

Albrecht, Linda

From: Brian Varney [brian.varney@telus.net]
Sent: 2014 January 18 4:43 PM
To: Albrecht, Linda
Subject: Proposed 501 and 601 2nd Avenue SW Land Use Change

To whom it may concern

Regarding the proposed 501 and 601 - 2nd Avenue SW Land Use Change, I have a couple of concerns. The first is that the parking availability for Princess Island and surrounding area is already very limited. Public transit is not always convenient and those people that have to drive in order to get to the park rely on local parking. Changing the land use to commercial/retail eliminates the last of the parking lots in this area. Secondly, those who drive downtown and require parking on a more frequent basis (i.e. for work) already have limited parking opportunities in this area what with the parking lots that have recently been lost to the new office buildings currently under construction in this area (which in themselves will bring even more vehicles into this area).

Please consider keeping these last two parking lots intact and not changing the land use to commercial/retail.

Yours truly,

Brian Varney (parking lot user)

RECEIVED
2014 JAN 20 A 8:25
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Keith Munnoch [kbmunnoch@shaw.ca]
Sent: 2014 January 19 6:57 PM
To: Albrecht, Linda
Cc: Gerda Bloemraad; Mouny, Russ; Mr. Cej Ray
Subject: Application for a Road Closure & Land Use Amendment ; Loc 2013-0082

Dear Ms Gray,

I refer to your "Notice of Public Hearing on Planning Matters" regarding Eau Claire Bylaws **2C2014** and **12D2014, which calls for a Public Hearing on these matters on Monday February 10, 2014.** and call your attention to the attached exchange of emails between Mr Mouny and myself which set out my expressed concerns in regard to these changes.

In your proposed bylaws I see no indication that my concerns have been addressed as promised by Mr Mouny and I ask that you provide your assurance that they will be considered as this matter is moved forward.

Thank you.

Keith Munnoch

Begin forwarded message:

From: "Mouny, Russ" <Russ.Mouny@calgary.ca>
Subject: RE: Delivery Status Notification (Failure)
Date: October 24, 2013 at 1:19:01 PM MDT
To: 'Keith Munnoch' <kbmunnoch@shaw.ca>

Keith,

Thank you for your comments, these will be considered by the City in determining this application.

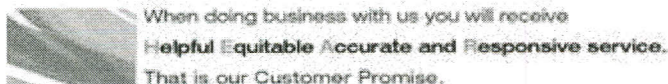
Regards

Russ

Russ Mouny, MSc MRTPI

Senior Planner
Centre City Planning & Design
Land Use Planning & Policy
The City of Calgary
P.O. Box 2100, Stn. M. #8117
Calgary, AB Canada T2P 2M5
P.403.268.8694 F.403.268.3542 E.russ.mouny@calgary.ca

ISC: Protected



RECEIVED
2014 JAN 20 A 8:46
THE CITY OF CALGARY
CITY CLERK'S

From: Keith Munnoch <kbmunnoch@shaw.ca>
Subject: Application for a Road Closure & Land Use Amendment: LOC2013-0082
Date: October 24, 2013 at 12:23:25 PM MDT
To: "russ.mounty@calgary.ca" <Russ Mounty>
Cc: "grbloemraad@shaw.ca Ray Cey (raycej@me.com)" <Gerda Bloemraad>

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

Dear Sir,

Application for a Road Closure & Land Use Amendment: LOC2013-0082
Location: 501 and 601 Eau Claire Avenue Avenue SW and 520 and 660 - 2 Avenue
SW, portion of 5 Street SW adjacent to 501 & 601
Eau Claire Avenue SW and 520 & 660 - 2 Avenue SW

As an owner in the Princeton Tower, I write to express my concerns regarding the above application # LOC2013-0082 :-

(1) 5 Street SW is my only direct road to the South from my apartment, and , at the risk of stating the obvious, there are no direct roadways leading North . The closest bridges providing access to the North are the Centre Street Bridge to the East and the 10 street Bridge to the West. Consequently, access to my property is very dependent upon 5 Street SW and any closure, even a temporary one, imposes a restriction on access to my property. At this time, it appears that 5 Street traffic flow will be constrained in future by having to pass through an area of high pedestrian activity where it has no priority.

(2) At the present time,traffic flow on Eau Claire Avenue SW is already far from free flowing since parking is permitted by the City on both sides of the road and this only leaves space for a couple of Smart Cars-to-Go to pass in safety. As a result, other vehicles either have to stop or crawl past one another. However, with 5 Street closed, I will have to use Eau Claire Avenue SW to exit both North and South when 5 Street is closed. If the population density in Eau Claire is to be greatly increased by several apartment

buildings in the 501/601 Blocks as is now being contemplated, the congestion on Eau Claire Avenue SW will increase substantially and its functionally will be impaired further.

