates the idyllic landscape it graces." And the area description: "Tranquil parks and open spaces. A ribbon pathway framed by stands of preserved trees. Traffic-calming devices that promote walking and biking. A naturalized wetland and clear-water pond. These are just a few of the features through which Walden holds tight to its natural legacy"

Many of the residents, myself included, move to this area because this is what we were looking for, adding these facilities, especially the bottle depot, I believe, will hurt this community. Are these trade-offs that we really want to make?

Please do not approve this rezoning

Thank You for your time

Sincerely,  
Ian Malabanan

**Albrecht, Linda**

**From:** Manish D [md26112000@yahoo.com]  
**Sent:** Tuesday, August 26, 2014 9:19 PM  
**To:** Albrecht, Linda  
**Subject:** Oppose to Walden rezoning

CPC2014-103  
ATTACHMENT 2  
LETTER 115

RECEIVED  
AUG 27 A 7:31  
CITY OF CALGARY  
CITY CLERK'S

To,

City Clerk  
City of Calgary

My name is Manish and I am a resident in Walden. I am writing to you in concern of the application to re-zone land in Walden from an Industrial Business (I-B) District to a Direct Control (D-C) District.

I feel that the reassignment of this land is a negative step for the Walden community and I am strongly opposing this proposal. When buying my house in Walden, I had paid high attention to the structures surrounding the community. I was assured that there will be a green space or a park built to make use of the free space, and I am highly disappointed that the re-zone is occurring when most of the lots in Walden are sold.

There are many residents living in Walden, and children make up a high percentage of the population. I am concerned that the Beverage Container Drop-Off Depot will be harmful to the children spending time outside, as many of them like to play around the parks and lake that are close to the site that is requesting reassignment. I believe that the spare land will be more advantageous if constructed into a park, therefore providing a great place for families to spend time in. Rather than constructing a Beverage Container Drop-Off Depot that can harm children and their well being, I deem the idea of having a processing plant in such close proximity to a residential area to NOT be ideal.

As the plant and other structures are within short distance to two residential areas, I consider that the voice and the opinion of the residents to be important. While the land may be increasingly beneficial to the landowner, I believe that the residents' voices should be considered. My vote for this circumstance is that the land be assigned as Industrial Business (I-B) District, as I, along with many others have **NO** interest in having a casino, bottle depot, or an adult theatre in such close immediacy to a residential area.

I purchased my house believing that I would be settling my family in a community that has the natural beauty of the Rockies in the west and a river in the east. I find it upsetting that those visions are now being tainted with a Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning accommodations.

Thank you for taking the time to read this letter. I hope that you do realize the immense negative impact that the re-designation of the land will have.

Sincerely,

Manish



**Albrecht, Linda**

---

CPC2014-103  
ATTACHMENT 2  
LETTER 116

**From:** Glen Manzer [glen.m@creativeri.com]  
**Sent:** Wednesday, August 27, 2014 11:18 PM  
**To:** Albrecht, Linda  
**Subject:** Walden Bottle Depot

Dear Sir/Madam:

I am writing to you regarding the potential construction of Walden Bottle Depot based on land rezoning Amendment LOC2014-0051.

I strongly appose the rezoning of this land, not just for the proposed bottle depot but for the whole list of the categories that fall under the new proposed zoning. The proposed new zoning category does not sound at all appropriate for a small community like Walden, or any other community for that matter and should not be changed.

Vote NO

thank you

Glen Manzer  
129 Walden Drive

RECEIVED  
2014 AUG 28 A 7:56  
THE CITY OF CALGARY  
CITY CLERK'S

RECEIVED

2014 AUG 18 A 7:43

THE CITY OF CALGARY  
CITY CLERK'S

Charmaine Martin  
81 Walden Rise SE  
Calgary, Alberta, Canada  
(403) 680-6448  
Email: charmsmartin@shaw.ca  
August 15, 2014

The City Clerk  
The City of Calgary.  
800 Macleod Trail S.E.  
Calgary, Alberta, Canada  
Email: cityclerk@calgary.ca

Dear Sir/Madam:

This letter is regarding the proposed land use amendment LOC2014-0051, Walden Bottle Depot Rezoning.

I have been a resident of the Walden community since January 2010, and I am writing to express my concern about recent discussion and the pending decision to rezone part of Walden so as to allow the land to be used for three additional things: Veterinary clinic, Beverage Container Drop-Off Depot and a Dry cleaning and fabric care plant.

