

Smith, Theresa L.

From: Stephanie Friede [stephaniefriede@me.com]
Sent: 2014 April 15 4:55 PM
To: Albrecht, Linda
Subject: Re: Land Use Amendment Changes 8610 Horton Road SW

Good Afternoon

I am writing this email as a comment on the proposed application for land use amendment and property development at the property located at 8610 Horton Road SW adjacent to Hull Avenue SW and Horton Road SW.

I am a resident of the London complex directly south of the proposed property for which the amendment relates.

As a member of the community at the London complex and of the community of Haysboro, I agree with the proposed application to build a multi-residential high rise building at the subject property with some concerns.

Specifically, I am concerned about the traffic (vehicular in particular, but vehicular, pedestrian and cyclist) that flows along Horton Road SW. Currently, as a transit user, I walk from the London complex to the Heritage LRT station every morning and evening and sometimes as many as four times a day. I am extremely concerned about the speed of traffic along Horton Road and the lack of quality sidewalks.

During the winter months, I was very concerned about all the ice that accumulated and made walking dangerous and while the spring melt has improved conditions, the speed of traffic along that road are dangerous to pedestrians. I witness on multiple occasions that when I am at the designated (and not well marked) crossing, I will see many vehicles that do not stop or slow down to allow the pedestrian to cross at the location. Should someone not be paying attention, there is a higher chance of someone being hit by a vehicle.

Also, the lack of quality sidewalks that are in the area coupled with the volume of construction traffic makes walking in the area dangerous as well until one reaches the sidewalk at the Trail Bottle Depot location.

However, if these challenges are addressed properly and there is adequate pedestrian safety I believe that we as a community will benefit from these changes.

Thank you for your time.

Sincerely,
Stephanie Friede
Resident, Haysboro Community

THE CITY OF CALGARY
CITY CLERK'S
2014 APR 16 10:39
RECEIVED

Albrecht, Linda

From: Claude LaMonaca [claude@schanks.com]
Sent: Wednesday, April 23, 2014 12:00 PM
To: Albrecht, Linda
Cc: Francesca LaMonaca; Alexander LaMonaca; Justin LaMonaca
Subject: Re zoning General I-G district to high density multi residential

Attention: City Clerk's Office:

Dear Sir / Mdm,

We represent two properties adjacent to the site in question.
and are opposed to the re zoning application.

We bought our units #511 and #513 at Heritage London Town Square with a views facing the city center.

This view would be totally obstructed by a high rise multi -residential development. We actually checked the zoning before purchasing.

Also, such high density development would further increase traffic flow to an already congested area. Horton road was not built to handle such flow.

The intersection of Horton Rd with Heritage Dr with no east bound access to Heritage Dr and no traffic lights is always backed up.

Further there are two other high rise buildings already approved for development by Westcorp on adjacent property.

Consequently we respectfully urge council to reject the re zoning application.

Thank you,

Claude LaMonaca
Francesca LaMonaca
Alexander LaMonaca
Justin LaMonaca

Sent from my iPad

RECEIVED
2014 APR 23 P 3:13
THE CITY OF CALGARY
CITY CLERK'S

Regarding:

HAYSBORO BYLAW 31D2014

To redesignate the land located at 8610 Horton Road SW (Plan 0213832, Block 3, Lot 4) from Industrial - General (I-G) District to Multi-Residential - High Density High Rise (M-H3f6.0h90) District.

Please do not do this.

I request this be made a child friendly park with zoning available for child-care establishment.

The London At Heritage high-rises next door will have many children.

There are many businesses in the region.

A park with child care support will increase the business appeal of the area resulting in:

- less city traffic for those taking children to this facility.
- more taxable work being done by those with less child related expenses.
- overall happiness of the community.

Thank you,
Dennis G Dahl
113-8710 Horton RD SW
Calgary, AB
T2V0P7

Mailing address:
Dennis G Dahl
Box 1801
Nanton, AB
T0L1R0
text/phone: 403-973-3245

RECEIVED
2014 APR 25 P 14:00
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Winnie Cheng [ciwininc@yahoo.ca]
Sent: Tuesday, April 29, 2014 11:26 PM
To: Albrecht, Linda
Cc: CiWinInc Yahoo
Subject: Land use amendment Haysboro - Ward 11 Bylaw 31D2014

To whom it may concern,

We received the letter that advise us public hearing on May 12, 2014 on the above land planning matters.

