

Albrecht, Linda

From: Michael Stuart [mdstuart@shaw.ca]
Sent: Friday, April 18, 2014 6:51 PM
To: Albrecht, Linda
Subject: Loc 2013-0046 840- 18 Avenue SW
Attachments: 2013-0046.doc

(Please note my attachment contains the following information in proper letter format). R&M.

City Clerk, City of Calgary

P.O. Box 2100, Station M

Calgary, AB T2P 2M5

April 18, 2014

Dear City Clerk:

RECEIVED
2014 APR 21 A 8:04
THE CITY OF CALGARY
CITY CLERK'S

Re: Loc 2013-0046 840 –18 Avenue SW

We wish to advise Council members that we are opposed to a land use amendment for the above named property from M-C 2 to DC to accommodate the additional use of an office. When the property was recently purchased, they applied for and received a home occupation permit. When they took possession, a huge moving truck arrived and emptied itself of a large quantity of office furniture. That day everyone knew more was occurring than they were allowed under home occupation. Now, not surprisingly, they want to actually run a full-fledged business. A similar event occurred when Madeline King was our alderperson, and at the time, her friend wanted to run a small business from her home at 822-18 Avenue. This home occupation designation, for dress making, has since morphed to full-fledged business status. All this is nothing less than creeping commercialism in a residential area.

Parking is a huge concern on this block and much of that problem can be attributed to the Anderson condominium building (804 18 Avenue SW) and the Mount Royal Block (17 Avenue and 7th Street SW).

When the Anderson was an apartment building, with absolutely no parking stalls, tenants moved in without cars. I know this to be a fact as I have a close connection with that building for over 60 years. The building was eventually allowed condominium status without any parking whatsoever. At that time, many of the units in that building were privately purchased and then rented out. There are some 66 units in that building and almost everyone has a vehicle (some two vehicles) with nowhere else to park but the street. Hence, no easy parking for any of us.

When the Mount Royal Block was built, underground parking (accessible from the alleyway) was provided. People do not seem to want to use that parking and even though this street is "No Parking without Permit", they constantly risk the chance of being ticketed and park on this street. Many of the customers from Shoppers Drug Mart in the Mount Royal Block prefer to use the 20 minute loading zone in front of 804-18 Avenue. It's impossible to properly enforce parking there as they are generally away and back in 20 minutes.

The house in question (840-18 Avenue SW) may only exacerbate these parking concerns. It doesn't matter how much parking they might be able to offer away from the house. All their clients will want to park right in front of the house and will risk anything rather than walk any distance as is the case with the customers of the Mount Royal Block.

It seems reasonable that the City be devoted to a conscionable commitment to maintaining our residential area status, thereby disallowing intrusive businesses that expand City tax revenue. One short block away- 17 Avenue – is the place for them.

Thank you for considering our concerns.

Ron Heisler and

Michael Stuart

809 18 Avenue SW

Calgary, Alberta

(403) 245-4414

(403) 245-9371

Smith, Theresa L.

From: stewart3 [stewart3@telusplanet.net]
Sent: Monday, April 28, 2014 9:20 AM
To: Albrecht, Linda
Subject: Comments regarding LOC 2013 0046 for 840 - 18 Ave. SW
Attachments: City C lerk.docx

Dear City Clerk

Attached please find comments regarding the above Land Use amendment LOC 2013 0046 for 840 - 18 Ave. SW, which is scheduled to be heard at City Council on May 12, 2014.
Thank you.

Linda and John Stewart
830 - 18 Ave. SW
Calgary, Ab T2T 0G7
(403) 244-0505

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2014 APR 28 A 9:33
THE CITY OF CALGARY
CITY CLERK'S

April 28, 2014

City Clerk, City of Calgary
P O Box 2100, Station M
Calgary, AB T2P 2M5

RECEIVED

2014 APR 28 A 9:33

THE CITY OF CALGARY
CITY CLERK'S

To City Clerk:
Re: LOC 2013 – 0046
840 – 18 Avenue SW

We would like to advise members of Council that we do not support this application for DC Conversion for the following reasons:

- a) The conversion of residential property to office use in its entirety removes a residential unit in an inner-city area where we should be encouraging residential use
- b) There are many new and existing vacant commercial spaces on the immediately adjacent commercial streets
- c) As the above property shares a driveway with the adjacent residence, it is an inappropriate choice for an office use
- d) The encroachment of commercial uses in a residential zone is degrading the historic residential character of the neighbourhood and reducing the traditional residential activity
- e) The office use in question was initially applied for as a home occupation, which was seen as an appropriate use for the area, but unfortunately it has not functioned as a home occupation, but rather a full office now seeking sanction in a DC conversion.

Thank you for your consideration.

Sincerely,

Linda and John Stewart
830 – 18 Avenue SW
Calgary, AB T2T 0G7
(403) 244-0505