When I decided to build my home in Walden, I was attracted to the area for numerous reasons, all of which were for the best possible quality of life I could offer to myself & my family. The access to parks, proximity to family and friends already living in SE/SW Calgary & Okotoks were key deciding factors along with the added bonus that this area would support my passion for fitness & wellness as some of the amenities that were to be placed in this area included facilities that would support this. Areas of concern at the time included: Walden's proximity to the dump & its plans to close, future plans for that space, transportation, any impacts to Walden by decisions made by the Chaparral community that may/may not affect the community, and most importantly that at the time being a new community, Walden did not have the numbers, so the residents did not have a voice that was loud enough to be heard in council or other areas that could affect the community.

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participant but also as a fitness & wellness professional, for a place to share fitness and wellness with my community. I was quite surprised to learn that the Southview Alliance Church owns the 27 acres of land and that they would be building a church there. I am not adverse to people having faith etc., however I previously lived in a community with a church of this kind and the door-to-door campaigning that occurred was very annoying to say the least. This has already started in Walden, I believe that a few weeks ago, some of their congregation were campaigning door to door on my street. I am not sure how this plan went through, but it seems to me that it was "snuck" in through the back door, as I was not even aware of that the church was to be built there.

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**Vet Clinic:** I have a dog, so having a vet in proximity is a great thing. However, for me pet care and the kind of pet care is more important to me than location convenience. There is already a Vet clinic kitty-corner to Walden Gate and I have been there, and my experience was a very expensive one. I currently go to the Fishcreek Pet Hospital, it is a bit of a drive, but the care is awesome.

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- The Increase in traffic at intersection of 194st/Chaparral Blvd/Walden Blvd is already becoming a dangerous issue. The facility will bring in more traffic from the surrounding areas, which will compound an already dangerous intersection. The noise levels would increase, especially for those who live across from the location. The sight & sounds of increased traffic is not pleasant. More traffic will also affect the air quality, more cars means more myriad pollutants that will decrease air quality. More traffic will increase energy costs by increasing temperatures and air pollution, and will decrease surrounding property values.
- The smell of a bottle depot can and will vent out of the building which will in turn attract destructive insects, birds and rodents. We had to battle the smell from the landfill and

sometimes this still happens and now we will battle the smells, the dirt, and the increased traffic of this one. How about the birds, ducks etc. that live in the pond across from the proposed site, they will also be impacted, they will eventually leave this site, and go elsewhere. Currently we have the coyotes that come up from the river in the winter time looking for food, their sightings could increase, with more rodents come more coyotes. There is no positive environmental impact to having a depot in Walden.

- Looking at other areas in Calgary, that have bottle depots, they have attracted homeless, transient and general undesirables to their areas. This depot will be no different, it will attract these kinds of people into Walden and the surround Fishcreek Park and the soon to be park area once the landfill is reclaimed. They will be looking in our bins and yards looking for bottles, and that is one step closer to breaking into our homes etc. And with the amount of young children in this neighborhood, that would be disastrous.
- This intended location of depot is too close to a densely populated residential neighbourhood: it is not far enough away from houses, why was this location chosen, is there a reason for putting a depot in this precise location? Is there any other bottle depots located deep within a community like the one proposed in Walden? From checking the other depots in town and a quick Google search, it is quite apparent that there are no others. Most bottle depots are located in much larger shopping areas or in true industrial areas and not smack dab in the middle of a quiet residential intersection. Obviously there were reasons for placing them in those spots, so why has it changed for Walden now?
- There is an existing bottle depot near to the Rona in Midnapore. In all honesty one is really not needed in Walden. If anything, why can't the proposed facility be located on Macleod Trail, next to Spruce it up? That is on the main road, in an area that is already marked as an Industrial area.
- When I moved here, I was advised that the depot was denied for the location of the existing storage site at Chaparral & 194<sup>th</sup> Ave. It is my understanding that the residents signed a petition and someone brought it forward to city and it was ruled out. If it was not accepted at that location by the residents of Chaparral, why would it be acceptable to a location across the street?
- I did a search on this organization and it was interesting to find that they do have a location in NW Calgary, and their reputation is not a good one. Why is the City not checking the integrity of this organization?

