

**Albrecht, Linda**

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**From:** Executive Assistant Ward 8  
**Sent:** 2013 May 30 9:50 AM  
**To:** Albrecht, Linda  
**Subject:** FW: LOC 2012-0090  
**Attachments:** H21235KillarneyJohnMarMay292013.pdf; ATT00001.htm

**CPC2013-066**  
**Public Submission 1**

Good Morning Linda,

I sent a paper copy via inter-office this morning.

Thanks,

Josh

--  
**Josh Traptow**  
Executive Assistant, Alderman John Mar – Ward 8  
Office of the Alderman, The City of Calgary  
PO Box 2100, Stn M | Mail code #8001B | Calgary, AB T2P 3M5  
T 403.268.1627 | M 403.990.5590 | E [EAWARD8@calgary.ca](mailto:EAWARD8@calgary.ca) | W [calgary.ca/ward8](http://calgary.ca/ward8)

RECEIVED  
2013 MAY 30 A 9:55  
THE CITY OF CALGARY  
CITY CLERK'S

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**From:** Mar, John Y.  
**Sent:** 2013 May 29 8:48 PM  
**To:** Executive Assistant Ward 8; Ward 8 Contact  
**Subject:** Fwd: LOC 2012-0090

Print and send down to Clerks please.

Most Respectfully,

John Mar  
Alderman, Ward 8  
City of Calgary

[@aldjohnmar](http://www.calgary.ca/ward8)

Begin forwarded message:

**From:** Amir Hemani <[hemani@shaw.ca](mailto:hemani@shaw.ca)>  
**Date:** 29 May, 2013 2:07:04 PM MDT  
**To:** "Mar, John Y." <[John.Mar@calgary.ca](mailto:John.Mar@calgary.ca)>, "Executive Assistant Ward 8" <[EAWARD8@CALGARY.CA](mailto:EAWARD8@CALGARY.CA)>  
**Cc:** 'Al Devani' <[al@beyondhomes.ca](mailto:al@beyondhomes.ca)>  
**Subject:** RE: LOC 2012-0090

Hello John. Attached please find a copy of the letter as requested by you for tabling of the project at 2404 28<sup>th</sup>. Street S. W. Thank you.  
Josh and Alkarim. FYI

**From:** Mar, John Y. [mailto:John.Mar@calgary.ca]  
**Sent:** May 27, 2013 4:32 PM  
**To:** Amir Hemani  
**Cc:** Executive Assistant Ward 8  
**Subject:** Re: LOC 2012-0090

I just need a letter from you asking for a Tabling until November for further Community Consultation.

Most Respectfully,

John Mar  
Alderman, Ward 8  
City of Calgary

[@aldjohnmar](http://www.calgary.ca/ward8)

On 2013-05-27, at 4:28 PM, "Amir Hemani" <[hemani@shaw.ca](mailto:hemani@shaw.ca)> wrote:

Hello John. Discussion between you and Alkarim was that the rezoning application for Alkarim's project at 2404 28<sup>th</sup>. Street S. W. should be postponed until November 2013. I had talked to Amber (planner) and asked if she could postpone. She said after CPC it is in the hands of City Clerk. I called City Clerk and they said the Alderman. I talked to Josh this afternoon at 2.41 PM and conclusion was that I should let you know the Council date for our project. LOC 2012-0090 for the project at 2404 28<sup>th</sup>. Street S. W. will be on Monday, July 22, 2013. This is for your information. I understand you have the ultimate authority to postpone hearing of the project once the Council meeting commences. Josh and Alkarim. FYI  
Amir 230-1188

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

# HCI Architecture Inc.

Hemani Cubit International Architecture Inc.

Architecture • Interior Design • Planning • Facility Management  
Principal: Amir Hemani, Architect AAA, Architect AIBC, MRAIC, B. Arch., R.I. Dipl.

May 29, 2013

The City of Calgary  
Office of the Aldermen  
Historic City Hall  
P. O. Box No. 2100 Station: "M"  
Calgary, Alberta T2P 2M5

Attention: Mr. John-Mar Alderman Ward 8  
Tel: 403-268-2430 Fax: 403-268-3823 email: john.mar@calgary.ca

Re: LOC 2012-0090  
Re-Zoning of Lots 39 and 40, Block 26 Plan 5661 O  
Municipal Address 2404 28<sup>th</sup> Street S. W.  
Calgary, Alberta  
HCI File No. H21235

During the City of Calgary Planning Commission meeting on May 09, 2013, our project for LOC 2012-0090 was given a refusal. We have now been advised by the Planner that the application is scheduled to be heard in City Council on July 22, 2013.