We are the owner of 1903-8710 Horton Road SW. After review the information of the above land planning evaluation, we have several concerns. Currently there are 4 high rise buildings from London development. To change the use of the above land to possible high rise complex, definitely increase the density of the neighborhood. That creates whether or not the city have sufficient planning of utilities & services provide, transportation, school, police & fire station service etc.

When we purchased our unit, we based on the information provided at that time to evaluate the potential of our unit market's return. With the proposed high rise complex, the height of the building will obstruct views of our unit. Those will depreciate our unit market value. It is unfair to us.

With all the above, we submit this email to advise the city council we are strongly against the above land use amendment.

Should you have any question, please feel free to contact us.

Thanks.

Winnie
(Ciwin Enterprises Inc)

Sent from my iPhone

RECEIVED
2014 APR 30 A 8:50
THE CITY OF CALGARY
CITY CLERK'S

CPC2014-037
Att 2, Public Letter 5

Pamela Dart
1101 8710 Horton RD S.W.
Calgary, AB
T2V 0P7

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB
T2P 2M5

April 29, 2014

To whom it may concern:

Land Use Amendment at 8610 Horton RD SW:
From: Industrial - General (I-G) District
Multi-Residential - High Density High Rise (M-H3f6.0h90) District

I write to raise issues still unresolved regarding further development on Horton Road. I am including a copy of a previous letter I sent to your department dated August 2012, in which I highlighted a number of congestion issues existing at that time.

Before addressing current concerns around the land use amendment, I wish to make the following statements. The condo which I own will be directly impacted with a loss of view to downtown Calgary and while I don't like this, I do understand that my personal loss is a minor concern in the decision regarding the Amendment. In addition, I do applaud the changes made to Hull Avenue and appreciate the construction of the pedestrian bridge. These things are positive improvements to the flow of pedestrian traffic.

I am not against development per se, I am concerned that the **Calgary Planning Commission Report to Council dated May 12, 2014 regarding the Land Use Amendment Haysbro - Ward 11 South of Hull Avenue SW & East of Horton Road SW** has serious omissions. The problem of vehicular traffic congestion on and around Horton Road has not been addressed. In order to draw your attention to where I feel the omissions occur, I will direct my comments to particular sections of the Report.

RECEIVED
2014 MAY - 1 A 8:11
THE CITY OF CALGARY
CITY CLERK'S

Page 3

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

"Future consideration for walkways and road improvements for the area as raised by the Community Association should be considered."

Although Ms. Wade's comments appear here, the remaining report sections do not address this comment.

Page 4

TRANSPORTATION

"Do different or specific mobility considerations impact this site? No."

Horton Road is not identified as having transportation issues.

Page 5

SITE CONTEXT

"Council abandoned the application after deliberations on the Heritage Drive/Macleod Trail proposed interchange."

The Planning Evaluation Site Context makes reference to the 2007 application for a land use redesignation. As far as I could tell, there are no plans to go forward with the Heritage/Macleod Trail interchange. I would suggest that if the congestion was sufficient in 2007 to merit consideration of an interchange at this intersection, it would be reasonable to assume that city growth over seven years has only increased congestion. Further, I would point out that accessing Horton Road from Heritage Drive is part of the Heritage Drive/Macleod Trail congestion problem.

In particular the Heritage Drive/Horton Road Intersection does not allow vehicle access west. In order to go west on Heritage Drive, a vehicle needs to head east on Hull Avenue to the Macleod Trail intersection, then turn north (left) onto Macleod Trail & then make another left hand turn at Heritage Drive. The other option for all traffic would be to backtrack to Southland Drive, then to proceed west. Also, a right hand turn from eastbound Heritage Drive is often slow as traffic bottlenecks before Horton Road due to the close proximity of Macleod Trail traffic lights and the LRT/Train tracks.

Page 6

OTHER POLICY DOCUMENTS (Non-Statutory)

While no specific reference to Horton Road is made in the Planning Commission Report 2014, the Heritage Station Transit Oriented Development Master Plan Version June 20, 2007 does identify traffic flow as an issue on Horton Road in the following Context Recommendation:

"The potential conversion of Horton Road to a southbound one-way to improve flow at Heritage Drive and Macleod Trail should be studied."

Transportation Networks

Detail is provided on the Horitage LRT Station, Macleod Trail, Heritage Drive and Hull Avenue as transportation networks, while Horton Road as part of the transportation network, is not considered.

