

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 1

From: Randah Arena [randah.arena@gmail.com]
Sent: Monday, August 25, 2014 8:49 PM
To: Albrecht, Linda
Subject: CPC2014-105

To whom it may concern,

I am writing because I do not approve of the re-zoning of 843-85 Street SW. I live in Wentworth Villas and this proposal affects me personally.

My first concern is the devaluation of my home once the view of trees and greenery from my home is lost to town homes.

My second concern is that our roads are not built for the homes that are already up here. 85 Street is a complete mess during the morning rush hour and it is even worse during the Winter when Canada Olympic Park closes the road due to hazardous conditions. Building more homes up here would only exacerbate the problem. The road through Canada Olympic Park is a private road that closes irregularly and with no warning.

If there is an emergency evacuation and that road is closed, I am afraid for all of our safety. The only other option we have is Old Banff Road towards the Trans Canada. That is not a sustainable option.

Of course, I do realize that the City of Calgary is "planning" to build us a road one day. But that is still a long way from completion.

I am also concerned about the noise and dust that will bombard me throughout the day. I work from home some days and I need the peace and quiet to work effectively.

We bought our home because the view was beautiful. The trees are a refreshing part of the city. Cutting them down would be a big loss for the neighbourhood.

This city is one of the greenest. I want to keep it that way!

I cannot be at the September 8 public hearing because I am working but would like to stay involved in this matter. Please contact me at your earliest convenience. Thank you!

Best regards,
Randah Arena
(403)472-0079

RECEIVED
2014 AUG 26 A 7:35
THE CITY OF CALGARY
CITY CLERK'S

Re: CPC2014-105

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2014 AUG 27 A 10: 18

THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern,

I am writing because I do not approve of the re-zoning of 843-85 Street SW. I live in Wentworth Villas and this proposal affects me personally.

My first concern is the devaluation of my home once the view of trees and greenery from my home is lost to town homes.

How much are you going to compensate us for this?

I shouldn't feel that my only option is to move.

And seriously, if they were smart they would leave the trees separating our condos from the new ones. Most would agree. There is really no reason to knock them all down.

I think most of the new people moving into the new condos would also like the trees there too.

So just leave them!!!

My second concern is that our roads are not built for the homes that are already up here. 85 Street is a complete mess during the morning rush hour and it is even worse during the Winter when Canada Olympic Park closes the road due to hazardous conditions. Building more homes up here would only exacerbate the problem. The road through Canada Olympic Park is a private road that closes irregularly and with no warning.

If there is an emergency evacuation and that road is closed, I am afraid for all of our safety. The only other option we have is Old Banff Road towards the Trans Canada. That is not a sustainable option.

Of course, I do realize that the City of Calgary is "planning" to build us a road one day. But that is still a long way from completion.

I am also concerned about the noise and dust that will bombard me throughout the day. I work from home some days and I need the peace and quiet to work effectively.

We bought our home because the view was beautiful. The trees are a refreshing part of the city. Cutting them down would be a big loss for the neighbourhood.

I was also told that I would never lose this view. That is why I purchased this exact location.

This location was a selling feature.

Again my only option shouldn't be to move.

This is not right! Again LEAVE THE TREES if you must still build!

This city is one of the greenest. I want to keep it that way!

I cannot be at the September 8 public hearing because I am working but would like to stay involved in this matter. Please contact me at your earliest convenience. Thank you!