On behalf of the owner of the property Mr. Sadrudin Devani and our client Mr. Alkarim Devani of Beyond Homes we request that the application be tabled until November 2013 for further consultation with the Killarney Glengarry Community Association.

It will be appreciated if you support us for the tabling of the application.

Thank you

Yours truly,



Amir Hemani Architect AAA, Architect AIBC, MRAIC, B. Arch., R.I. Dipl.

cc: Mr. Alkarim Devani Beyond Homes Tel: 403-667-0062 email: al@beyondhomes.ca

E-mail: hemani@shaw.ca

#359-3132 26 Street N.E., Calgary, Alberta, Canada T1Y 6Z1  
Tel: (403) 230-1188

Fax: (403) 230-8469

217C Industrial Road, E. Cranbrook, BC, Canada V1C 6N4



# HCI Architecture Inc.

Hemani Cubit International Architecture Inc.

Architecture • Interior Design • Planning • Facility Management

Principal: Amir Hemani, Architect AAA, Architect AIBC, MRAIC, B.Arch., R.I. Dipl.

May 29, 2013

The City of Calgary  
Office of the Aldermen  
Historic City Hall  
P. O. Box No. 2100 Station "M"  
Calgary, Alberta T2P 2M5

Attention: Mr. John Mar Alderman Ward 8  
Tel: 403-268-2430 Fax: 403-268-3823 email: john.mar@calgary.ca

Re: LOC 2012-0090  
Re-Zoning of Lots 39 and 40, Block 26 Plan 5661 O  
Municipal Address 2404 28<sup>th</sup> Street S. W.  
Calgary, Alberta  
HCI File No: H21235

RECEIVED  
2013 MAY 30 P 1:08  
THE CITY OF CALGARY  
CITY CLERK'S

During the City of Calgary Planning Commission meeting on May 09, 2013, our project for LOC 2012-0090 was given a refusal. We have now been advised by the Planner that the application is scheduled to be heard in City Council on July 22, 2013.

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It will be appreciated if you support us for the tabling of the application.

Thank you

Yours truly,



Amir Hemani Architect AAA, Architect AIBC, MRAIC, B. Arch., R. I. Dipl.

cc: Mr. Alkarim Devani Beyond Homes Tel: 403-667-0062

email: al@beyondhomes.ca

**CPC2013-066**  
**Public Submission 2**

**From:** Smith, Theresa L.  
**To:** Dubetz, Jeannie  
**Cc:** Coulombe, Chantal  
**Subject:** FW: Non support for rezoning  
**Date:** 2013 July 09 9:21:30 AM  
**Attachments:** document.pdf

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**From:** Theresa McLaughlin [mailto:themclaughlin@hotmail.com]  
**Sent:** 2013 July 08 6:20 PM  
**To:** Albrecht, Linda  
**Cc:** Keren  
**Subject:** Non support for rezoning

Hi Susan Gray:

I tried to fax this information to you but the fax lines are not picking up at the city. So hopefully you will receive this email. Please respond if you get this email regarding the rezoning of 2404 28 Street SW. Thanks.

Theresa McLaughlin

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**From:** norman9@telus.net  
**To:** themclaughlin@hotmail.com  
**Subject:** document scan  
**Date:** Mon, 8 Jul 2013 16:52:52 -0600

~~RE: 2404 28 ST SW~~  
DATE July 8, 2013

FAX 403 268-2362

Attention: City Clerks

RE: 2404 28 ST SW REZONING

<sup>new</sup>  
2 PAGES OF SIGNATURES  
FOR NON SUPPORT OF ZONING

FROM: THERESA McLAUGHLIN

THESE SIGNATURES SUBMITTED ARE  
FROM RESIDENTS ON 28 ST & 27 ST.

ALSO SUBMITTED ARE PREVIOUS  
SIGNATURES FROM OWNERS  
ADJACENT TO THE EXISTING PROPERTY  
AS WELL AS HOUSE OWNERS VERY  
CLOSE TO THE PROPERTY.

①

Attention: CITY CLERK

700 Macleod Tr S

P.O. Box 2100 Stn W

Calgary, AB T2P 2M5

RE: 2404 28 ST SW

REZONING

I, THERESA McLAUGHLIN, DO NOT SUPPORT  
THE REZONING OF 2404 28 ST SW

THE REASONS ARE AS FOLLOWS:

1. IT WILL CHANGE THE CONTEXT OF THE  
NEIGHBORHOOD.
2. THE EXISTING AREA REDEVELOPMENT PLAN  
INDICATES THIS AREA TO BE ZONED FOR  
SINGLE DWELLINGS UNITS.
3. THE HEIGHT AND SCALE OF FOUR UNITS  
WILL NOT BE IN KEEPING WITH OTHER  
DEVELOPMENTS ON 28 STREET.
4. PARKING CONGESTION ALREADY EXISTS  
WITH RESIDENTS OF 28 STREET.