Walden sits close to Fishcreek Park, the Bow River and the pathways connecting through its surrounding communities. On Genstar's website (<http://www.genstar.com/calgary/walden>) where they talk about the vision for this community, they say that the area was

*"Inspired by the simplicity of nature, Walden celebrates the idyllic landscape it graces."*

And the area description:

The City Clerk  
August 15, 2014  
Page 4

*"Tranquil parks and open spaces. A ribbon pathway framed by stands of preserved trees. Traffic-calming devices that promote walking and biking. A naturalized wetland and clear-water pond. These are just a few of the features through which Walden holds tight to its natural legacy"*

Many of the residents, myself included, move to this area because this is what we were looking for, adding these facilities, especially the bottle depot, I believe, will hurt this community. Are these trade-offs that we really want to make?

Please do not approve this rezoning

Thank You for your time

Sincerely,

[Your Name]

From: tmatchim@telusplanet.net  
Sent: Saturday, August 23, 2014 9:01 PM  
To: Albrecht, Linda  
Subject: Walden Rezoning

To whom it may concern:

I am writing to express my opposition to the rezoning of the parcel of land on the corner of Walden Blvd. and 194th Ave for the purposes of building a recycling bottle depot. I am a two year resident of Walden and feel very much like we have had the wool pulled over our eyes. Perhaps I did not do my homework well enough but I was under the understanding the dump was being turned into and nature park when we purchased our home. We have put up with the traffic from the dump and the construction traffic since we moved in but that was always with an end in site. I am not opposed to bottle depots, I use them regularly myself but this one is just too close to a residential area and is a major departure from we were told was the intended use of the land. If we are that desperate for a recycling depot in this end of town why not place it across Macleod Trail next to the City Site. I have driven around the city and have yet to see a recycling depot so close to peoples back deck views.

There are so many other things that the land could be used for that would enhance life in our communities: daycare, yoga/fitness facility, dance studio, karate dojo. These things are services much more suited to a residential location. It may still bring traffic but it is certainly not the same caliber of traffic and would give back to our community. I hesitate to suggest an outdoor rink or a soccer pitch or even an off leash park because I do believe this is a dollars and cents rezoning and we would be unlikely to see a cost free service placed there.

I know the argument of transients and bottle pickers has been already given and people think this is a case of NIMBY on the part of the residents, but I must disagree. It is simply not a residential business, it is an industrial business so please place it somewhere more suitable.

Thank you for your time.

Tracy and Kevin Matchim  
169 Walden Sq. SE

RECEIVED  
2014 AUG 25 A 7:36  
THE CITY OF CALGARY  
CITY CLERK'S

**Smith, Theresa L.**

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CPC2014-103  
ATTACHMENT 2  
LETTER 119

**From:** Dona Mayer [dona.mayer@shaw.ca]  
**Sent:** Wednesday, August 20, 2014 7:40 AM  
**To:** Albrecht, Linda  
**Subject:** Walden Bottle Depot

RECEIVED

I live in Chaparral and I hope the bottle depot goes ahead. 2014 AUG 20 A 8:17

Dona Mayer

THE CITY OF CALGARY  
CITY CLERK'S

Sent from my iPhone

**Albrecht, Linda**

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CPC2014-103  
ATTACHMENT 2  
LETTER 120

**From:** Sean Maynard [samaynard@me.com]  
**Sent:** Tuesday, August 26, 2014 11:41 AM  
**To:** Albrecht, Linda  
**Subject:** Fwd: Walden bottle depot

Please see below.

Begin forwarded message:

**From:** Sean Maynard <[samaynard@me.com](mailto:samaynard@me.com)>  
**Subject:** Walden bottle depot  
**Date:** June 9, 2014 at 10:37:13 AM MDT  
**To:** [martin.beck@calgary.ca](mailto:martin.beck@calgary.ca), [ward14@calgary.ca](mailto:ward14@calgary.ca)  
**Cc:** [alertwalden@gmail.com](mailto:alertwalden@gmail.com)

Dear Mr. Beck and Mr. Demong,

I would like to take this opportunity to voice my strong opposition to the proposed zoning changes that would permit a bottle depot to be opened in our community.

I believe that a business of this type is completely inappropriate for a family community such as Walden due to the noise, smell, and likelihood of attracting vagrants.

We in Walden have already had enough disruption due to the extension to the operating life of the (now finally closed) BFI landfill. An extension I might add that, unlike the Chaparral communities, Walden received exactly zero financial compensation for.

We in Walden have done our bit. Please do not approve this bottle depot.

Sincerely,

Sean Maynard and Family  
156 Walden Square SE  
(403) 975-6973

RECEIVED  
2014 AUG 26 A 11:59  
THE CITY OF CALGARY  
CITY CLERK'S