(3) GWLRA has expressed the intent to reopen 5 Street SW and to keep the road open “for public, vehicular and pedestrian use for years to come”, after completion of the project. Does City Planning share this commitment and will you ensure that the 5 Street remains a functioning roadway integral to the security and safety of the Eau Claire region, without time limits?

Will you please acknowledge receipt of these comments?

Thank you.

Yours truly.

**Keith B. Munnoch
1003-600 Princeton Way SW
Calgary T2P 5N4**

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Albrecht, Linda

From: Diane Krasnow [dnblackstone@shaw.ca]
Sent: 2014 January 28 8:57 AM
To: Albrecht, Linda
Cc: Tim Beatty; Diane Blackstone Krasnow; Hareesh Pillai; Kathleen Fox; Lauren Forristal; viviana.shaneman@gmail.com Shaneman
Subject: Response to: Application for Road Closure and Land Use Amendment.....Eau Claire Area
Attachments: CCE28012014_00000.pdf; ATT00001.htm

Please find enclosed our submission with respect to the City Council hearing on Feb. 10/14, with respect to the above noted subject matter.

RECEIVED
2014 JAN 28 A 10:02
THE CITY OF CALGARY
CITY CLERKS

Sent by email to cityclerk@calgary.ca

January 28, 2014

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Station M

Calgary, AB. T2P 2M5

RECEIVED
2014 JAN 28 A 10:02
THE CITY OF CALGARY
CITY CLERKS

Dear Sir:

RE: APPLICATION FOR A ROAD CLOSURE AND LAND USE AMENDMENT – IN EAU CLAIRE

This letter sets forth views with respect to the above proposal on behalf of the 35 condominium owners living in the Princeton Cityscape and Princeton Waterfront units at 660 Princeton Way SW, 670 Princeton Way SW and 680 Princeton Way SW. The Princeton Waterfront and Princeton Cityscape residents are represented by the undersigned joint condominium board.

We are opposed to the proposed road closure and land use amendment. Such a road closure would have a significant negative effect on the ability of our residents to exit the downtown going southward for which 5th Street SW is the only neighbourhood road that provides for such a south exit (i.e. directly south all the way to Elbow Drive SW). The adjacent two southbound exit roads, being 4th Street SW and 6th Street SW, both end at 4th Avenue SW, and so don't provide a direct south exit from downtown. It is likely that the proposed closure of 5th Street SW would force the majority of southbound traffic coming out of the Princeton condominiums to have to go west or east on Eau Claire Avenue (likely west) in order to loop around the proposed development and re-join 5th Street SW on 2nd Avenue SW, thereby adding to driving time and creating congestion on these alternate routes. Further, the forced diversion of Princeton condominium southward traffic to 6th Street SW will exacerbate traffic congestion on 6th Street SW which will become an issue of concern upon the completion of the new highrise condominium (by Concord) on Eau Claire Avenue SW immediately west of the Princeton complex.

Additionally, the access time to the Princeton complex for City emergency services (fire and police) would lengthen which, while applicable on only few occasions, has a negative impact on time sensitive situations of a very high risk nature. This can affect property and potentially lives.

Accordingly, we feel the clear negative impact of the road closure proposal on FULL TIME neighbourhood residents outweighs the benefit to "pedestrian mobility" applicable to DAYTIME ONLY workers in the adjacent office buildings.

Lastly, certain residents were previously told by City officials and representatives of the alderperson's office for the Eau Claire district that the road closure in question was only temporary and, after construction was completed, the 5th street sw road would be open as usual. This appears to have been misleading as the proposal is for a permanent closure.

We appreciate the opportunity to provide the City with input on the impact of the proposal on our residents and are available to discuss this matter further should you wish to do so.

Yours truly,

PER:  D. Krasnow for Mr. Beatty

Tim Beatty

Chairman

Princeton Waterfront/Cityscape Condominium Board

cc. the Board of the Princeton Waterfront/Cityscape Condominium Corp.

Albrecht, Linda

From: Gerda Bloemraad [GRbloemraad@shaw.ca]
Sent: 2014 January 29 4:28 PM
To: Albrecht, Linda
Cc: Cej, Ray
Subject: Application LOC2013-0082 - Hearing February 10, 2014
Attachments: Application LOC2013-0082 - Hearing Feb 10 2014.pdf

To the City Clerk:

Please find attached the submission of Condominium Corporation No. 0712113, also known as the Princeton Grand/Cityview, regarding the Application of a Land Use Re-designation and Road Closure of 5th Street SW, between Eau Claire Avenue and 2nd Avenue, for which a public hearing is scheduled on Monday, February 10, 2014 at 9:30 am.

Please, note that I wish to address Council on February 10, 2014 on behalf of the Princeton Grand/Cityview for the allotted five minutes.

Should you require additional information, please let me know.