Best regards,
Rob Arena
(403) 701-9770

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 3

From: Aisha Caracciolo [aishacaracciolo@gmail.com]
Sent: Tuesday, August 26, 2014 7:36 AM
To: Albrecht, Linda
Subject: rezoning of land located at 843 – 85th Street SW (Bylaws 25P2014 & 99D2014)

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2014 AUG 26 A 7:38

Office of the City Clerk

THE CITY OF CALGARY
CITY CLERK'S

Re: rezoning of land located at 843 – 85th Street SW (Bylaws 25P2014 & 99D2014)

I live in the townhouse development located adjacent to the property ("Ginger Park"). I am against rezoning the land to multi-residential – at grade housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Building live/work units and a park directly adjacent to Ginger Park will increase noise and traffic to the area, which will negatively impact the quality of living for people currently living in Ginger Park. Currently there are several plazas near Ginger Park (Co-op Complex, Shoppers Drug Mart Complex, BMO Complex). For the most part, these are removed from Ginger Park such that the additional noise and traffic to consumers visiting these areas does not affect Ginger Park. I do not believe this will be the case of the proposed rezoning, as included in the proposal are several live/work units. Live work units will increase traffic and noise to the area.

In the area we have very little restaurants. Prior to the development "eighty5nine" being built on the corner of 85th street sw and 9th ave sw, there were already long waits for the restaurants in the area. This complex being built with so many units will only add to that. The current proposal will continue to add to the frustration of attempting to dine out at one of the few restaurants in the area.

Also when I looked at eighty5nine I noticed they were using cheaper materials in the townhouses and condos than was used in Ginger Park. Ginger Park had hardwood in the family room, and granite kitchen and bathroom counters as standard in all townhouses. Even the cupboards in eighty5nine were cheaper material. I think building condos and townhouses with cheaper materials will drive down housing prices (or cap them). I think if townhouses will be built in the area, a standard of materials should be used (hardwood, granite, etc). Wentworth has become a very popular area to move to. Townhouses in Ginger Park are selling within weeks of being on the market. I would like to keep the quality and standard of any townhouses being built to a minimum level.

Overall I cannot see how rezoning benefits the area, particular current homeowners in the area. I am completely against the rezoning of land located at 843 – 85th Street SW. I would be for rezoning to single family dwellings, or leaving the zoning as is.

Thank you for your time and consideration in this matter.

Aeisha Caracciolo

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 4

From: Yulia Kishchik [yulia.kishchik@gmail.com]
Sent: Tuesday, August 26, 2014 9:37 PM
To: Albrecht, Linda
Subject: CPC2014-105 - Rezoning and townhome development at 843-85 Street SW

To: Office of the City of the City Clerk

Dear Sir/Madam:

Re: CPC2014-105

I am writing as a concerned citizen living in Ginger Park community, in one of the townhomes in the Wentworth Villas SW neighbourhood adjacent to the area that is now proposed to be re-zoned. Currently, the area in question, where Brown & Associates on behalf of Trico Holmes, proposes to build 83 townhomes, is full of green trees and on our side of the fence provides for visitor parking for guests of anyone at living at Ginger Park. If another set of townhomes is allowed to be build on the land in question, all residents of Ginger Park will be adversely affected. Specifically:

1. **Property values will go down** as there are already Ginger Park townhomes and West 85th newly built townhomes in close proximity to each other. We do not need another development.
2. **Noise and construction garbage** would be of nuisance to all of of us at Ginger Park.
3. 8 Avenue will become a much **busier and louder roadway** as it will serve as access into the proposed community. As my property backs out onto 8 avenue, my property value will decrease, **noise level will increase** and I assume a **bus stop for #98 bus will have to be moved** elsewhere - that would be inconvenient to say the least.
4. More and more communities get built in the neighbourhoods around 85th street while the road does not get widened. During rush hour traffic mornings and evenings, there is too much traffic and there will be more **traffic congestion** if 83 new units, with at least 1 car per household are allowed to be built.
5. **Access to services in the neighbourhood will be of a lesser quality** if you let more townhomes to be built (as there are not enough dental offices and walk-in clinics (long wait times) and schools in the nearby vicinity).

As such, I do not support this proposed re-zoning and speak on behalf of myself and many of my neighbours that this new development will benefit only the deep deep deep pockets of Trico Homes.

Sincerely,

Yulia

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2014 AUG 27 A 7:32
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 5

From: Frank Miao [franksmiao@hotmail.com]
Sent: Thursday, August 28, 2014 12:34 AM
To: Albrecht, Linda
Subject: Concerns of re-zoning 843 85th ST SW

Hey

My name is Frank and I am one of the homeowners in Ginger Park. I'm writing to express my concern of project of re-zoning 843 85th st sw calgary.