~~WHERE~~

THE EXISTING PROPERTY HAS A STOP SIGN  
IN FRONT OF HOME. DUE TO LACK OF  
PARKING, RESIDENTS PARK TOO CLOSE  
TO STOP SIGN WHICH RESULTS IN  
PARKING TICKETS.



②

4. PARKING CONT'D.

THERE HAVE BEEN A NUMBER OF CAR ACCIDENTS AS PEOPLE DRIVE THROUGH THE STOP SIGN ON 28 STREET DUE TO IMPEDED VIEW OF VEHICLES.

5. THERE ARE FOUR MATURE PINE TREES ON THIS LOT WHICH WILL BE LOST

6. STUDIES HAVE BEEN DOCUMENTED ON IMPACT OF HIGHER DENSITY IN CITIES AND THE IMPACT IT HAS ON RESIDENTS WHICH IS NEGATIVE.

THE FOLLOWING ARE SIGNATURES I HAVE COLLECTED OPPOSING THE REZONING OF 2404 28 ST. SW.

YOURS SINCERELY

*Theresa McLaughlin*

THERESA MCLAUGHLIN



# NON SUPPORT FOR SPOT REZONING OF 2404 28 ST SW

NAME	ADDRESS	COMMENTS
① WEATHER MACPHERSON	2214 26 ST SW	Parking Congestion
② Paul Tarnson	2406 28 ST SW	Parking Problems
③ Christine Zaidi	2412 28 ST SW christinezaidi@gmail.com	Parking Problems, density
④ Gail Johnson	2420 28 ST SW	If you change for one the whole block will change - not for the best
⑤ ANITA JAMES	2422 - 28 street SW	TRAFFIC + PARKING
⑥ Christine Dixon	2433 - 27th street SW	Neighbourhood congestion
⑦ Mary Anne Lopez	2431 - 27 ST SW	Concern for community
⑧ Ken Miller	2431 - 27 ST SW	congestion
⑨ Jim Kucey	2425 27th STREET	Density !!
⑩ Jim WARB	2421 27th street	Density, Height of structure, Parking congestion
⑪ Aya Kitahara	2413 27th SW	
⑫ Daniel Chun	2413 27th SW	Parking, noise Not right for this <sup>part of</sup> neighbourhood

# NON SUPPORT FOR SPOT

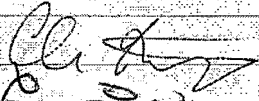



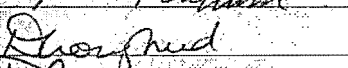
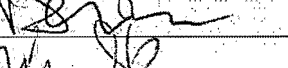


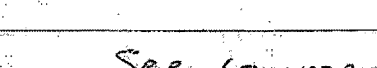
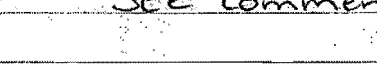
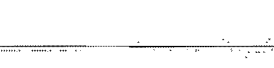
PAGE 84

## REZONING OF 2404 28 ST SW

(PAGE 2)

(13) NAME	ADDRESS	COMMENTS
LOIS M'LLIGAN	2214 - 28 ST. S.W.	THE WEST SIDE OF 28 <sup>ST</sup> CANT HANDLE THE PARKING. IF THE EAST SIDE BECAME MORE DENSE IT WOULD BE IMPOSSIBLE.
(14) Robert Demuth	2220 - 28 STS W.	Already Parking issue, noise, eye sore of anothe high density building, traffic concerns, speeding, running stop signs, more congestion, more rental properties, impacts my property value
(15) Ayako Demuth	2220 - 28 ST S.W	Parking problem. Too many high density buildings. Ruin the nice old community atmosphere. Cutting down more trees.
(16) Dale Pidlisky	2224 28 ST SW	Stick to the zoning laws as is. One exception leads to another, leads to another and snowballs.

11 PREVIOUSLY  
SUBMITTED IN  
DEC "

DATE	NAME	SIGNATURE	ADDRESS
Dec 18	Clare Pett		2621 26 A St. S.W
Dec 18	CHRIS WINKLER		2617 26 A St. SW
Dec 19	Tracy Wake		2433 26 St. SW
Dec 19	Robert Smith		2621 26 A St SW
Dec 20	Wm McCallum		2239 27 St SW
Dec 20	RICHARD McCALLUM		2239 27 St SW
Dec 20	Dora Laughed		2235 27 St SW
Dec 20	Doug Laughed		2235-27th SW
Dec 20	Mark Shaver		2237-28 St S.W
"	Karl S. Sime		2241 28 St SW
"	James Eddy		2908 23 Ave SW
		See comments	on Page 2

COMMENTS

Parking is already a major problem in this community, allowing rezoning will only worsen this.