Transportation Impact Assessment (TIA)

"For the current land use amendment application, a new TIA was not required....Under a future development permit application when more details of the proposed density are available, a Traffic Impact Assessment will be required for review and acceptance by Transportation Planning."

2007 was the last TIA accepted by Administration. It would seem a TIA assessment would be more prudent before approval of this amendment.

ACCESS

"Vehicular access to the subject site will be provided from Horton Road S.W."

This is the only place in the report that Horton Road is mentioned as a necessary traffic route.

APPENDIX II

PUBLIC ENGAGEMENT

Community Association Comments

"The Haysboro Community Association is endorsing the application with the condition that the city will address the inadequacy of existing roads for the growing traffic as a result of the ongoing development in the area...."

The existing roads are not designed to accommodate the TOD and will quickly become dangerous for walkers, cyclists, and ultimately drivers. "

This quote aptly describes the traffic concerns that I have.

APPENDIX III

Transportation Consideration Letter from Watt Consulting Group

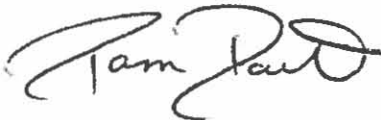
I see three problems with this letter supporting development on Horton Road. First, Watt Consulting Group was hired by Dallas Development Inc. who requested the rezoning to occur. This would seem to me to be a conflict of interest that the TIA Opinion would be in favour of the developer paying for the TIA. Second, the site traffic in the 2008 TIA was based on the development intensities of 325 multi-family resident units. According to the London at Heritage Station Website 2014, the total of their four high-rise towers will be 1,200+ residential units. Third, the TIA was focused on the traffic at the intersections of Horton Road/Hull Avenue and Macleod Trail/Hull Avenue. I suggest a TIA is needed for the intersection of Heritage Drive/Horton Road and the Hull Avenue intersections, as well as, the entire one-laned Horton Road. (The south end of Horton Road is equally congested by a high-rise building, shopping center and commercial development.)

In conclusion, I can appreciate that approval of this amendment would achieve the City's goal of having high density buildings adjacent to the Heritage LRT Station. I am concerned however, that the City Planning Department Recommendation to approve the Amendment is premature given that vehicular traffic on Horton Road has not been addressed.

I urge you to decline the Land Use Amendment to change the 8610 Horton Road SW address from Industrial to Multi- Residential - High Density High Rise until the vehicular traffic congestion on Horton Road has been addressed.

Thank you for your consideration of these points.

Sincerely,

A handwritten signature in black ink, appearing to read "Pam Dart", with a stylized, flowing script.

Pamela Dart

Cell: 403-512-3758

Email: pamjdart@gmail.com

c.c. Brian Pincott, Ward 11 Councillor

Maxine Morrison, Haysboro Community Association President

Pamela Dart
1101 8710 Horton RD S.W.
Calgary, AB
T2V 0P7

Giyan Brenkman, File Manager
Land Use Planning and Policy, IMC #8117
P.O. Box 2100 Station M
Calgary, AB
T2P 2M5

August 8, 2012

Dear Giyan,

The purpose of this letter is to voice concern over the proposed
Land Use Amendment at 8610 Horton RD SW:

From: Industrial – General (I-G) District

**To: Multi-Residential – High Density High Rise
(M-H3f6.0h90) District**

Horton Road currently is unable to effectively or safely handle pedestrian and vehicle traffic for the following reasons:

1. There are basically only two access points in and out for all the traffic from Heritage Drive to Southland Drive. (There is limited access to Macleod Trail on Hull Avenue, which is very narrow, at a steep incline and with difficult curves.)
2. The Heritage Drive Horton Road intersection does not allow vehicle access west. In order to go west on Heritage Drive a vehicle needs to head east on Hull Ave to the Macleod Trail intersection, then turn north (left) onto Macleod Trail & then make another left hand turn at Heritage Drive. The other option for all traffic would be to back track to Southland Drive, then to proceed west.
3. Currently there is a corporate parking lot just behind the Shank's access road, which contributes to vehicle congestion.
4. There is a High Density High Rise and Shopping Centre at the north east corner of the Southland Drive and Horton Road intersection. Making a left hand turn out of the Shopping Centre or High Rise onto Horton Road is often difficult and hazardous because of the high level of traffic flow.