We were told that there wouldn't be any new development in this area and that is how I made the decision for the purchase of the property. My family are happy with the way it is now. As owners, we are absolutely not supporting this project.

Thank you for the opportunity for letting us speak our opinions. I would show up for the public meeting on September 8th, however, I will be working at the time. Again, we don't support the project. Thank u.

Please do not hesitate to contact me back by email if u need any information.

Sincerely

Frank

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2014 AUG 28 A 8:03
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 6

From: Omar Mustafa [omar.mustafa0@gmail.com]
Sent: Wednesday, August 27, 2014 11:36 AM
To: Albrecht, Linda
Subject: Re-Zoning 843-85th St Sw

Dear Susan,

I am one of the residents of Ginger Park in Wentworth and I am deeply concerned with Trico's plans to build on 843-85th street. I even spoke to someone in the city who was responsible for this last year.

The construction and debris will be unbearable for us as residents + the fact that it can easily devalue our homes. I would like, like the concerned resident who placed a letter on my door to oppose Trico's plans. Not only does this impact value + construction news, but it impacts wildlife as well given the unpaved road on 8th avenue which is as well a great access to joggers, family members, etc...to have access to 85th street and a great bus access route.

Thanks,
Omar

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2014 AUG 27 A 11:36
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

CPC2014-105
ATTACHMENT 3
LETTER 7

From: Erin Nagata [erin.nagata@gov.ab.ca]
Sent: Wednesday, August 27, 2014 12:17 PM
To: Albrecht, Linda
Cc: Kerry Nagata
Subject: Opposition to Re-zoning - CPC2014-105

RE:
99D2014 (LOC2013-0039, Brown & Associates Planning Group)
To redesignate of 2.02 hectares \pm (4.99 acres \pm) located at 843 - 85 Street
SW (NE 1/4 Section 21-24-2-5-LSD 9) from DC Direct Control District to
Multi-Residential – At Grade Housing (M-G) District and Special Purpose –
School, Park and Community Reserve (S-SPR) District.
Administration Recommendation Approval
Commission Recommendation Adoption

Good afternoon,

I am writing to express my **opposition** to the re-zoning application of land adjacent to our home in the community of Wentworth (as noted below).

I am generally in favour of multi-family housing (we live in a town home in Ginger Park), and would like to see more of such developments in Calgary's suburban areas. It is crucial however, that these are properly distributed throughout the community.

This proposal would see a significant population situated immediately adjacent to an existing and substantial town home development. I am concerned that such an increase in density in this location would stress an already taxed 85th Street that continues to see increases in vehicular traffic as various developments are under construction in this immediate area.

Condominium units are currently being constructed on the NE corner of 85th and 9th Ave. Our neighbourhood has also recently welcomed a multi-family development to the NW of us with the Attainable Homes project.

It is my belief that an R2 or a retail designation would be of greater benefit to the Wentworth, Cougar Ridge and West Springs communities.

Thank you.

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

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 8

From: Kerry Nagata [kerry.nagata@gov.ab.ca]
Sent: Wednesday, August 27, 2014 3:39 PM
To: Albrecht, Linda
Subject: Opposition to Land Use Amendment - CPC2014-105

Importance: High

Re:
99D2014 (LOC2013-0039, Brown & Associates Planning Group)
To re-designate of 2.02 hectares \pm (4.99 acres \pm) located at 843 - 85 Street SW (NE 1/4 Section 21-24-2-5-LSD 9) from DC Direct Control District to Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.
Administration Recommendation Approval
Commission Recommendation Adoption

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To Whom it May Concern;

As a resident of Wentworth, a community immediately adjacent to and affected by the proposed multi-family development, I am expressing serious concern and opposition to the proposed Land Use Amendment, which is seeking to re-designate 2.02 Ha of land located at 843 – 85 St SW from its current DC Land Use District to M-G District (Multi-Residential At-Grade Housing) and S-Spr District (Special Purpose.)

