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THE CITY OF CALGARY
CITY CLERK'S

August 25, 2014

LYNN BENNETT

3727 UTAH DR NW

CALGARY, T2N 4A6

403-289-9419

TO WHOM IT MAY CONCERN,

MY PARENTS BUILT THIS HOUSE 45 YEARS AGO
AND WE LIVE BACK HOME TO CARE FOR MY 80 YR. OLD
WIDOWED MOTHER. WE AM WRITING PARTLY ON HER
BEHALF TO EXPRESS OUR OPPOSITION OF THE FOLLOWING
PROPOSED REDESIGNATION OF LAND LOCATED IN
UNIVERSITY HEIGHTS BYLAW 95D2014
96D2014
97D2014
98D2014

AS THE DEVELOPER SUGGESTED, THE VISION OF THIS
DEVELOPMENT IS TO CREATE A VILLAGE ATMOSPHERE. A PLACE
THAT PEOPLE WORK WHERE THEY LIVE AND LIVE WHERE THEY WORK,
ESSENTIALLY WITHIN A BOUNDARY.

WE BELIEVE THAT TRYING TO IMPOSE THIS IDEA WOULD
NOT SUCCEED IN A FAST PAVED, RAPIDLY GROWING CITY WITH
SUCH AN INFLUX OF NEW ARRIVALS. PEOPLE WORK SOMETIMES
MULTIPLE JOBS OUT OF NECESSITY AND LIVE WHERE THEY DO
BASED ON AFFORDABILITY. THE DOWNTOWN CORE AND AREA
IS SOMEWHAT LIKE A TOWN WITHIN THE CITY BUT THESE
PEOPLE OWN CARS TOO AND DRIVE ELSEWHERE TO SHOP,
EAT, ETC... WE BELIEVE THAT NECESSARY AMENITIES

WOULD FORCE THESE RESIDENTS OUTSIDE OF THE VILLAGE, AND POSSIBLY COMMERCIAL AND RETAIL HIRING QUALIFIED EMPLOYEES FROM WITHIN THE ENTIRE CITY, THE CONCEPT HAS DEFEATED THE PURPOSE.

DURING CONSTRUCTION OF THE ALBERTA CHILDREN'S HOSPITAL, MANY RESIDENTS HAD TO ENDURE GRITTY DUST STORMS AND THE DAILY DRONE AND VIBRATION OF HEAVY EQUIPMENT. SEE ENCLOSED PHOTOS. THAT PROJECT SEEMS MINISCULE IN RELATION TO WHAT IS PROPOSED.

THE DURATION OF CONSTRUCTION DISRUPTING THE TRANQUIL NATURE OF OUR NEIGHBORHOOD IS ESTIMATED TO BE CLOSE TO A DECADE BEFORE COMPLETION. THIS IS AN EXTREMELY ARDUOUS ENDEAVOR TO SUBJECT UPON RESIDENTS OF AN ESTABLISHED COMMUNITY WHERE MANY HOMEOWNERS ARE SENIOR OR ELDERLY. THESE PEOPLE DESERVE TO LIVE OUT THEIR RETIREMENT, IN A CLEAN AND QUIET ENVIRONMENT IN A HOME THEY SPENT THEIR ENTIRE LIVES PAYING FOR.

UNIVERSITY HEIGHTS HAS SEEN QUITE AN INCREASE OF TRAFFIC WITHIN THE AREA WITH NO ADDITIONAL RESIDENTIAL OR COMMERCIAL ESTABLISHMENTS. U NEED A PERMIT JUST TO PARK IN FRONT OF MY OWN HOUSE. AT STADIUM SHOPPING CENTRE YOU NEED TO OBTAIN A TICKET FROM A MACHINE JUST TO GO BUY A DRINK OR PACK OF GUM. DURING THE SCHOOL YEAR THERE ARE 12 SCHOOL BUSES PARKED IN FRONT OF WESTMOUNT

CHARTER SCHOOL, PLUS PARENTS. THERE ARE HUGE DELAYS ON MOST DAYS AFTER SCHOOL EXITING THE AREA. STUDENTS AT THE UNIVERSITY AND STAFF AT EITHER FOOTHILLS OR CHILDREN'S HOSPITALS PARK IN THE ALLEY BEHIND STADIUM SHOPPING CENTRE, AND ANYWHERE ELSE THEY CAN.