5. Because of the proximity to the Heritage LRT, there is high pedestrian traffic across the congested Horton Road Heritage Drive intersection. In addition to regular work and post-secondary student LRT riders, Heritage Station is used by a high volume of Bishop Grandin and Lord Beaverbrook high school students.
6. Because overflow parking occurs on the west side of Horton Road for the London complex, there is a high volume of pedestrian traffic crossing both directions across Horton Road. There are no crosswalks or sidewalks for much of the road.
7. There is a fire station on Horton Road that requires quick access everywhere. (Calgary firefighters at this location need to have input on this issue.)
8. The Westcorp Properties Inc. still has two previously approved towers to be built on the London at Heritage site, which will add to the density and traffic problems.

In summary, I suggest that the objective to increase density around the transit station has already been achieved to the point that parking, vehicle and pedestrian traffic are not being effectively managed. In fact, the current realities around Horton Road have created not only an inefficient traffic flow, but unsafe conditions as well. City Planning Department onsite inspections would verify the issues being made.

I urge you to decline the Land Use Amendment to change the 8610 Horton Road SW address from Industrial to Multi- Residential - High Density High Rise.

Thank you for your consideration of these points.

Sincerely,



Pam Dart

Cell: 403-512-3758

Email: pamjdart@gmail.com

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Michael Yip, and I am the owner of 1801,8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Michael Yip

RECEIVED
2014 MAY -1 A 8:15
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Dorothy Chow [dorothyschow@gmail.com]
Sent: Wednesday, April 30, 2014 9:39 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5
30-April, 2014

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Dorothy Chow, and I am the owner of suite #1215 - 8880 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- **Density.** With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- **Impact on existing community.** Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Dorothy Chow

RECEIVED
2014 MAY -1 A 9:15
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Alan Chow [alanchow5697@gmail.com]
Sent: Wednesday, April 30, 2014 9:36 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS on MAY 12 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RECEIVED
2014 MAY -1 A 8:15
THE CITY OF CALGARY
CITY CLERK'S

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Alan Chow, and I am the owner of suite #919 - 8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Alan Chow

RECEIVED
2014 MAY -1 A 8:17
THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is May Yuk Chan, and I am the owner of 515-8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

May Yuk Chan

Albrecht, Linda

From: TONY LAI [tlai@shaw.ca]
Sent: Wednesday, April 30, 2014 10:44 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: Fwd: Letter

RECEIVED

2014 MAY -1 A 8:20

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, AB T2P 2M5

30-April, 2014

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Brian Lai, and I am the owner of 1905, 8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.

- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Brian Lai

Albrecht, Linda

From: Eddy Ma [toeddyna@gmail.com]
Sent: Wednesday, April 30, 2014 10:51 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RECEIVED
MAY - 1 A 8:20
CITY OF CALGARY
CITY CLERK'S

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Eddy Ma, and I am the owner of Suite 2005-8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London At Heritage Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London At Heritage development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London At Heritage Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY AGAINST the proposed land amendment.

Please do not hesitate to contact me if you have any questions.

Regards,

Eddy Ma

Albrecht, Linda

From: TONY LAI [tlai@shaw.ca]
Sent: Wednesday, April 30, 2014 10:57 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: Fwd: Letter

RECEIVED

2014 MAY -1 A 8:21

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary, AB T2P 2M5

30-April, 2014

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Ben Lai, and I am the owner of 1709, 8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two

more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.

- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Ben Lai

Albrecht, Linda

From: Grace Chan [grace.t.chan@gmail.com]
Sent: Wednesday, April 30, 2014 11:26 PM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: LAND USE AMENDMENT PROPOSAL – BYLAW 31D2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

RECEIVED
2014 MAY -1 A 8:23
THE CITY OF CALGARY
THE CITY CLERK'S

April 30, 2014

RE: LAND USE AMENDMENT PROPOSAL – BYLAW 31D2014

To whom it may concern,

I am a condo owner in the condo development with the municipal address of 8710 Horton Road SW. In the matter in regards to the land use amendment proposed (Bylaw #31D2014), I would like to share with you my concerns and would recommend that the amendment not proceed given the following merits:

- Based on the current density today, the North-South thoroughfare, Horton Road, and the access to Horton Road from Macleod Trail South, Hull Avenue, are significantly congested during rush hour commute and has a constant flow of traffic throughout most weekend time periods. The roads are currently being accessed by existing residents at the London Condo Complex, as well as businesses and customers along Horton Road. It is in my opinion that additional density built along Horton Road will further strain the local roads, leading to significant backlogs to access Heritage Drive. The current congestions does not take into account that the London development complex has two outstanding high-rise condos yet to be constructed, and a commercially zoned site on the corner of Macleod Trail South and Heritage Drive, with plans to build up to 700,000 sq. ft. of office and mix-use commercial buildings.
- The local roads today are not pedestrian friendly and sidewalks are not readily available. With a lack of sufficient pedestrian sidewalks, people are often forced to walk onto the vehicular roads. It is in my opinion that this problem will only worsen with additional pedestrian traffic given the outstanding development projects noted above. If the subject site was permitted to add density, we feel this problem will only get worse with time.
- The subject site can be better utilized for street level retail and low-rise professional services that can service the existing condo and nearby neighborhoods and is consistent with the vibrant communities that the City is trying to promote.