To many people don't stop the stop zone and being as to sell my house. William McCallum

PARKING IN THIS AREA IS CONTESTED EDWORTH WITH ALL THAT IS ALREADY HERE. Richard McCallum

We do not agree that the rezoning has <sup>not</sup> been made public. This is a major change in the zoning and should not go ahead. John Marr should look into this. Density at infills is enough.

Dora/Doug Loughheed  
Parking is a premium already. Doug/Dora Loughheed

Parking is already an issue in the area. This street is not zoned for this kind of development. Higher density is one thing but we must retain a percentage of green space. Developers must not be in charge of re-zoning, the citizens that live in the area must deal with the congestion and traffic.

Mr. Mayer  
Tarkenton - Ken Bostum

~~Do not~~ Do not want increased traffic and density

James Eddy





COMMENTS

- Parking/density is already a huge issue on my street, especially in front of my house - Craig Davies

**From:** Albrecht, Linda  
**To:** Coulombe, Chantal; Dubetz, Jeannie  
**Subject:** FW: Notice of Public Hearing on Planning Matters - Re: Redesignation of 2404 - 28th Street SW (Plan 56610, Block 26, Lots 39 & 40)  
**Date:** 2013 July 11 9:58:59 AM

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**From:** Cindy Gray [mailto:cgray@5qir.com]  
**Sent:** 2013 July 11 9:51 AM  
**To:** Albrecht, Linda  
**Cc:** Gmail Personal  
**Subject:** Notice of Public Hearing on Planning Matters - Re: Redesignation of 2404 - 28th Street SW (Plan 56610, Block 26, Lots 39 & 40)

To whom it may concern:

In response to the request for comment regarding rezoning of 2404 - 28th Street SW, I want to express my extreme opposition to the city granting this request. Unfortunately, I will be unable to attend the meeting in person to be held on July 22, 2013.

As resident and owner of 2401 - 27th Street SW, I am **extremely** concerned over and vehemently opposed to this proposed development. To rezone this particular site is excessive density for this particular location. In 2007, after careful consideration, I elected to purchase a home in Killarney due to the wonderful mix of new and traditional homes, and was comfortable with the ongoing development to upgrade and improve the quality of this neighborhood with both single family as well as attached homes (a maximum of two homes on a sub-divided lot on my street, and those adjacent). I am willing to accept the trade-off between higher property taxes for the size of home I occupy as a cost of living in this neighborhood. However, I firmly believe this proposed rezoning is a significant detriment to the quality of this area and against the tenets under which I purchased my home.

With increased development (largely of side by side duplexes) in this neighborhood, existing residents such as are facing increased noise, traffic and most notably, issues with street parking. However, I recognize and accept that a duplex is a reasonable home selection (and when done well, enhances the visual appeal of our neighborhood) that affords a better balance between the available amenities and density. Further, in order to adequately develop that particular lot into a multi-family residency, it is very likely that the developers will build 'up', which results in a negative impact directly to my home and all adjacent homes because of views, lack of privacy and reduction in curb appeal because no one wants to live next to a 'monstrosity'. While I recognize that the City must deal with a lack of affordable housing in Calgary, I trust the Committee will see that this rezoning request is being done strictly for financial gain (because of the higher costs of building in this neighborhood), and cannot be justified in the interests of the greater good.

**To be clear, I am vehemently opposed to the high density development associated with rezoning of the proposed lot, and strongly urge the City of Calgary to reject this rezoning request.**

I would be happy to speak directly with any representative from the City of Calgary if that is warranted, and provide my full contact details below. Once again, I, Cindy Gray, resident and home owner of 2401 - 27th Street SW, Calgary wish to express my great opposition to this rezoning request.

Regards,

**Cindy Gray, MBA**

5 Quarters Investor Relations, Inc.

Email: [cgray@5qir.com](mailto:cgray@5qir.com) | [www.5qir.com](http://www.5qir.com)

Office: +1.403.539.8121 | Mobile: +1.403.828.0146

325 – 10<sup>th</sup> Ave SW | Calgary, AB | T2R 0A4



**5 QUARTERS INVESTOR RELATIONS**

Taking Investor Relations Beyond Four Quarters