THERE ALSO EXISTS THE MATTER THAT THE WEST CAMPUS PARK HAS A POND THAT SERVES AS A HABITAT FOR A VARIETY OF MIGRATORY BIRDS AS WELL AS OUR YEAR ROUND VARIETIES. THE IMPACT OF CONSTRUCTION WOULD DESTROY THEIR HOME AND ONE OF FEW REMAINING GREEN SPACES.

WE WOULD LIKE TO CONCLUDE WITH AN OBSERVATION THAT PREVIOUS REDESIGNATED LAND HAS, AND IS SEEING MULTI STORY. APARTMENTS GOING UP WHERE PREVIOUSLY STOOD ESTABLISHMENTS NO TALLER THAN A SINGLE STORY.

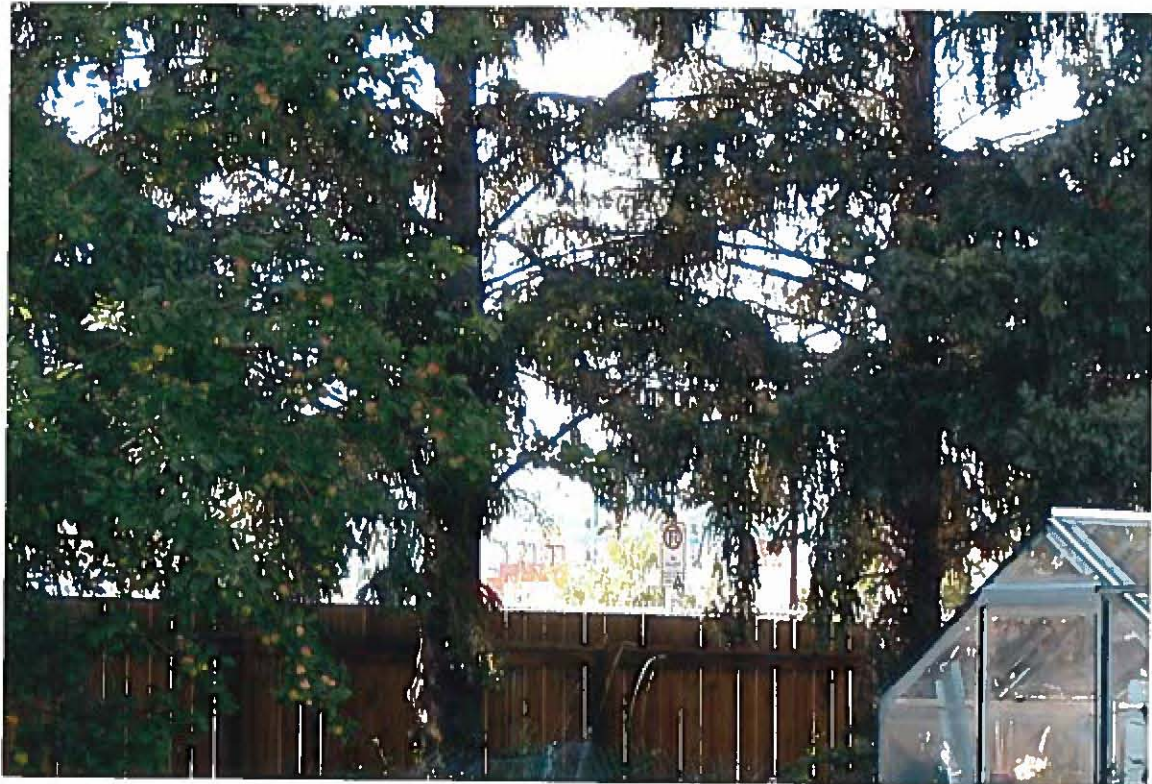
THANK YOU FOR YOUR TIME AND CONSIDERATION REGARDING OUR VIEWS ON THIS MATTER.