While there are financial implications that this amendment will have to my condo unit, I would like to stress the other factors that are external to the financial impact London home owners may face. We feel that the City of Calgary should focus more on creating pedestrian friendly access to Horton Road and reduce the densification of the area until such improvements are in place. I respectfully would like the City Planning Authority to reconsider this amendment, and instead, opt to limit the site to street level retail that all communities may benefit from.

Respectfully,

Grace Chan

Unit 411, 8710 Horton Road SW

April 29, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

RECEIVED

2014 MAY -1 A 8:22

THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern,

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

My name is Kelvin Ng, and I am the owner of unit 1505-8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site north of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

1. Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
2. Impact on existing community. Building another development directly north of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Kelvin Ng

Phone: (403)466-8899
Email: keldorng@gmail.com

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RECEIVED
2014 MAY -1 A 8:29
THE CITY OF CALGARY
CITY CLERK'S

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Anna Tse, and I am the owner of #1205-8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Anna Tse

403-606-3828

Albrecht, Linda

From: Allison Fisher [allisonfisher99@hotmail.com]
Sent: Thursday, May 01, 2014 7:48 AM
To: Albrecht, Linda
Cc: allisonfisher99@hotmail.com
Subject: Zone Change Information Request

RECEIVED

2014 MAY -1 A 8:27

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir or Madam,

I am writing in response to a Hearing Notification I received in the mail regarding the amendment of Land Use Designation for the land located at 8610 Horton Road SW (Plan 0213832, Block 3, Lot 4).

I am a full time resident of the adjacent existing high density residential condo towers along Horton Road SW, and have been living in this area for over 4 years. As such, I have seen and experienced the struggles residents along this road face due to inadequate City infrastructure and planning to accommodate the existing high density of people living in this area since my condo towers have been built.

Before the City of Calgary approves the application for a zoning change for this neighbouring land, I feel it is important to raise the concerns outlined below. These are also concerns I have heard echoed back to me many times from my neighbours as well.

*** Summary of Concerns ***

Is the City of Calgary willing to invest the resources and funding required to upgrade the following infrastructure to accommodate the increase to an already densely populated block along Horton Road SW:

- > Increased street lighting, to accommodate a higher volume of foot and bicycle traffic. (currently, inadequate lighting poses a threat to non-vehicle road users).
- > Upgrades to sidewalks along both sides of Horton Road (currently, sidewalks are only located on one side of the street, or do not exist at all along certain parts of Horton Road SW).
- > Addition of extra cross walks at intersections along the road (currently, there is only one designated crosswalk along the entire length of Horton Road SW).
- > Reduction of speed limit for motor vehicles from 60 to 50 km/hr (currently, motorists use Horton Road SW as a bypass to escape traffic on MacLeod Trail and speeding is common, if not the norm).
- > Additional traffic light at the intersection of Hull Avenue and Horton Road (currently, during rush hour traffic, vehicles are backed all the way up the street at the stop sign at this intersection).
- > Additional maintenance for roadway (the road pavement has traditionally been kept in very poor condition, with large potholes and bumps).

If the City is able to ensure the above issues will be adequately addressed, I would be supportive of the zone reclassification. However, I believe these issues are important and critical to citizen safety, and need to be addressed before additional high density dwellings are developed in the area.