Yours truly,

Gerda R. Bloemraad

Secretary to the Board of Directors of Condominium Corporation No. 0712113 (Princeton Grand/Cityview)

Tel.: 403-454-6672
Cell: 403-808-2910

RECEIVED
2014 JAN 30 A 9:47
THE CITY OF CALGARY
CITY CLERK'S



Condominium Corporation No. 0712113
(Princeton Grand/Cityview)
600 Princeton Way SW
Calgary, Alberta
T2P 5N4

RECEIVED

2014 JAN 30 A 9:47

THE CITY OF CALGARY
CITY CLERK'S

January 29, 2014

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

Dear Madam/Sir:

Re: **Application for a Road Closure & Land Use Amendment: LOC2013-0082**
Location: 501 and 601 Eau Claire Avenue SW and 520 and 660 – 2 Avenue SW, portion of
5 Street SW adjacent 501 & 601 Eau Claire Avenue SW and 520 & 620 – 2 Avenue SW,
And, the e-mail dated 10th October 2013 from GWLRA included in the Amendment.

With reference to the subject application including the subsequent e-mail from GWLRA "the Application" the Board of Directors of Condominium Corporation No. 0712113 offers the following comments:

1. The Application is limited to including (i.e., placing) the portion of 5th Street SW between 2nd Avenue SW and Eau Claire Avenue SW ("the Roadway") within the existing Direct Control District of the adjacent land so as to enable the applicant to realize their master plan for the area. The master plan for the area although shared with the City and with representatives of the Eau Claire Community Association ("ECCA") has yet to be approved. Our comments therefore are predicated on the assumption that the master plan including closure of the Roadway will ultimately address the concerns of adjacent property owners in a satisfactory manner and that we will have the opportunity to participate in that exercise.
2. For the Princeton Grand/Cityview condominium property owners, the Roadway represents the only direct access to south Calgary via the underpass under the railroad tracks south of 9th Avenue. Any closure of the Roadway (even on a temporary basis) creates congestion and a significant inconvenience and, represents a potential safety issue to property owners immediately north of the master plan area due to restricted access. We recognize some of this is unavoidable and longer term the inconvenience is probably justified assuming an acceptable master plan for the area. Our basic request is that the closure periods of the Roadway be minimized in some way (i.e., in time durations that are consistent with the construction activities of the master plan, but not closed for the entire construction period). This requires some execution planning and we would like the developer to closely manage and minimize the time periods during which the Roadway would be closed.
3. Recognizing the scope of the total development, we assume there will be a performance bond posted by the developer satisfactory to the City for the greater project (master plan) and in due course we would expect to have that assurance. As well, the initial presentation to ECCA suggested that elements of this project will be phased and could be developed over a longer period of time.

Will the entire parking lot (basement) be developed in one phase? How will the project area be capped in areas slated for second phase development? Will the Roadway be kept out of service until all phases are completed (see point 2.)? Notwithstanding, if for some unforeseen reason the project is delayed while in construction or temporarily halted we wish assurances that the Roadway will be placed back in serviceable condition to maintain effective access to south Calgary and not remain closed until the larger project is completed.

4. The Roadway will become part of the greater experience of the area and will remain open for years to come according to the e-mail of the GWLRA. That is reassuring news, but we would strongly recommend that the proposed sale agreement between the City and GWLRA be conditional on the Roadway remaining open to public vehicles and pedestrians in perpetuity. To ensure that these conditions will be binding on the Condominium Corporations to which GWLRA will hand over the complex, when completed, and on any future owners of the parcels of land in question, these conditions should, in some form or other, be registered on Title and attach to and run with the land. We are also given to understand that occasionally the Roadway may be closed for special events and, it is our view that a reasonable amount of closure could be acceptable as well. We would like to understand what reasonable means in this context.
5. The City's downtown streets have reduced parking fees on the weekend. Will the Roadway be treated as a City street in this respect and, have comparable fees to those offered elsewhere by the City? Can the City intervene to protect against aggressive parking rates on the Roadway?
6. There are several civic events that occur in and around the downtown core of Calgary, the most recent being the last leg of an international class bike race. These are great events and are supported by most property owners. However, every event creates congestion, reduces access and has an increased safety risk. Our request is that any Roadway special event closures are cognizant of and take into consideration these impacts on local property owners and that the residents on Eau Claire Avenue be notified in advance of any such closures
7. Notwithstanding all of the foregoing, what rights will the City have to reclaim the Roadway as one of the City's streets in the event of non-performance by the developer?
8. An effective Roadway is fundamental to safety as noted earlier. We seek assurances that fire fighting equipment, ambulances and police vehicles will have comparable access to what they have today. This is critical during the construction phase and ultimately important to the continued enjoyment of the area by all Calgarians with emphasis on property owners in the area.

It is the intention of the Princeton Grand/Cityview to provide comments on the master plan in due course. As members of ECCA we are supportive of the development proposal in principle, but, as property owners most directly affected, we reserve the right without prejudice to seek not only the best plan for our community, but also its best implementation, which would be one that responds to the concerns noted herein.

Yours truly,



Board of Directors
Condominium Corporation No.0712113
(Princeton Grand/Cityview)