SINCERELY,

Lynn Benoit
LYNN BENOIT



FRONT VIEW
DURING DUST STORM



PRESENT DAY
PICTURING
CHILDREN'S HOSPITAL

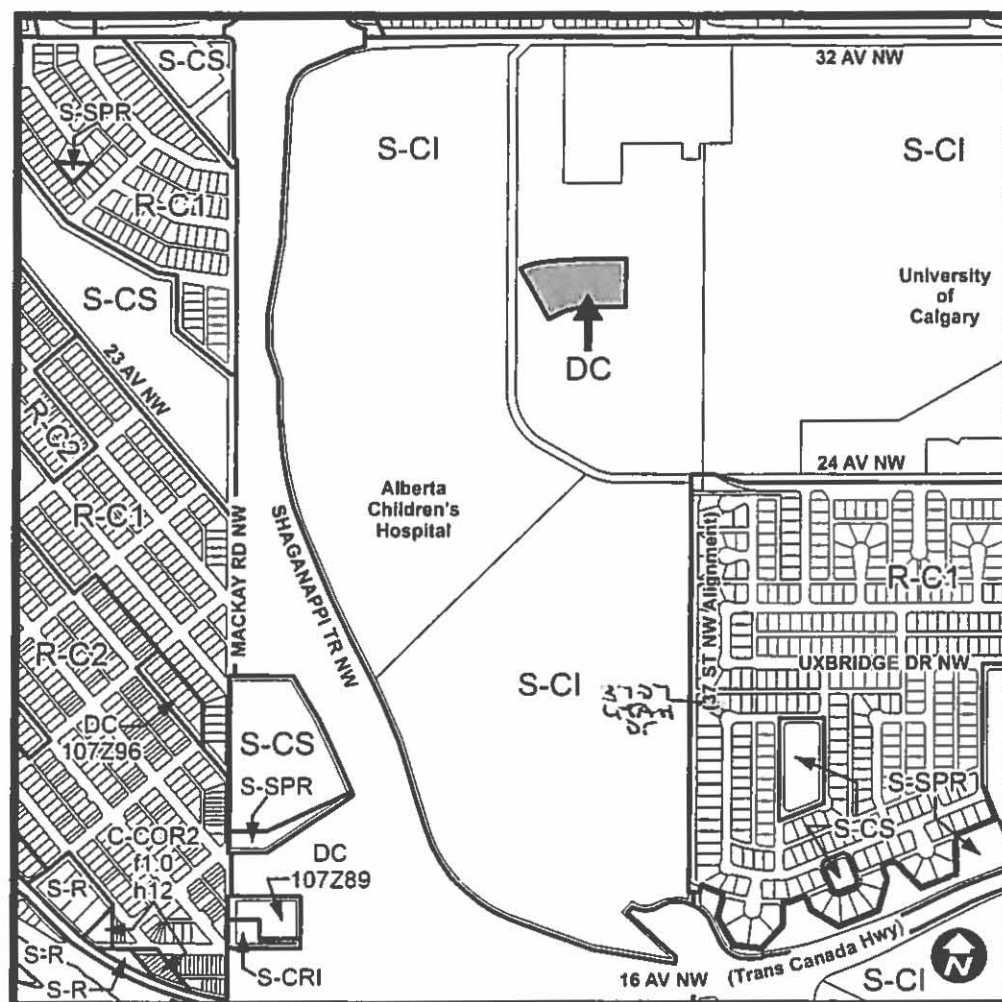


BOTH ARE BACK YARD VIEWS OF
DUST STORM DURING CONSTRUCTION
OF CHILDREN'S HOSPITAL.



**UNIVERSITY HEIGHTS
BYLAW 98D2014**

To redesignate the land located at 3820 – 24 Avenue NW (Portion of Plan 1935JK, Block B) from Special Purpose – Community Institution (S-CI) District to DC Direct Control District to accommodate open space and light commercial use.



Albrecht, Linda

CPC2014-104
ATTACHMENT 5
LETTER 2

From: ddean@nucleus.com
Sent: Wednesday, August 27, 2014 8:17 PM
To: Albrecht, Linda
Subject: West Campus - 95DP2014, 96DP2014, 97DP2014, 98D2014

To the Calgary Mayor and City Council,

The University lands were to be utilized for the future expansion and development of University education. Thus, the land use bylaw S-CI, Community Institution District should remain in place on the University lands and not for Multi-Residential development.

Darcy Dean

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2014 AUG 28 A 7:39
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