Concerned resident,

Allison Fisher
Tel: 403-831-0791

Email: allisonfisher99@hotmail.com

Albrecht, Linda

From: Elsa Kwok [elsacalgary@gmail.com]
Sent: Thursday, May 01, 2014 12:42 AM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

30-April, 2014

RECEIVED
2014 MAY -1 A 8:26
THE CITY OF CALGARY
CITY CLERK'S

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

To Whom it may Concern,

My name is Shio Mey Kwok and I am the owner of 1504 - 8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

- Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
- Impact on existing community. Building another development directly North of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Regards,

Shio Mey Kwok,

RECEIVED

2014 MAY -1 A 9:09

THE CITY OF CALGARY
CITY CLERK'S

CPC2014-037
Att 2, Public Letter 18

Z. Ladak

1909, 8710 Horton Road SW

Calgary, AB

T2V 0P7

May 1, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Sirs/Madam

Re: Redesignate the land located at 8610 Horton Road SW from Industrial to High density high rise

In reference to the application to redesignate the land at 87610 Horton Road SW, please accept this letter as my objection to the application for the following reasons:

1. There are three high rises along this short stretch of the road. An addition of another high rise will increase the traffic on this road with the resultant risk of accident involving both motor vehicles and pedestrians.
2. The land is at the corner of Horton Road and Hull Avenue with a pedestrian cross walk. Even with the current traffic there have been narrow misses with vehicles and pedestrians. I have on numerous occasions experienced this.
3. The over pass under construction allows safe cross over to the LRT station but not across the road.
4. With a high rise, the overpass will not be safe as it will block not only the limited light that is there at the present, it will provide a cover and be unsafe for people using it, especially during our long winter months.
5. Being at the corner of Hull Avenue and Horton Road, driver visibility will be hampered and increases the chances of serious accidents.
6. When I purchased my apartment, the land was designated for industrial use. With the proposed redesignation, the value of my property will go down substantially.

7. A high rise close to the proximity of another high rise represents a trespass on the privacy of the residents of 8710 Horton Road.

For the above brief reasons, I respectfully submit that the redesignation is not in the best interest of public safety in addition to loss of value for all the residents of 8710 Horton Road and the application should be denied.

Albrecht, Linda

From: Charis Fung [csfung@gmail.com]
Sent: Thursday, May 01, 2014 9:10 AM
To: Albrecht, Linda
Cc: Pincott, Brian
Subject: RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS - Bylaw 31D2014
Attachments: bylaw 31D2014.docx

To Whom it may Concern,

My name is Charis Fung and I am the owner of 1019 - 8710 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site North of my property. I am writing this letter to advise the City of Calgary that I am strongly against the proposed land use amendment. I am confident that my perspective is shared by the majority, if not all of the owners of the London Development.

The following are my two major concerns:

- **Density.** With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to other developments happening next to each other, side-by side. The issue with density is already a concern with only two of the four buildings having been built. The London development has two more planned buildings; I question whether the utilities and infrastructure can support this density in an efficient and safe manner. Taking into account the expected population, I am surprised the density ratio for urban planning is not at its limit already.
- **Impact on existing community.** Building another development directly North of the London Tower 1 will impact the property value of the units in the London Tower. As an investor/owner, this is obviously a concern and we hope the city would only consider the negative impact on existing owners and investors.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am strongly against the proposed land amendment.

Please do not hesitate to contact me if you have any questions.

RECEIVED
2014 MAY -1 A 9:47
THE CITY OF CALGARY
CITY CLERK'S

Regards,

Charis Fung

April 29, 2014

CPC2014-037
Att 2, Public Letter 20

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

To whom it may concern,

RE: NOTICE OF 2014 MAY 12 PUBLIC HEARING ON PLANNING MATTERS

My name is Dorra Ng, and I am the owner of unit 112 -8880 Horton Road SW. I was recently notified of the Land use Amendment - Bylaw 31D2014 regarding the site north of my property. I am writing this letter to advise the City of Calgary that I am strongly AGAINST the proposed land use amendment. I am confident that my perspective is shared by the majority, if not ALL of the owners of the London Development.

The following are my two major concerns:

1. Density. With the current, existing development of four high-rise residential buildings, we are already seeing significant density issues, traffic, and infrastructure concerns. This is in addition to all developments happening next to each other, side-by side. This is the scenario with two of the four buildings having been built. The London development has two more planned buildings, how is it remotely possible that the utilities and infrastructure can support this density in an efficient and safe manner? Taking into account the expected population, I am surprised the density ratios for urban planning aren't at its limit already.
2. Impact on existing community. Building another development directly north of the London Tower 1 will immediately impact the property values of everyone who owns a unit. Even the idea of a proposed development has an unfavourable impact to the property values.

I implore the city council to re-evaluate their approval of this land-use amendment. As stated above, I am STRONGLY against the proposed land amendment.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Dorra Ng

Phone: (403)630-8128
Email: keldorn@gmail.com

RECEIVED
2014 MAY -1 A 8:25
THE CITY OF CALGARY
CITY CLERK'S