Owing to the current peak-hour traffic congestion along 85th St. between Old Banff Coach Road and Bow Trail SW, and the inadequacies of 85th St SW as an area collector road, as well as, the real pressure to increase residential densities in support of the existing commercial developments to the east and west of 85th St. at 9th Avenue SW,

There does not seem to be any tenable plan in place by the City's Transportation Department to ease the burden of 85th St SW as a collector road or arterial, as residential densities are intensified with new multi-family residential projects already being constructed (i.e. Attainable Homes project and Mixed-use Townhome project to the east of the No Frills Food store at 9th Avenue and 85 St. SW.) This particular intersection of 9th Avenue and 85 St. SW is already taxed in terms of traffic in and out of the strip mall developments on both sides of 9th Ave at 85 St SW.

It is my belief that a more rigorous Transportation analysis needs to be conducted to help recommend solutions for alleviating the growing transportation pressures along 85th St. between Bow Trail and Old Banff Coach Road SW. Another multi-family development accessing directly on to 85th St. in such close proximity to 9th Avenue is not a functional solution to the challenges faced by residents of the directly affected communities of Wentworth, West Springs and Cougar Ridge. It will simply serve to overload southbound vehicular traffic along 85 St. towards Bow Trail SW.

Please consider this land use re-designation more thoughtfully with respect to issues of access, egress and current traffic pressures along an inadequate arterial road such as 85th St. SW.

Respectfully;

Kerry Nagata
Resident of 1105 Wentworth Villas SW.



Capital Projects Division
Health Facilities Branch

Kerry Nagata, MEdes (Arch)
Project Manager

Peter Lougheed Centre
Phone : 403.943.4294
Cell : 403.999.2344
kerry.nagata@gov.ab.ca

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Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 9

From: Foad Oloumi [foadoloumi@yahoo.ca]
Sent: Tuesday, August 26, 2014 4:59 PM
To: Albrecht, Linda
Subject: CPC2014-105 (Regarding the re-zoning of 843-85th St. SW) (Bylaw 25P2014)

Hello,

I wish to express my strong opposition towards the above-mentioned proposal by Brown & Associates Planning Group (on behalf of Trico Homes).

As a resident of this community, I am extremely concerned by the congestion, traffic and other related problems that the proposed townhome development will create. The proposed development will be attached to an existing 100+ townhome complex, and it is my firm opinion that the current infrastructure is not adequately structured to handle the congestion which the proposed development will impose on this rather small area.

Therefore, the proposed development appears to be more in line with Trico Homes' business objectives and interests, as opposed to this community's needs, interests and limitations, which should be the primary points of consideration in this matter.

Regards,

Foad Oloumi

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2014 AUG 27 A 7:30
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CITY CLERK'S

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 10

From: Jessica Rice [jessrice@gmail.com]
Sent: Tuesday, August 26, 2014 8:22 PM
To: Albrecht, Linda
Subject: Petition for re-zoning land

To Whom it May Concern,

Sean MacDonald and myself would like to petition against re-zoning 843-85th street SW in the West Springs/Wentworth area. We are current home owners and we feel this would significantly decrease the value of our home and our quality of life. The privacy, peace and safety of the current development is why we chose to move here and why we love it. Please do not make this change.

Thank you,
Jessica Rice and Sean MacDonald

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THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

CPC2014-105
ATTACHMENT 3
LETTER 11

From: Emma Wong [emmaywong@hotmail.com]
Sent: Tuesday, August 19, 2014 3:38 PM
To: Albrecht, Linda
Subject: West Springs Bylaw 99D2014

I am just emailing to inform that I am against the city's plan to redesignate the land. I am not able to come to the Public Hearing and such would like to voice my stance on this matter via email.

Thank you.

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2014 AUG 19 P 3:42
THE CITY OF CALGARY
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